

July 9, 2018

Revised June 12, 2019

Revised August 17, 2020

Revised January 13, 2021

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

**Re: Amended Certificate of Appropriateness
Sabbagh Residence
308 Spier Avenue
Lot 6, Block 13
Borough of Allenhurst
Our File: ALPB 18-06**

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:

- Garage Alterations Plan consisting of one (1) sheet prepared by Cathy D. Zukerman, AIA of CDZ Architects, LLC, dated ~~February 27, 2018~~, *January 6, 2021*, with no revision date.
- Survey of Property, 308 Spier Avenue, Lot 6; Block 13, consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated March 16, 2015, last revised June 15, 2018.
- Covered Porch Addition Plan consisting of four (4) sheets prepared by Cathy D. Zukerman, AIA of CDZ Architects, LLC, dated ~~July 15, 2020~~, *January 6, 2021*, with no revision date.
- *Rear Yard Spot Grade Plan for, 308 Spier Avenue, Lot 6, Block 13 prepared by Charles Surmonte, P.E. & P.L.S. dated December 2, 2020, with no revision date.*
- *Plot & Drainage Plan for 308 Spier Avenue, Block 13, Lot 6 prepared by Matthew R. Dubois, P.E., of Nelson Engineering Associates, Inc. dated January 4, 2021, with no revision date.*
- *Drainage Study for Lot 6, Block 13 prepared by Matthew R. DuBois, P.E., CME of Nelson Engineering Associates, Inc., dated January 4, with no revision date.*

Additional comments with regard to the revised plans and new information are noted in "bold and italic" type. Our original review comments remain as noted in our technical review letter dated July 9, 2018, June 12, 2019 & August 17, 2020.

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 308 Spier Avenue (Lot 6, Block 13 on the current Tax Map) and is 14,000 square feet. The property measures 100 feet in width by 140 feet in depth.
- B. The lot currently has a two and half (2 ½) story single-family home with a 266 square foot one-story detached garage.
- C. The Applicant is proposing to replace the existing garage door and has applied for a Certificate of Appropriateness from the Planning Board.
- Under the amended application, the Applicant is proposing a new ±308 SF covered porch along the southeasterly part of the home.
- D. In accordance with the zoning determination this project has been deemed a major alteration requiring a Certificate of Appropriateness.
- E. The Applicant has filed a Certificate of Appropriateness for the following:
- 1) New garage door - 8 **10** feet wide by 7 feet high, material wood, color white with black, with wrought iron hardware.
 - 2) Covered porch – 308 **312** ± square foot along the southeasterly part of the home.
 - 3) *The Applicant has provided the following coverage conditions:*

<i>Building</i>	<i>Existing</i>	<i>Proposed</i>	<i>Demolition</i>	<i>Addition</i>
<i>Dwelling</i>	<i>1,240 sf</i>	<i>1,240 sf</i>	<i>-</i>	<i>-</i>
<i>Covered Porch</i>	<i>600 sf</i>	<i>912 sf</i>	<i>-</i>	<i>312 sf</i>
<i>Garage</i>	<i>265 sf</i>	<i>265 sf</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>2, 105 sf</i>	<i>2,417 sf</i>	<i>0 sf</i>	<i>312 sf</i>

Impervious Surfaces

	<i>Existing</i>	<i>Proposed</i>	<i>Demolition</i>	<i>Addition</i>
<i>Concrete Drive</i>	<i>220 sf</i>	<i>220 sf</i>	<i>-</i>	<i>-</i>
<i>Front Walk</i>	<i>145 sf</i>	<i>145 sf</i>	<i>-</i>	<i>-</i>
<i>Rear Porch</i>	<i>70 sf</i>	<i>70 sf</i>	<i>-</i>	<i>-</i>
<i>Roof Overhang</i>	<i>20 sf</i>	<i>0 sf</i>	<i>20 sf</i>	<i>-</i>
<i>Pool</i>	<i>805 sf</i>	<i>805 sf</i>	<i>-</i>	<i>-</i>
<i>Pool Deck</i>	<i>1,680 sf</i>	<i>1,668 sf</i>	<i>12 sf</i>	<i>-</i>
<i>Pool Equipment</i>	<i>20 sf</i>	<i>20 sf</i>	<i>-</i>	<i>-</i>
<i>Left Side Landing</i>	<i>50 sf</i>	<i>0 sf</i>	<i>50 sf</i>	<i>-</i>
<i>Left Side Steps</i>	<i>20 sf</i>	<i>19 sf</i>	<i>1 sf</i>	<i>-</i>
<i>Stepping Stones</i>	<i>125 sf</i>	<i>0 sf</i>	<i>125 sf</i>	<i>-</i>
<i>Silco</i>	<i>30 sf</i>	<i>0 sf</i>	<i>30 sf</i>	<i>-</i>
<i>Rear Right Concrete</i>	<i>45 sf</i>	<i>45 sf</i>	<i>-</i>	<i>-</i>
<i>AC Units</i>	<i>15 sf</i>	<i>15 sf</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>3,245 sf</i>	<i>3,007 sf</i>	<i>238 sf</i>	<i>0 sf</i>

