

**LEON S. AVAKIAN, INC. *Consulting Engineers***

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

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October 27, 2020

Borough of Deal Planning Board  
190 Norwood Avenue  
Deal, NJ 07723

**Re: Cohen Residence  
Block 12, Lot 1.01  
94 Roosevelt Avenue  
Our File DPB 20-10**

Dear Board Members:

Our office has received and reviewed an application submitted for Planning Board approval in connection with the above referenced project. Submitted with the application are the following:

- A site plan consisting of one (1) sheet prepared by James P. Gilday, RLA, of Moss Gilday Group, LLC, dated December 20, 2018, with the latest revisions dated July 13, 2020.
- An architectural plan consisting of two (2) sheets prepared by Alan J. Zimble, R.A. of Zimble Architecture, dated September 4, 2020, with no revisions.
- An as-built survey consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated August 5, 2019, with no revisions.

The application is deemed complete and we offer the following comments regarding compliance with provisions of the Borough Ordinance and general engineering standards.

1. **Project Description**

- A. The property is located at house number 94 Roosevelt Avenue (Lot 1.01, Block 12) with a total area of 46,218.50 square feet.
- B. The existing lot contains a single-family dwelling, with a swimming pool and tennis court.
- C. The Applicant is proposing a porte-cochere on the west side of the dwelling, with a new concrete driveway.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential District and single-family dwellings are a permitted principal use in this district.
- B. The proposed improvement requires a variance for side yard setback.

3. **Variances and Waivers**

- A. Bulk Requirements for Yard Area and Principal Dwelling

- 1) An analysis of the bulk requirements of the R-1 District for the yard area and principal dwelling are as follows:

Bulk Requirements	Permitted	Existing	Proposed
Minimum Lot Area	18,750 sf.	46,218.50 sf.	No Change
Minimum Lot Frontage	150 ft.	150.05 ft.	No Change
Minimum Lot Width	150 ft.	150.05 ft.	No Change
Minimum Lot Depth	125 ft.	310 ft.	No Change
Minimum Front Yard Setback	50 ft.	53.4 ft.	No Change
Minimum Side Yard Setback (20% Lot Width)	30 ft.	30.8 ft. East Side	No Change
		30.1 ft. West Side	10.17 ft. (V) West Side
Minimum Rear Yard Setback (20% Lot Depth or 50ft., whichever is less)	50 ft.	192.15 ft.	No Change
Maximum Building Coverage	20%	10.89%	12.06%
Maximum Impervious Coverage	40%	34.30%	39.99%

(V) Indicates a variance is required

(NC) Indicates an existing non-conformity

- 2) Principal Dwelling: Bulk variances are required, or existing non-conformities are indicated for the following items as noted.
- a) The minimum side yard setback permitted per the R-1 Zoned District is 20% of the lot width (30 ft.). The existing side yard setback on the west side is 30.1 feet and the east side is 30.8 feet. The Applicant is proposing a west side yard setback of 10.17 feet to the porte-cochere. **A variance is required.**
- b) The maximum impervious coverage permitted per the R-1 Zones District is 40%. The Applicant is proposing an impervious coverage of 39.99%, which conforms

No further improvements will be permitted on the property without Planning Board approval.

B. Accessory Structures

The existing tennis court, swimming pool, and cabana comply with all zoning requirements.

4. **General Comments**

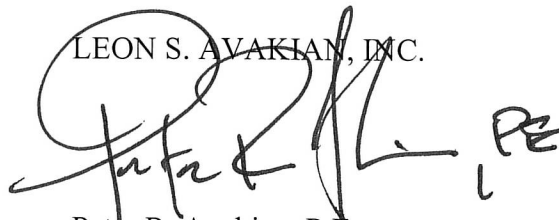
- A. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. The Applicant should provide confirmation that taxes are currently paid.
- C. Granting of any required construction permits.

Our office reserves the right to provide additional comments upon receipt of revised development plans.

If 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.

A handwritten signature in black ink, appearing to read 'Peter R. Avakian', followed by a large, stylized 'P.E.' to the right.

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

DMH:mfl

Michael W. Egan, Board Secretary  
Erik Anderson, Esq., Board Attorney  
Steven R. Carasia, Borough Administrator  
Jennifer S. Krimko, Esq., Applicant's Attorney  
James P. Gilday, RLA, Applicant's Landscape Architect

D/PB/20/20-10