

January 24, 2022

BRLEO21215

Members of the Leonia Planning Board
Borough of Leonia
312 Broad Avenue
Leonias, NJ 07605

**RE: Engineering Review #2
 Proposed Residential Apartments
 App No: PB21-15
 131 Fort Lee Road
 Borough of Leonia, NJ, 07605**

Dear Board Members,

Pennoni Associates (Pennoni) is in receipt of the following documents concerning the above referenced application:

- Site Plan Application for Development.
- Engineering Plans including survey entitled "Proposed Residential Apartments, No. 131 Fort Lee Road, Borough of Leonia, Bergen County, New Jersey", consisting of five (5) sheets, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, PA, dated 5-14-21, sheets 1-4 last revised 1/5/22, sheet 5 last revised 11/3/21.

We have reviewed the revised plans relative to the comments in our review letter #1 dated October 21, 2021 and offer the following comments.

INTRODUCTION

The property is located to the north of the intersection of Fort Lee Road and Spring Street and consists of approximately 0.2 acre. Currently, the site accommodates a two (2) story building and an existing macadam parking lot behind the building. Additional site improvements include construction of six (6) seepage pits for stormwater management and landscaping and lighting and utility improvements. The subject site is located in District D-Business.

Since the previous submission, the applicant has made the following revisions to the plans:

- Overall aggregate building floor area increased from 22,775 SF to 24,623 SF
- Building coverage increased from 65.5% to 67.16%
- Impervious coverage increased from 89.81% to 91.26%
- Green area decreased from 6.31% to 5.49%
- Building height at main roof decreased from 66.05' to 56.55'
- Total number of dwelling units decreased from 23 to 17
- Number of parking spaces decreased from 21 to 19
- EV space credit taken for 2 required parking spaces (See site plan comment #4)
- Trash enclosure relocated from the southwest corner to behind the first floor stairwell

- Accessible parking space relocated to west side with cross walk added to entrance vestibule

PLANNING AND ZONING

We defer comments regarding the application's compliance with the applicable zoning requirements to the Borough Zoning Officer.

We offer the following comments:

SITE PLAN

- 1) The total lot area must be corrected under the general notes.
SATISFIED.
- 2) The architectural plans indicate a maximum building height of 64'. However, the zoning table indicates a building height of 66'. This discrepancy shall be addressed.
NOT SATISFIED. The building heights have been revised since the last submission. The applicant shall clarify the new building heights shown on the architectural plans and the site plan.
- 3) The applicant shall clarify the origin of the existing 2' road widening easement and the 2' wide proposed road widening easement shown on the location and topographic survey. Only existing features should be shown on the plan.
NOT SATISFIED.
- 4) A variance has been requested for the total number of proposed parking spaces. Forty-two (42) parking spaces are required as per the RSIS whereas only 21 parking spaces have been proposed for a residential building accommodating 23 dwelling units. It is noted that a minimum of one space per dwelling unit is not proposed. On-street parking is not feasible within the site frontage. The Applicant shall provide testimony on adequacy of proposed parking spaces.

Based on the revised unit count, 32 spaces are required. The applicant is providing 19 parking spaces, or 1.2 spaces per unit. The applicant shall show the location of required Make-Ready EV parking spaces in accordance with the requirements of the recently adopted legislation S3223 and the temporary conduit runs needed for the spaces. According to the requirements for preliminary site plan approval for applications involving a multiple dwelling with five or more units of dwelling space the applicant shall provide Make-Ready parking spaces of at least 15 percent of the required off-street parking spaces. A Make-Ready parking space will count as at least 2 parking spaces for the purpose of complying with the minimum parking space requirement. The applicant shall address the requirements of S3223 on the site plan.

- 5) Parking stalls are not permitted within thirty (30) feet of the street right-of-way line and within eight (8) feet of the side and rear lot lines in accordance with Section 236-8(B)(2) of the Borough Ordinance. However, the applicant has proposed parking 22' away from the existing right of way line and only 20' away from the road widening easement. Moreover, the parking spaces are proposed to be only 0.5' away from both side lot lines. A variance is required for the proposed parking layout.
VARIANCE REQUIRED.
- 6) Only one-way traffic circulation is permitted for driveways having a width less than 24 feet in accordance with Section 290-97(F.) of the Borough ordinance. The applicant has proposed a two-way driveway of only 20' wide. A variance is required.
VARIANCE REQUIRED.

