

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

No. 2-22-23 (1)

Whereas, Gregory and Adele Gannon, the record owners 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 318 Allen Avenue, Borough of Allenhurst and known as Block 16, Lot 3 on the official tax map of the Borough of Allenhurst which premises are located in R-2 Zone. The consideration of the Certificate of Appropriateness requires Planning Board and Historic Preservation approval.

The lot is 9,000 square feet. It currently contains a 1,230 square foot single-family two-and one half story home and a detached 285 square foot garage.

The Applicant proposes a Master bedroom suite 19'8" by 20'8" and laundry room along the rear of the dwelling (1st floor).

Hearings were held on January 18, 2023.

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 was represented by Jennifer Krimko, Esq.
3. The Applicant presented the testimony of Andrea Fitzpatrick (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application dated 10/6/22.
 - A-2 Survey dated 5/17/22.
 - A-3 Architectural Plans dated 2/27/22.
 - A-4 Photo of property
 - A-5 Notice

A-6 Photo board of existing dwelling

B-1 Avakian letter dated 11/22/22

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness approval.
6. The property is classified as a "Key Landmark" having been built between 1905 and 1941.
7. The Applicant proposes a one-story addition at the rear of the structure with master bedroom suite, removal of the patio adjacent to the garage, reconfigure the driveway, replace the slate walkway in front to be replaced with a 4" wide slate walkway and removal of the existing concrete portion of the walkway.
8. There will be changes to the front elevations.
9. The siding of the new addition will be painted to match existing. The new siding will have a smaller exposure which will be more historically appropriate.
10. The existing basement is 6'5" in height and is unfinished. Currently there are only mechanicals in the basement. Applicant has agreed that there will be no living space in the basement.
11. There will be a crawlspace under the addition.
12. The 3rd floor is partially finished. Applicant will provide plans for the basement and 3rd floor.
13. Asphalt roof shingles on the new addition will match existing shingles.
14. The new addition will not be visible from the street.
15. There will be 24" overhangs on the new addition.
16. Applicant has agreed to install drainage/drywell system to address impervious coverage overage (372 square feet). Said plan will be subject to review and approval of Borough professionals.
17. The permitted minimum front yard setback permitted is 50 feet. Currently existing is 39.7 feet, which is a non-conformity. Applicant proposes no change.
18. The maximum building coverage permitted is 1,800 square feet. Currently existing is 1,617 square feet. Applicant proposes 1,989 square feet. **A variance is required.**
19. The maximum impervious coverage permitted is 3,600 square feet (40%). Currently existing is 4,265 square feet (47.4%) which does not conform. Applicant proposes 4,248 square feet (47.2%). **A variance is required.**
20. The maximum porch project permitted is 10 feet. Currently existing is 20 feet which does not conform. Applicant proposes no change.
21. The minimum side yard setback to a garage permitted is 3.5 feet. Currently existing is .1 foot, which is non-conforming. Applicant proposes no change.

22. The minimum rear yard setback to a garage permitted is 3.5 feet. Currently existing is 1.5 feet, which is non-conforming. Applicant proposes no change.

Whereas, the Board has determined that the granting of a Certificate of Appropriateness is appropriate.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 18th day of January 2023 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 11/2/22.
- (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 and Site Plan approval:

Moved by: Commissioner McLoughlin

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Commissioner McLoughlin, Chairman Tomaino, Varley, Adjmi, Mayor McLaughlin, Rogers, Schechner, Ryan

Those opposed: None.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 22nd day of February, 2023 that this Resolution be adopted.

Moved by: Commissioner McLoughlin

Seconded by: Ryan

ROLL CALL VOTE

Those in favor: Commissioner McLoughlin, Chairman Tomaino, Mayor McLaughlin, Rogers, Schechner, Ryan

Those opposed: None

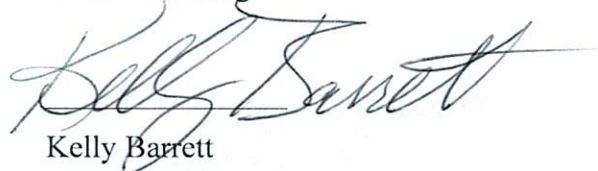
Those absent: Varley, Adjmi

Those not voting: Greenfield

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 22nd day of February, 2023.

As copied from the minutes

Of said meeting

A handwritten signature in cursive script, appearing to read "Kelly Barrett", written in dark ink.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.