2. Zoning and Land Use

- A. The property is located in the R-2 Residential District and single-family dwellings 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.

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	7,000 sq. ft.	14,000 sq. ft.	No change
Minimum Lot Frontage	50 ft.	100 ft.	No change
Minimum Lot Width	50 ft.	100 ft.	No change
Minimum Lot Depth	140 ft.	140 ft.	No change
Minimum Front Yard Setback (50 ft. or Avg.) Elberon Avenue	50. ft. or avg.	40 ft.(NC)	No change
Minimum Side Yard Setback (10% Lot Width or 5 ft. one side)	5 ft. (1 side) or (10% of 100 ft. = 10 ft.)	3.0 ft.(NC)	No change
Minimum Combined Side Yard Setback (30% Lot Width)	30% of 100 =30 ft.	52.5 ft.	No change
Minimum Side Yard Setback (40% of bldg. height at eve)	40% of building height 22 ft. = 8.8 ft.	3.5 ft. west 52.5 ft. east	No change 47.5 ft. east
Minimum Rear Yard Setback (20% Lot Depth)	20% of 140 ft. = 28 ft.	52.5 ft.	No change
Minimum Rear Yard Setback Principal Dwelling height at eve	120% of 12 ft. = 14.4 ft.	52.5 ft.	No change.
Maximum Building Coverage	14,000 x 20% = 2,800	2,105 sf 15%	2,437 2,417 sf 17.4 17.3 %
Maximum Impervious Coverage	14,000 x 40% = 5,600	5,465 sf 39.0%	5,516 5,474 sf 40.0 39.1 %
Building Height	2 1/2 stories/ 35 ft.	2 1/2 story/ 38 ft. (NC)	No change.
Minimum First Floor Area	825 sq. ft.	2,771 1,240 sq. ft.	No change.
Minimum Gross Floor Area	1,650 sq. ft.	(NR)	(NR)
Maximum Porch Projection	10 ft.	* 20 ft. (NC)	No change

(V) indicates a variance required (NC) indicates an existing non-conformity
 (NA) indicates not applicable * Based on 50-foot setback

B. Bulk Requirements for detached garage:

- 2) An analysis of the bulk requirements of the R-2 Residential District for the garage are as follows:

Garage	Permitted	Existing
Minimum Side Yard Setback	3.5 ft.	4.0 ft.
Minimum Rear Yard Setback	3.5 ft.	4.4 ft.
Percentage of Rear Yard Area	35%	9.4%
Minimum Garage Width	12 ft.	12 ft. 9 in.
Minimum Garage Depth	20 ft.	20 ft. 10 in.

- 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 = 2,827 square feet
 Allowable garage area = 989.45 square feet
 35% of 2,827 sq. ft.

Existing detached garage = 265.58 square feet.

The existing garage complies with the ordinance regulation.

- D. Ordinance Section 26-4.4.g.6 requires all private garages shall have a driveway that leads to at least one (1) primary garage door. The Applicant does not propose a driveway to the detached garage. **Existing non-conformity.**
- E. Attached please find a copy of 1930 Sanborn map. The map indicates the rear building was a garage during that time period. Testimony on the actual use shall be provided. The historic registry lists the rear building as a pool house.
- F. Impervious Coverage Summary

	Existing	Proposed
Building Coverage =	2,105 SF (15%)	2,437 2,417 SF (17.4 17.3 %)
Impervious Coverage =	5,465 SF (39%)	5,596 5,474SF (40 39.1%)

Allowed by ordinance:

Building Coverage	14,000 SF x 20% = 2,800 SF
Impervious Coverage	14,000 SF x 40% = 5,600 SF

As indicated with the zoning table, building and impervious complies with bulk standard requirements.

G. The Applicant proposes the following floor layout:

Basement: not reported - unknown
1st Floor: foyer, dining room, sitting room, living room, kitchen,
½ bath, porch.
2nd Floor: not reported - unknown
3rd Floor: not reported - unknown

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 Layout 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, (*covered porch*).

