



1085 Raymond Boulevard
Suite 2102
Newark, New Jersey 07102
T: 973-265-9775
F: 973-265-9774

www.pennoni.com

October 3, 2023

BRLEO23205

Michael Greco
Planning Board Secretary
Borough of Leonia
312 Broad Avenue
Borough of Leonia, NJ 07605

**RE: Completeness Review #1
 Fish Fish Wing Wing LLC
 452 Broad Avenue
 Leonia, NJ 07605
 Application #: PB23-05**

Dear Mr. Greco,

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

- Site Plan Application Checklist, dated September 13, 2023.
- Site Plans entitled "Existing Conditions Plan/Zoning Summary, Schematic Section" prepared by Peter F Pulice of Pulice / Williams Architects, dated September 13, 2023.

We offer the following comments for completeness of the site plan application in accordance with the Borough of Leonia site plan checklist:

COMPLETENESS REVIEW:

1. A description of the proposed improvements shall be added to the plan.
2. The applicant shall submit all a signed and sealed boundary and topographic survey of the site in accordance with Item 1 of the checklist.
3. The tax lot and block number shall be added to the title block in accordance with Item 2 of the checklist.
4. We recommend the applicant request a waiver from providing a graphical scale for the plan in accordance with Item 5 of the checklist.
5. We recommend the applicant request a waiver from clarifying the proposed improvements from the existing features in accordance with Item 10 of the checklist.

6. We recommend the applicant request a waiver from indicating the location and elevations of all proposed structures in accordance with Item 12 of the checklist.
7. It appears that the proposed improvements result in an increase of impervious area coverage. We recommend the applicant request a waiver from proposing stormwater management measures for all proposed improvements.

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.

Very truly yours,

PENNONI ASSOCIATES, INC.



Drew M. Di Sessa, P.E., P.P., C.M.E
Board Engineer

DD/dr/mxs