

July 16, 2020

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

**Re: Joseph and Frieda Franco Residence
307 Elberon Avenue
Lot 13, Block 16
Borough of Allenhurst
Our File: ALPB 20-02**

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 eight (8) sheets prepared by David H. Feldman, RA, of Feldman & Feldman Architects, dated November 26, 2019, last revised February 6, 2020.
- Survey of property for Lot 13, Block 16, consisting of one (1) sheet prepared by James B. Goddard of C.C. Widdis Surveying, LLC, dated December 12, 2019, 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 307 Elberon Avenue (Lot 13, Block 16 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 an 1,843 square foot (gross floor area) single-family one and one-half story home and, ±360 square foot one story detached garage.
- C. The Applicant is proposing to construct the following exterior improvements:
 - ±456 sq. ft. 2nd-story addition
 - ±169 sq. ft. 3rd-story addition
- D. The Applicant proposes to add additional 2nd and 3rd story square footage to the house for a total of 3 stories of living space. 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. Variations 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.	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	140 ft.	150 ft.	No change
Minimum Front Yard Setback (50 ft. or Avg.) Elberon Avenue	50. ft. or avg.	29.59 ft.(NC)	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.)	6.3 ft.	No change
Minimum Combined Side Yard Setback (30% Lot Width)	30% of 50 =15 ft.	18.3 ft.	No change
Minimum Side Yard Setback (40% of bldg. height at eve)	40% of building height 21 ft. = 12.6 ft.	6.3 ft. west (NC) 12.0 ft. east (NC)	No change
Minimum Rear Yard Setback (20% Lot Depth)	20% of 140 ft. = 28 ft.	61.25 ft.	No change
Minimum Rear Yard Setback Principal Dwelling height at eve	120% of 21 ft. = 25.2 ft.	61.25 ft.	No change.
Maximum Building Coverage	7,000 x 20% = 1,400	1,843 sf 24% (NC)	No change
Maximum Impervious Coverage	7,000 x 40% = 2,800	3,613 sf 48% (NC)	No change
Building Height	2 1/2 stories/ 35 ft.	3 story/ 31.4 ft.	No change.
Minimum First Floor Area	825 sq. ft.	1,843 sq. ft.	1,894 sq. ft.
Minimum Gross Floor Area	1,650 sq. ft.	(NR)	(NR)
Maximum Porch Projection Elberon Avenue	10 ft.	* 21 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. 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 = 2,500 square feet (50 ft. * 50 ft.)
 Front covered porch = 236 square feet

House = 412.5 square feet
 Steps = 64 square feet
 Total front yard after deduction = 1,787.50 square feet
 80% of 1,787.50 = 1,430 square feet minimum required
 Total front yard area = 1,787.50 square feet
 Front yard driveway = 365.5 square feet
 Walkway = 103.5 square feet
 Actual front yard area = 1,318.50 square feet (NC)

The Applicant is below the required area. **Existing non-conformity**

Testimony should be provided. These calculations were based on a fifty foot front yard setback, not the average. **A non-conformity may not exist.**

- 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 = 1,500 square feet (30 ft. x 50 ft.)
 Allowable garage coverage = 525 square feet
 35% of 1,500 sq. ft.

Existing detached garage = 360 square feet (18 ft. x 20 ft.)

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.	5.52 ft.
Minimum Rear Yard Setback	3.5 ft.	1.2 ft.
Percentage of Rear Yard Area	35%	24%
Minimum Garage Width	12 ft.	18 ft.
Minimum Garage Depth	20 ft.	20 ft.
Minimum Driveway Width	9 ft.	None (NC)

(NC) indicates an existing non-conformity

- E. Ordinance 26-4.4.g.6. Requires all private garages shall have a driveway that leads to at least one (1) primary garage door and the unobstructed interior space that meets the minimum requirements for vehicular storage as required by paragraph 4. Herein, and in the Borough’s Development Regulations. The Applicant proposes a wood deck over concrete area in front of the garage. **Existing non-conformity**

- F. Impervious Coverage Summary

	Existing	Proposed
Building Coverage =	1,843 SF (24%)	1,843 SF (24%)
Impervious Coverage =	3,613 SF (48%)	3,613 SF (48%)
Allowed by ordinance:		

Building Coverage	7,000 SF x 20% = 1,400 SF
Impervious Coverage	7,000 SF x 40% = 2,800 SF

As indicated with the zoning table, building and impervious coverage exceed bulk standards. **Existing non-conformity.**

G. The Applicant proposes the following floor layout:

- Basement: (1) full bathroom, storage, mechanical
- 1st Floor: porch, living room, dining room, (1) full bathroom, kitchen, breakfast area, family room
- 2nd Floor: (2) bedrooms, (2) full bathrooms, sitting area, master bedroom with on-suite, (2) full bathrooms
- 3rd Floor: (3) bedrooms, 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.
- 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
6	4

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 KL (Key Landmarks), having been built between 1905 and 1941. 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)
- 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:

307 Elberon Avenue (C)

Style: Colonial Revival influence

Outbuildings: 1-story, 2 car, front-gabled, frame garage with asphalt shingles on roof, wood paneled and diamond-paned replacement doors, and a 4-light window on the gable end. (C)

Detached 2 ½ story, 3-bay, side-gabled, frame residence; asphalt shingles on roof, with return cornices, replacement siding; hipped roof attic dormers on front and rear slopes; hipped roof; enclosed frame porch with main entry of wood and glass door; 2-story bay window on east façade; windows are 1/1 replacement sashes and surrounds; 1-story, shed-roofed, frame ell to the rear. House and garage built in 1919 (Monmouth County Tax Assessor’s Office, “Borough of Allenhurst Tax Records, 2007”).

- 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.
- 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.

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

- 1) Screening for mechanical equipment (if required)
- 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: Peter R. Avakian, P.E., Board Engineer
Erik Anderson, Esq., Board Attorney
Donna Campagna, Administrator
Joe McGrath, Zoning Officer
Jennifer Krimko, Esq. Applicant's Attorney
David H. Feldman, PA, AIA, Applicant's Architect

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