

July 15, 2020

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

**Re: Isaac E. Ash Residence
45 Norwood Avenue
Lot 12, Block 17
Borough of Allenhurst
Our File: ALPB 20-01**

Dear Board Members:

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

- Survey of Property for 45 Norwood Avenue, Lot 12, Block 17, consisting of one (1) sheet prepared by Robert H. Morris, P.L.S., of Nelson Engineering Associates, Inc. dated November 11, 2019, with no revision date.
- Demolition/Pool Plot/Grading Plan for 45 Norwood Avenue, Lot 12, Block 17 consisting of five (5) sheets prepared by David H. Boesch, L.L.A. and Matthew R. Dubois, P.E., of Nelson Engineering Associates, Inc. dated January 28, 2020 last revised February 18, 2020.
- Architectural Plans for “The Belden Estate, 45 Norwood Ave, Allenhurst, NJ” consisting of eighteen (18) sheets prepared by Francine Monaco AIA of D’Aquino Monaco, Inc.

*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 45 Norwood Avenue (Lot 12, Block 17) with dual frontage. 173.07 feet of frontage on Norwood Avenue and 240.0 feet of frontage on Elberon Avenue. The property contains 38,537 sq. feet. The property is approximately 173.03 ft. in width by 215.58 ft. in depth.

- B. The lot currently has a 4,118 square foot (first floor area) and two and one-half story single-family home and an existing one story 585 square foot garage.
- C. The Applicant is proposing to construct the following exterior improvements: (Reported Coverage Calculation)

	Existing	Proposed	Demolition	Addition
House/Porches/Steps/Window Wells	5,200 sq. ft.	6,063.1 sq. ft.	--	863.1 sq. ft.
Garage	585.3 sq. ft.	891.3 sq. ft.	--	306.0 sq. ft.
Pool	445.0 sq. ft.	--	--	--
Pool Patio/Walkways/Concrete Pads	2,091.0 sq. ft.	2,406.6 sq. ft.	130.3 sq. ft.	--
Driveway East of Porte Cochere	1,925.7 sq. ft.	1,691 sq. ft.	234.7 sq. ft.	--
Driveway West of Porte Cochere	2,513.0 sq. ft.	3,336.4 sq. ft.	--	823.4 sq. ft.
Spa and Pavers	120.9 sq. ft.	--	120.9 sq. ft.	--
HVAC Equipment	41.2 sq. ft.	22.0 sq. ft.	19. 2 sq. ft.	--
Pool Equipment	9 sq. ft.	--	9 sq. ft.	--
Outdoor Shower	--	50.0 sq. ft.	--	50.0 sq. ft.
Stepping Stone Pathways	--	601.8 sq. ft.	--	601.8 sq. ft.
Total	12,932.0 sq. ft.	15,062.20 sq. ft.	514.10 sq. ft.	2,644.30 sq. ft.

The Applicant proposes to increase impervious surfaces by 2,130.2 square feet as outlined above.

- D. In accordance with the zoning determination this project has been deemed a major alteration requiring a Certificate of Appropriateness.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential District and single-family dwellings and detached garages are a permitted principal use in this zone district.
- B. The proposed improvements require Planning Board and Historic Preservation approval for a Certificate of appropriateness (Major Alteration).

3. **Variiances and Design Waivers**

- A. Bulk Requirements for yard and principal dwelling:
 - 1) An analysis of the bulk requirements of the R-1 Residential District for the yard area and principal dwelling are as follows:

