

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

No. 3-30-2022 (2)

Whereas, Marc Benjamin, 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 305 Corlies Avenue, Borough of Allenhurst and known as Block 13, Lot 10 on the official tax map of the Borough of Allenhurst which premises is located in the R-2 zone. The proposed improvements require Planning Board approval.

The Applicant was granted a Certificate of Appropriateness under Resolution No. 10 18 17 1 dated November 8, 2017 to perform certain work on their property. Under Resolution No. 12 19 18 2, Applicant was granted two (2) six (6) month extensions for the Certificate of Appropriateness approval. The Applicant now seeks Board approval for modifications of the Board's original approval.

In accordance with the zoning regulations of the Borough of Allenhurst, the project has been deemed a major alternation requiring a Certificate of Appropriateness and variance relief.

Hearings for this matter were held on August 18, 2021, November 10, 2021 and February 28, 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 presented the testimony of Robert Hazelrigg and Tom Lavin New Jersey licensed architects and Marc Benjamin.
3. The Applicant presented the following exhibits:

- A-1 Appeal dated 4/22/21.
- A-2 Resolution dated 12/19/18.
- A-3 Architectural plans dated 7/15/21.
- A-4 Notice packet.
- A-5 Previously approved plans.
- A-6 Revised architectural plans dated 10/28/21.

A-7 Notice.

A-8 Architect letter regarding discrepancies.

A-9 Revised architectural plans dated 2/16/22.

A-10 Property list.

A-11 Photograph packet.

B-1 Avakian letter dated 4/20/21.

B-2 Avakian letter dated 11/5/21.

B-3 Horowitz certification.

B-4 Ryan certification.

B-5 Avakian letter dated 2/16/22.

4. It has been determined that this project has been deemed a major alteration requiring a Certificate of Appropriateness and variance relief.
5. The Applicant seeks approval to modify previous approvals granted by this Board.
6. The previously approved plans provided for the removal of the existing garage and replacing it with a single-car garage, rework pavement going to the rear of the house, add a front porch, expand the rear porch and change the porch railing.
7. The Applicant proposes the following:
 - (a) Add ½" brick veneer on existing block piers.
 - (b) Install new metal blue porch roof.
 - (c) All railings to be "Allenhurst Style."
 - (d) The rear porch will not be expanded.
 - (e) Paint block wall of garage white to match dwelling.
 - (f) Install 3 ½" board with lattice.
 - (g) Azak trim board to be 12".
 - (h) Siding to be 5" in width.
 - (i) Drywells to be installed to collect runoff from roof leaders.
8. The new plans call for the raised paver patio, air conditioning unit and bilco doors are to remain in their current configuration.
9. The original impervious coverage was 4,171 square feet (45.65%). The previously approved coverage was 4,058 (44.41%). The Applicant proposes impervious coverage of 4,617 square feet (50.53%). 40% impervious coverage

is permitted. **A variance is required.**

10. The Applicant proposes building coverage of 1,854 square feet (20.29%). 20% building coverage is permitted. **A variance is required.**

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

Whereas, the Board has determined that the relief requested by the Applicant can be granted as it meets the historical guidelines as codified in section 26-11 of the Borough of Allenhurst; 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 21st day of October 2020 that the Certificate of Appropriateness and variance 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.
- (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 adhere to the requirements set forth in the engineer's letter.
- (5). The Applicant shall ensure that the proposed grading will have no negative impact on the adjacent properties.
- (6). Any exterior lighting will comply with applicable Borough Ordinances.
- (7). The Applicant shall design and install a drywell system subject to the approval of the Borough professionals.
- (8). The Applicant shall prepare a topographic survey subject to review and approval of the Borough professionals.
- (10) The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (9). Any future improvements will require Planning Board Approval.

As to the approval of the Certificate of Appropriateness:

Moved by: Commissioner McLoughlin

Seconded by: Cumiskey

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Horowitz, Commissioner McLoughlin, Ryan, Cumiskey

Those opposed: None

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

Moved by: Chairman Tomaino

Seconded by: Chairman Tomaino

ROLL CALL VOTE


Those in favor: Chairman Tomaino

Those opposed: None

Those absent: None

Those not voting: McLaughlin, Varley, Rogers, 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.



Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.