

November 10, 2022

BRLEO22211

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

**RE: Engineering Review #1
 MSN Services, LLC
 180 Fort Lee Road
 Block 1205/ Lot 4
 Borough of Leonia, NJ, 07605
 Application #PB22-11**

Dear Board Members,

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

- Plans entitled "Site Plan, 4 Unit Multi Family Residence, 180 Fort Lee Road, Borough of Leonia, Bergen County, N.J." prepared by Mark S. Martins of Mark Martins Engineering, LLC, consisting of seven (7) sheets, dated September 10, 2015, last revised September 20, 2022.
- Proposed Concept Plot Plan entitled "Multi-family Development, 180 Fort Lee Road, Leonia, New Jersey 07605", prepared by Pulice/Williams Architects, consisting of eight (8) sheets, last revised September 20, 2022.
- Stormwater Management Report prepared by Mark S. Martins of Mark Martins Engineering, LLC, dated September 10, 2015, last revised October 21, 2022.
- Variance Application for Development dated October 4, 2022.

INTRODUCTION

The site is located between Romain Place and Leonia Avenue and has frontage along Fort Lee Road. The property is currently vacant with grass area and a driveway and consists of approximately 0.30 acre. The applicant is proposing to construct two (2) three story two-unit buildings. Additional improvements include construction of a driveway and additional improvements within the public right-of-way.

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 impervious coverage is 9.92%. The applicant is proposing to increase the net impervious coverage by approximately 62.33% (8,382 SF) for a total impervious coverage of 72.25%. The applicant is proposing to construct 24" perforated pipe for stormwater management. Permeability test results shall be provided for this design.
- 2) The extent of the retaining wall along the site frontage shall be clarified. A separate demolition plan shall be provided identifying the existing site features that shall be removed.
- 3) One (1) make-ready EV space shall be required in accordance with S-3223 NJ P.L. 2021, c.171.
- 4) The slope of the proposed driveway shall not exceed 10%. Additional spot grades shall be provided for the proposed ramps along the site frontage.
- 5) The rainfall intensity used for the hydrographs and for the stormwater summary calculations shall be revised to be consistent with the NOAA precipitation intensities for design storms.
- 6) The grate and invert elevations for the proposed inlets are missing and shall be noted on the plan.
- 7) The existing invert at the proposed storm manhole along Fort Lee Road shall be identified and noted on the plan to ensure constructability.
- 8) The lighting plan shall be revised to indicate the illumination levels in foot candles. Manufacturer's detail shall be provided for type SL-2 light shown on the plan.
- 9) Applicant shall demonstrate compliance with the lighting requirements stated in Section 236-30 of the Borough Code. The lighting schedule table shall indicate the maximum and minimum lighting in foot candles for the parking lot, property line and residential area.
- 10) The onsite pavement detail shall be revised to indicate a 2" HMA surface course, 4" HMA Base course, and 6" DGA Base Course.
- 11) The maximum height of the concrete retaining wall is shown as 6.5'. Structural calculations prepared by a licensed professional engineer shall be provided to the building department for review.
- 12) Full depth pavement restoration trenches shall be shown for proposed drainage improvements on Fort Lee Road.
- 13) Soil Erosion and sediment control plan certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.
- 14) Fort Lee Road is a county road. All drainage and utility improvements are subject to County approval. An approval letter shall be forwarded upon receipt.
- 15) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.

16) 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.

A handwritten signature in black ink, appearing to read "Drew 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