

July 15, 2020

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

**Re: Sam Tawil Residence
120 Corlies Avenue
Lot 2, Block 7
Borough of Allenhurst
Our File: ALPB 20-03**

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 for 120 Corlies Avenue, Lot 2, Block 7 consisting of five (5) sheets prepared by Wayne Lerman, AIA, dated July 3, 2019 last revised January 2, 2020.

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 120 Corlies Avenue (Lot 2, Block 7 on the current Tax Map) and contains 16,675 square feet. The property has approximately 75± feet of frontage on Corlies Avenue and is 158± feet in depth.
- B. The lot currently has a 2,676 square foot single-family two- and one-half story home and a front entry attached garage.
- C. The Applicant is proposing to construct the following exterior improvements:

Reported Coverage Calculations

	Existing	Proposed	Demolition	Addition
Dwelling	2,676 sf	2,676 sf	----	----
Rear Covered Patio	125 sf	317 sf	----	192 sf
Rear Addition	0 sf	174 sf	----	174 sf
Concrete Walk	150 sf	150 sf	----	----
Asphalt Drive	740 sf	740 sf	----	----
Rear Concrete Patio	228 sf	0 sf	228 sf	----
Rear Wood Patio	235 sf	277 sf	----	42 sf
Basketball Court	2,925 sf	1,462 sf	1,463 sf	----
Pool Surround	0 sf	280 sf	----	280 sf
Pool	0 sf	560 sf	----	560 sf
Patio	0 sf	400 sf	----	400 sf
Pool Equipment	0 sf	18 sf	----	18 sf
Total	7,079 sf	7,054 sf	1,691 sf	1,666 sf

The project proposes to remove the existing patio and basketball court (half) to allow for new construction and pool/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-2 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. 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.	16,675 sq. ft.	No change
Minimum Lot Frontage	50 ft.	75 ft.	No change
Minimum Lot Width	50 ft.	75ft.	No change
Minimum Lot Depth	140 ft.	158.51 ft.	No change
Minimum Front Yard Setback (50 ft. or Avg.)	50 ft.	36.1 ft	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.)	9.6 ft.	No change
Minimum Combined Side Yard Setback (30% Lot Width)	22.50 ft.	19.2 ft.(NC)	No change
Minimum Rear Yard Setback (20% Lot Depth)	20% of 158.51 ft. = 31.7 ft.	67.17 ft.	62.83 ft
Maximum Building Coverage	16,675 x 20% = 3,335	2,801 sf 16.8%	3,167 sf 19%
Maximum Impervious Coverage	16,675 x 40% = 6,670	7,709 sf 42.5% (NC)	7,054 sq. ft. 42.3 % (V)
Building Height	2.5 stories/ 35 ft.	2 stories 23.08 ft	No change
Minimum First Floor Area	825 sq. ft.	2,050 sq. ft.	2128 sf
Minimum Gross Floor Area	1,650 sq. ft.	3,125 sf	3,809 sf
Maximum Porch Projection	10ft.	3 ft.	No change

(V) indicates a variance required (NC) indicates an existing non-conformity (NR) indicates not reported

B. Pool – An analysis of the bulk requirements of the R-2 Residential District for the pool is as follows:

Pool	Permitted	Existing	Proposed
Maximum Water Surface Area	800 sf.	----	560 sf.
Minimum Distance to Structure	10 ft.	----	25.4 ± ft.
Minimum Distance to Rear Property Line	25 ft.	----	15.5 ft. (V)
Minimum Distance to Side Property Line	25 ft.	----	15.5 ft. (V)
Ocean High Water Mark	250 ft.	----	(NR)
Street Curb – Allen Avenue	100 ft.	----	123 ft.
Pool Equipment Setback	10 ft.	----	10 ft

(V) indicates a variance is required

C. Impervious Coverage Summary

	Existing	Proposed
Building Coverage =	2,801 SF	3,167 SF
Impervious Coverage =	7,079 SF	7,054 SF

Allowed by ordinance:

Building Coverage	16,675 SF x 20% = 3,335 SF
Impervious Coverage	16,675 SF x 40% = 6,670 SF

The Applicant is proposing a reduction in impervious coverage of 25 square feet. **A Variance is required to exceed allowable impervious coverage.**

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.

- D. 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.
- E. The Applicant proposes the following floor layout:

Basement:	not provided
1 st Floor:	garage, half bathroom, foyer, covered entry, sunken den, kitchen, dining room, raised patio, family room, study, two (2) full bathrooms, covered patio
2 nd Floor:	(4) bedrooms, (3) full bathrooms, one (1) master bedroom with on suite 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. 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. No grading information has been provided.
 - 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 deck and building. The plans indicate 25' 5" from the building.

B. 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.

C. Ordinance Section 26.5.11.j.1 – the Applicant must submit a grading and drainage plan prepared, signed and sealed by a Professional Engineer, licensed in the State of New Jersey.

D. 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. The plans indicate 14 ft. 4 inches from any overhead wires.

5. 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
5	3

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 not classified within the historic preservation ordinance. The Applicant shall provide testimony on the following for Certificate of Appropriateness as it relates to the historic district:
- 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. Testimony on noise of equipment should be addressed.
 - 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. 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.

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

- 1) Proposed pool cross section
- 2) Proposed patio
- 3) Screening for mechanical equipment (planting details)
- 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.



Matthew Mariano
Technical Review Specialist

MM:mcs

cc: Peter R. Avakian, P.E., Board Engineer
Erik Anderson, Esq., Board Attorney
Joe McGrath, Zoning Officer
Donna Campagna, Administrator
Wayne Leeman, AIA, Applicant's Architect
Jeffrey A. Donner, Esq., Applicant's Attorney

AL/PB/20/20-03 - 120 Corlies Avenue