

Minutes

Leonia Planning Board

Wednesday February 25, 2015

7:30 p.m.

Borough Annex

Members present: Mr. Botten, Mr. Cassano, Chairman Chace, Mayor DeSimone, Mr. Minichiello, Mr. Petti, Mr. Stenken, Ms. Roland, Mr. Wilds,

Members absent: Mr. Ford, Mr. Russell, Mr. Poretzky, Mr. Rodriquez

Also present: Mr. Costa, Mrs. Evans, Mr. Massaro, Attorney Steinhagen

Meeting called to order at 7:30 p.m.

Roll call, announcement of proper notice of meeting, salute to the flag

Minutes:

Motion to waive the reading of the minutes of the January 28th meeting:

Motion: Mr. Stenken Second: Councilman Minichiello

Motion passes

Motion to approve the minutes of January 28th (reorganization): Mr. Stenken Second: Ms. Roland

Passed by a vote of 8 yes (Botten, Cassano, Chace, DeSimone, Minichiello, Petti, Stenken, Roland)

0 no

Motion to approve the minutes of January 28th (regular meeting): Mr. Botten Second: Councilman Minichiello

Passed by a vote of 8 yes (Botten, Cassano, Chace, DeSimone, Minichiello, Petti, Stenken, Roland)

0 no

New Applications:

File#2015-04 Chic Shops Nails, LLC 347 Broad Avenue

The applicant is seeking a change of occupancy.

Mayor DeSimone recused himself from this application

Sworn in were Hyun Soo Cho and Min Jin La, applicants. Also sworn in was David Park who was acting as an interpreter for the applicants. The applicants stated that they are only removing a wall. Other than that the nail salon will remain intact. The hours of operation will be as follows:

Monday through Friday 9:30 – 7:30

Saturday: 9:00-6:30

Sunday 10:00 -5:30

They will employ 3-5 employees. The salon currently has one parking permit. That permit will stay with the new owners. It was stated that most of the employees either walk or take the bus to work. They will not be changing the name of the business.

The meeting was open to the public to question the applicants. No one came forward. The public portion of the meeting to question the applicants was then closed. There was a board discussion.

Motion to approve: Councilman Minichiello Second: Mr. Stenken

Passed by a vote of 8 yes (Botten, Cassano, Chace, Minichiello, Patti, Stenken, Roland, Wilds)

0 no

File#2015-05 Kaya Restaurant, 448-450 Broad Avenue

Peter Pulice, architect for the applicant addressed the board. The applicant is seeking a change of occupancy. The restaurant currently has 72 seats. There are no changes to the existing restaurant. The only change taking place is the change of ownership. Hours of operation will be 11:30 a.m. until 11:00 p.m. The meeting was open to the public for questions or comments. No one came forward. The public portion of the meeting was then closed.

Motion to approve: Councilman Minichiello Second: Mr. Botten

Passed by a vote of 9 yes (Botten, Cassano, Chace, DeSimone, Minichiello, Petti, Stenken, Roland, Wilds)

0 no

Announcement:

File#2015-01 Andrea Rocha, 446 Grand Avenue

Because of a deficiency in the notice the applicant will re notice and this case will be scheduled for the March 25th meeting.

New Applications:

File#2015-02 Kulite Semiconductor products, Inc 1 Willow Tree Road

Frank Regan, attorney for the applicant addressed the board. Sworn in was Abraham Morcos, CFO for Kulite. He gave the board the history of the company (reading from a prepared statement). The company currently employs 800 people. They have 530 parking spaces. Kulite had been renting spaces from a private business but they will soon be losing those spaces (120). They also rent spaces from the Glenpoint Hotel and shuttle employees back and forth. They are before the board to seek relief from the

sizes of their parking stalls in their parking lot. 200 square feet is required. They are seeking 144 square feet. They are also seeking relief from the requirement of no off-street parking being closer than 30 feet from the right of way line.

Sworn in was Craig Stires, engineer for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A1- colorized version of the existing conditions and overlay. The applicant plans to remove the landscaping and direct water flow to the existing drainage pits. The required parking space size is 8x19. They are proposing 8x18. The spaces will shift to the West. The lighting will need to be located. It will be new, LED and will comply with the borough requirements. 22 trees will be removed. However, they will replant 23 trees. The meeting was open to the public to question Mr. Morcos and Mr. Stires. The following person came forward:

Arthur Zayat 125 Reldes Avenue . He stated that he supports the application.
The public portion of the meeting was then closed.

Mr. Regan stated that the parking lot will not be open to the public and that his client is responsible for the plowing and snow removal. Mr. Costa suggested that the applicant move the buffer area and get 4-6 more parking spaces for compact cars.

The board discussed the application. A suggestion was made to look into having the applicant donate to the Shade Tree Trust Fund.

Motion to approve with the following but not limited to conditions:

The applicant will agree to the board engineer's recommendations regarding the redesign of the parking lot that will add 4-6 compact car spaces.

The motion was made by Councilman Minichiello Second: Mr. Petti

Passed by a vote of 9 yes (Botten, Cassano, Chace, DeSimone, Minichiello, Petti, Stenken, Roland, Wilds)
0 no

File#2015-03 Chris and Giselle Beck, 4 Palmer Place

The applicant is seeking approval for a front and rear addition.

Peter Pulice, Architect for the applicant was sworn in. Also sworn in were property owners Chris and Giselle Beck.

Mr. Beck gave the board an overview of the application. The home was purchased in an estate sale and was sold in "as is" condition. When the homeowners began construction, Mr. Beck stated that they found damage to the home and that it was quite severe. Marked as evidence was the following:

A1-handout given to the board at the meeting showing five 11x17 drawings and photo boards

The plans included showing an existing and proposed basement plan, a first floor plan showing existing and proposed, a second floor plan showing existing and proposed. The new floor plan will be more of an open concept as opposed to the choppy unbalanced look the home currently has. The roof has decay and plans are for a completely new roof.

Mr. Pulice presented to the board the plans for the front elevation showing proposed versus existing. The applicant wants to use limestone and brick for the façade. The rear patio will be elevated.

The meeting was open to the public. The following person came forward:

Arthur Zayat 125 Reldes Avenue supports the application

The public portion of the meeting was then closed. There was a board discussion.

Motion to approve: Councilman Minichiello Second: Mr. Petti

Passed by a vote of 9 yes (Botten, Cassano, Chace, DeSimone, Minichiello, Petti, Stenken, Roland, Wilds)

0 no

Board Business:

Zoning Officer Jim Massaro mentioned to the board that an application for 347 Highwood might be appearing before the board. Mr. Stenken expressed concern about 600 Grand Avenue. It is just an office. He does not believe that the doctor is residing there.

Motion to adjourn: Ms. Roland Second: Councilman Minichiello

Meeting adjourned at 9:25 p.m.

Respectfully submitted:

Tina Evans

