



C COSTA ENGINEERING CORPORATION

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Please Reply To:
325 So. River Street
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September 21, 2020

VIA EMAIL ONLY

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

**RE: Use Variance Preliminary & Final Site Plan – Kulite Semiconductor Products, INC.
Block 503, Lot 26
Schor Avenue
Borough of Leonia
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the plans prepared for the Use Variance Preliminary and Final Site Plan for the parking lot located at the southeast corner of Schor Avenue and Willow Tree Road. Plans were prepared by Stires Associates, P.A., 43 West High Street, Somerville New Jersey 08876. The site plan includes installing 44 new car lifts to almost double the parking in the parking lot.

MATERIALS REVIEWED:

We have reviewed the following site plans regarding the above referenced application:

1. Plans prepared by Stires Associates, P.A., 43 West High Street, Somerville New Jersey 08876.
 - ***“Cover Sheet – Kulite Semiconductor Products, INC. – Schor Avenue, Block 503, Lot 26, Borough of Leonia, Bergen County, New Jersey”*** sheet 1 of 3, dated November 4, 2019.
 - ***“Topographic Survey – Kulite Semiconductor Products, INC. – Schor Avenue, Block 503, Lot 26, Borough of Leonia, Bergen County, New Jersey”*** sheet 2 of 3, dated November 4, 2019.
 - ***“Site Plan – Kulite Semiconductor Products, INC. – Schor Avenue, Block 503, Lot 26, Borough of Leonia, Bergen County, New Jersey”*** sheet 3 of 3, dated November 4, 2019.

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ZONING REQUIREMENTS ZONE LI - INDUSTRIAL			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	40,000 SF	21,937 SF*	21,937 SF*
Minimum Lot Width	150 Ft.	114.53 Ft.*	114.53 Ft.*
Minimum Lot Depth	150 Ft.	285.36 Ft.	285.36 Ft.
Minimum Front Yard Setback	35 Ft.	7.33 Ft.	7.33 Ft. (V)
Minimum Rear Yard Setback	50 Ft.	N/A	N/A
Minimum Side Yard Setback	25 Ft.	15.56 Ft. (P)	15.56 Ft. (V)
Minimum Front Yard Setback (Accessory Structure)	35 Ft.	N/A	18 Ft. (V)
Minimum Rear Yard Setback (Accessory Structure)	50 Ft.	N/A	N/A
Minimum Side Yard Setback (Accessory Structure)	25 Ft.	N/A	23 Ft. (V)
Stall Size	10'x20'	8.5'x16'/8.5'x18 (P)	8.5'x16'/8.5'x18 (P)
Aisle Width	24'	21 (V)	21 (V)
Parking Setback	30	7.3 (V)	7.3 (V)

N/A = Not Applicable
(V) = Variance Required
* - Existing Condition
(P) – Variance Previously Granted

CONCERNS

- 1) Sewer: N/A
- 2) Storm Sewer: N/A
- 3) Lighting: A lightning plan has not been provided. The applicant should testify that the existing lighting is adequate for the addition of vehicle lifts.
- 4) Landscaping: No landscaping plan has been provided.
 - a. The area along Willow Tree Road and the east side of the property should be landscaped.

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CONCERNS

- 5) Water Service: N/A
- 6) Other Utilities: N/A
- 7) Traffic: The applicant should address the current/proposed ADA parking situation in the parking lot.
- 8) Grading: N/A
- 9) Miscellaneous: The applicant must provide information on the following:
 - a. ADA ramps at the intersection of Schor Avenue and Willow Tree Road should be made ADA compliant.
 - b. Concrete sidewalk shall be 5" thick with 5" ³/₄" of clean stone.
 - c. All concrete should be 4500 psi with polypropylene fibers sealed with sika guard 701W or approved equal.

APPROVALS REQUIRED

Furthermore, the applicant would be required to obtain additional approvals or waivers from the following:

- **Borough Police Department (REQUIRED)**
- **Borough Fire Department (REQUIRED)**
- **Borough Ambulance (REQUIRED)**
- **Borough Shade Tree (REQUIRED)**
- **Bergen County Soil Conservation (NOT REQUIRED)**
- **Bergen County Planning Board (NOT REQUIRED)**
- **NJDEP Waterfront Development (NOT REQUIRED)**

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APPROVALS REQUIRED

- NJDEP Stream encroachment permit (NOT REQUIRED)
- NJDEP Freshwater Wetlands (NOT REQUIRED)
- NJDEP Treatment Works Approval (NOT REQUIRED)
- NJDEP FHA Permit (REQUIRED)
- NJDEP Water Permit (NOT REQUIRED)
- Soil Moving Permit (NOT REQUIRED)

GENERAL COMMENTS AND REQUIREMENTS

1. Escrow fees must be posted to cover engineering review and inspection, legal expenses and DPW review and inspection.
2. Zoning requirements should be reviewed by the Zoning Official.
3. Specifications for curb, driveway and sidewalk construction must be followed per Resolution.
4. As-built drawings for the on and off-site sanitary sewers, storm drains, roadways must be furnished to the Building Department, Department of Public Works and Borough Engineer, prior to the release of any certificate of occupancy.
5. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
6. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be required or replaced
7. The applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.
8. Two full sets of plans showing all site work including lighting and landscaping signed by the chairman and secretary of the land use board must be submitted to this office, construction code official, borough clerk, DPW director prior to the start of any work.
9. A pre-construction meeting must be held with representatives of this office, building department, and director of the DPW prior to the commencement of work on this site.
10. The applicant must provide a minimum of forty-eight (48) hours notice of any inspections.

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Based upon our review of the above referenced documents, the application is deemed complete and can be scheduled for the next available hearing.

We reserve the right to perform additional reviews and provide comments on this application pursuant to the testimony presented at the public hearing and/or the submittal of revised plans.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.
Leonias Planning Board Engineer

cc: Alyson Lazarus, Borough of Leonia
Mark Moeller, Construction Code Official
Dan Melfi, Zoning Official
Dan Steinhagen Esq.- Planning Board Attorney (Via email only)
Francis X. Regan, Decotis Law