

February 12, 2020

*Revised July 13, 2020*

*Revised September 3, 2020*

*Revised September 10, 2020*

*Revised October 29, 2020*

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

**Re: Fallas Residence  
23 Elberon Avenue  
Lot 18, Block 2  
Borough of Allenhurst  
Our File: ALPB 19-15**

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:

- Architectural Plan consisting of six (6) sheets prepared by Robert A. Hazelrigg, AIA, of Robert A. Hazelrigg & Associates, PC dated October 8, 2019 *last revised September 30, 2020.*
- *Survey of Property, 23 Elberon Avenue, Lot 18, Block 2 prepared by Charles Surmonte, P.E., P.L.S. dated August 1, 2019, with no revision date.*

*Additional comments with regard to revised plans are noted in bold and italic "type".*

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 23 Elberon Avenue (Lot 18, Block 2 on the current Tax Map) and contains 9,878 square feet. The property is 70 feet in width by 141 feet in depth.
- B. The lot currently has a 4,492 square foot (gross floor area) single-family one and one-half story home and ±412 square foot one story detached garage.
- C. The Applicant is proposing to construct the following exterior improvements:
  - ±732 sq. ft. 2nd-story addition
  - ***±732 sq. ft. 3<sup>rd</sup> story addition***
- D. The Applicant proposes to add an additional 2<sup>nd</sup> story to the house for a total of 3 stories of living space. The home has been classified as "Historic Landmarks" within the historic preservation ordinance, being built between 1890 and 1896.

E. In accordance with 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.

**3. Variances 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.	9,878 sq. ft.	No change
Minimum Lot Frontage	100 ft.	70 ft.(NC)	No change
Minimum Lot Width	100 ft.	70 ft. (NC)	No change
Minimum Lot Depth	140 ft.	141 ft.	No change
Minimum Front Yard Setback (50 ft. or Avg.) <b>Elberon Avenue</b>	50. ft. or avg.	24.7 27.66 ft.	No change
Minimum Front Yard Setback (50 ft. or Avg) <b>Ocean Avenue</b>	50 ft. or avg.	24.15 22.25 ft.	No change
Minimum Side Yard Setback (10% Lot Width or 5 ft. one side)	5 ft. (1 side) or (10% of 70 ft. = 7 ft.)	10.4 ft.	No change
Minimum Combined Side Yard Setback (30% Lot Width)	30% of 100 =30 ft.	(NA)	NA
Minimum Side Yard Setback (40% of bldg. height at eve) (east)	40% of building height 31.5 ft. = 12.6 ft.	12.2 ft.	No change
Minimum Rear Yard Setback (20% Lot Depth)	20% of 140 ft. = 28 ft.	45.94 44.5 ft.	No change
Minimum Rear Yard Setback Principal Dwelling height at eve	120% of 31.2 31.5 ft. = 37.44 37.80 ft.	45.94 44.5 ft.	No change.
Maximum Building Coverage	9,878 x 20% = 1,976	<del>3,299</del> 3,335 sf 33.4 33.7% (NC)	<del>34.6 37</del> 34.5% <del>3,422 3,661</del> 3,703 3,421 sf (V)
Maximum Impervious Coverage	9,878 x 40% = 3,451 3,951	5,166 sf 52.3% (NC)	<del>5,289 5,528</del> 5,440 sf 53.5 55.9 55.7% (V)
Building Height	2 1/2 stories/ 35 ft.	3 story/ 45 ft. (NC)	No change.
Minimum First Floor Area	1,100 sq. ft.	1,894 sq. ft.	1,894 sq. ft.
Minimum Gross Floor Area	2,200 sq. ft.	4,492 sq. ft.	4,492 sq. ft.
Maximum Porch Projection <b>Ocean Avenue</b>	10 ft.	10 7.77 ft.	No change
Maximum Porch Projection <b>Elberon Avenue</b>	10ft.	11.1 ft.(NC)	No change

(V) indicates a variance required (NC) indicates an existing non-conformity (NA) indicates not applicable

- B. Ordinance Section 26-4.4.b (revised under Ordinance #2017-12) requires every front yard shall have an established landscaped green space (such as lawn, vegetative ground cover, bushes, trees, etc., but not any landscape or impervious surface) of not less than eighty percent (80%) of the total front yard area remaining after deducting that portion of the front yard area that contains a front porch and any stairs leading to the front porch.

