

Alfonso & Webber

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Alfonso & Webber, LLC
Attorneys at Law
350 Springfield Avenue, #201
Summit, New Jersey 07901
Telephone: 609-807-8643
Fax: 908-685-2310

January 12, 2023

Via E-Mail and Hand Delivery

Chairman and Members of the Board of Adjustment
Attn: Stephanie Soulios, Land Use Assistant
Department of Community Services
City of Summit City Hall
512 Springfield Avenue
Summit, NJ 07901

**Re: Application for Development
90 Ashwood Avenue
Summit, New Jersey 07901
Block 4301, Lot 26**

Dear Mr. Chairman and Members of the Board,

Prior to the first hearing for the above referenced matter, before any testimony had been taken, the Board received the comments of the Historic Preservation Commission (HPC) regarding the retention of the existing house. (The approximately 3-story, 3-unit house – 1 unit of which is unapproved – is part of the 27,000 square foot, non-conforming contractors' and storage yard).

The applicant, Michael Menza, heard and listened to the HPC, requested and was granted an adjournment to retain a structural engineer and investigate the feasibility of keeping the house. Paul Beck, P.E., the structural engineer, inspected the house and submitted his report. A copy of the report is attached.

The structure requires "excessive repairs," which, in construction dollars, is estimated at a minimum of \$940,000.00, exclusive of the latent defects discoverable once the walls are opened. A copy of the Estimate is attached.

As a result, the existing house, together with the pre-existing, nonconforming contractors' yard, requires removal; and it is proposed to be replaced with modern, up to date, residential homes in keeping with the character of the neighborhood.


It is respectfully requested that this correspondence be considered by the Board in anticipation of the hearing scheduled for January 18th, 2023.

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Should the Board have any questions or comments, it would be a pleasure to respond at the Board's convenience.

Sincerely,
Alfonso & Webber, LLC


James G. Webber, Esq.

cc: Paul Grygiel, AICP, PP
William Scott



PBA ENGINEERING, P.C.

Structural Engineers

November 28, 2022

Michael Menza
Menza & Beissel, Inc.
41 Stonehouse Road
Basking Ridge, NJ 07920

**Re: 90 Ashwood Avenue
Summit, New Jersey
PBA Project No. I-5002**

Dear Mr. Menza,

On November 22, 2022, at your request, a site visit was made to 90 Ashwood Avenue, Summit, NJ. The purpose of the visit was to visually examine the existing house and to determine what issues may be of the structure and other matters around the house. The house was reported to have been constructed in 1913 (Photo No.1). The house has two residential floors with an attic space that was not occupied. There is also an entire basement area. As the house was constructed on a fairly large sloping site the rear of the house is such that it is level with a single car garage at the rear of the house (Photo No.2). A relatively small retaining wall is on the left side of the house from the corner of the house to where the driveway meets with the sidewalk (Photo No. 1). It is easily seen that the retaining wall is of little ability to continue to hold the earth behind it as the blocks have started to shift (Photo No.3). At the rear of the house, there is a small deck with steps leading down to the driveway at the rear of the house. The condition of the deck and staircase is highly questionable (Photo No.4).

Entry into the house found numerous conditions that have deteriorated. At the rear of the house a portion of the ceiling on the first floor had collapsed partially due to water infiltration that could be seen along with other locations that do not appear to have failed due to water infiltration. Since the house is over 100 years old, showing that the security of the plaster is highly questionable (Photo No. 5). Observations within the house found that settlement has occurred causing windows to have been shifted out of its proper condition (Photo No.6). In the attic space it can also be seen that deflection has occurred over rear windows (Photos No.7 & No.8). Those windows on the exterior are in a highly deteriorated state and would need complete removal as are many of the windows around the house. The lintels above the windows

are also insufficient and would require full replacement (Photo No.8). The framing of the attic is very questionable as there is little to no restraint from lateral forces that are exerted on the exterior walls when snow covers the existing roof (Photo No.9). Observations around the house found other locations where deflection had occurred such as causing cracks in bathroom tiles (Photo No.10). Making observations around the house also found that another ceiling is not level and have some water infiltration (Photo No.11).

