

October 24, 2023

BRLEO23201

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

**RE: Engineering Review Letter #1
 11 Brook Terrace
 Block 206 Lot 9
 Borough of Leonia, NJ, 07605
 Application #PB 2023-01**

Dear Board Members,

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

- Planning Board Application
- Survey entitled "Survey of Property at 11 Brook Terrace", consisting of one (1) sheet, prepared by Arthur J. Wells, of Wells Associates Land Surveying, dated May 8, 2019.

INTRODUCTION

The site is located approximately 125 feet northeast of the the intersection of Overlook Avenue and Brook Terrace and consists of approximately 0.11 acre. Currently the site consists of an existing two (2) story one-family dwelling. The Applicant is proposing to construct an approximate 57 square foot front porch addition. No additional site improvements have been proposed. The site is located in A-3 Zone: Single Family Dwelling District.

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) A zoning table shall be shown on the plan indicating the zoning requirements and any variances for this development.
- 2) The existing front yard setback is approximately 27'. The proposed improvements will decrease the front yard setback to 20.23', where a minimum front yard setback of 25' is required.

- 3) The existing building coverage is 26.17%. The proposed improvements will increase the building coverage to 27.30%, whereas maximum permitted building coverage is 25% in A-3 zone.
It appears that the porch is intended to cover the existing concrete walkway in the front of the house. The increase in surface runoff for the proposed improvements is minimal, and stormwater management measures are not required for this development.
- 4) The Applicant shall clarify the height and material of the proposed porch.

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, PE, PP, CME
Borough Engineer

DD/dr/mxs