



April 26, 2022

[VIA EMAIL DDiSessa@Pennoni.com](mailto:DDiSessa@Pennoni.com)

Drew M. Di Sessa, PE, PP, CME
Zoning Officer/Planning Board Secretary
Borough of Leonia
312 Broad Avenue
Leonia, New Jersey 07605

**RE: 131 Fort Lee Road
Block 802, Lot 16
Borough of Leonia
Our File No.: 3956**

Dear Mr. Di Sessa:

In response to your January 24, 2022, review letter, the following revisions are reflected on our 4-5-22 submittal:

Site Plan:

2. The height of the building has been coordinated with the architectural plans. The engineering plan height calculation was revised to reflect the current height definition in the Leonia ordinance.
3. The Bergen County Planning Board has indicated that County approval is not required. The 2 foot road widening easement will be removed from the plan.
4. Parking notes regarding EV Spaces have been included on the site plan sheet. The site is now proposing 3 EV Installations and 2 Make Ready Installations. Parking calculations have been updated to add the 2 space credit for the electric vehicle spaces.
8. Fencing has been added along the westerly property line, along the left front yard and a gate is proposed on the easterly side yard. The fence proposed is a 4 foot high PVC fence.
9. Wheel stops have been moved to 1.5 feet from the perimeter curb as requested.

10. Paving detail on sheet 3 of 5 has been revised to have 4" thick HMA base course as requested.
11. Concrete Sidewalk detail revised to 4 foot subgrade and 4 foot concrete as requested
12. Lighting average foot candles was calculated to be 1.8 foot candles. Note added to Lighting notes under the lighting plan on sheet 4.

Grading and Utilities:

1. Grades revised to coordinate with the adjoining property lines.
2. The drop curb at the east corner of the lot is for the surface runoff the parking area not under the overhang of the building to sheet flow into the landscape area in the rear of the site.
3. Top and bottom of curb grades shown on sheet 2 of 5.
4. Curb ramp detail to be added to drawing.
5. The sanitary line proposed to be 4 foot ductile iron pipe at 2.10% slope.
6. Note added to sheet 2: The size of the water line and fire water line to be determined by the mechanical engineer and the sprinkler contractor. This information will be added to the site plan when available.
7. The existing sanitary sewer to be tv inspected and re used if feasible. All other utility connections to be new.

Drainage and Stormwater:

1. Drainage calculations are attached.
2. Seepage pit detail shown on sheet 3 of 5.
3. The emergency overflow measure for the seepage pits is the inlet in the northwest corner of the site.
4. The Basin in the northwest corner is for an overflow for the seepage pits.
5. To be addressed.

6. Basin revised to be a 2 foot x 4 foot inlet with ladder rungs.
7. Inverts of the 6 foot roof leaders shown on sheet 2 of 5.
8. Note added below the seepage pit detail regarding the separation from the seasonal high ground water level.
9. Note added to the seepage pit detail regarding the test pit requirements
10. Operation and maintenance manual to be provided.

Misc:

1. Bergen County soil erosion control approval received. Copy of the approval is attached to this letter.
2. Sewer demand calcs are shown on sheet 2 of 5. Will serve letters from utilities, will be provided when available.
3. The county planning has waived the requirement of County Site Plan approval. Attached is a copy of the waiver letter.
4. Cost estimate to be provided post approval.

If you have any questions, or should require additional information, please do not hesitate to contact me.

Very truly yours,



HUBSCHMAN ENGINEERING, P.A.
Michael J. Hubschman, PE, PP

Attachments

c: 131 Fort Lee Road LLC
Carmine Alampi, Esq.
Adam Myszka (Amyszka@leonianj.gov)