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October 24, 2023

BRLEO23206

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

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

Dear Board Members,

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

- Site Plans entitled "Subdivision Plat for High Jump Realty, LLC, Borough of Leonia, Bergen County – New Jersey" consisting of six (6) sheets, 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.
- Affidavit of Publication & Proof of Mailing, prepared by Gregory K. Asadurian of DeCotiis, Fitzpatrick Cole & Giblin, LLP, dated October 17, 2023.
- Application for Subdivision, dated September 14, 2023.
- Zoning Denial Letter, prepared by Adam Myska of the Borough of Leonia Zoning Board, dated August 9, 2023.

## **INTRODUCTION**

The subject site is located at the southeast corner of the intersection of Christie Heights Street and Grand Avenue and consists of two existing lots – Lot 1 and 2 in Block 504. The applicant is proposing to subdivide the existing lots to create a total of three (3) lots – Lot 1.01 (0.24 ac), Lot 2.01 (0.26 ac) and Lot

2.02 (0.31 ac). The applicant is further proposing to construct a new single-family dwelling on proposed lot 2.02 with frontage on Christie Heights Street. Additional improvements include a driveway, a patio for the proposed dwelling and construction of a stormwater retention system for stormwater management. The site is located in the A3 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 provide metes and bounds descriptions for the proposed subdivided lots.
2. The applicant shall clarify if the subdivision shall be perfected by a deed or by subdivision plat.
3. The applicant shall clarify the proposed lot numbers and street addresses of the proposed lots with the Borough tax assessor.
4. The applicant shall apply for all applicable permits for all work within the Borough of Leonia right-of-way.
5. Infiltration test results shall be provided for the proposed retention system. The base of the seepage pit shall be a minimum of 2' above the groundwater table.
6. Stormwater from the proposed patio shall be captured and routed to the proposed seepage pit.
7. Elevations of the proposed sanitary sewer lateral shall be provided on the plan.
8. The elevation of the proposed stormwater retention system shall be provided on the plan.
9. A concrete driveway apron shall be installed for the proposed dwelling in accordance with Borough standards. Provide detail on the plan.
10. Add note on the plan that any damaged sidewalk shall be replaced as directed by the Borough Engineer.
11. The limits of pavement repair on Christie Heights Street shall be indicated on the plan and a trench repair detail shall be provided.
12. A soil erosion and sediment control permit shall be obtained from the Bergen County Soil Conservation District.

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