

August 26, 2024

BRLEO24210

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

**RE: Engineering Review #1
 Rupal Mistry
 149 Prospect Street
 Block 1205, Lot 13
 Borough of Bergen County, NJ
 Application #: PB24-10**

Dear Board Members,

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

- Plans entitled “Proposed Additions, Mistry/ Levi Residence, 149 Prospect Avenue, Leonia, New Jersey 07605,” consisting of three (3) sheets, prepared by Peter F. Pulice RA, AIA, of Pulice / Williams Architects, dated July 29, 2024.
- Survey entitled “Tax Lot 13 – Block 1205, 149 Prospect Street, Borough of Leonia, Bergen County, New Jersey,” consisting of one (1) sheet, prepared by Andrew A. Schmidt, PLS, of Schmidt Surveying, dated April 13, 2023.
- Notice to appeal before the Planning Board, dated August 2, 2024.
- Denial letter prepared by Zoning Official of Borough of Leonia, dated August 2, 2024.

INTRODUCTION

The subject site is located on the northwest corner of the intersection of Prospect Street and Leonia Avenue and consists of approximately 0.17 acre. The site contains an existing two and a half-story dwelling, a front porch, a detached garage and an associated driveway from Leonia Avenue. The applicant is proposing a one-story addition (175 SF) to the existing dwelling and the addition of a covered porch in the rear yard (142.5 SF). The site is located in the A-3 zone.

- The proposed building coverage is 2,214.5 square feet (30.3%) whereas 1,827.25 square feet (25%) is permitted.

- 14.4 feet of front yard setback has been proposed whereas 25 feet is required (Existing nonconforming condition)

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 is proposing to increase the impervious area coverage from 47% (3,426 SF) to 48% (3,507.5 SF) whereas 50% is permitted. The increase in impervious coverage and increase in stormwater runoff is minimal. Stormwater management measures are not required for the proposed improvements.
2. Existing contours shall be shown. A proposed grading plan prepared by a licensed professional engineer shall be provided. Corner spot elevations and finished floor elevation shall be provided for the proposed one-story addition and proposed rear yard patio.
3. 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.

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