

December 1, 2020

To: Zoning Official
West Orange, NJ

Angelina Stanziale
732 Eagle Rock Ave., LLC

Re: Alteration renovation for:
Angelina Stanziale
732 Eagle Rock Avenue, West Orange, NJ



ARCHITECT
PLANNER
CONSULTANT
WILLIAM J. MARTIN
R.A., AIA, P.P.,
N.C.A.R.B.

Dear Zoning Officer:

I hope you continue to be well during this Covid 19 event.

I was asked by Ms. Stanziale for my professional opinion on the condition of the above referenced property.

I visited the property twice. Once on October 8, 2020 and again on October 12, 2020.

After my October 8 visit, I requested that Ms Stanziale expose the interior surface of the existing foundation. I requested this since there were visible inconsistencies at the interior that concealed potential issues with the existing foundation. Ms. Stanziale removed the interior finish in areas of the basement so the foundation could be more closely observed.

I returned on October 12 to observe the interior of the structural foundation. I found several issues of concern. The existing foundation appears to have been constructed in several sections over many years with differing materials.

Portions of the foundation were constructed with a rubblestone that was not done in the professional manner of an experienced mason. Another section was constructed of brick with similar issues of quality, and finally a rear section that appears to be concrete block.

In my professional opinion, due to the inconsistent masonry and the poor quality of the original foundation construction, this foundation structure is not suitable to safely support the 2 story dwelling above. This original masonry work appears to be approximately 100 years old and seems to have been modified in the intervening decades.

The unevenness of the walls, the lack of a stable footing and the unlevel condition are issues too extensive to satisfactorily be repaired. Even if effort was expended to make repairs, the structure would not be able to safely carry the required structural loads since there are missing footings.

I am a licensed architect with many years of experience in this type of building situation. My professional recommendation is for the foundation and structure above to be removed. With professionally prepared architectural plans, a new code complying foundation with proper footings and supporting walls could then be installed. This work would be done by a qualified mason, and the structure above installed by a qualified framing contractor. This would then create a safe situation for this property going forward.

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Zoning Official, West Orange, NJ
Angelina Stanziale, 732 Eagle Rock Ave., LLC
12-1-20
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I have added to this letter, photos of the current foundation to illustrate the basis of my recommendations.

Please contact me if you have any questions.

Sincerely,

William J. Martin

NJ Arch Lic. No. 21AI01151600

William J. Martin, R.A., AIA, P.P.
WJM/jam 2020554









William J. Martin, R.A., AIA, P.P., LEED AP-H

NJ Registered Architect # 21AI01151600

NJ Licensed Professional Planner # 33LI00523900

NJ Licensed Building Inspector

Member, American Institute of Architects



ARCHITECT
PLANNER
CONSULTANT
WILLIAM J. MARTIN
R.A., AIA, P.P.,
N.C.A.R.B.

Curriculum Vitae:

Mr. Martin is the **Principal Architect** and guiding influence of the firm.

Mr. Martin was educated at **Carnegie-Mellon University**, College of Fine Arts, School of Architecture, ('81-'84) in Pittsburgh, PA and **Pratt Institute**, School of Architecture ('84-'88) in New York City. While at Carnegie-Mellon, he studied **Architecture** and **Managerial Economics**, and received a **First Place Design Award** in the annual Spring Carnival design / build competition as Designer for the winning campus organization. At Pratt Institute, he studied architecture and it's relationship to the **economics of real estate** development and received his **Architecture Degree with Honors** (B-Arch 1988).

Mr. Martin has over **30 years** of architectural experience and interned with three New Jersey Architectural firms prior to starting his firm in 1991.

A **licensed Architect** in **Five States** -- New Jersey, New York, Pennsylvania, Connecticut, Massachusetts.

Mr. Martin is also a **licensed Professional Planner** in New Jersey and appears frequently before planning and zoning boards throughout the state on behalf of clients regarding municipal zoning issues.

Mr. Martin is a **certified LEED AP-H design professional**. Mr. Martin has been certified by the Green Building Certification Institute (GBCI). LEED stands for Leadership in Energy and Environmental Design and is a green building rating system by which buildings are designed, constructed and rated for energy efficiency and environmental sensitivity. Buildings are designed and built using environmentally responsible construction materials and methods.

Mr. Martin is a licensed **Construction Official**, a licensed **Building Subcode Official** and a licensed **Building Inspector** in New Jersey and is familiar with building code requirements and building department permit procedures.

Mr. Martin is active in the following **Professional Associations**:

- American Institute of Architects
- AIA New Jersey
- Architects League of Northern New Jersey
- National Council of Architectural Registration Boards (NCARB)
- U. S. Green Building Council (USGBC)
- American Planning Association (APA)
- International Code Council (ICC)

Mr. Martin is currently serving the following **Bergen County Appointment**:

- **Member**, Bergen County Historic Preservation Advisory Board (11 years)

Mr. Martin is currently serving the following **Municipal Appointments**:

- **Chairman**, Westwood Zoning Board of Adjustment (26 years)
- **Member**, Classification II, Westwood Planning Board (25 years)
- **Member**, Classification A, Closter Historic Preservation Commission (5 years)

Mr. Martin designed the **First Certified LEED Platinum home in a NJ suburb statewide** and first in Bergen County to be certified LEED Platinum, the highest LEED level possible.

Mr. Martin designed the Pascack Historical Society museum facility addition- Park Ridge, NJ. This facility won a Bergen County **COMMENDATION AWARD** as an excellent example of Historic Preservation effort.

Mr. Martin designed the restoration and renovation of the Bogert Built Office- Westwood, NJ. This facility won a Bergen County **COMMENDATION AWARD** as an excellent example of Historic Preservation effort.

Mr. Martin designed the alterations of the First National Bank of Westwood- Westwood, NJ. This project won a Bergen County **COMMENDATION AWARD** as an excellent example of Historic Preservation effort.

Mr. Martin has appeared on CNBC TV "ON The Money" segment to discuss "Aging In Place" design trends.

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