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January 19, 2024

BRLEO23206

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

**RE: Engineering Review #2
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 November 1, 2023.
- Correspondence letter prepared by Greogory K Asadurian, dated December 07, 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.
(NOT SATISFIED)

2. The applicant shall clarify if the subdivision shall be perfected by a deed or by subdivision plat.
(NOT SATISFIED)
The applicant shall respond to this letter and provide clarification.
3. The applicant shall clarify the proposed lot numbers and street addresses of the proposed lots with the Borough tax assessor.
(ONGOING REQUIREMENT)
The applicant shall clarify this comment 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.
(ONGOING REQUIREMENT)
The applicant shall obtain all applicable permits for work within the right-of-way prior to construction.
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.
(NOT SATISFIED)
6. Stormwater from the proposed patio shall be captured and routed to the proposed seepage pit.
(SATISFIED)
7. Elevations of the proposed sanitary sewer lateral shall be provided on the plan.
(ONGOING REQUIREMENT)
The elevations for the proposed sanitary sewer lateral shall be verified prior to construction.
8. The elevation of the proposed stormwater retention system shall be provided on the plan.
(NOT SATISFIED)
The rim elevation of the proposed stormwater retention system shall be shown 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.
(SATISFIED)
10. Add note on the plan that any damaged sidewalk shall be replaced as directed by the Borough Engineer.
(SATISFIED)
11. The limits of pavement repair on Christie Heights Street shall be indicated on the plan and a trench repair detail shall be provided.
(NOT SATISFIED)
The limits of pavement repair shall be extended to include the proposed water and gas utility work. The sanitary sewer trench detail shall be revised to indicate the material to be used for backfilling.
12. A soil erosion and sediment control permit shall be obtained from the Bergen County Soil Conservation District.
(ONGOING REQUIREMENT)

The applicant shall provide the soil erosion and sediment control permit upon receipt.

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