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August 22, 2024

BRLEO24207

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

**RE: Engineering Review #1
Ike Kitman
147 Crescent Avenue
Block 1211, Lot 10
Borough of Bergen County, NJ
Application #: PB24-07**

Dear Board Members,

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

- Topographic Survey entitled "Tax Lot 10 – Block 1211, 147 Crescent Avenue, Borough of Leonia, Bergen County, New Jersey," consisting of one (1) sheet, prepared by Jeffrey S. Grunn, NJ, PLS, dated 02/28/2024.
- Two separate plans with proposed improvements shown on the above referenced topographic survey.
- Denial letter prepared by Zoning Official of Borough of Leonia, dated 05/08/2024.

INTRODUCTION

The subject site is located near the northwest corner of the intersection of Crescent Avenue and High Street and consists of approximately 0.22 acres. The site contains a two-story dwelling and an existing asphalt driveway. The applicant is proposing the addition of a detached garage and expansion of the existing driveway to the proposed garage. The site is located in the A-3 zone. The applicant has requested a variance for the buffer requirement of the proposed driveway. Only 0.5 feet of buffer has been proposed whereas minimum 3 feet is required.

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. A zoning table shall be added to the plan to determine compliance with the zoning requirements for the existing and proposed conditions. Any existing non-conforming conditions shall also be noted.
2. The applicant shall clarify if the existing shed will be relocated or removed from the property and indicate same on the plan with the new location if applicable.
3. The applicant is proposing to increase the impervious area coverage from 35.7% (2,248 SF) to 50% (2,898 SF). The plans shall be revised to note the maximum impervious area coverage permitted for this zone. The increase in impervious coverage will result in an increase in surface runoff for the proposed improvements. Stormwater management measures shall be provided.
4. A grading and drainage plan prepared by a licensed professional engineer shall be provided. The existing rock wall shall be shown to be removed. Corner spot elevations and finished floor elevation shall be provided for the proposed garage.
5. Construction details shall be provided for all proposed improvements including the proposed pavement. The applicant shall clarify if any additional site improvements are being proposed with this application.

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