

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

#3-30-2022 (1)

Whereas, Eli Dweck, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness at the premises located at 303 Allen Avenue, Borough of Allenhurst and known as Block 14, Lot 8 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 and variances requires Planning Board approval.

The property currently has a 3,032 square foot single-family two and one-half story home and an existing +/- 404 square foot one story detached garage.

The Applicant proposes exterior improvements as well as the construction of a new inground pool and associated pool patio.

A hearing was held on February 28, 2022, in connection with this matter.

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: Patrick Ward (New Jersey licensed planner and engineer).
4. The Applicant presented the following exhibits:

A-1 Application dated 11/8/21

A-2 Survey

A-3 Photograph of the property

A-4 Site Plan

A-5 Property list.

A-6 Colorized plot plan.

A-7 Colorized elevation from Page Avenue.

B-1 Avakian review letter dated 2/9/22.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and variance relief.
6. The property currently has a 3,032 square foot single-family two and one-half story home and an existing +/- 404 square foot one story detached garage.
7. The Applicant proposes exterior renovations and construction of an inground pool.
8. Mr. Ward testified as follows:
 - a. Applicant proposes to reduce the total area of the solid driveway, but not the conforming width.
 - b. Applicant proposes to install a new walkway on the Paige Avenue side of the property.
 - c. Applicant proposes a 9 foot by 28 foot inground pool centrally located in the rear yard.
 - d. Applicant proposes black aluminum Jerith-style fencing and landscape improvements.
 - e. Applicant proposes to remove the existing raised patio and replace with same material in a different configuration and with the same number of steps down.
 - f. Applicant will place pool equipment in a conforming location and modify plans accordingly.
 - g. Applicant proposes three at grade decks with an additional patio area flush with the deck for a firepit area.
 - h. Applicant proposes Evergreen hedges on the north and west side of the property.
 - i. Applicant proposes Ink Berry hedges along the fence.
 - j. Applicant agrees that hedges will not exceed four feet in height.
9. The permitted front yard setback for a pool from Page Avenue curb is 100 feet. Applicant proposes 44.6 feet. **A variance is required.**
10. The permitted side yard setback for accessory structures is 25 feet. Applicant proposes a fire pit at a setback 16.98 feet to the west side yard. **A variance is required.**
11. There were no public questions or comments associated with this Application.

Whereas, the Board has determined that the granting of a Certificate of Appropriateness is warranted; and .

Whereas, the Board has determined that certain relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan of the Borough of Allenhurst.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 28th day of February 2022 that the Certificate of Appropriateness and Variance request 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 consistent with this approval, at previous hearings before this Board. This includes, but is not limited to representations made in connection with the previous approvals which are applicable to Application.
- (2). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review dated 2/9/22.
- (3). A general note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- (4). 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.
- (5). The Applicant shall obtain all approvals necessary for this project.
- (6). The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (7). 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 variance:

Moved by: Commissioner McLoughlin

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Rogers, Adjmi, Cuminskey, Chairman Tomaino, Commissioner McLoughlin

Those opposed: none

Those abstain: none

Those recused: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 30th day of March, 2022 that this Resolution be adopted.

Moved by: Adjmi

Seconded by: Chairman Tomaino

ROLL CALL VOTE

Those in favor: Adjmi, Chairman Tomanino

Those opposed: None

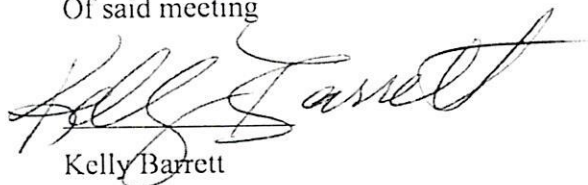
Those absent: None

Those not voting: Mayor McLaughlin, Rogers, Varley, Hochster

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 30th day of March, 2022.

As copied from the minutes

Of said meeting

A handwritten signature in cursive script, appearing to read "Kelly Barrett", written over a horizontal line.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.