

STAFF REPORT

**PLEASE REFER TO DRCC # WHEN SUBMITTING
ADDITIONAL DOCUMENTS**



DRCC #: 19-3483B

DATE: August 27, 2019

PROJECT NAME: 115 North Union Street -- Proposed Porch Stairs & Landscape Plan

Latest Submission Received: August 23, 2019

Applicant:

Mr. & Mrs. Kabir Nath
115 North Union Street
Lambertville, NJ 08530

Architect:

Gary O'Connor, AIA
Gary R. O'Connor -- Architect, LLC
8 Coryell Street
Lambertville, NJ 08530

Project Locations:

Road	Municipality	County	Block(s)	Lot(s)
115 North Union Street	Lambertville City	Hunterdon	1020	2

Jurisdictional Determination:

Zone A	Minor	Nongovernmental
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Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X	X		

THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL HAS BEEN ISSUED.

Documents Received: Cover Sheet, Project Data & Building Standards (1 sheet) dated August 22, 2019 prepared by Gary R. O'Connor -- Architect, LLC.

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Staff comments continued below.

PO BOX 539

STOCKTON, NJ 08559

609-397-2000

www.nj.gov/dep/drcc/

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The application is incomplete. The following is a staff report and review of deficiencies:

Existing Conditions: The project area is a 15,384 square foot (0.35 acre) lot located in the City of Lambertville, Hunterdon County, approximately 176 feet east of the Delaware and Raritan Canal Commission and within Commission Review Zone A. The property consists of a two and one-half story, single-family residential dwelling constructed in the year 1890 in the Colonial Revival Style, and an associated detached garage abutting Clinton Street, gravel driveway providing ingress and egress onto North Union and Clinton Streets, patios, pergola, walkways and inground swimming pool.

The 1982 Delaware and Raritan Historic Structures Survey states that the three-bay, center hall, hipped roof, hipped center dormer house is of "notable" architectural significance, possessing such features as a one-bay porch with round columns topped by Doric capitals, as well as an Oriel window above the entrance.

While the residence and garage were constructed prior to January 11, 1980, the lot has been the subject of the following Commission project reviews:

DRCC #07-3483 -- Peters Garage Relocation: The Commission issued a certificate of approval in 2007 for the relocation and restoration of the existing garage, moving the structure approximately 15 feet to accommodate an extension of the existing driveway to North Union Street. That project created 450 square feet of new impervious surface coverage. (See attached copy)

DRCC#13-3483A -- Nath Pool: In 2013, the Commission issued a certificate of approval for the construction of a 659-square-foot inground pool and a 117-square-foot patio located north of the pool, both of which were built on the west side of the lot. The pool/patio is project added a total of 776 square feet of impervious surface coverage to the lot. (See attached copy)

In the course of this review, the Commission staff also became aware of the addition of a 168.75-square-foot patio and wall placed east of the garage. It was at this time that former-Director Dooley notified the applicant in correspondence dated May 8, 2013 that that stormwater impact review would be required for any future project that proposed new impervious surfaces, including gravel (See attached copy).

Therefore, the cumulative amount of post-1980 cumulative impervious surface coverage on the lot has increased by 1,394.75 square feet (0.04 acre). Therefore, pursuant to the provisions of N.J.A.C. 7:45-6.2(a)1, the project is ineligible for a Commission General Permit No. 2.

Proposed Project: The applicant proposes the construction/installation of the following features: an enlarged set of steps measuring 13 feet in width from the existing covered porch to the side yard; pool safety-compliant fences and gates; installation of an ornamental gate; and the creation of a knot garden (a formal square frame garden

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typically comprised of aromatic plants and culinary herbs having its origins in Elizabethan England) in the front yard facing North Union Street. The proposed features would create 646 square feet (0.14 acre) of new impervious surface coverage. The applicant's submission did not indicate the amount of land to be disturbed by the project.

Stream Corridor: Consistent with the determination made in the review of DRCC #13-3483A, Commission staff finds that there are no streams or floodplains on this site. Accordingly, the project is not subject to stream corridor review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff Quantity: Compliance with the Commission's standards for stormwater runoff quantity and quality has not yet been met.

Visual, Historic & Natural Quality Impact: The proposed project is located in an "Urban" canal environment as described in the Delaware and Raritan Canal State Park Master Plan (Master Plan). The urban environment is characterized at N.J.A.C. 7:45-10.2(a) by enclosure of the canal by dense development.

The provisions of N.J.A.C. 7:45-10.3 relating to mitigation for major or minor projects in certain canal environments are inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(a) directs that projects in Commission Review Zone A be set back from the Delaware and Raritan Canal State Park sufficiently far so that the winter visual and natural quality of the park is not adversely affected. No minimum setback for the Urban canal environment is required except as may be prescribed by municipal ordinance. Therefore, the project is in compliance with this provision.

N.J.A.C. 7:45-10.4(b) directs that projects in Commission Review Zone A shall maintain a reasonable height and scale relationship to nearby structures or vegetation. For urban canal environments, the height of structures may vary according to the height of existing structures that have a visual relationship to the proposed structure. Commission staff has determined that the elements of the proposed project, which are shorter than surrounding existing structures, are in compliance with this provision.

The provisions of N.J.A.C. 7:45-10.4(a) through (c), which regulate electric, telephone, cable television lines and equipment, storage areas, out-buildings, exposed machinery service areas, parking lots, loading areas, utility buildings, commercial signs or outdoor advertising structures, and the preservation of natural terrains, soils, stones, and vegetation, are all inapplicable to the proposed project.

The project, which is located approximately 176 feet from the Delaware and Raritan Canal, is located within the Delaware and Raritan Canal Historic District, which encompasses the canal bed and all structures within 300 feet of the canal. N.J.A.C. 7:45-10.4(d)6 directs that projects that are located in any officially designated Federal, State or local historic district or site shall be assessed for their impact upon that district or site. Consistent with past determinations of former-Directors, Commission staff believes that

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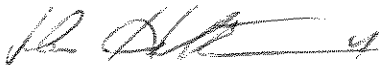
the proposed project would have no impact upon the district, because the proposed project will be completely the screened from the canal by intervening structures located at Block 1021, Lots 7, 8, 9 and 10, respectively, as well as vegetation.

Additional Information Required:

1. Please confirm in square feet the amount of land to be disturbed by the proposed project.
2. Please demonstrate that the project under the proposed conditions will comply with the Commission's stormwater runoff and water quality impact standards at N.J.A.C. 7:45-8.
3. Pursuant to the schedule at N.J.A.C. 7:45-13.2(e) and (f)1, respectively, please remit fee payment in the amount of \$350.00, made payable to "Treasurer, State of New Jersey."
4. The Commission requires notice of county and municipal approvals.

Staff Recommendation: Staff does not recommend approval at this time.

Sincerely,



John Hutchison
Executive Director

c. Hunterdon County Planning Board
Lambertville City Zoning Board of Adjustment