

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

#1-20-2021-8

Whereas, Cedar Avenue, LLC, 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 Cedar Avenue, Borough of Allenhurst and known as Block 9, Lot 7 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 proposed improvements require Planning Board and Historic Preservation approval.

The property currently has approximately 2,264 square foot (gross floor area) single-family two-story home and +/- 363 square foot one story detached garage.

The Applicant proposes to construct the following exterior and interior improvements:

- +/- 697 square foot basement renovation
- +/- 95 square foot first floor bath/pantry renovation
- +/- 144 square foot patio area
- +/- 507 square foot patio demolition
- +/- 57 square foot 2nd floor bath renovation
- +/- 363 square foot garage in kind repair

A hearing was conducted on December 16, 2020, in connection with this applicaiton.

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 Applicants are the owners of the property.
2. The Applicant presented the testimony of Anthony Ercolino, New Jersey licensed architects.
3. The Applicant presented the following exhibits:
 - A-1 Application.
 - A-2 Checklist.
 - A-3 Photograph dated 11/2/20.
 - A-4 Survey.
 - A-5 Front Yard setback plan.
 - A-6 Existing demo and proposed plans.
 - A-7 Proof of Service.
 - B-1 Avakian review letter dated 12/9/20.
4. It has been determined that Applicant's proposal requires Certificate of Appropriateness and Historic Preservation Approval.
5. The property currently has approximately 2,264 square foot (gross floor area) single-family two-story home and +/- 363 square foot one story detached garage.

6. The Applicant proposes to construct the following exterior and interior improvements:
 - +/- 697 square foot basement renovation
 - +/- 95 square foot first floor bath/pantry renovation
 - +/- 144 square foot patio area
 - +/- 507 square foot patio demolition
 - +/- 57 square foot 2nd floor bath renovation
 - +/- 363 square foot garage in kind repair
7. The home has been classified as “Historic Landmarks” within the historic preservation ordinance, being built between 1095 and 1941.
8. The permitted Minimum Side Yard Setback is 5 feet on 1 side or 5 feet. Currently existing is 3.4 feet, which is a non-conformity. No change is proposed.
9. The permitted minimum combined side yard setback is 15 feet. Currently existing is 19.4 feet. Applicant proposes 16 feet, which conforms.
10. The permitted maximum building coverage is 1,500 square feet. Currently existing is 1,469.4 square feet. Applicant proposes 1,112.3 square feet, which conforms.
11. The permitted maximum impervious coverage is 3,000 square feet. Currently existing is 3,331.8 square feet which is a non-conformity. Applicant proposes 2,965.5 square feet, which conforms.
12. The permitted minimum gross floor area is 1,650 square feet. Currently existing is 1,567 square feet, which is a non-conformity. Applicant proposes 2,264 square feet, which conforms.
13. The permitted minimum driveway width is 9 feet. Currently existing is 7.7 feet, which is non-conforming. Applicant proposes no changes.
14. Anthony Ercolino testified as follows:
 - a. Described the existing condition of the subject premises.
 - b. The purpose of the window wells was to allow egress from habitable space in the basement.
 - c. Testimony regarding the minor renovations to the kitchen and first floor and reconstruction of the 12’ by 12’ patio area.
 - d. The pull down attic stairs on the second floor are for access only to the attic. There will be no living space in the attic area/level.
 - e. The home will contain 6 bedrooms and meets Borough parking requirements.
 - f. The driveway and side yard setbacks will not be exacerbated.
 - g. Work on the garage is necessary to ensure structural stability and will be performed in compliance with building codes.
 - h. Siding, shingles, windows and doors of the garage will match the exterior of the dwelling.

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.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 16th day of December 2020 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 comply will those applicable terms and conditions of the Leon S. Avakian review letter dated 12/9/20.

- (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.

As to the approval of the Certificate of Appropriateness:

Moved by: Mayor McLaughlin
Seconded by: Costello

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Adjmi, Mayor McLaughlin, Costello, Schechner
Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 20th day of January, 2021 that this Resolution be adopted.

Moved by:
Seconded by:

ROLL CALL VOTE

Those in favor:

Those opposed:
Those absent:
Those not voting:

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 16th day of December, 2020.

As copied from the minutes
Of said meeting

Kelly Barrett

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