In other locations around the house, the settlement of the floor is easily seen (Photos No.12 and No.13). Observation in the basement area noted in some locations that water had come into the space (Photo No.14) along with various random routing of electrical services along with what appears to be a crack in the first floor above the location adjacent to the water heater (Photo No.14). One corner of the garage also appeared to be suffering from settlement (Photo No.15). Also on the exterior of the house, the gutters can be seen to be completely deteriorated (Photo No.16). In other locations around the house deteriorated roofing and wood framing could be easily found (Photo No.17).

In conclusion, the residence requires an excessive amount of repairs in an attempt to restore the residence. Floors will have to be reframed so that they provide level floors that will maintain their position. It is likely that all of the plaster ceilings will need to be removed possibly along with plaster on the interior of the house as often plaster is found to have contained asbestos in it. The structure of the house will require re-design of structural members in both the floor systems, roof framing and wall construction.

Should you have any questions concerning the above, please do not hesitate to call.

Very truly yours,
PBA ENGINEERING, P.C.



Paul C. Beck, P.E.
President
NJ License No. 23158

PCB/nf
Attach.



Photo No. 1



Photo No. 2



Photo No. 3

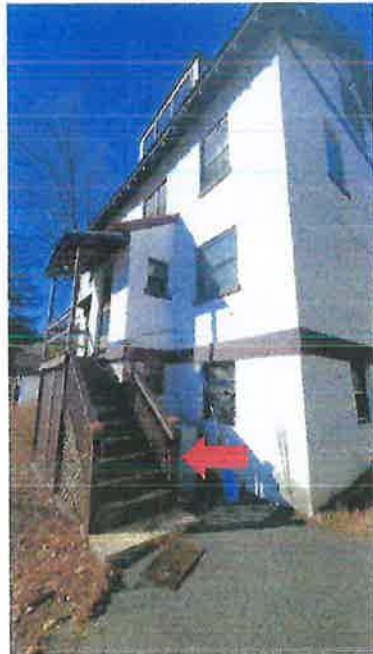


Photo No. 4



Photo No. 5

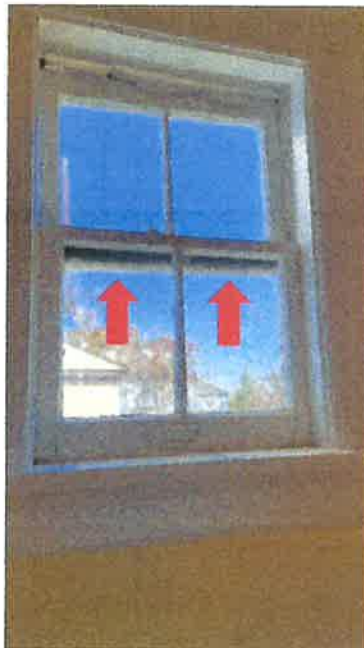


Photo No. 6

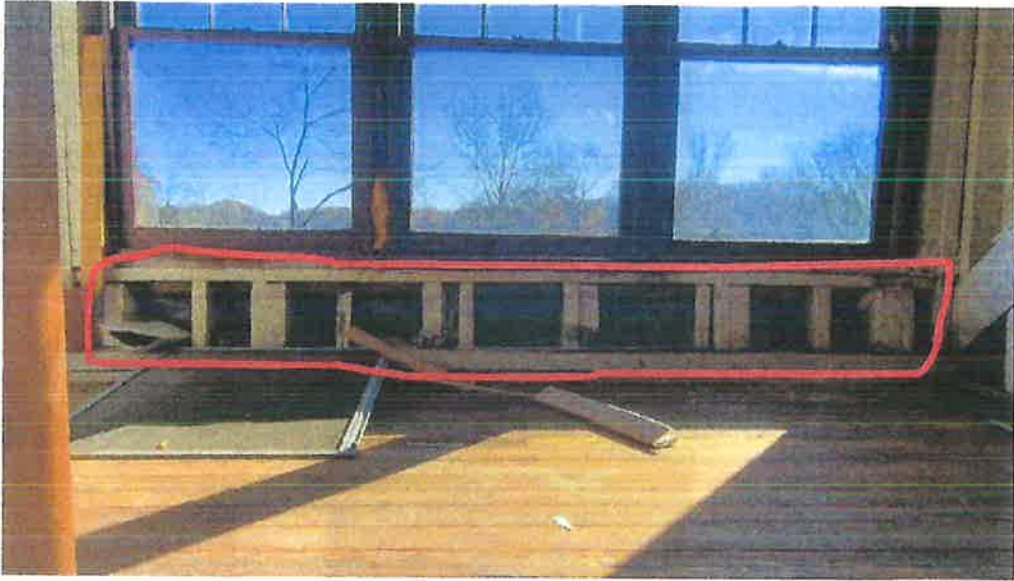


Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12



Photo No. 13



Photo No. 14



Photo No. 15



Photo No. 16

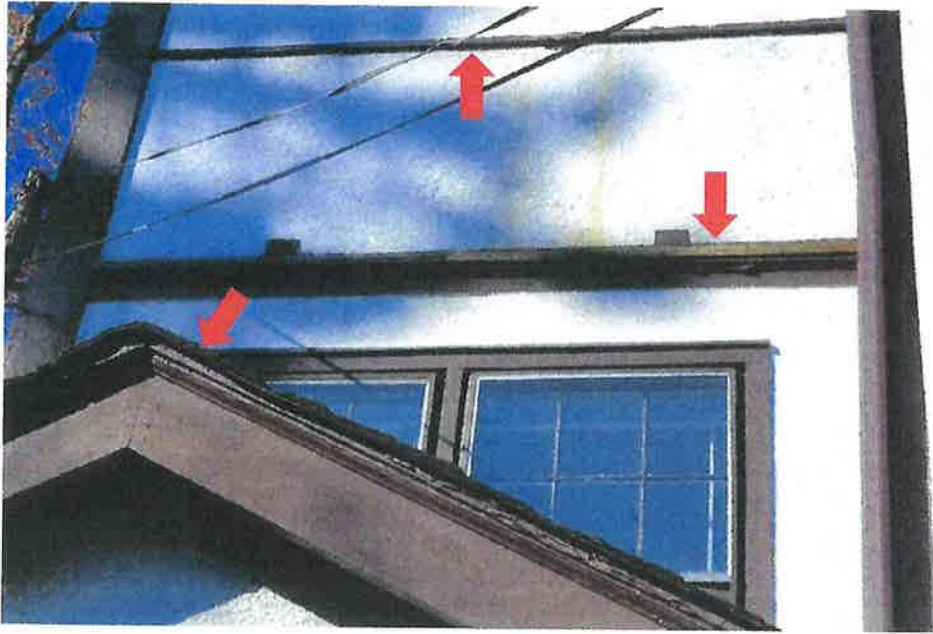


Photo No. 17

CABINET INSTALLATION GROUP OF NEW JERSEY

12/10/2022

Dear Howie

As you requested I went over to the house on 90 Ashwood Ave to look at for renovation to update the house to present building code. The house needs to be taken down to bare studs inside .to perform work needed. List of what needs to be replace.

- 1) Windows
- 2) Exterior doors
- 3) Bathrooms
- 4) Kitchens
- 5) Heating (hot water)
- 6) Hvac
- 7) New service and wiring to update to code
- 8) All new insulation
- 9) Plumbing updated to code
- 10) New sheetrock
- 11) New trim
- 12) Floors replace and refinish
- 13) Painting of interior

EXTERIOR WORK

- 1) Replace all wood trim.

2464 BRENTWOOD ROAD
UNION, NJ 07083
908-625-2831
Installnj26@gmail.com
Nj# 13VH02886600