

LEON S. AVAKIAN, INC. *Consulting Engineers*

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October 10, 2023

Planning Board
Borough of Sea Girt
321 Baltimore Boulevard
Sea Girt, NJ 08750

**Re: Lindenthal Residence
115 Chicago Boulevard
Block 19, Lot 7
Sea Girt, New Jersey
Our File SGPB 23-02**

Dear Board Members:

Our office has received an application submitted for Planning Board review in connection with the above referenced property. Submitted with the application are the following documents:

- An architectural plan consisting of six (6) sheets prepared by Paul A. Damiano, AIA, of Paul A. Damiano Architects, LLC, dated March 30, 2023, with the latest revisions dated August 11, 2023, on the plot plan and all other sheets with the latest revisions dated May 25, 2023.
- A topographic survey consisting of one (1) sheet prepared by Paul K. Lynch, P.L.S., dated July 14, 2023, with no revisions.
- A survey report of the average front building setback consisting of one (1) sheet prepared by Paul K. Lynch, P.L.S., dated April 5, 2023, with no revisions.

The Applicant is requesting approval from the Planning Board to convert the first-floor interior space to a covered front porch with a small extension of the covered porch. The Applicant is making renovations to the dwelling, modifications to the rear patio and proposing a swimming pool. The Applicant is requesting variances on building coverage, impervious coverage, and others as described in this report.

The application is deemed complete, and we offer the following comments regarding compliance with the provisions of the Borough Ordinance and General Engineering Standards.

1. **Zoning and Land Use**

- A. The property is located in District 1, East Single Family and is known as 115 Chicago Boulevard or Block 19, Lot 7 on the current municipal tax map. The lot is rectangular in shape, measuring 50 feet in width by 150 feet in depth.
- B. The existing lot is conforming with lot area, lot width and lot depth are conforming.
- C. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the maximum building coverage allowed per the zoned district is 20% of the lot size. The existing building coverage is 20.4%, which represents an existing non-conformity. The adding of the area for the porch extension changes the building coverage to 20.9%. **A variance is required.**
- D. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the maximum impervious coverage is 35% of the lot size. The existing impervious coverage is 44.2%, which represents an existing non-conformity. The Applicant is proposing to reduce the impervious coverage to 37.9%. **A variance is required.**
- E. The existing dwelling and the proposed improvements conform with the average front building setback, side building setback and rear building setback.
- F. The Applicant has designed the drywell to capture more than 0.6 gallons of roof runoff for every square foot over the maximum building coverage allowed. The proposed drywell complies.
- G. The existing accessory structure complies with the side and rear yard setbacks.
- H. In Ground Swimming Pool
 - 1) In Ordinance Chapter 17, Section 5.22.b.4. (Swimming Pools) the maximum water surface area is 800 square feet. The Applicant is proposing a water surface area of 290 square feet, which conforms.
 - 2) In Ordinance Chapter 17, Section 5.22.b.5. (Swimming Pools), the bottom elevation of the pool structure shall not be less than 2 feet above the seasonal high groundwater elevation. The Applicant has provided a detail on the plan indicating greater than 2.0 feet of separation, which conforms.

- 3) In Ordinance Chapter 17, Section 5.22.b.6. (Swimming Pools) “No portion of a swimming pool shall be closer than 10 feet to a property’s building line or any structure located on the premises.” The Applicant is proposing a separation greater than 10 feet from the garage and dwelling, which conforms.
- 4) In Ordinance Chapter 17, Section 5.22.b.8. (Swimming Pools), “Swimming pools may be constructed with underwater lighting systems or exterior lights or both, provided that all exterior lights are located so that the light is directed or shaded in such a manner that does not direct rays of light therefrom fall more than 3 feet upon any adjacent lots, and such light is neither directed nor reflected in such way as to cause a nuisance or annoyance to neighboring properties. All swimming pool lighting shall be in conformance with State Electrical Codes.” Testimony should be provided on lighting of the pool area.
- 5) In Ordinance Chapter 17, Section 5.22.b.9. (Swimming Pools), “Swimming pools shall be completely surrounded by protective fencing with a minimum of four (4) feet in height, but no more than six (6) feet in height which the fencing shall include self-closing and self-latching gates. If pool fencing exceeds four (4) feet in height, it shall be setback from the rear lot line at least five (5) feet and bounded by the side yard setbacks. Such fences shall be suitably landscaped to minimize the visual impact adjacent residential uses.” The Applicant is proposing a fence height of 4 feet, which conforms. Testimony should be provided on landscaping.
- 6) In Ordinance Chapter 17, Section 5.22.B.13. (Swimming Pools) “No swimming pool shall be constructed within 10 feet of any rear or side property lot line...” The Applicant is proposing a setback of 10.1 feet from the west side lot line and 20 feet from the east side property line. Both side yard setbacks conform.

Also, in the above referenced Ordinance the section states “No pool shall be constructed at an elevation greater than twelve (12) inches higher than the unaltered existing ground elevation.” The Applicant is proposing a coping elevation of 17.45 feet, for the pool and spa. The proposed coping elevation is not greater than 12-inches higher than the existing ground elevation.

2. Conditions of Approval

- A. The Applicant should provide testimony on flood damage prevention measures in accordance with Ordinance 14-5.1.e (Enclosure Openings).

- B. Payment of any outstanding real estate taxes.
- C. Granting of any required construction permits.
- D. The proposed swales should be more defined with grade and slope. The proposed stormwater runoff is not allowed to be directed toward adjacent properties or have a negative effect on the adjacent properties.

Our office may have further comments after testimony is presented by the Applicant at the public hearing.

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

Very truly yours,

LEON S. AVAKIAN, INC.

A handwritten signature in black ink, appearing to read 'Peter R. Avakian', written in a cursive style.

Peter R. Avakian, P.E.
Planning Board Engineer

DMH:mfl

cc: Karen Brisben, Planning Board Secretary
Kevin Kennedy, Esq., Board Attorney
Michael R. Rubino, Jr., Esq., Applicant's Attorney
Paul A. Damiano, AIA., Applicant's Architect
Paul K. Lynch, P.L.S., Applicant's Surveyor

SG/PB/23/23-02b