

March 6, 2023

BRLEO21215

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

**RE: Resolution Compliance Review #1  
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:

- 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 10/26/22, sheet 5 last revised 11/3/21.
- Architectural Plans entitled "Proposed Residential Apartments, 131 Fort Lee Road, Leonia, NJ," consisting of four (4) sheets, prepared by Robert M. Zaccone, AIA, of Robert Zaccone & Associates, PC, dated 10/19/22.
- Drainage Report entitled "Proposed Residential Apartments, 131 Fort Lee Road, Lot 16, Block 802, Borough of Leonia, Bergen County, New Jersey, (Job # 3956)," prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, PA, dated May 5, 2021, last revised April 5, 2022.
- Bergen County Site Plan Exemption Letter, prepared by Eric V. Timsak, PP, Supervising Planner, of Bergen County Department of Planning & Engineering, dated December 3, 2021.
- Soil Erosion and Sediment Control Plan Certification, prepared by Geraldine Byrne, District Supervisor, of the Bergen County Soil Conservation District, dated December 20, 2021.

We have reviewed the revised plans relative to the comments in our review letter #2 dated January 18, 2022 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 decreased from 24,623 SF to 18,694 SF
- Impervious coverage increased from 91.26% to 92.29%
- Building height at main roof decreased from 56.55' to 51.27'
- The proposed 2' road widening easement has been removed from the plans.
- Total number of dwelling units decreased from 17 to 14
- Total number of EV spaces increased from 2 to 4.

### **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.  
**(SATISFIED)**  
**The building heights have been revised to 51.27'.**
- 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 APPLICABLE)**  
**County of Bergen had originally requested a 2ft road widening easement and survey monuments. However, the project is now exempt from site plan review as stated in the County approval on 12-03-21.**
- 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.  
**(NOT SATISFIED)**  
**The Applicant shall revise the number of proposed EV stalls and make ready spaces in the notes for proposed parking.**
- 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.

**(SATISFIED)**

**A variance was requested for the proposed layout.**

- 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.

**(SATISFIED)**

**A variance was requested for the proposed layout.**

- 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.

**(SATISFIED)**

**A variance was requested for the proposed layout.**

- 8) The Applicant shall clarify if fencing is proposed for this development for the side property lines.

**(SATISFIED)**

- 9) The proposed wheel stops shall be placed at least 1.5 feet away from the curb.

**(SATISFIED)**

- 10) The paving detail shall be revised to indicate a 4" thick HMA base course.

**(SATISFIED)**

- 11) The concrete sidewalk detail shall be revised to indicate 4" thick subgrade and 4" thick concrete layers.

**(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)**

**As stated in the resolution, the Applicant shall revise the lighting plan to provide an average of 1.5-foot candles.**

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

**(SATISFIED)**

### **GRADING AND UTILITIES**

- 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.

**(NOT SATISFIED)**

**The existing elevation of the adjacent macadam driveway on Lot 17 where proposed contour 11 is shown to tie in at easterly property line shall be noted on the plan.**

- 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.  
**(SATISFIED)**
- 3) Additional top and bottom of curb grades shall be provided for the curb near the rear stairwell.  
**(SATISFIED)**
- 4) A construction detail shall be added for the ramp.  
**(SATISFIED)**  
**Additional grades have been added on the plan to verify ADA compliance.**
- 5) The pipe size, material, slope, and invert elevation of the proposed sanitary lateral connection shall be shown on the plan.  
**(ONGOING REQUIREMENT)**  
**The Applicant has noted that the existing sanitary lateral connection is to be TV inspected and evaluated for its condition prior to issuance of certificate of occupancy.**
- 6) The size of the existing water main and proposed domestic and fire-fighting lateral connections shall be shown on the plan.  
**(ONGOING REQUIREMENT)**  
**Prior to construction the Applicant shall verify the size of the proposed utility services connection with the building department.**
- 7) The Applicant shall clarify regarding the removal or use of the existing utility services.  
**(SATISFIED)**  
**The Applicant is proposing a new water line and gas service. Existing sanitary service shall be used.**

#### **DRAINAGE AND STORMWATER MANAGEMENT**

- 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.  
**(SATISFIED)**
- 2) A construction detail shall be added for the pits indicating the proposed dimensions and cross-sectional details.  
**(NOT SATISFIED)**  
**The size and invert elevation of the pipes connecting the seepage pits shall be shown on the plan.**
- 3) An emergency overflow measure shall be proposed for the seepage pits.  
**(SATISFIED)**
- 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.  
**(SATISFIED)**

- 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.  
**(NOT SATISFIED)**  
**This comment remains outstanding.**
- 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.  
**(SATISFIED)**
- 7) The invert elevations of the 6" roof leaders proposed to tie into the pits shall be shown.  
**(SATISFIED)**
- 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.  
**(SATISFIED)**
- 9) Infiltration test results shall be provided to demonstrate compliance with the minimum permeability rate prior to construction.  
**(ONGOING REQUIREMENT)**  
**Infiltration test results shall be provided prior to construction.**
- 10) We recommend that the applicant provide stormwater management operations and maintenance manual for efficient maintenance of the proposed seepage pits.  
**(NOT SATISFIED)**  
**An Operations and Maintenance Manual shall be provided including inspection logs, location and coordinates of the proposed seepage pits and cost estimates for maintenance and repair. The manual shall also note the name and contact information for the responsible party for maintenance of the seepage pit.**

### **MISCELLANEOUS**

- 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.  
**(SATISFIED)**
- 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.  
**(ONGOING REQUIREMENT)**  
**The Applicant shall coordinate with applicable utility companies prior to construction.**
- 3) Fort Lee Road is a county road. The development is subject to approval from the County.  
**(SATISFIED)**  
**A letter was provided by the County stating that the proposed development is exempt from review.**
- 4) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fee shall be submitted.

**(NOT SATISFIED)**

**Separate cost estimates for all public and private site improvements shall be provided.**

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

**(ONGOING REQUIREMENT)**

**The Applicant shall coordinate with applicable utility companies prior to construction.**

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.**



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

DD/dr