Bulk Requirements	Permitted	Existing	Proposed
Lot Area	14,000 sq. ft.	38,537 sq. ft.	38,537 sq. ft.
Minimum Lot Frontage	100 ft.	173.07 ft.	173.07 ft.
Minimum Lot Width	100 ft.	172.0 ft.	172.0 ft.
Minimum Lot Depth	140 ft.	215.58 ft.	215.58 ft.
Minimum Front Yard Setback (50 ft. or Avg.) Norwood Avenue	50 ft.	100.2 ft.	100.2 ft.
Minimum Front Yard Setback (50 ft. or Avg.) Elberon Avenue	50 ft.	53 ft.	53 ft.
Minimum Front Yard Setback (Porte Cochere)	50 ft.	36 ft. (NC)	36 ft. (NC)
Minimum Side Yard Setback (10% lot width or 5 ft. one side)	17.2 ft.	46.4 ft.	46.4 ft.
Minimum Combined Side Yard Setback (30% lot width)	51.60 ft.	N/A	N/A
Minimum Rear Yard Setback (20% lot depth)	20% of 215.58 = 43.12 ft.	38.6 ft. (NC)	38.6 ft. (NC)
Maximum Building Coverage	38,537 sq. ft. x 20% = 7,707.4sq. ft.	10.69% 4,118 sq. ft.	12.16% 4,687 sq. ft.
Maximum Impervious Coverage	38,537 sq. ft. x 40% = 15,414 sq. ft.	33.57% 12,932 sq. ft.	39.09% 15,062 sq. ft.
Building Height	2.5 stories/35 ft.	2.5 stories/42.7 ft. (NC)	2.5 stories/42.7 ft. (NC)
Minimum First Floor Area	1,100 sq. ft.	4,118 sq. ft.	4,687 sq. ft.
Minimum Gross Floor Area	2,200 sq. ft.	(NR)	(NR)
Maximum Porch Projection	10 ft.	0 ft.	0 ft.

(V) indicates a variance required (NC) indicates an existing non-conformity (NR) indicates not reported

B. Garage -An analysis of the bulk requirements of the R-1 Residential District for the garage as follows:

Garage	Permitted	Existing	Proposed
Minimum Side Yard Setback	2.6 ft.	4.0 ft.	10.1 ft.
Minimum Rear Yard Setback	3.6 ft.	4.0 ft.	7.0 ft.
Percentage of Rear Yard Area	35%	8.1%	12.4%
Minimum Garage Width	18 ft.	24.5 ft.	10.1 ft.
Minimum Garage Depth	18 ft.	24 ft.	7.0 ft.

C. Ordinance Section 26-4.4.g.3 (revised under Ordinance #2017-12) requires that the garage area shall not exceed thirty-five (35%) of the required rear yard area.

Our office calculates the following:

Total rear yard area = 7,190 SF
 Allowable garage coverage = 2,517 SF
 Existing detached garage = 585.3 SF
 Proposed detached garage = 891.3 SF

The Applicant complies with the ordinance regulation.

- D. Pool – An analysis of the bulk requirements of the R-1 Residential District for the pool is as follows:

Pool	Permitted	Existing	Proposed
Maximum Water Surface Area	800 sf.	445.9 sq. ft.	675 sq. ft.
Minimum Distance to Structure	10 ft.	5 ft. (NC)	10 ft.
Minimum Distance to Rear Property Line	25 ft.	42 ft.	49.5 ft.
Minimum Distance to Side Property Line	25 ft.	25.2 ft.	10.2 ft. (V)
Ocean High Water Mark	250 ft.	1,400 ft.	1,400 ft.
Street Curb – Elberon Avenue	100 ft.	154.1 ft.	131.8 ft.

(V) indicates a variance is required (NC) existing non-conformity

- E. Impervious Coverage Summary

	Existing	Proposed
Building Coverage =	4,118 SF	4,687 SF
Impervious Coverage =	12,932 SF	15,062 SF

Allowed by ordinance:

Building Coverage	38,537 SF x 20% = 7,707 SF
Impervious Coverage	38,537 SF x 40% = 15,415 SF

The Applicant is proposing an increase in impervious coverage addition of 2,130 square feet.

Testimony should be provided due to the complexity of the impervious surface’s improvements; our office recommends an asbuilt plan with calculations to confirm the project’s compliance prior to final CO.

