



AZZOLINA & FEURY ENGINEERING, INC.

Professional Engineers and Land Surveyors

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Mr. John Scialla
Construction Official
Municipal Building
350 Hudson Avenue
Twp. of Washington, NJ 07676

November 10, 2020

Re: FJP2 LLC (c/o Joseph Prezzia)
Land Development (Zoning) Application
for Addition and Alteration to Existing Single Family Dwelling
Block 4412 Lot 1
#303 Fern Street
Our File WT-2627

Dear Mr. Scialla:

With respect to the above referenced application for Zoning/Engineering approval, please be advised that we are in receipt of, and have reviewed the revised plan submittals consisting of:

- A set of Architectural Drawings entitled “Addition and Alterations to 303 Fern Street Washington Township, New Jersey” consisting of 3 Sheets numbered A1.0-A3.0, dated June 11, 2020 and revised through **November 8, 2020**, as prepared by S.J. Kufel Associates/Architects, of Oradell, New Jersey and
- A drawing entitled “Location Survey For FJP2, LLC #303 Fern Street Tax Lot 1, Block 4412 Township of Washington Bergen County New Jersey“ , dated July 22, 2020 and revised October 19, 2020, as prepared by Surtech Surveying Technologies Inc., of Ramsey, New Jersey.

Pursuant to our review of the above referenced document and plan submittals in combination with our recent site visit; we offer the following comments at this time:

1. The applicant proposes to demolish 15% (fifteen percent) of the existing 1 Story frame dwelling then construct certain additions and renovations to the same, including, but not limited to:
 - A new Front Portico Entrance atop a proposed Masonry Platform at the front entrance to the dwelling,
 - Interior renovations at the First Floor Level creating new 2 Story Foyer, Dining Room, Kitchen, Family Room and Powder Room,

	<u>STANDARD</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
• Max Building Height		25.00 ft. 2-1/2 story	16.40 ft. 1 story	24.97 ft. 2 Story
• Min. Garage Capacity		1 Car	N/A	2 Car
• Min .Garage Floor Area		500 s.f.	N/A	538 s.f.

Notes:

* = Variance required per Township Code Section 580-22 (Building Coverage)

5. Given the findings presented within the foregoing Preliminary Zoning Analysis, it is noted that the proposed building coverage does not comply with the applicable zoning criteria. Accordingly, an application has been filed with the Township Zoning Board of Adjustment for consideration of the variance relief required in connection with the proposed addition and alterations to this dwelling.

6. The Average Ground Elevation as calculated by this office based upon the spot elevations provided along the perimeter of the existing/proposed foundation shall equal 100.15 feet. Given the existing Finished First Floor (FFF) Elevation of 102.7 plus the revised vertical separation distance of 22'-5" (as depicted on Sheet A3.0 of the above referenced Architectural Drawings) shall yield a highest roof ridge elevation of 125.12 feet and a resultant height of building equal to 24.97 feet which is noted to conform with the applicable zoning regulations.

Consequently in order to correct this de minimis nonconformity, Sheet A3.0 shall be revised to depict a maximum separation distance of 22'- 4", to reflect agreement with the proposed building height of 24.8 feet as indicated on the above referenced Location Survey drawing.

7. Given the elevation of this property as compared to the contiguous lands to the east, the proposed site design adequately addresses this condition with the installation of a single 1,000 Gallon Seepage Pit Unit placed within a 10' x 10' x 10' excavation to be backfilled with 2" clean crushed stone.

In accordance with the comments contained in our initial Report dated September 16, 2020, the "Location Survey" drawing has been revised to indicate that the roof leaders from the easterly (i.e. rear) portion of the entire roof area of the proposed 2nd floor addition shall be connected to the proposed Seepage Pit system situated in the rear yard

8. As depicted on the above referenced Location Survey, the applicant is proposing to remove and replace as required approximately 40 (forty) linear feet of concrete vertical/depressed curb. Pursuant to our recent site visit, it is the finding of this office that the existing conditions of the concrete sidewalk along the entire street frontage warrant its removal and in-kind replacement in connection with the re-development of this site.

- A +/- 23'- 0" x 22'- 6", 2 Story Addition, creating a 538 s.f. Garage at the First Floor level and
 - An "Add-A-Level Addition" at the Second Floor level over the entirety of the expanded footprint area containing 3 Bedrooms, a Hallway Bathroom, Laundry Closet and Master Bedroom Suite.
2. As depicted on the above referenced Location Survey drawing, the applicant also proposes certain site work including but not limited to:
- the removal of the existing in-ground swimming pool, concrete patio area and pool equipment installations,
 - the removal of the existing asphalt driveway, concrete depressed curb and concrete walkways situated within the front yard area and
 - the removal of two existing storage sheds situated in the rear yard area y located opening abutting the same,
 - the construction of a new 18 (eighteen) feet wide driveway and associated depressed curb opening and
 - Stormwater management facilities as described hereinafter.
3. The subject property is rectangular in shape with 75.00 feet of street frontage and a depth of 100.00 feet. The property is classified as an "Interior Lot" with street frontage along the east side of Fern Street approximately 900 feet north of Ridgewood Road and is situated within the "Class B" Zoning District. The property is also encumbered by a 15' Wide Water (Main) Easement along the southerly limits of the property.
4. Pursuant to our review of the above Preliminary Architectural Drawings and "Location And Topographic Survey" drawing, we offer the following Preliminary Zoning Analysis of the subject Land Development (Zoning) Application, as presented:

<u>STANDARD</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
• Min. Lot Area	7,500 s.f.	7,500 s.f.	no change
• Min. Street Frontage	75.00 ft.	75.00 ft.	no change
• Min. Front Yard	20.00 ft.	37.00 ft.	32.4 ft. @ 2 Story Addition
• Min. Side Yard	10.00 ft.	10.50 ft. (N) 38.30 ft. (S)	no change 15.00 ft. @ 2 Story Addition
• Min. Rear Yard	20.00 ft.	22.80 ft.	22.8 ft. @ 2 nd Floor Addition
• Max. Building Coverage. 20.0%		18.40%	+/-21.5%* (incl. Front Portico Entrance)

	<u>STANDARD</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
• Max. Building Height		25.00 ft. 2-1/2 story	16.40 ft. 1 story	24.97 ft. 2 Story
• Min. Garage Capacity		1 Car	N/A	2 Car
• Min .Garage Floor Area		500 s.f.	N/A	538 s.f.

