

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

1-18-2023 (8)

Whereas, Victor and Alice Tawil, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness approval at the premises located at 107 Cedar Avenue, Borough of Allenhurst and known as Block 37, Lot 3 on the official tax map of the Borough of Allenhurst which premises are located in R-1 Zone. The consideration of the Certificate of Appropriateness requires Planning Board and Historic Preservation approval.

The lot is 30,000 square feet. It currently contains a 2,685 square foot single-family three story home and an existing 736 square foot one story detached garage.

The Applicant proposes a new covered porch (446 square feet) and a new enclosed den (419 square feet).

A hearing was held on December 7, 2022.

Whereas, the Board after carefully considering the evidence presented by the Applicant, the Applicant's expert and the comments, if any, by the general public, has made the following factual findings:

1. The Applicant is the owner of the property.
2. The Applicant represented themselves at the hearing
3. The Applicant presented the testimony of Warren Meister (New Jersey licensed architect).
4. The Applicant presented the following exhibits:

A-1 Application.

A-2 Survey dated 7/8/22.

A-3 Architectural plans dated 10/11/22.

A-4 Photograph of the property dated 9/6/22.

A-5 Notice to Property owners.

B-1 Avakian letter dated 11/3/22.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness.
6. The Applicant proposes a new covered porch (446 square feet) and a new enclosed den (419 square feet).
7. The Applicant proposes a porch on the east side of the dwelling which will match the existing porch on the front of the house and a bay extension which will also match the bay in the front of the dwelling.
8. The Applicant proposes to construct a new den on the footprint of the existing open-air porch on the west side of the dwelling.
9. All of the exterior materials will match the existing conditions.
10. The new additions will appear as if they were always part of the dwelling.
11. All lighting will comply with Borough ordinances.
12. There will be no bedrooms in the basement area. Applicant agrees not to put bedrooms in the basement and the plans will reflect same.
13. Applicant will provide a proposed basement plan to the Borough's professionals for review and approval.
14. Applicant will provide a proposed drywell system to the Borough's professionals for review and approval.
15. The architectural drawings will provide a detailed list of materials to be used in connection with this project.
16. The permitted maximum building coverage is 6,000 square feet. Currently existing is 3,421 square feet. Applicant proposes 3,860.6 square feet which complies.
17. The permitted minimum first floor area is 1,100 square feet. Currently existing is 2,685 square feet. Applicant proposes 3,124 square feet which complies.
18. The permitted minimum gross floor area is 2,220 square feet. Currently existing is 4,846 square feet. Applicant proposes 5,285 square feet which complies.

Whereas, the Board has determined that the granting of a Certificate of Appropriateness and variance is appropriate; and

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 7th day of December 2022 that the Certificate of Appropriateness is APPROVED subject to the following conditions:

- (1) The Applicant shall comply with all promises, commitments and representations

made at or during the Public Hearing Process in connection with this Application and, where consist with this approval, at previous hearings before this Board. The Applicant will submitted revised plans reflecting those changes discussed at the Public Hearing for review and approval by the Board professionals.

- (1). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 11/3/22.
- (2). The Applicant shall be strictly limited to the plans which are referenced herein and which are incorporated herein at length. All construction shall comply with prevailing provisions of the Uniform Construction Code.
- (3). The Applicant shall obtain all approvals necessary for this project.
- (4). The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (5). Any future improvements will require Planning Board Approval.
- (9) The timing requirements set forth in Section 25-3.19 of the Allenhurst Borough Code applies to the granting of Certificate of Appropriateness and/or Variance(s) relief.
- (10) All landscaping, drainage and grading plans shall be subject to the Borough Professional's review and approval.

As to the APPROVAL of the Certificate of Appropriateness:

Moved by: Chairman Tomaino

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Greenfield, Ryan, Mayor McLaughlin, Chairman Tomaino, Schechner, Adjmi

Those opposed: None.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 18th day of January, 2023 that this Resolution be adopted.

Moved by: Schechner

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Ryan, Mayor McLaughlin, Chairman Tomaino, Schechner, Adjmi

Those opposed: None

Those absent: Greenfield

Those not voting: None

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 18th day of January, 2023.

As copied from the minutes

Of said meeting

A handwritten signature in black ink, reading "Kelly Barrett", written over a horizontal line.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.