- F. The Applicant proposes the following floor layout:

Basement:	storage, closet, mechanical
1 st floor:	reception, den, entry, living room, stair/hall, closet, powder room, kitchen, dining room, solarium
2 nd floor:	(4) bedrooms, (4) full baths, master bedroom w/ensuite bathroom, (4) open porches
3 rd floor	(5) bedrooms, (4) full baths, (1) half bath, laundry, hall

In accordance with Ordinance 26-4.4.a - testimony shall be provided to address living and habitable space not to exceed three (3) stories. The basement space should be discussed.

4. **Swimming Pool**

A. The Applicant is proposing the following pool design parameters:
Testimony to be provided on the proposed design.

- 1) Ordinance Section 26-5.11.c – No pool shall be constructed at an elevation greater than twelve (12) inches higher than the unaltered existing ground elevation.
- 2) Ordinance Section 26.5.11.j.5 - the Applicant shall ensure the bottom of the pool will be set two (2) feet above the seasonal high-water table (SHWT).
- 3) Ordinance Section 26-5.11.d – the pool will be constructed 10 feet from the building.
- 4) The Pool Equipment shall be indicated on the plan.

B. The following notes shall be added to the plans:

- 1) Pool footprint shall not encroach on any existing overhead wires with a minimum of a five (5) foot buffer or more as may be required by utility company.
- 2) Prior to any construction activities, the Applicant shall call for utility service mark out.

C. The following testimony should be provided:

The Applicant shall address that proposed grading will have no impact on adjacent properties (Ordinance Section 26-5.11.j.2)

- Ordinance Section 26-5.11.f states pool water may not be discharge at the curb or upon the surface of any street or into the storm sewer.
- The ultimate discharge of all site water runoff and that there is no negative impact.

5. **Garage Structure**

A. The Applicant proposes to completely demolish the existing 585.3 sq. ft, two (2) car garage and replace it with an 891.3 sq. ft. two-story garage with basement.

In accordance with Ordinance 26-11.9.d, with respect to an application for demolition, no building, accessory building or garage within the district shall be demolished without being condemned by standard procedures or unless it:

- 1) Is not feasible to restore it in conformance with the design guidelines; or

- 2) It can be shown that the building, accessory building or garage has no significant architectural or historic value. The historic register indicates the garage was built after 1950.

Testimony to be provided.

- B. Testimony shall be provided to address garage alterations and how these alterations comply with the ordinance.

Ordinance Section 26-11.9

Section 26-11.9.a – Every reasonable effort should be made to provide a compatible architectural appearance for buildings, accessory buildings or garages, which will require minimum alteration to the building, accessory building or garage.

Section 26-11.9.b – Rehabilitation of any buildings, accessory buildings or garages should not substantially alter the distinguishing qualities or visual character of the building, accessory building or garage.

Section 26-11.9.f – All buildings, accessory buildings or garages should be recognized as products of their own time. Alterations to create an appearance inconsistent with the original character of the building, accessory building or garage should be discouraged.

6. **Site Grading/Drainage/Lighting**

- A. In order to promote groundwater recharge, we recommend all roof leaders be connected to the proposed drywell system for *all* proposed additions.
- B. The Applicant should provide a soil log location on the plan along with permeability test for the underground drywell system. The subsurface soil must be capable of infiltration rates proposed. This information has been provided on the grading plan. **Testimony to be provided.**
- C. Ordinance Section 26-4.4.k requires the following:

Bedrooms	Number of Parking Spaces
10	6

- D. Lighting and illumination plan must be submitted. Ordinance Section 26-5.11.j.3 - All illumination used in connection with any pool shall be directed and shielded so as to avoid annoyance or nuisance to the occupants of adjacent and neighboring properties and shall be subject to the approval of the Zoning Officer and/or the Allenhurst Planning Board.

Testimony should be required to address the total proposed bedrooms parking available onsite for the residential lot.

