

August 10, 2020

Planning Board
Borough of Allenhurst
125 Corlies Avenue
Allenhurst, NJ 07711

**Re: Power Station at Allenhurst, LLC
312-324 Hume Street
Lot 1, Block 18
Borough of Allenhurst
Our File: ALPB 18-03**

Dear Board Members:

Our office has received and reviewed an application for Planning Board approval in conjunction with the above referenced project. The following documents have been reviewed:

- A black and white aerial picture of the property and consisting of one (1) page, with no date.
- Different street view of the property and consisting of seven (7) pages, with no date.
- A copy of survey of property consisting of one (1) sheet prepared by Robert H. Morris, P.L.S. of Nelson Engineering Associates, Inc., dated June 12, 2018, with no revisions.

The application has been deemed **COMPLETE**. We have completed our engineering review of the submitted application and report as follows:

1. Property Description

- A. The subject property is located at 312-324 Hume Street (Lot 1, Block 18 on the current tax map) and contains 2.187 Acres (95,257 square feet). The redevelopment plan identifies the site as the JCP&L Garage Site.
- B. The lot currently has a one-story masonry building with paved parking lot.
- C. The Applicant's application indicates the demolition of the existing one-story brick warehouse building onsite. The reason for the removal of the building is to proceed with certain environmental remediation. No other improvements are being proposed at this time. The property is intended to be remediated and then redeveloped consistent with the Main Street Redevelopment Plans.

- D. The Main Street Redevelopment Plan (Appendix A, Powers and Review Procedures, page 18, paragraph 4.A.) requires the issuance of a Certificate of Appropriateness by the Planning Board for the demolition of a building or structure, or portions thereof, including, but not limited to roofs of houses, roofs of dormers, roofs of Porte-cochere, roofs of towers, roofs of balconies, parapets/pediments, porch roofs, or the frame of non-linear, oval or Palladian windows. The Applicant is requesting approval for a Certificate of Appropriateness from the Planning Board.
- E. In accordance with the zoning determination, the project requires a Certificate of Appropriateness.

2. Zoning and Land Use

- A. The property is located in the Main Street Redevelopment Plan, the demolition of the existing building and the intended remediation of the site will allow for the future redevelopment consistent with the Main Street Redevelopment Plan.
- B. The demolition of the building is an abandonment of the use and intends to propose a permitted use. The application for demolition of the building does not require any variances or design waivers.

3. Site Comments

- A. The Applicant should provide a demolition plan indicating the limits of work and disturbance. Also, the Applicant should provide the materials being removed for the property.
- B. The Applicant should provide a timeline on the demolition of the building and the hours of operation.
- C. The Applicant should provide a timeline on the removal of the debris from the property and a schedule for the hours of operation. A truck route for the removal of the debris from the property should also be provided.
- D. The Applicant should provide testimony on the stockpiling of the material on property.
- E. The Applicant should provide testimony on the site security and fencing. If fencing is proposed, then the height, type, and how it will be secured to the ground should be provided.
- F. The Applicant is removing the building and should address stormwater management of the site during the demolition process.

4. **General Comments**

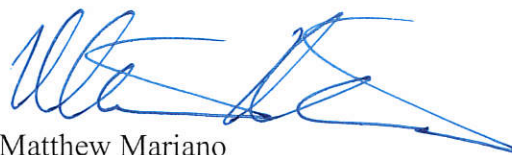
- A. The approval is subject to compliance with all federal, state, and local rules, regulations, laws and/or ordinances, and the procurement of any required governmental approval or permits required in connection with this application.
- B. The Applicant should provide information that the taxes are currently paid.
- C. Granting of any required Borough construction permits.

Our office reserves the right to provide additional comments upon receipt of revised development plans.

Should you have any questions, or require additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matthew Mariano
Technical Review Specialist

DMH:mfl

cc: Alison Gavin, Board Secretary
Erik Anderson, Esq., Board Attorney
Peter R. Avakian, Board Engineer
Steven P. Gouin, Esq., Applicant's Attorney
Power Station at Allenhurst, LLC, Applicant

AL/PB/18/18-03a