- 7) Off-street parking spaces are required to be minimum 10 feet in width and are required to have an area of minimum 200 SF in accordance with Section 290-97(K.) of the Borough ordinance. The applicant is proposing to construct 9 feet wide stalls by 17.5 long of approximately 157.5 SF in size. A variance is required.
VARIANCE REQUIRED.
- 8) The Applicant shall clarify if fencing is proposed for this development for the side property lines.
No fencing is shown on the site plan.
- 9) The proposed wheel stops shall be placed at least 1.5 feet away from the curb.
NOT SATISFIED.
- 10) The paving detail shall be revised to indicate a 4" thick HMA base course.
NOT SATISFIED.
- 11) The concrete sidewalk detail shall be revised to indicate 4" thick subgrade and 4" thick concrete layers.
NOT SATISFIED.
- 12) An average of 1.5 foot candles is required in accordance with Section 236-30 (A)10(a) of the Borough Ordinance. The lighting plan shall be revised accordingly.
NOT SATISFIED.
- 13) The applicant shall provide testimony regarding the handling and collection of refuse and recyclable waste from the project site.
ONGOING REQUIREMENT.

GRADING AND UTILITIES (All comments remain outstanding)

- 1) Additional existing spot grades shall be provided at the points where the proposed contours are shown to tie into the existing grade at the property lines. It appears that the existing grades are not consistent with proposed grading.
- 2) The Applicant shall clarify the intent of providing a drop curb at the east corner of the lot. Additional spot grades shall be provided within this area.
- 3) Additional top and bottom of curb grades shall be provided for the curb near the rear stairwell.
- 4) A construction detail shall be added for the ramp.
- 5) The pipe size, material, slope, and invert elevation of the proposed sanitary lateral connection shall be shown on the plan.
- 6) The size of the existing water main and proposed domestic and fire-fighting lateral connections shall be shown on the plan.
- 7) The Applicant shall clarify regarding the removal or use of the existing utility services.

DRAINAGE AND STORMWATER MANAGEMENT (All comments remain outstanding)

- 1) The total limit of disturbance for the proposed development is approximately 0.23 acres and is not a major development in accordance with NJAC 7:8. The Applicant is proposing to decrease the impervious area by 794 SF. Furthermore, the applicant has proposed to construct six (6) seepage pits for stormwater water management. Drainage calculations shall be provided for the seepage pits including the existing and proposed peak rate of runoff to support the design volume.
- 2) A construction detail shall be added for the pits indicating the proposed dimensions and cross-sectional details.
- 3) An emergency overflow measure shall be proposed for the seepage pits.
- 4) Full depth curb is shown near the east side of the rear stairwell which will prevent water from entering the proposed catch basin and will cause ponding of water in the rear area of the parking lot. The drainage design shall be revised to capture the surface runoff from the parking lot.
- 5) The size and material of the pipe from the rear yard inlet to the seepage pit shall be shown on the grading plan. A slope shall be proposed for this pipe. Pipe capacity calculations shall be provided for the 25 year storm event.
- 6) The 24" x 24" catch basin shall be revised to be at least 4' wide for access and maintenance. Ladder rungs shall be provided.
- 7) The invert elevations of the 6" roof leaders proposed to tie into the pits shall be shown.
- 8) A minimum of two (2) feet of separation from the seasonal high ground water table is required for the proposed seepage pits. A note stating the same shall be added to the plan.
- 9) Infiltration test results shall be provided to demonstrate compliance with the minimum permeability rate prior to construction.
- 10) We recommend that the applicant provide stormwater management operations and maintenance manual for efficient maintenance of the proposed seepage pits.

MISCELLANEOUS (All comments remain outstanding)

- 1) Soil Erosion and sediment control plan certification must be obtained from the Bergen County Soil Conservation District. A copy of the approved permit should be provided for the board's file.
- 2) Water and sewer demand calculations for the proposed development shall be submitted. The applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 3) Fort Lee Road is a county road. The development is subject to approval from the County.
- 4) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fee shall be submitted.

- 5) All other outside agency approvals should be provided for the board's file.

The Applicant shall respond to this letter with a point-by-point response addressing the comments listed above. We reserve the right to make additional comments pertaining to this application during the review process.

Please contact this office with any questions or comments.

Sincerely,

PENNONI ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Drew M. Di Sessa". The signature is fluid and cursive, with a long horizontal flourish at the end.

Drew M. Di Sessa, PE, PP, CME
Board Engineer

DD/dr