

March 22, 2024

BRLEO24205

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

**RE: Engineering Review Letter #1
 Application #PB 2024-05
 Pacific Outdoor Advertising
 Block 102, Lot 3
 Borough of Leonia, Bergen County, NJ**

Dear Board Members,

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

- Planning Board Application dated March 8, 2024.
- Project Narrative prepared by Paul Kaufman of Law Offices of Decotiis, FitzPatrick, Cole & Giblin, LLP, dated March 8, 2024
- Site Plans entitled, "Proposed Digital Billboard, 1 Overpeck Park Drive, Borough of Leonia, Bergen County, New Jersey 07605, Block: 102; Lot 3, Tax Map: 1, Zone: LI-2 (Commerce & Light Industry 2)," consisting of four (4) sheets, prepared by William R. Vogt Jr., P.E., dated January 18, 2023, last revised February 1, 2024.

INTRODUCTION

The subject property is a 3.38-acre lot within the LI-2 zone and owned by the Borough of Leonia. The Applicant proposes to construct one (1) 672 SF single-sided digital billboard which is a permitted use in this zone. The proposed billboard is located approximately ninety (90') feet from railroad tracks operated by CXS. The height of the proposed billboard sign will be approximately 98 feet above ground level.

The Applicant has requested the following variances:

- Maximum height above ground level (70' maximum is permitted whereas 98' is proposed)
- Maximum sign area (600 SF maximum is permitted whereas 672 SF is proposed)
- Minimum distance from any residential structure (600' minimum is required whereas 240' is proposed)
- Minimum setback of any part of the sign and sign structure from the I-95 right of way. (Maximum 20' is permitted whereas 109' is proposed)
- Minimum distance to another off-premises advertising sign (1,000' minimum is required whereas 440' is proposed)

PLANNING AND ZONING

We defer comments regarding the application's compliance with the applicable zoning requirements to the Board Planner.

We offer the following comments:

GENERAL COMMENTS

- 1) The referenced survey prepared by Boswell Engineering, dated January 6, 2023, shall be provided.
- 2) As depicted on the Site Plan, sheet 3 of 4, the proposed billboard would be oriented such that one end of the of the billboard is located 109.54' north of the NJDOT Right of Way and the other diagonal end is located 156.21' north of the NJDOT Right of way. The bottom of the billboard is proposed to be at 98' above ground level which is approximately elevation 107.3'. The top of the billboard is proposed to be a 115' above ground level at an elevation of approximately 124.3'. Note 1 under the zoning table states that all exiting signage and variance relief granted under the previous application are to remain. This note shall be removed from the plan sheet.
- 3) The applicant shall provide testimony regarding compliance with all applicable NJDOT requirements at NJAC 16:41C-11.1 for the proposed billboard.
- 4) The limits of the Flood Hazard Area shall be shown on the plans. Plan sheet C-02 indicates that the proposed monopole complies with the conditions for NJAC 7:13-7.10 Permit by Rule #34 and #35 which apply to the placement of one or more utility open-frame towers and monopole towers to provide cellular telephone service or to support a utility line. Since the proposed billboard provides neither of these, it would appear that these permits by rule would not apply.
- 5) Foundation details and structural calculations for the proposed sign supports shall be provided to the building department prior to construction.
- 6) Testimony shall be provided regarding lighting levels, ambient light adjustments, and glare of the sign and any potential impacts. Proposed illumination standards and visual requirements for the billboard shall be in accordance with [Section 290-29\(8\)](#) of the Borough ordinance.
- 7) Since the site is an active business that utilizes construction equipment and vehicles, some measures for protection of the base of the monopole and provisions for vehicle operational access around the monopole is recommended. A fence enclosure at the base should be considered to prevent unauthorized access to the monopole itself.
- 8) The lease area including the access route for maintenance of the billboard shall be shown on the site plan.
- 9) Information should be provided regarding the required electrical service to the billboard, and whether additional trenching will be needed for the extension of electrical conduits or other equipment such as transformers, utility poles, etc.
- 10) The applicant shall provide testimony regarding the presence of any existing easements or deed restrictions on the subject site.

11) The applicant is not proposing any significant increase in the impervious area coverage. Stormwater management measures are not required for these improvements.

12) All other outside agency approvals shall be provided for the board's file.

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.

A handwritten signature in black ink, appearing to read "Drew Di Sessa". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

DD/dr/mxs