

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

No. 3-22-2023 (1)

Whereas, Joseph Cattani, 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 225 Cedar Avenue, Borough of Allenhurst and known as Block 8, Lot 2 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 7,500 square feet with a 1,132 square foot single-family 2 ½ story home and an existing 301 square foot one story detached garage.

The Applicant proposes to construct a new rear deck (365 square feet) new ribbon driveway and garage renovations.

Hearings were held on February 22, 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 David Collins (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application.
 - A-2 Survey dated 9/1/22.
 - A-3 Photograph of the property.
 - A-4 Plan/proposed alteration.
 - A-5 Notice
 - B-1 Avakian letter dated 2/6/23.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness approval.
6. The Applicant proposes to construct a new rear deck (365 square feet) and new ribbon driveway.
7. The current existing driveway is approximately 8 feet wide and extends 42 feet to the detached garage.
8. The proposal is to remove the at-grade paver patio and construct a deck level with the first floor of the home.
9. The air conditioning units will be relocated to a conforming location and properly landscaped.
10. The proposed deck detail will match the existing front detail.
11. The proposal will have no impact on the streetscape.
12. The existing garage sliding carriage door opening will be reduced and replaced with an 8 foot wide overhead, carriage style garage door.
13. The exterior of the garage will match the existing home.
14. The garage will have entrance man door on the right side.
15. The Applicant agreed to lower the railing on the proposed deck to 30 inches.
16. The Applicant agreed to skirting details for the rear deck which will be subject to review and approval by the Borough's professionals.
17. The Applicant agreed that instead of installing a new ribbon driveway, the plans will be revised to accommodate a 9-foot-wide flared driveway which will extend to the garage.
18. The maximum building coverage permitted is 1,500 square feet. Currently existing is 1,201.4 square feet. Applicant proposes 1499.5 square feet which complies.
19. The maximum impervious coverage permitted is 3,000 square feet (40%). Currently existing is 3,108.3 square feet (41.4%) which does not conform. Applicant proposes 3,108.3 square feet (44%). **A variance is required.**
20. The permitted lot area is 14,000 square feet. Currently existing is 7,500 square feet which is non-conforming. No changes are proposed.
21. The permitted minimum lot frontage is 100 feet. Currently existing is 50 feet which is non-conforming. No changes are proposed.
22. The permitted minimum lot width is 100 feet. Currently existing is 50 feet which is non-conforming. No changes are proposed.

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 22nd day of February 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 submit 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 2/6/23.
- (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: Chairman Tomaino

ROLL CALL VOTE

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

Those opposed: None.

Recused: Rogers, Greenfield

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

Moved by: Commissioner McLoughlin

Seconded by: Mayor McLaughlin

ROLL CALL VOTE

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

Those opposed: None

Those absent: None

Those not voting: Rogers

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 March, 2023.

As copied from the minutes

Of said meeting


Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.