Our office calculates the following (**Elberon Avenue**):

Total front yard = 1,729 square feet (24.7 ft. \* 70 ft.)  
Front covered porch = ~~420.4~~ **457** square feet

Total front yard  
after deduction = ~~1,308.60~~ **1,272** square feet

80% of ~~1,308.60~~ **1,272** = ~~1,046.88~~ **1,017** square feet minimum required

Front yard area = ~~1,308.60~~ **1,272** square feet **Complies**

Our office calculates the following: (**Ocean Avenue**):

Total front yard area = 3,404 square feet (24.14 ft. \* 141 ft.)  
Front covered porch = ~~862.4~~ **314** square feet  
Steps = 60 square feet

Total front yard  
after deduction = ~~2,482~~ **3,030** square feet

80% of ~~2,482~~ **3,030**sq. ft. = ~~1,986~~ **2,424** square feet

Total front yard = ~~2,482~~ **3,030** square feet  
Front yard driveway = 381 square feet  
Walkway = 70 square feet

= ~~2,031~~ **2,579** square feet **Complies**

Both front yards are compliant with the ordinance.

- 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 = 1,960 square feet (28 ft. x 70 ft.)  
Allowable garage coverage = 686 square feet  
35% of 1,960 sq. ft.

Existing detached garage = 412 square feet (21%)

The detached garage complies with the ordinance.

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

Garage	Permitted	Existing
Minimum Side Yard Setback	3.5 ft.	1.5 ft.(NC)
Minimum Rear Yard Setback	3.5 ft.	1.9 ft. (NC)
Percentage of Rear Yard Area	35%	21%
Minimum Garage Width	12 ft.	18.5 ft.
Minimum Garage Depth	20 ft.	22.3 ft.
Minimum Driveway Width	9 ft.	18.7 ft.

(NC) indicates an existing non-conformity

E. Impervious Coverage Summary

	Existing	Proposed
Building Coverage =	<del>3,299</del> 3,335 SF (33.4-33.7%)	<del>3,422 3,661 3,703</del> 3,421 SF (34.6-37.34.5%)
Impervious Coverage=	5,166 SF (52.3%)	<del>5,289 5,528</del> 5,440 SF (53.5-55.9-55.7%)
Allowed by ordinance:		
Building Coverage	9,878 SF x 20% = 1,976 SF	
Impervious Coverage	9,878 SF x 40% = 3,951 SF	

As indicated with the zoning table, *with modification*, the Applicant will require ~~two (2)~~ one (1) variance for building and lot coverage coverage. Lot coverage will remain existing non-conforming.

The Applicant shall address alternate design which will decrease both variance conditions.

Testimony should be provided due to the complexity of the impervious surfaces' 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: not provided – *Testimony to be provided.*
- 1<sup>st</sup> Floor: breakfast, family room, kitchen, dining room, foyer, living room, covered porch, ~~open porch~~
- 2<sup>nd</sup> Floor: (6) bedrooms, (3) full baths
- 3<sup>rd</sup> Floor: roof deck *with covered roof deck*, family room, (2) bedrooms, (1) full bath, master bedroom w/ ensuite bathroom, *closet, (1) full bathroom*

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

**4. 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.

*Existing Building Coverage 33.7%      Proposed Building Coverage 34.5%*

- 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.
- C. Ordinance Section 26-4.4.k requires the following:

Bedrooms	Number of Parking Spaces
9	6

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

**5. 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 before 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. ~~(not shown on plot plan)~~ ***Air conditioning units will be adjacent to Lot 17.***
- 12) Compatibility of new construction
  - 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:

23 Elberon Avenue (C)

Style: Shingle with Colonial Revival influence

Outbuildings: 1-story, oversized 1-car, pyramidal roof, frame garage with asphalt shingles on roof and replacement siding. Garage built between 1905 and 1930 (Sanborn: 1905, 1930) (C)

Detached 2 ½ story, 3-bay, side-gabled, frame residence; asphalt shingles on roof, replacement siding with slight flaring at the second and third floor juncture; large, gabled attic dormer with double window and projecting central bay beneath is flanked by two smaller pedimented dormers on front roof slope; cross-gabled rear roof slope with one large attic dormer with three windows flanked on the south by one smaller pedimented dormer; 2-story, semi-circular bay window on front façade; central, second floor window pair with shared lintel; hipped roof, frame front and side porch supported by slender Doric columns with a pedimented gable over main entry bay; south gable end with enclosed peak and Palladian window below, above semi-circular south façade wall; 1-story, flat roofed, frame ell with internal corbelled brick chimney on north façade; second floor sleeping porch on rear façade; one internal corbelled brick chimney along the main roof ridge. House built between 1890 and 1896 (Sanborn: 1890; Rogers: 1896)

D. 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.

*Notes have been added to the plan sheet A1-0.*

- 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.

*Notes have been added to the plan sheet A1-0*

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

- 1) Screening for mechanical equipment (planting details)
- 2) The Applicant should provide information that taxes are currently paid.
- 3) 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: Kelly Barrett, Board Secretary  
Erik Anderson, Esq., Board Attorney  
Peter R. Avakian, Board Engineer  
Robert D. Farber, Esq., Applicant's Attorney  
Robert Hazelrigg, AIA, Applicant's Architect

AL/PB/19/19-15c