

**BOROUGH ALLENHURST  
PLANNING BOARD**

**RESOLUTION**

**# 9-14-2022 (1)**

Whereas, Elliot and Shelly Sasson, 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 214-216 Cedar Avenue, Borough of Allenhurst and known as Block 11, Lot 6 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 14,000 square feet. It currently contains a 3,119 square foot single-family two-story home and a detached 400 square foot garage and 105 square foot attached shed.

The Applicant proposes that the existing garage and shed remain, garage door be replaced, concrete stoop and outdoor shower stall be removed, 1 story addition (48 sq half bath), existing masonry chimney to be removed, new section of 5' MTL pool fence to match existing, portion of existing concrete and paver driveway to be removed.

Hearings were held on May 18, 2022 and June 22, 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 was represented by Paul Fernicola, Esq.
3. The Applicant presented the testimony of Jonathan Wolfe (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
  - A-1 Application dated 4/12/22.
  - A-2 Survey dated 11/17/21.
  - A-3 Plot Plan dated 2/22/22.
  - A-4 Notice to property owners

- A-5 Bulk variance calculations
- A-6 Revised plans dated 6/16/22
- B-1 Avakian letter dated 5/11/22
- B-2 Revised Avakian letter dated 6/20/22

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 that the existing garage and shed remain, garage door be replaced, concrete stoop and outdoor shower stall be removed, 1 story addition (48 sq half bath), existing masonry chimney to be removed, new section of 5' MTL pool fence to match existing, portion of existing concrete and paver driveway to be removed.
8. Existing screening on first floor porch to be removed.
9. The balustrade from the top of the open porch (west side) will mirror those on the east side.
10. The 1 story addition will be off the rear of the home.
11. The Applicant proposes removing the existing masonry chimney and glass wall.
12. The columns and trim is to stay the same on the covered porch.
13. New windows will match existing windows.
14. Kitchen window facing the south will be slightly larger than the currently existing window.
15. Exterior shower is to be removed.
16. Proposed pool fence will meet the corner of the garage.
17. The basement is not considered habitable space – no heating or air conditioning will be provided for in the basement. Applicant proposes ½ bath in the basement, laundry space and storage. There will be no bedrooms in the basement.
18. The existing garage door will be replaced in kind.
19. Doors on shed will be replaced to match in kind.
20. The fence will be in line where the shed meets the garage.
21. No changes to shed openings.
22. The maximum building coverage permitted is 2,800 square feet. Currently existing is 2,589 square feet. Applicant proposes 2,683 square feet, which conforms.



23. The maximum impervious coverage permitted is 5,600 square feet. Currently existing is 6,369 square feet which does not conform. Applicant proposes 6,301 square feet. **A variance is required.**
24. The minimum first floor area permitted is 1,110 square feet. Currently existing is 1,543 square feet. Applicant proposes 1,592 square feet, which conforms.
25. The minimum gross floor area permitted is 2,200 square feet. Currently existing is 3,119 square feet. Applicant proposes 3,168 square feet, which conforms.

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 22<sup>nd</sup> day of June 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 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 6/20/22.
- (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: Adjmi

Seconded by: Varley

ROLL CALL VOTE

Those in favor: Hochster, Cumiskey, Adjmi, Rogers, Varley

Those opposed: None.

Those recused: Tomaino, Ryan

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 14<sup>th</sup> day of September, 2022 that this Resolution be adopted.

Moved by: Rogers

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Hochster, Adjmi, Rogers, Varley

Those opposed: None

Those absent: None

Those not voting: Tomaino, Ryan

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 14<sup>th</sup> day of September, 2022.

As copied from the minutes

Of said meeting



Kelly Barrett

Secretary, Planning Board  
Borough of Allenhurst, N.J.