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October 24, 2023

BRLEO23205

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

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

Dear Board Members,

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

- Site plan entitled, "Oh-Gul Restaurant, 452 Broad Avenue Lot 4 Block 509, Leonias, New Jersey 07602," consisting of one (1) sheet prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated September 13, 2023, last revised October 4, 2023.
- Response letter prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated October 5, 2023.
- 200' Owner's list, undated.
- Zoning Denial Letter prepared by Adam Myszka, dated September 5, 2023.
- Site Plan Application Checklist, dated September 13, 2023.

INTRODUCTION

The subject property is located approximately 130 LF from the intersection of Broad Avenue and Hillside Avenue and consists of approximately 0.03 acres. The applicant proposes construction of two accessory structures on a wood deck in the rear yard of the property. The site is located in District D – Business zone.

PLANNING AND ZONING

We defer comments regarding the application's compliance with the applicable planning and zoning requirements to the Board Planner.

We offer the following comments:

GENERAL COMMENTS:

1. The applicant shall submit all a signed and sealed boundary and topographic survey of the site prepared by a licensed surveyor as previously requested in the completeness review letter #2.
2. The applicant has requested the following variances:
 - a. Height of accessory structures – 10' is permitted where 10.75' is proposed.
 - b. Minimum distance of structures to the rear yard – 3' is required whereas 1.08' is proposed.
 - c. Minimum distance between the principal structure and accessory structures – 10' is required whereas 8.375' is proposed.
 - d. Accessory structures in the rear yard – 131.5 SF (25% of the rear yard) is allowed where 160 SF of accessory structures in the rear yard is proposed.
3. The increase in surface runoff for the proposed improvements is minimal, and stormwater management measures are not required for this development.
4. A construction detail shall be added for the proposed fence.

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
Borough Engineer

DD/dr/mxs