

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E., P.P., CPWM
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E.

December 9, 2020

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

**Re: Cedar Ave LLC
303 Cedar Avenue
Lot 7, Block 9
Borough of Allenhurst
Our File: ALPB 20-**

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 five (5) sheets prepared by Anthony J. Ercolino, AIA, of Passman Ercolino Architects, PC dated November 3, 2020, with no revision date.
- Survey of Property for 303 Cedar Ave LLC, 303 Cedar Avenue, Lot 7, Block 9 prepared by Charles Surmonte, P.E. & P.L.S. dated February 25, 2020, with no revision date.
- Front Yard Setback Plan, Block 9, North Side of Cedar Avenue, prepared by Charles Surmonte, P.E. & P.L.S. dated September 9, 2020, with no revision date.

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 303 Cedar Avenue (Lot 7, Block 9 on the current Tax Map) and contains 7,500 square feet. The property is 50 feet in width by 150 feet in depth.
- B. The lot currently has approximately 2,264 square foot (gross floor area) single-family two-story home and ±363 square foot one story detached garage.
- C. The Applicant is proposing to construct the following exterior and interior improvements:
 - ±697 sq. ft. basement renovation
 - ±95 sq. ft. first floor bath/pantry renovation

PHONE (732) 922-9229 FAX (732) 922-0044

- ±144 sq. ft. patio area
- ±507 sq. ft. patio demolition
- ±57 sq. ft. 2nd floor bath renovation
- ±363 sq. ft. garage in kind repair

- D. The home has been classified as “Key Landmarks” within the historic preservation ordinance, being built between 1905 and 1941.
- 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-2 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-2 Residential District for the yard area and principal dwelling are as follows:

| Bulk Requirements | Permitted | Existing | Proposed |
|---|--|-------------------------|---------------------|
| Lot Area | 7,500 sq. ft. | 7,500 sq. ft. | No change |
| Minimum Lot Frontage | 50 ft. | 50 ft. | No change |
| Minimum Lot Width | 50 ft. | 50 ft. | No change |
| Minimum Lot Depth | 150 ft. | 150 ft. | No change |
| Minimum Front Yard Setback (50 ft. or Avg.) | 38.8 ft. avg. | 39.8 ft. | No change |
| Minimum Side Yard Setback (10% Lot Width or 5 ft. one side) | 5 ft. (1 side) or (10% of 50 ft. = 5 ft.) | 3.4 ft. (NC) | No change |
| Minimum Combined Side Yard Setback (30% Lot Width) | 30% of 50 = 15 ft. | 19.4 ft. | 16 ft. |
| Minimum Side Yard Setback (40% of bldg. height at eve) | 40% of building height 19.5 ft. = 7.8 ft. | 78.7 ft. | No change |
| Minimum Rear Yard Setback (20% Lot Depth) | 20% of 150 ft. = 30 ft. | 78.7 ft. | No change |
| Minimum Rear Yard Setback Principal Dwelling height at eve | 120% of 23.4 ft. = 19.5 ft. | 78.7 ft. | No change. |
| Maximum Building Coverage | 7,500 x 20% = 1,500 | 1,469.4 sf 19.6% | 1,112.3 sf 14.8% |
| Maximum Impervious Coverage | 7,500 x 40% = 3,000 | 3331.8 sf 44.4% (NC) | 2,965.5 sf 39.9% |
| Building Height | 2 1/2 stories/ 35 ft. | 2 story/ 26.6 ft. | No change. |
| Minimum First Floor Area | 825 sq. ft. | 870 sq. ft. | No change |
| Minimum Gross Floor Area | 1,650 sq. ft. | 1,567 sq. ft. (NC) | 2,264 sq. ft. |
| Maximum Porch Projection | 10 ft. | 6.8 ft. | No change |

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

B. Bulk requirements for detached garage:

An analysis of the bulk requirements of the R- Residential District for the garage are as follows:

| Garage | Permitted | Existing |
|-------------------------------|-----------|--------------|
| Minimum Side Yard Setback | 3.5 ft. | 3.7 ft. |
| Minimum Rear Yard Setback | 5.2 ft. | 5.2 ft. |
| Percentage of Rear Yard Areas | 35% | 25% |
| Minimum Garage Width | 12 ft. | 18 ft. 2 in. |
| Minimum Garage Depth | 20 ft. | 20 ft. |
| Minimum Driveway Width | 9 ft. | 7.7 ft. (NC) |

(NC) existing non-conformity

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. The Applicant proposes 375.4 sq. ft. (25%) which conforms to the Borough ordinances.

D. Impervious Coverage Summary

| | Existing | Proposed |
|-----------------------|-------------------------|---------------------|
| Building Coverage = | 1,469.4 SF (19.6%) | 1,112.3 SF (14.8 %) |
| Impervious Coverage = | 3,331.8 SF (44.4% (NC)) | 2,965.5 SF (39.9%) |
| Allowed by ordinance: | | |

| | |
|---------------------|---------------------------|
| Building Coverage | 7,500 SF x 20% = 1,500 SF |
| Impervious Coverage | 7,500 SF x 40% = 3,000 SF |

The Applicant complies with the Borough ordinance.

E. The Applicant proposes the following floor layout:

| | |
|------------------------|---|
| Basement | laundry, (2) bedrooms, utility room, living area (1) full bathroom – (All spaces in basement are proposed) |
| 1 st Floor | dining room, living room, kitchen ,den, pantry, (1) full bathroom (proposed) |
| 2 nd Floor: | (4) bedrooms, (1) full bath |

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

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

| Bedrooms | Number of Parking Spaces |
|----------|--------------------------|
| 6 | 4 |

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

4. 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 KEY (Key Landmarks), having been built between 1905 and 1941. The Applicant shall provide testimony on the following for Certificate of Appropriateness:

Under this application the Applicant proposes new egress window wells for proposed bedrooms and living areas in the basement . The Applicant shall address the following concerns:

For the single-family home improvements:

- 1) Proposed exterior walls and surface treatment material where new windows are to be installed:
- 2) Proposed window wells

For the garage

- 3) For proposed doorways
- 4) Proposed siding
- 5) Proposed roof

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:

303 Cedar Avenue (C) Block 9/Lot 7

Style: Dutch Colonial Revival

Outbuildings: 1-story, 1 car, hipped roof, frame garage with asphalt shingles on roof, exposed rafter ends, and vinyl siding. (C)

Detached 2 story, 3-bay, gambrel roof, frame residence; asphalt shingles on roof, vinyl siding; full-width second floor dormer; frame front porch with squared columns on brick piers and brick steps; windows are 1/1 and 6/1 wood sashes with paneled shutters; one external stuccoed chimney flanked by attic windows; shed-roofed ell to the rear. House and garage built between 1905 and 1930 (Sanborn: 1905, 1930)

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

- 1) 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.

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

- 1) The Applicant should provide information that taxes are currently paid.
- 2) 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: Alison Gavin, Board Secretary
Erik Anderson, Esq., Board Attorney
Joseph McGrath, Zoning Officer
Peter R. Avakian, P.E., Board Engineer
Jennifer Krimko, Esq., Applicant's Attorney
Anthony J. Ercolino, AIA, Applicant's Architect

AL/PB/20/20-