

March 22, 2022

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

**Re: JD's Sports Academy, LLC
Deal School
Block 37, Lot 1.01
201 Roseld Avenue
Borough of Deal
Our File: DPB 22-03**

Dear Board Members:

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

- A site plan consisting of four (4) sheets prepared by Mark A. Whitaker, P.E., of Dynamic Engineering dated November 22, 2021, with the latest revisions dated March 4, 2022.
- A partial topographic survey consisting of one (1) sheet prepared by Mark A. Whitaker, P.E., of Dynamic Engineering, dated February 21, 2022, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Leon S. Avakian, Inc., dated September 26, 2018, 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. Description of Property

- A. The property is the Deal School at 201 Roseld Avenue (Lot 1.01 in Block 37) with a total lot area of 11.58 Acres.
- B. The Applicant is proposing two (2) above ground pool with a pool fence.

2. Zoning and Land Use

- A. The property is located in the R-1 Residential Zone District and a non-profit school offering academic instruction is a permitted conditional use.
- B. The swimming pool is a permitted accessory structure.

- C. The proposed improvements require Planning Board approval for site plan and a variance on above ground pools.

3. Variances and Waivers

A. Bulk Requirements for Yard Area and Principal Dwelling

- 1) An analysis of the bulk requirements of the conditional use in the R-1 District for the Yard Area and Principal Dwelling are as follows:

Bulk Requirements	Permitted	Existing	Proposed
Minimum Lot Area	10 ac.	11.58 ac.	No Change
Minimum Lot Width	400 ft.	724.3 ft.	No Change
Minimum Lot Depth	400 ft.	N/A	No Change
Minimum Front Yard Setback (Roseld Avenue)	100 ft.	15 ft.	No Change
Minimum Front Yard Setback (Drummond Road)	100 ft.	177 ft.	No Change
Minimum Side Yard Setback	100 ft.	39.2 ft.	No Change
Minimum Rear Yard Setback	100 ft.	N/A	No Change
Maximum Building Coverage	20 %	9.4%	No Change
Maximum Impervious Coverage	20 %	21.8%	22.1%

- 2) The minimum front yard setback permitted as a conditional use in the R-1 Zoned District is 100 feet. The existing front yard setback along Drummond Road is 177 feet, which conforms. The existing front yard setback along Roseld Avenue is 15 feet, which represents an existing non-conformity.
- 3) The minimum side yard setback area permitted as a conditional use in the R-1 Zoned District is 100 feet. The existing west side yard setback is 39.2 feet to the Science Wing, which represents an existing non-conformity. The existing east side yard setback conforms.
- 4) The maximum impervious coverage permitted as a conditional use in the R-1 Zoned District is 20% of the lot area. The existing impervious coverage is 21.8%, which represents an existing non-conformity. The two (2) swimming pools will increase the impervious coverage by 0.3%. The Applicant is proposing an impervious coverage of 22.1%.

B. Swimming Pool

- 1) Swimming pool construction shall comply with requirements of the Borough Swimming Pool Ordinance.

- 2) An analysis of the bulk requirements for swimming pools is as follows:

Swimming Pool	Permitted	Existing
Minimum Front Yard	Not Permitted	No
Minimum Side Yard Setback	30 ft.	>39.2 ft.
Minimum Rear Yard Setback	30 ft.	N/A

- 3) The swimming pool complies with setback requirements.
- 4) A swimming pool may have 30% of continuous linear feet of pool to be exposed for 18 inches from the top of the ground and the remaining portion of the pool shall not be erected or maintained above ground but shall be wholly at or below ground. The Applicant is proposing both swimming pools to have 100% continuous linear feet of pool to be exposed.

The Applicant is proposing both swimming pools to have wall exposure of 52 inches.

4. Site Plan

- A. Our office recommends the swimming pools be at least five feet from the drywell system. This setback would remove any negative impact on the drywell system.
- B. A portion of the proposed pool deck and stairs are located above the drywell system. Our office recommends the pool deck and stairs be relocated outside the drywell system.
- C. The plans do not indicate any patios or walkways. The Applicant should provide testimony on the ground around the pool area.
- D. The adjacent property is a golf course, and the driving range is located adjacent to the proposed pools. The Applicant should provide testimony on any measures to prevent golf balls to enter the pool area.
- E. The plans do not indicate any proposed lighting for the pool area. Testimony should be provided. If lighting is proposed than a lighting plan should be submitted.
- F. The Applicant should provide testimony on any proposed landscaping. If landscaping is proposed than a landscaping plan should be provided.
- G. The Applicant, during construction, should fence off the drywell system to prevent construction vehicles in this area. The weight of the vehicles will have a negative impact on the drywell.

5. General Comments


- A. The Applicant shall comply with the New Jersey State Sanitary Code Chapter IX Public Recreation Bathing N.J.A.C. 8:26.
- B. 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.



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

DMH:mfl

cc: Michael W. Egan, Board Secretary
Erik Anderson, Esq., Board Attorney
Stephen Carasia, Borough Administrator
Jennifer S. Krimko, Esq., Applicant's Attorney
Mark A. Whitaker, P.E., Applicant's Engineer

D/PB/22/22-03a