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February 14, 2024

BRLEO24203

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

**RE:     Engineering Review #1  
          Michael & Kenya Lazovik  
          122 Howard Terrace  
          Block 1304, Lot 3  
          Borough of Leonia, Bergen County, NJ  
          Application #: PB24-03**

Dear Board Members,

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

- Site Plans entitled "Lazovik Residence, Leonia, New Jersey, 07605" consisting of four (4) sheets, prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated January 30, 2024.
- Notice to Appeal before the Planning Board, dated January 4, 2024.
- Zoning Denial Letter, prepared by Adam Myska of the Borough of Leonia Zoning Board, dated January 9, 2024.

## **INTRODUCTION**

The subject site is located at the northeastern corner of the intersection of Allaire Avenue and Howard Terrace and consists of approximately 6,426 SF. The applicant is proposing to remove the existing shed and trees to construct a new two (2)-story addition to the existing two (2)-story stucco dwelling. Site improvements include construction of additional paved driveway area, a new retaining wall, enlargement of the existing window well, installation of a new AC unit, and construction of a seepage pit 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 submit a signed and sealed copy of the survey referenced on the plan, prepared by Lakeland Surveying, dated April 07, 2020.
2. At a minimum, a topographic survey of the southern half of the property where the addition is proposed shall be provided, and shall be prepared by a licensed land surveyor.
3. The applicant has requested the following variances:
  - a. Front yard setback – 25' is required where 19.5' is proposed. Existing front yard setback is 21.9'.
  - b. Rear yard setback - 25' is required where 10.1' is proposed. Existing rear yard setback is 25.2'.
  - c. Building coverage – 1606.38 SF (25%) is permitted where 1627 SF (25.3%) is proposed. Existing building coverage is 19.1%.

The applicant is proposing a seepage pit for stormwater management. Stormwater calculations shall be provided to demonstrate that there is no increase in the post development peak rate of runoff for the two-year design storm.

4. A breakdown of the existing impervious area coverage and proposed impervious area coverage shall be provided.
5. Infiltration test results shall be provided for the proposed seepage pit system. The base of the seepage pit shall be a minimum of 2' above the groundwater table.
6. Roof leaders shall be shown to be connected to the seepage pit for the proposed addition.
7. The invert elevation and dimensions of the proposed seepage pit shall be shown. A construction detail shall be added for the proposed seepage pit.
8. A grading plan shall be provided for the addition area and driveway. Top and bottom of wall elevations shall be provided for the proposed retaining wall.
9. Construction details shall be provided for all proposed improvements including the proposed pavement and retaining wall.
10. The applicant shall clarify if there is any proposed work within the public right-of-way. All proposed improvements within the public right of way shall be in accordance with the Borough's design standards. The applicant shall apply for all applicable permits for all work within the Borough of Leonia right-of-way.

11. The applicant shall comply with all the requirements listed in Section 275-24 "Issuance of tree removal permits."

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/at