

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

9-14-2022 (2)

Whereas, David Levy, 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 309 Cedar Avenue, Borough of Allenhurst and known as Block 9, Lot 4 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 requires Planning Board and Historic Preservation approval.

The lot is 7,500 square feet. It currently contains a two story single-family home with a 414 square foot two-story detached garage.

The Applicant proposes an alteration to the existing front porch, proposed rear deck, interior renovations to the basement, new windows, new siding, railings and columns.

A hearing was held on 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 presented the testimony of Michael Savarese (New Jersey licensed architect).
3. The Applicant presented the following exhibits:
 - A-1 Application dated 4/21/22.
 - A-2 Survey dated 1/27/2.
 - A-3 Site Plan dated 4/7/22.
 - A-4 Notice to property owners
 - A-5 Color rendering
 - A-6 Interior floor plans
 - B-1 Avakian letter dated 6/15/22.

4. It has been determined that Applicant's proposal requires a Certificate of Appropriateness approval.
5. The property is classified as a "Key Landmark" having been built between 1905 and 1941.
6. The Applicant proposes an alteration to the existing front porch, proposed rear deck, interior renovations to the basement, new windows, new siding, railings and columns.
7. The proposal calls for the addition of a front porch which will be the full length on the home and a 20' by 19' rear deck to the existing dwelling.
8. The 623 square foot basement will have a new egress window, one bathroom, one bedroom and a laundry area.
9. There is sufficient parking on site to support the proposed improvements.
10. The front porch with recessed LED down lights that will not spill onto neighboring properties.
11. The applicant proposes to remove the Bay Window and replace with a double hung 6 over 1 window.
12. The proposed porch will align with porches on the same side of the street as the Applicant's home.
13. The front porch will have concrete flooring with a brick façade on the front facing portion of the porch.
14. Landscaping/shrubbery will be placed in front of the porch.
15. The siding will be horizontal clap board with 5" exposure.
16. The basement ceiling height will be 7 feet.
17. The rear deck will be azek with lattice work under the porch flooring.
18. The Applicant will extend the ribbon drive to the rear deck.
19. The Applicant will install a drywell in the front of the house.
20. The front porch roof will match the existing roof of the home.
21. The front porch and rear deck will have Allenhurst Railings – 4" on center, 2" space between the spindles, 2" wide spindles and 30" porch railing height.
22. The permitted minimum front yard setback is 32 feet alignment. Currently existing is 32 feet. Applicant proposes 32' 2" which conforms.
23. The maximum building coverage permitted is 1,512 square feet. Currently existing is 1,104 square feet. Applicant proposes 1,497 square feet, which conforms.
24. The maximum impervious coverage permitted is 3,000 square feet. Currently existing is 2,259 square feet. Applicant proposes 2,428 square feet, which conforms.

25. The maximum porch projection permitted is 10 feet. Currently existing is 0 feet. Applicant proposes 8.5 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 22nd 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 6/15/22.
- (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: Cuminskey

ROLL CALL VOTE

Those in favor: Hochster, Ryan, Cumiskey, Adjmi, Chairman Tomaino, Varley

Those opposed: None.

Those recused: Rogers

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

Moved by: Hochster

Seconded by: Adjmi

ROLL CALL VOTE

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

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 14th day of September, 2022.

As copied from the minutes

Of said meeting

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

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.