

**BOROUGH ALLENHURST  
PLANNING BOARD**

**RESOLUTION No.**

**4-27-2022 (2)**

Whereas, Sherri Kassin, a tenant of the property and with permission of the record owner, has applied to the Planning Board of the Borough of Allenhurst for Development Standards and variance approval at the premises located at 314-316 Main Street, Borough of Allenhurst and known as Block 37, Lot 4 on the official tax map of the Borough of Allenhurst which premises is located in the C-1 zone. The proposal requires Planning Board approval.

The Applicant seeks approval for a 40 square foot shed to be placed behind Unit #316 – Parci Parla Home.

The matter was heard on March 30, 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 a tenant of the property and has written consent for the application from the owner of the property.
2. Jennifer Krimko is the attorney for the Applicant.
3. The Applicant presented the testimony of David Boesch, licensed landscape architect.
4. The Applicant presented the following exhibits:

A-1 Application dated 2/17/22.

A-2 Plot Plan dated 12/28/21.

A-3 Shed plan dated 1/6/22.

A-4 Photographs.

A-5 Notice.

A-6 Aerial photograph.

A-7 Photograph of rear of premises.

B-1 Zoning Denial dated 12/16/21.

B-2 Avakian letter dated 3/25/22.

5. It has been determined that the accessory shed has been deemed a variance condition requiring Planning Board approval.
6. Testimony was provided on March 30, 2022.
7. The proposed shed will be for storage only. There will be no utilities to/in the shed.
8. The proposed shed will be five foot by eight foot (40 square foot) and be placed against the building along the southern end of the property and west of the building to the south.
9. The shed will not encroach upon the alleyway and will not be visible.
10. Currently, two dumpsters are on the subject property. Applicant shall remove one of the dumpsters. Applicant will seek appropriate approvals for any additional dumpsters it seeks to place on the property.
11. The doors of the shed will face north.
12. Currently, a shed for an adjacent property encroaches into the Applicant's property.
13. Upon Applicant vacating the property, the shed which is subject to this application shall be removed, or the shed encroaching onto the property from the adjacent property will be removed from the subject property.

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 30<sup>th</sup> day of March 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.
- (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). Any exterior lighting will comply with applicable Borough Ordinances.

(10) The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes

(6). Any future improvements will require Planning Board Approval.

(7). 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.

(8). 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: Mayor McLaughlin, Chairman Tomaino, Varley, Hochster, Rogers, Adjmi
- Those opposed:

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 27<sup>th</sup> day of April, 2022 that this Resolution be adopted.

Moved by: Chairman Tomaino

Seconded by: Rogers

#### ROLL CALL VOTE


Those in favor: Chairman Tomaino, Varley, Hochster, Rogers, Adjmi

Those opposed: None

Those absent: Mayor McLaughlin

Those not voting: Ryan, Cumiskey

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 27<sup>th</sup> day of April 2022.

A handwritten signature in cursive script, reading "Kelly Barrett", written in dark ink. The signature is positioned above a horizontal line.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.