Notes:

* = Variance required per Township Code Section 580-22 (Building Coverage)

- Given the findings presented within the foregoing Preliminary Zoning Analysis, it is noted that the proposed building coverage does not comply with the applicable zoning criteria. Accordingly, an application has been filed with the **Township Zoning Board of Adjustment** for consideration of the variance relief required in connection with the proposed addition and alterations to this dwelling.
- The Average Ground Elevation as calculated by this office based upon the spot elevations provided along the perimeter of the existing/proposed foundation shall equal 100.15 feet. Given the existing Finished First Floor (FFF) Elevation of 102.7 plus the revised vertical separation distance of 22'-5" (as depicted on Sheet A3.0 of the above referenced Architectural Drawings) shall yield a highest roof ridge elevation of 125.12 feet and a resultant height of building equal to 24.97 feet which is noted to conform with the applicable zoning regulations.
- Given the elevation of this property as compared to the contiguous lands to the east, the proposed site design adequately addresses this condition with the installation of a single 1,000 Gallon Seepage Pit Unit placed within a 10' x 10' x 10' excavation to be backfilled with 2" clean crushed stone.

In accordance with the comments contained in our initial Report dated September 16, 2020, the "Location Survey" drawing has been revised to indicate that the roof leaders from the easterly (i.e. rear) portion of the entire roof area of the proposed 2nd floor addition shall be connected to the proposed Seepage Pit system situated in the rear yard.

- As depicted on the above referenced Location Survey, the applicant is proposing to remove and replace as required approximately 40 (forty) linear feet of concrete vertical/depressed curb. Pursuant to our recent site visit, it is the finding of this office that the existing conditions of the concrete sidewalk along the entire street frontage warrant its removal and in-kind replacement in connection with the re-development of this site.

In accordance with the requirements of Township Code Section 433-1, all improvements constructed within the limits of the Right-of-Way shall conform to current NJDOT Standard Specifications. By copy of this Report, the applicant is hereby advised that the construction

of all concrete curb and sidewalk improvements situated within the right-of-way must strictly comply with the standards set forth in the Construction Details attached to our initial Report dated September 16, 2020 and stapled to the revised Architectural Drawings.

All concrete used for this construction shall be type **NJDOT Class "B" (air entrained)**.

9. As per our calculations, the volume of soil to be moved in connection with the demolition and abandonment of the in-ground swimming pool shall require approximately 100 c.y. of fill material and excavation operations associated with the construction of the garage slab on grade foundation and the construction of all other proposed site improvements as described hereinabove result in a cut volume of approximately 85 c.y.
10. Based upon these volumes, a Ministerial soil moving permit **shall** be required in connection with the proposed re-development of this property, as presented. Accordingly, subject to the determination of the Board as regards the required Variance relief, a separate application for the issuance of a Ministerial Soil Moving Permit shall then be filed with the Office of the Township Clerk in accordance with the application procedure set forth under Township Code Section 565-5.
11. It is assumed that the applicant is proposing to maintain the existing utility service connections to the dwelling. With respect to the continued use of the existing building sewer, we offer no objection at this time, **subject to** the applicant obtaining a closed circuit television inspection of the existing building sewer from the dwelling to main in order to confirm that this service connection remains structurally sound and without significant horizontal or vertical deflection and the flows within the same are without obstruction caused by tree roots, grease deposits or other solid matter.

A digital copy of any such inspection made shall be provided to this office prior to the issuance of a certificate of occupancy.

12. We note that the following comments as set forth in our initial Report dated September 16, 2020 remain unaddressed at this time:
 - a) Provide the requisite Construction Details for:
 - 1,000 Gallon Seepage Pit,
 - Driveway Pavement Section and
 - Demolition of the pool and placement of backfill materials within the limits of the same, with emphasis placed upon that portion of the same which must support the proposed slab on grade foundation.
 - b) Revise Zoning Schedule to **clearly identify** the proposed Variance condition including the area occupied by the proposed front portico entrance.
 - c) Reconcile all differences between existing/proposed Floor Areas and/or coverage's as indicated on the Location Survey and Architectural drawings.

September 16, 2020

13. Should the Board grant its approval of the subject Application for Development, the above noted deficiencies must be properly addressed as a prerequisite to this office being in position to provide the Construction Official with a favorable recommendation as to the issuance of any Construction Permit, as regards the civil and site related components of the application that are the purview of this office.

If there are any questions, please feel free to call.

Very truly yours,
AZZOLINA & FEURY ENGINEERING, INC.



Paul Azzolina, PE, CME
Township Engineer: Construction Department

DOC: WT-2627-FJP2-ZEA-11-10-20

cc: Barbara Coleman, Planning & Zoning Secretary *(via e-mail)*
Joi Apar, Deputy Treasurer *(w/Original Voucher)*
Joe Setticase, Zoning Officer *(via e-mail)*
FJP2 LLC *(via e-mail)*
Joseph Prezzia *(via e-mail)*
S.J. Kufel Associates/Architects *(via e-mail)*
Peter C. Kirch, PLS, Surveying Technologies, Inc. *(via e-mail)*