7. **General Comments and Historic Review**

- A. The Applicant has applied for a Certificate of Appropriateness under Ordinance Section 26-11.8.a for compliance with architectural standards.
- B. Under Appendix A of the “Design Guidelines for the District – Historic Preservation Ordinance 2003-05” the subject property is classified as HL (Historic Landmarks), having been built by 1905. The Applicant shall provide testimony on the following for Certificate of Appropriateness:
- 1) Proposed exterior walls and surface treatment material
 - 2) Proposed windows
 - 3) Proposed doorways and porches
 - 4) Proposed trim
 - 5) Proposed railing
 - 6) Proposed roof
 - 7) Exterior painting
 - 8) Site utilization – New construction including additions, should follow a pattern of site utilization similar to adjacent buildings.
 - 9) Rhythm & directional emphasis – New construction, including additions, should be compatible with the rhythm of neighboring buildings along the street. Rhythm is defined as the relationship of buildings to open space along the street, the relationship of solids to voids on building facades, and the relationship of entrance and porch projections to the street.
 - 10) Building element – The various individual elements of a building (for example, roof, windows, doors, porches and trim, etc.) should be carefully integrated into the overall design of new construction and any addition. These elements also should complement those on neighboring buildings.
 - 11) Mechanical systems – Placement of mechanical equipment obscure from view. Current placement is behind the garage, ten feet from side lot line.
 - 12) Compatibility of new construction – noise for mechanical equipment should be addressed.
 - a) Consistent with major architectural style. (possess at least five (5) major architectural elements consistent with major architectural style in the Borough)

Testimony should address the type of material to be utilized and how new material will match existing.

C. In accordance with the Borough of Allenhurst historic register:

205 Elberon Avenue [45 Norwood avenue] (C)

Block 17/Lot 12

Style: Colonial Revival

Outbuildings: 1-story, 2-car, side-gabled, frame garage with asphalt shingles on roof, replacement siding, and replacement doors. Garage built after 1950 (Sanborn: 1950) (NC)

Detached, 2 ½ - story, 5-over-3-bay, side-gabled, frame residence; asphalt shingles on roof with pedimented gable ends, wood clapboard siding with a wide frieze, a dentillated cornice, and full-height, semi-attached corner Ionic columns; main façade dominated by a Greek temple front of a slightly projecting central bay flanked by full-height engaged columns under pedimented dormer; large gabled attic dormer with Palladian window on front roof slope flanked by two, smaller gabled attic dormers with return cornices and rounded arch windows; two smaller dormers on rear roof slope and side roof slopes of 2 ½ - story, cross-gabled, frame ells to the rear that are constructed on an angle from main block; frame front porch under second floor overhang, supported by heavy Doric columns and heavy squared corner Ionic columns; 1-story, frame, narrow porte-cochere on south façade; 1-story, frame side porch on north façade; windows are 1/1 replacement sashes with wood surrounds and multi-paned/1 wood sashes; two internal corbelled brick chimneys. House built circa 1896 (Rogers, 1896; Coast Land Co., 1900:23).

D. In accordance with Ordinance Section 26-11.8.b.4 – In the case of an application for a partial or total demolition, a cost estimate (as defined herein) to rehabilitate/restore the building, accessory building or garage or part thereof sought to be demolished and a cost estimate (as defined herein) of the proposed demolition and replacement. The Applicant shall provide a cost estimate and testimony.

E. The following general notes shall be added to the plan:

- 1) Existing curb and slate sidewalk along the frontage will be replaced in found in poor condition in front of the temporary construction entrance.
- 2) Ordinance 26-10 – “No building, construction, reconstruction, remodeling or repairs shall be made, undertaken or continued within the limits of the Borough between June 30 and Labor Day and on the following holidays: Thanksgiving Day and Christmas Day. No

power tools such as power sanders, chain saws, power saws, nail guns, etc. shall be allowed during this moratorium.

F. The following details shall be added to the plans:

- 1) Proposed pool cross section
- 2) Proposed patio
- 3) Screening for mechanical equipment (planting details)
- 4) The Applicant should provide information that taxes are currently paid.
- 5) Granting of any required 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

MM:mcs

cc: Peter R. Avakian, P.E., Planning Board Engineer
Jennifer Krimko, Esq., Applicant's Attorney
David Boesch, LLA, Applicant's Engineer
Francie Monaco, AIA, Applicant's Architect
AL/PB/20-01 45 Norwood Avenue