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August 23, 2024

BRLEO24208

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

**RE: Engineering Review #2
 Jessica Sim
 169 Broad Avenue
 Block 1608, Lot 1
 Borough of Leonia, Bergen County, NJ
 Application #: PB24-08**

Dear Board Members,

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

- Plan entitled "Sim Residence, 169 Broad Avenue, Leonia, New Jersey, 07605," consisting of one (1) sheet, prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated May 28, 2024, last revised July 30, 2024.
- Correspondence letter prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated July 31, 2024.
- Correspondence letter prepared by Leonia Fire Prevention Bureau, dated August 13, 2024.

INTRODUCTION

The subject site is located at the southeast corner of the intersection of Broad Avenue and Highwood Avenue and consists of approximately 13,746 SF. The applicant is proposing to expand the existing two (2)-family dwelling. Site improvements include construction of an enclosed living area, a stone platform, paver parking area and installation of new AC units. The site is located in the A-3 (Single-Family) Zone. The applicant has requested a use variance for expansion of an existing non-conforming use.

PLANNING AND ZONING

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

We offer the following comments:

GENERAL COMMENTS:

1. 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 40.5% (5,563 SF) to 41% (5,586 SF). The increase in impervious coverage and increase in stormwater runoff is minimal. Stormwater management measures are not required for the proposed improvements.

(NOT SATISFIED)

The revised plans show that there is a net decrease of 74 SF in the impervious area coverage. A breakdown of the existing and proposed impervious area coverage shall be provided.

2. The plan shows existing spot grades for the site. Proposed spot grades shall be provided for the curb around the paver parking area and proposed entry area.

(NOT SATISFIED)

Proposed top and bottom curb grades shall be provided for the curb around the paver parking area. Spot grades shall also be provided for the proposed ramp.

3. Construction details shall be provided for all proposed improvements including the pavers, asphalt restoration, and curb improvements.

(NOT SATISFIED)

This comment remains outstanding.

4. The applicant shall clarify if any improvements are proposed within the public right of way. If proposed, all applicable permits shall be obtained from the Borough prior to construction.

(ONGOING REQUIREMENT)

Street opening permit shall be obtained for the proposed driveway apron and concrete sidewalk from the Borough prior to construction.

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