

February 12, 2020

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

**Re: Steven Ashear Residence  
215 Cedar Avenue  
Lot 5, Block 8  
Borough of Allenhurst  
Our File: ALPB 19-13**

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 215 Cedar Avenue, Lot 5, Block 8 consisting of one (1) sheet prepared by Charles Surmonte, P.E., P.L.S., dated November 8, 2018 with no revision date.
- Pool Plot/Grading Plan for 215 Cedar Avenue, Lot 5, Block 8 consisting of one (1) sheet prepared by Charles Surmonte, P.E., P.L.S., dated September 30, 2019 with no revision dated.

The application has been deemed **COMPLETE**. We have completed our engineering review of the submitted application.

**1. Property Description**

- A. The subject property is located at 215 Cedar Avenue (Lot 5, Block 8 on the current Tax Map) and contains 11,250 square feet. The property is approximately 75± feet in width by 150± feet in depth.
- B. The lot currently has a 1,750 square foot single-family two- and one-half story home and an existing 332 square foot one story detached garage.
- C. The Applicant is proposing to construct the following exterior improvements:

Reported Coverage Calculations

	<b>Existing</b>	<b>Proposed</b>	<b>Demolition</b>	<b>Addition</b>
Dwelling	1,750 sf	1,750 sf	----	----
Covered Porch w/Steps	974 sf	974 sf	----	----
Concrete Walk	188 sf	188 sf	----	----
Right Side Wall/Steps	94 sf	94 sf	----	----
Right Side Slate	330 sf	0 sf	330 sf	----
AC Units (2)	17 sf	17 sf	----	----
Wood Deck/Steps	315sf	315 sf	----	----
Left Side Slate Walk	24 sf	0 sf	24 sf	----
Landing/Steps	47 sf	47 sf	----	----
Walls Around Deck	42 sf	42 sf	----	----
Left Side Brick	156 sf	156 sf	----	----
Concrete Drive	1,154 sf	780 sf	374 sf	----
Garage	332 sf	332 sf	----	----
Garage Overhang	155 sf	155 sf	----	
Garage Landing/Steps	26 sf	26 sf	----	----
Slate Off Garage	88 sf	30 sf	58 sf	----
Pool	0 sf	336 sf	----	336 sf
Pool Walkway	0 sf	90 sf	----	90 sf
<b>Total</b>	<b>5,692 sf</b>	<b>5,332 sf</b>	<b>733 sf</b>	<b>426 sf</b>

The project proposes to remove slate and concrete walkways (733 sf), along with new inground pool (426 sf) and associated pool patio.

- D. 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, detached garages and pools 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. Variations 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:

<b>Bulk Requirements</b>	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	14,000 sq. ft.	11,250 sq. ft.	No change
Minimum Lot Frontage	100 ft.	75 ft. (NC)	No change
Minimum Lot Width	100 ft.	75ft.(NC)	No change
Minimum Lot Depth	140 ft.	150 ft.	No change
Minimum Front Yard Setback (50 ft. or Avg.)	<b>50 ft.</b>	37 ft (NC)	No change
Minimum Side Yard Setback (10% Lot Width or 5 ft. one side)	5 ft. (1 side) or (10% of 75 ft. = 7.5 ft.)	19.2 ft.	No change
Minimum Combined Side Yard Setback (30% Lot Width)	22.75 ft.	37.8 ft.	No change
Minimum Rear Yard Setback (20% Lot Depth)	20% of 150 ft. = 30 ft.	50.3 ft.	No change
Maximum Building Coverage	11,250 x 20% = 2,250	3,552sf 31.6%	No change
Maximum Impervious Coverage	11,250 x 40% = 4,500	5,692 sf 50.6% (NC)	5,332 sq. ft. 47.4 % (V)
Building Height	2.5 stories/ 35 ft.	2.5 stories	No change
Minimum First Floor Area	1,100 sq. ft.	1,750 sq. ft.	No change
Minimum Gross Floor Area	2,200 sq. ft.	(NR)	(NR)
Maximum Porch Projection	10ft.	± 11 ft. (NC)	No change

**(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 is as follows:

<b>Garage</b>	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Side Yard Setback	2.6 ft.	2.6 ft. (NC)	No change
Minimum Rear Yard Setback	3.6 ft.	3.6 ft.	No change
Percentage of Rear Yard Area	35%	19.1%	11.1%
Minimum Garage Width	18 ft.	18 ft.	No change
Minimum Garage Depth	18 ft. (NC)	18 ft.(NC)	No change

**(NC) indicates an existing non-conformity**

Ordinance Section 26-4.4.g.3 states garage area shall not exceed thirty-five (35%) percent of the required rear yard area. Detached garages shall be located at least three and one-half (3 ½) feet from each side and rear lot line. Attached garages must comply with the setback requirements for dwellings and buildings. The Applicant proposes eight (8) feet roof overhang within the rear yard with an 11.1% garage area.

- 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	=	4,500 SF
Allowable garage coverage	=	1,575 SF
Existing detached garage	=	332 SF
Proposed detached garage	=	332 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.	----	336 sf.
Minimum Distance to Structure	10 ft.	----	10.8 ft.
Minimum Distance to Rear Property Line	25 ft.	----	25.5 ft.
Minimum Distance to Side Property Line	25 ft.	----	25.5 ft.
Ocean High Water Mark	250 ft.	----	<b>(NR)</b>
Street Curb – Allen Avenue	100 ft.	----	109 ft.

**(V) indicates a variance is required**

Testimony shall be provided on ocean high water mark.

- E. Impervious Coverage Summary

	Existing	Proposed
Building Coverage =	3,552 SF	3,552 SF
Impervious Coverage =	5,692 SF	5,332 SF

Allowed by ordinance:

Building Coverage	11,250 SF x 20% = 2,250 SF
Impervious Coverage	11,250 SF x 40% = 4,500 SF

The Applicant is proposing a reduction in impervious coverage addition of 307 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 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.

- G. 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.

**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). Soil boring log shall be added to the plan.
  - 3) Ordinance Section 26-5.11.d – the pool will be constructed 10 feet from the building.
- 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.

**5. Garage Structure**

- A. Testimony shall be provided to address garage alterations: The Applicant has not provided plans showing intent of the project.  
  
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. General Comments**

- A. 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.
- B. The following details shall be added to the plans:
- 1) Proposed pool cross section
  - 2) Proposed patio
  - 3) Screening for mechanical equipment (planting details) – if proposed outside
  - 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.

  
Peter R. Avakian, P.E.

Board Engineer

MM:mcs

cc: Alison Gavin, Board Secretary  
Erik Anderson, Esq., Board Attorney

AL/PB/19/19-13