



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

www.pennoni.com

October 3, 2023

BRLEO23206

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

**RE: Completeness Review #1
 High Jump Realty LLC
 515 & 517 Grand Avenue
 Leonia, NJ 07605
 Application #: PB23-06**

Dear Mr. Greco:

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

- Survey entitled "Topographic Survey of Property at 515 & 517 Grand Avenue," prepared by Bruce D. Rigg of Rigg Associates, P.A. dated November 4, 2022.
- Site Plans entitled "Subdivision Plat for High Jump Realty, LLC, Borough of Leonia, Bergen County – New Jersey" consisting of six (6) pages, prepared by Bruce D. Rigg of Rigg Associates, P.A. dated July 10, 2023, last revised August 24, 2023.
- Architectural Plans entitled "Proposed New Home: 176 Christie Heights St, Leonia, NJ," consisting of five (5) sheets, prepared by Vincent C. Graziano of Vincent C. Graziano, AIA, LLC, dated June 7, 2023.
- Elevation plans entitled "Front Elevation, Proposed New Home: 176 Christie Heights St, Leonia, NJ," consisting of one (1) sheet, prepared by Vincent C. Graziano of Vincent C. Graziano, AIA, LLC, dated August 24, 2023.
- Letter of Transmittal prepared by Gregory K. Asadurian of Decotiis, Fitzpatrick, Cole & Giblin, LLP dated September 14, 2023.
- Application for subdivision prepared for High Jump Realty LLC, dated September 7, 2023.
- W-9 form, undated.

We offer the following comments for completeness of subdivision plan application in accordance with Section 250-17 of the Borough ordinance:

COMPLETENESS REVIEW:

Section 250-17 (A) MAP REQUIREMENTS

- 1) The location of the lots to be created in relation to the entire tract.
(SATISFIED)
- 2) All existing structures and wooded areas within the subdivision and within 200 feet thereof.
(SATISFIED)
- 3) The name of the owner and of all adjoining property owners as disclosed by the current municipal tax records.
(SATISFIED)
- 4) The municipal Tax Map sheet, block and lot numbers.
(SATISFIED)
- 5) All streets and streams within 500 feet of the subdivision.
(SATISFIED)
- 6) The area in square feet of all lots to be created.
(SATISFIED)
- 7) A key map showing the entire subdivision and its relation to surrounding areas.
(SATISFIED)
- 8) Easements, streets, buildings, watercourses, railroads, bridges, culverts, drainpipes, rights-of-way, drainage easements and prior variances affecting the lands being subdivided.
(ONGOING REQUIREMENT)
If applicable, the applicant shall clarify and annotate existing easements, variances, or exceptions on the subject property.
- 9) Acreage of the entire parcel to be subdivided.
(SATISFIED)
- 10) Location of existing or proposed sewer connections.
(SATISFIED)

Section 250-17 (A) OTHER REQUIREMENTS

- 1) The applicant shall be required to submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which minor subdivision approval is sought.
We defer this requirement to the Borough.

- 2) All applicable fees shall be paid prior to any action by the approving authority.
We defer this requirement to the Borough.

- 3) The provisions of Chapter 140, Flood Damage Prevention, § 140-20, regarding zero increase in stormwater runoff shall apply.
(SATISFIED)

We recommend that the above application be deemed **COMPLETE subject to any exceptions noted 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