

July 26, 2022

BRLEO22207

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

**RE:     Engineering Review #1  
          Kim Residence  
          284 Glenwood Avenue  
          Block 901/ Lot 11  
          Borough of Leonia, NJ, 07605  
          Application #PB22-08**

Dear Board Members,

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

- Planning Board Application for Borough of Leonia.
- Plans entitled "Addition and Renovation for 284 Glenwood Avenue, Leonia, NJ", consisting of three (3) sheets, prepared by Hojoon Chung, RA, of Joon Architecture and Design, LLC, last revised 1/27/2022.
- Correspondence letter prepared by Hojoon Chung, RA, of Joon Architecture and Design, LLC, dated 1/26/21

### **INTRODUCTION**

The site is located between Hillside Avenue and Woodland Place and has frontage along Glenwood Avenue. The property consists of a two-story single-family dwelling and is located at 284 Glenwood Avenue. The Applicant is proposing improvements to accommodate a driveway in the front yard, expand the building footprint by 472 SF and propose a 236 SF deck area in the rear yard. Additional improvements include a proposed seepage pit for stormwater management. The site is in the A-5 District.

### **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 existing survey referenced on the plan prepared by Joseph H. Barbieri, dated 8/25/2021, shall be referenced on the plan.

- 2) Existing impervious area coverage shall be noted on the plan.
- 3) The applicant is proposing to increase the net impervious coverage to approximately 37% (2004 SF). The site plan denotes that a seepage pit shall be designed by Koestner Associates. Stormwater calculations shall be provided for review for the size and storage volume of the proposed seepage pit. Calculations shall also demonstrate that the post development peak rate of runoff does not exceed the predevelopment peak rate of runoff.
- 4) The asphalt pavement detail shall be revised to include a 4" thick HMA base course below the surface course.
- 5) All proposed improvements within the public right of way shall be in accordance with the Borough's design standards.

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.**



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

DD/dr