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June 18, 2024

BRLEO24209

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

**RE: Engineering Review #1
Jacy Miller and Mel Conti
138 Broad Avenue
Block 1505, Lot 24
Borough of Leonia, Bergen County, NJ
Application #: PB24-09**

Dear Board Members,

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

- Site Plans entitled "Proposed Addition/ Professional Office, Conti Residence, 138 Broad Avenue, Leonia, New Jersey, 07605," consisting of three (3) sheets, prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated May 20, 2024, last revised May 30, 2024.
- Survey entitled "Boundary Survey, Tax Lot 24 – Block 1505, 138 Broad Avenue, Borough of Leonia, Bergen County, New Jersey," consisting of one (1) sheet, prepared by Andrew A. Schmidt, of Schmidt Surveying, dated May 8, 2024.
- Legal Notice, prepared by the Borough of Leonia Planning Board, dated June 26, 2024
- Zoning Denial Letter, prepared by the Borough of Leonia Planning Board, dated May 31, 2024.

INTRODUCTION

The subject site is located between Moore Avenue and Ames Avenue and has frontage along Broad Avenue and consists of approximately 5,000 SF. The applicant is proposing the addition of a third story to the existing two (2)-story building and is also proposing to use the ground floor as office space. Additional site improvements include widening of the paver driveway, installation of a ground sign, installation of screened trash area and expansion of the existing backyard patio, and installation of a new A/C unit. The site is located in the A-3 (Single-Family) Zone.

PLANNING AND ZONING

We defer comments regarding the applicable planning and zoning requirements to the Board Planner.

We offer the following comments:

GENERAL COMMENTS:

1. The applicant has requested the following variances:
 - a. Maximum building height – 2 ½ stories/ 35' is permitted where 3 stories/27' is proposed. Existing building height is 2 stories/ 21.24'.
 - b. Maximum building coverage – 25% (1,250 SF) is permitted where 30% (1,510 SF) is proposed. Existing building coverage is 28.2% (1,410 SF).
 - c. Maximum lot coverage – 50% (2,500 SF) is permitted where 58% (2,898 SF) is proposed. Existing lot coverage is 45% (2,248 SF).
 - d. Maximum front lot coverage – 40% is permitted where 44% is proposed. Existing front lot coverage is 19%.
 - e. Maximum sign size – 2 SF is permitted where 6 SF is proposed.

The plan notes the property was granted bulk variances for pre-existing conformities (side-yard and rear yard setbacks and maximum building coverage). The construction of a home office was also previously approved as per ZBA Resolution No. 19-18 dated January 29, 2020. A copy of this resolution shall be provided. The applicant shall adhere to any additional conditions mentioned in the resolution.

2. A breakdown of the existing impervious area coverage and proposed impervious area coverage shall be provided. The applicant is proposing to increase the impervious area coverage from 45% (2,248 SF) to 58% (2,898 SF) whereas 50% is permitted. The increase in impervious coverage will result in an increase in surface runoff for the proposed improvements. Stormwater management measures shall be provided.
3. The plan shall be revised to show the existing and proposed contours.
4. Construction details shall be provided for all proposed improvements including the pervious pavers, foundation for the proposed signage and screening for trash area.

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