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December 12, 2022

VIA EMAIL DDiSessa@Pennoni.com

Drew M. Di Sessa, PE, PP, CME

Board Engineer

Pennoni Associates, Inc.

24 Commerce Street

Suite 300

Newark, NJ 07102

**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 #2, the following revisions are reflected on our 10-26-22 submittal. As requested, this response letter is a point-by-point response addressing the comments.

Our responses follow your comments *in bold italic text* where listed as outstanding in your letter:

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.

Response: Building height revised for 4-story building to 51.27 ft.

- 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.

Response: County of Bergen originally requested a 2 ft road widening easement and survey monuments, however; the project is exempted from county approval on 12-7-21

so this callout will be removed from the drawings.

- 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.

Response: Parking note regarding EV spaces is indicated on Site Plan sheet.

- 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.**

Response: Variance listed on Site Plan sheet.

- 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.**

Response: Variance listed on Site Plan sheet.

- 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.**

Response: Variance listed on Site Plan sheet.

- 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.

Response: A 4 ft PVC fence is proposed along the front left parking area and along north westerly property line. The PVC fence location is shown on Site Plan sheet.

- 9) The proposed wheel stops shall be placed at least 1.5 feet away from the curb.
NOT SATISFIED.

Response: A dimension offset of 2 ft for the wheel stops is indicated on the Site Plan sheet by parking stall no.8.

- 10) The paving detail shall be revised to indicate a 4" thick HMA base course.
NOT SATISFIED.

Response: Paving detail shows 4" thick mix I-2 base course.

- 11) The concrete sidewalk detail shall be revised to indicate 4" thick subgrade and 4" thick concrete layers.
NOT SATISFIED.

Response: Concrete sidewalk detail includes a 4" thick concrete layer and a 6" thick layer of 3/4" clean crushed stone (subbase) over compacted subgrade.

- 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.

Response: Lighting Plan to be revised to comply with the Borough Ordinance as a condition of approval.

- 13) The applicant shall provide testimony regarding the handling and collection of refuse and recyclable waste from the project site.
ONGOING REQUIREMENT.

Response: Testimony provided at hearing.

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.

Response: Additional existing spot elevations are provided. Proposed contours terminate to either a proposed curb for which top/bottom of curb elevations are provided or building structure. In no case the proposed grades extend to a property line and the design was based on the existing adjacent grades.

- 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.

Response: The proposed drop curb at the rear of the parking are intended to allow runoff from portion of the parking areas outside the building footprint to flow to a landscaping area near the proposed A Inlet.

- 3) Additional top and bottom of curb grades shall be provided for the curb near the rear

stairwell.

Response: Additional grades added as requested.

- 4) A construction detail shall be added for the ramp.

Response: Detectable Warning Surface (DWS) is shown and grades are shown on Grading, Drainage and Utility Plan.

- 5) The pipe size, material, slope, and invert elevation of the proposed sanitary lateral connection shall be shown on the plan.

Response: as noted in Sanitary Sewer Notes shown in Grading, Drainage and Utility Plan, the existing sanitary lateral connection is to be TV inspected and evaluated for its conditions prior to issuance of Certificate of Occupancy. In case of a new pipe is required it will be 6" dia., DI CL52 maintaining existing invert elevations and slope.

- 6) The size of the existing water main and proposed domestic and fire-fighting lateral connections shall be shown on the plan.

Response: Fire fighting and domestic water sizes to be determined by mechanical engineer prior to building permit. Size of existing water line to be provided.

- 7) The Applicant shall clarify regarding the removal or use of the existing utility services.

Response: Existing sanitary is to be used. New water lines and new gas service proposed.

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.

Response: Drainage report of April 5, 2022 includes the requested information of peak flow rates and the required seepage pit volume.

- 2) A construction detail shall be added for the pits indicating the proposed dimensions and cross-sectional details.

Response: The seepage pit detail that is included in Soil Erosion & Sediment Control Plan, Details sheet is a cross-sectional detail and includes the requested dimensions.

- 3) An emergency overflow measure shall be proposed for the seepage pits.

Response: Seepage pits are interconnected with the A Inlet which will serve as an overflow measure.

- 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.

Response: The parking area is positively pitched toward the drop curb which will direct water to the proposed A Inlet. The area in question has a high elevation of 9.95 ft. and the drop curb has an elevation of 9.30 ft.

- 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.

Response: A Inlet to seepage pit pipe material, size and associated calcs are to be provided upon conditional approval.

- 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.

Response: The 24" X 24" catch basin has been updated to the proposed A Inlet shown on "Soil Erosion & Sediment Control Plan; Details" drawing sheet which has a 4 ft dimension and ladder rungs for access and maintenance.

- 7) The invert elevations of the 6" roof leaders proposed to tie into the pits shall be shown.

Response: The roof leader invert at the seepage pits is to be 7.5 ft as indicated in the seepage pit callout shown in the engineering drawings.

- 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.

Response: Note 4 of "Maintenance Notes for Stormwater System" shown on Soil Erosion & Sediment Control Plan; Details drawing sheet requires a 2 ft separation from the seasonal high ground water.

- 9) Infiltration test results shall be provided to demonstrate compliance with the minimum permeability rate prior to construction.

Response: Note 3 of "Maintenance Notes for Stormwater System" shown on Soil Erosion & Sediment Control Plan; Details drawing sheet requires that a test pit be conducted and soil to be tested for permeability rate.

- 10) We recommend that the applicant provide stormwater management operations and maintenance manual for efficient maintenance of the proposed seepage pits.

Response: Notes 1 & 2 of "Maintenance Notes for Stormwater System" that are shown on Soil Erosion & Sediment Control Plan; Details drawing sheet list the requirements for the proposed seepage pits maintenance. More detail Operations and Maintenance Manual can be provided upon conditional approval.

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.

Response: A copy of the approved BCSCD is attached.

- 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.

Response: The requested information is to be provided and will be submitted upon condition of approval. Sewer demand is shown on "Grading, Drilage & Utility Plan" drawing sheet and is 2,475 GPD.

- 3) Fort Lee Road is a county road. The development is subject to approval from the County.

Response: Attached is a copy of Bergen County Site Plan exemption.

- 4) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fee shall be submitted.

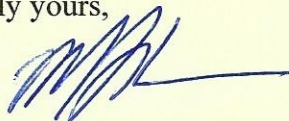
Response: Cost estimates for public and private improvements for determination of the performance guarantee and inspection escrow fee is to be submitted upon conditional approval.

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

Response: No additional agency approvals are required. BCSCD approval and BCPB approval are enclosed.

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
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