

February 16, 2024

BRLEO24202

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

**RE: Engineering Review #1 for Amended Application
MSN Services, LLC
180 Fort Lee Road
Block 1205, Lot 4
Borough of Leonia, Bergen County, NJ
Application #PB24-02**

Dear Board Members,

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

- Plans entitled "Site Plan, 4 Unit Multi Family Residence, 180 Fort Lee Road, Borough of Leonia, Bergen County, N.J." prepared by Mark S. Martins of Mark Martins Engineering, LLC, consisting of seven (7) sheets, dated September 10, 2015, last revised September 25, 2023.
- 200' Property Owner's List for Block 1205, Lot 4.
- Borough of Leonia Application Addendum for MSN Services, LLC, dated December 12, 2023.
- Public Hearing Legal Notice dated December 19, 2023.
- Notice to Appeal Before the Planning Board for MSN Services, LLC, dated December 17, 2023.
- Notice to Property Owners Reference Notice to Appeal, dated December 17, 2023.
- Tax Certification for Block 1205, Lot 4 dated December 27, 2023.

INTRODUCTION

The site is located between Romain Place and Leonia Avenue and has frontage along Fort Lee Road. The property is currently vacant with grass area and a driveway and consists of approximately 0.30 acre. The applicant is proposing to construct two (2) three story two-unit buildings. Additional improvements include construction of a driveway and additional improvements within the public right-of-way.

The applicant amended the application on 12/10/2023 and provided revised site plans reflecting the following changes:

- Increase the rear yard setback from 18.54' to 25.'
- Decrease in maximum building length from 131.36' to 124.9.'

- Decrease in minimum living floor area from 2,566 SF to 2,174 SF
- Increase in overall impervious area coverage from previously proposed 9,716 SF (72.25%) to 9,805 SF (72.92%).

The applicant is seeking conditional use variance as well as bulk variances for frontage, lot area, density, building coverage, front yard setback, side yard, rear yard, and distance between the buildings.

PLANNING AND ZONING

We defer comments regarding the application's compliance with the applicable zoning requirements to the Borough Zoning Officer.

We offer the following comments in response to our previous review letter for the original application, dated November 10, 2022:

SITE PLAN COMMENTS FROM LETTER DATED NOVEMBER 10, 2022.

- 1) The existing impervious coverage is 9.92%. The applicant is proposing to increase the net impervious coverage by approximately 62.33% (8,382 SF) for a total impervious coverage of 72.25%. The applicant is proposing to construct 24" perforated pipe for stormwater management. Permeability test results shall be provided for this design.
(NOT SATISFIED)
The applicant has proposed to further increase the impervious coverage onsite by approximately 63% (8,471 SF) for a total impervious area coverage of 72.92%. The applicant shall provide a revised stormwater management report and calculations for the proposed increase in impervious area coverage.
- 2) The extent of the retaining wall along the site frontage shall be clarified. A separate demolition plan shall be provided identifying the existing site features that shall be removed.
(NOT SATISFIED)
A separate demolition plan shall be provided.
- 3) The slope of the proposed driveway shall not exceed 10%. Additional spot grades shall be provided for the proposed ramps along the site frontage.
(NOT SATISFIED)
- 4) The rainfall intensity used for the hydrographs and for the stormwater summary calculations shall be revised to be consistent with the NOAA precipitation intensities for design storms.
(NOT SATISFIED)
The applicant shall prepare and submit a revised stormwater management report and use the NOAA precipitation values.
- 5) The grate and invert elevations for the proposed inlets are missing and shall be noted on the plan.
(SATISFIED)
- 6) The existing invert at the proposed storm manhole along Fort Lee Road shall be identified and noted on the plan to ensure constructability.
(NOT SATISFIED)

- 7) The lighting plan shall be revised to indicate the illumination levels in foot candles. Manufacturer's detail shall be provided for type SL-2 light shown on the plan.
(NOT SATISFIED)

- 8) Applicant shall demonstrate compliance with the lighting requirements stated in Section 236-30 of the Borough Code. The lighting schedule table shall indicate the maximum and minimum lighting in foot candles for the parking lot, property line and residential area.
(NOT SATISFIED)

- 9) The onsite pavement detail shall be revised to indicate a 2" HMA surface course, 4" HMA Base course, and 6" DGA Base Course.
(SATISFIED)

- 10) The maximum height of the concrete retaining wall is shown as 6.5'. Structural calculations prepared by a licensed professional engineer shall be provided to the building department for review.
(NOT SATISFIED)

- 11) Full depth pavement restoration trenches shall be shown for proposed drainage improvements on Fort Lee Road.
(NOT SATISFIED)

- 12) Soil Erosion and sediment control plan certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.
(NOT SATISFIED)

- 13) Fort Lee Road is a county road. All drainage and utility improvements are subject to County approval. An approval letter shall be forwarded upon receipt.
(NOT SATISFIED)

- 14) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
(NOT SATISFIED)

- 15) All proposed improvements within the public right of way shall be in accordance with the Borough's design standards.
(ONGOING REQUIREMENT)

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.

Sincerely,
PENNONI ASSOCIATES, INC.



Drew M. Di Sessa, PE, PP, CME
Board Engineer