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. *The Applicant has eliminated drainage in the backyard as indicated by the Applicant's design engineer.*

“Due to the shallow water table and low permeability of the soil in this area, piping the collected water around the home is more suitable than attempting to recharge it into the ground.”

The new design will collect stormwater runoff into a sump collector and discharge water via an ejector pump onto Spier Avenue. The Applicant's engineer states the proposed improvements will increase within the site by 9 square feet. This increase will result in a maximum of 423 cubic feet of runoff directed from the backyard for the 100-year storm event.

The plans shall be revised to show details of this system. Testimony shall be provided. The provided coverage shows 74 additional square feet of impervious coverage.

C. The Applicant is proposing to construct a covered porch adjacent to the pool area. Testimony should be provided to ensure the porch will be built 10 feet from the pool in accordance with Ordinance Section 26-5.4.d, *the plot and drainage plan scales only 9 feet.*

D. The Applicant shall discuss if any outdoor lighting is proposed.

E. The Applicant address the relocation of existing Bilco doors to the basement. Will this access be eliminated?

F. The Applicant shall address our outstanding drainage comments from August 27, 2019 from a plan entitled:

- Proposed Lawn Sump Drainage Plan for 308 Spier Avenue, Block 13, Lot 6 prepared by Matthew R. Dubois, P.E., of Nelson Engineering Associates, Inc. dated April 12, 2019, with no revisions.

See attached letter. The Applicant was asked to address the following:

- 1) 2- and 10-year storm calculations showing the stormwater flow onto Spier Avenue – *the 100-year storm has been provided.*
- 2) Drainage area plan for the sump area – *this item has been addressed. A sump collector system is proposed to direct flow onto Spier Avenue.*

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 a KEY (key landmark) property having built between 1905 and 1941. The Applicant shall provide testimony on the following items:

- 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) Proposed garage door changes per Ordinance Section 4.11 - Testimony should address the type of material to be utilized and how new material will match existing and comply with historic compliance.
- 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 dated June 18, 2010.

308 Spier Avenue (C) Block 13/Lot 6

Style: Shingle

Outbuildings: 1-story, 1-bay, front-gabled, frame pool house with wood shingled gable ends, replacement siding along side facades, a wood and glass door with flanking sidelights, and 1/1 sashes. Pool house built between 1905 and 1930 (Sanborn: 1905, 1930). (C)

Detached, 2 ½-story, 2-over-3-bay, steep-pitched hipped roof, frame residence; asphalt shingles on roof with flared eaves, wood clapboard siding along first floor, wood shingle siding along second floor; first floor wraparound porch with a hipped roof, Doric columns, a semi-circular projection at northeast corner, and an enclosed west end with paired 1/1 replacement sashes; 2-story rounded tower with a conical roof at northeast corner; first floor windows are 1/1 replacement double-hung sashes; second floor windows are 6/1 replacement double-hung sashes; eyebrow dormer on front roof slope; hipped roof dormers along side roof slopes. House built in 1898 (Monmouth County Tax Assessor's Office, "Borough of Allenhurst Tax Records, 2007")

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

- 1) Existing curb and sidewalk along the frontage will be replaced if 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 Christmas day. No power tools such as power sanders, chain saws, power saws, nail guns, etc. shall be allowed during this moratorium.

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
Joseph McGrath, Zoning Officer
Peter R. Avakian, P.E., Planning Board Engineer
Charles Surmonte, P.E., P.L.S., Applicant's Engineer
Jessica L. Sweet, Esq., Applicant's Attorney

AL/PB/18/18-06c

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.
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
WILLIAM D. PECK, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP

August 27, 2019

Mr. Matthew R. Dubois, P.E.
Nelson Engineering Associates, Inc.
1750 Bloomsburg Avenue
Ocean, NJ 07712

**Re: Proposed Lawn Sump Drainage Plan
308 Spier Avenue
Lot 6, Block 13
Our File ALPB 19-01**

Dear Mr. Dubois:

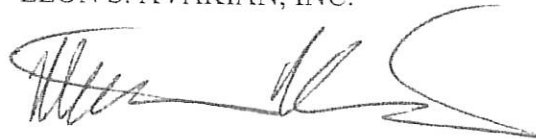
We have received and reviewed the proposed above referenced plan and request the following information:

1. 2- and 10-year storm calculations showing the stormwater flow onto Spier Avenue.
2. Drainage area plan for the sump area.

Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

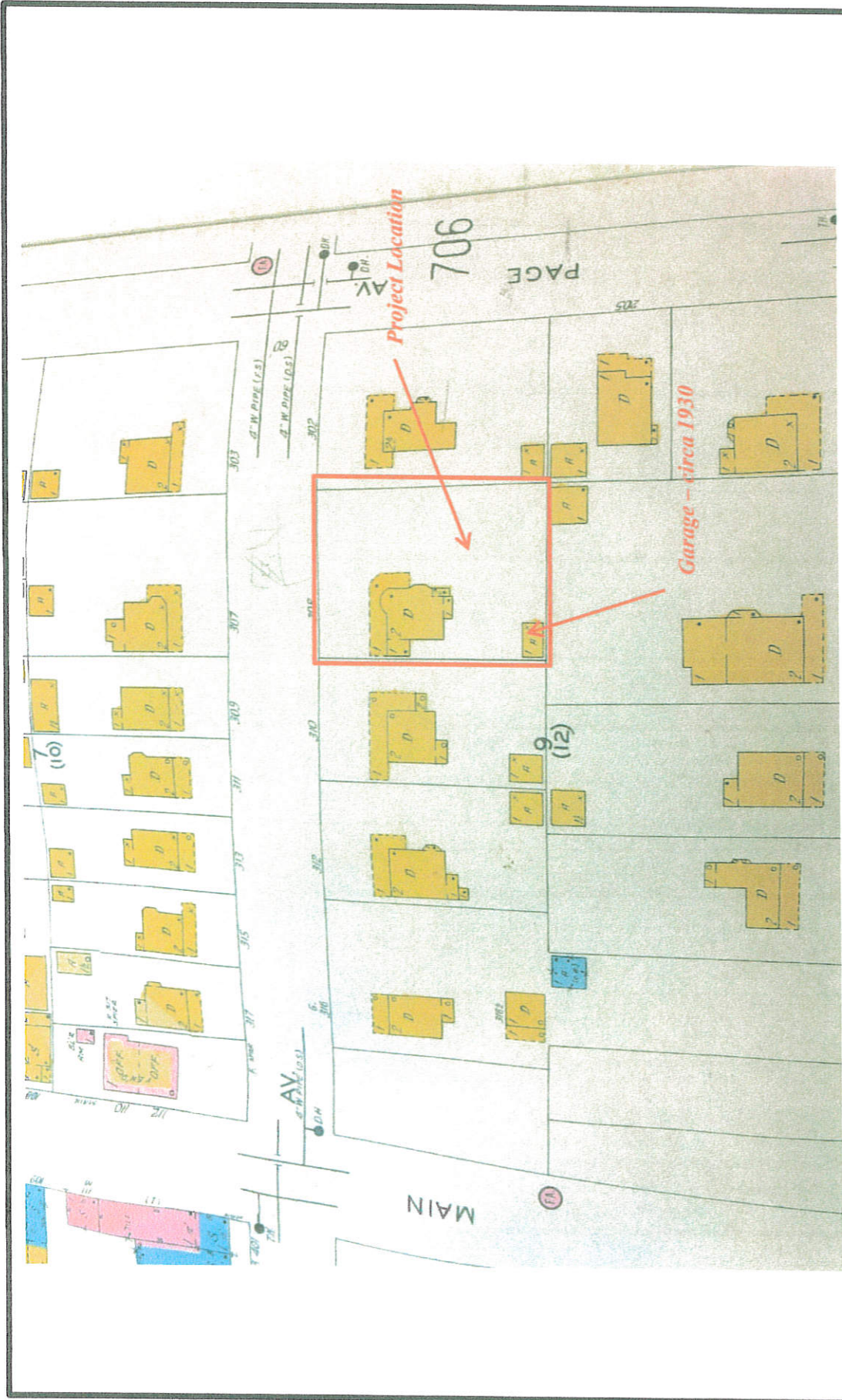
LEON S. AVAKIAN, INC.



Matthew Mariano

MM/mcs

cc: Alison Gavin, Planning Board Secretary
Joe McGrath, Zoning Officer
Erik Anderson, Planning Board Attorney
AL/PB/19/19-01c



Borough of Allenhurst – 1930 Sanborn Map
 308 Spier Avenue
 Lot 6 Block 13
 Sabbagh Residence

LEON'S AVAKIAN INC.
 Consulting Engineers

788 Woodside Road
 Neptune, New Jersey 07753
 Office: (609) 927-9279 Fax: (732) 927-0644



Project Location
 Application