

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

10-12-2022 (1)

Whereas, Steven Ashear, 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 215 Cedar Avenue, Borough of Allenhurst and known as Block 8, Lot 5 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 and variance relief requires Planning Board and Historic Preservation approval.

The lot is 11,250 square feet. It currently contains a two and one half story home and a detached garage.

The Applicant proposes a one-story, wood framed kitchen/dinette addition in the rear, an exterior facelift including exterior elements to be patched and repaired, interior renovations throughout the house including a master bedroom suite addition over the existing family room, and the existing rear decking/trim to be replaced. The master suite renovation reduces the number of existing second floor bedrooms by one. All materials and finishes shall match existing style of the original house.

A Certificate of Appropriateness was previously issued in September 2020.

A hearing was held on September 14, 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 Robert Farber, Esq.
3. The Applicant presented the testimony of Robert Adler (New Jersey licensed architect).
4. The Applicant presented the following exhibits:

A-1 Application.

A-2 Survey dated 5/20/22.

A-3 Architectural plans dated 5/27/22.

A-4 Resolution dated 10/21/20.

A-5 Notice to Property owners.

B-1 Avakian letter dated 8/24/22.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and variance approval.
6. The Applicant proposes a one-story, wood framed kitchen/dinette addition in the rear, an exterior facelift including exterior elements to be patched and repaired, interior renovations throughout the house including a master bedroom suite addition over the existing family room, and the existing rear decking/trim to be replaced. The master suite renovation reduces the number of existing second floor bedrooms by one. All materials and finishes shall match existing style of the original house.
7. The permitted minimum lot frontage is 100 feet. Currently existing is 75 feet which is non-conforming. No change is proposed.
8. The permitted minimum lot depth is 100 feet. Currently existing is 75 feet which is non-conforming. No change is proposed.
9. The permitted minimum front yard setback is 50 feet. Currently existing is 37 feet which is non-conforming. No change is proposed.
10. The permitted minimum combined side yard setback is 22.5 feet. Currently existing is 18.5 feet which is non-conforming. No change is proposed.
11. The permitted minimum rear yard setback is 30 feet. Currently existing is 50 feet. Applicant proposes 49.83 feet which conforms.
12. The permitted maximum building coverage is 2,250 square feet. Currently existing is 2,283 square feet which is non-conforming. Applicant proposes 2,405 square feet. **A variance is required.**
13. The permitted impervious coverage is 40%. Currently existing is 48% which is non-conforming. Applicant proposes 45.48%. **A variance is required.**
14. The permitted maximum building height is 35 feet. Currently existing is 42.17 feet which is non-conforming. No change is proposed.
15. The permitted minimum first floor area permitted is 1,100 square feet. Currently existing is 1,729 square feet. Applicant proposes 2,106 square feet, which conforms.
16. The permitted minimum gross floor area permitted is 2,200 square feet. Currently existing is 3,764 square feet. Applicant proposes 4,547 square feet, which conforms.
17. The permitted minimum side yard setback to a garage is 3.5 feet. Currently existing is 2.6 feet, which is non-conforming. No change is proposed.
18. The permitted minimum garage depth is 20 feet. Currently existing is 18 feet, which is non-conforming. No change is proposed.
19. There is no living space in the basement and Applicant will not create living space in the basement. The basement is unfinished and will remain unfinished. This notation will be added to the architectural plans.
20. Applicant will preserve the existing stain glass window and use it elsewhere in the house.

21. The existing chimney will be removed. A new chimney will be constructed which will not be as tall as the existing chimney. It will be framed with a brick veneer.
22. Applicant will install a drywell system subject to review and approval on Borough professionals.
23. Lighting from the property (including porch) will not "spill" on to other properties.
24. Existing 30" railings will be replaced in-kind.
25. There are no proposed changes to the garage.
26. There are no proposed changes to the front door.
27. The Yankee gutters on the round turret will be preserved and restored.
28. An mounding analysis shall be conducted subject to Borough professional's review and approval.
29. Any changes with regard to the size and/or location of AC units will be set out of the plans and be subject to Borough professional's review and approval.

Whereas, the Board has determined that the granting of a Certificate of Appropriateness and variance is appropriate; and

Whereas, the Board has determined that the 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 14th day of September 2022 that the Certificate of Appropriateness and variance relief 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 8/24/22.
- (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: McLoughlin

Seconded by: Mayor McLaughlin

ROLL CALL VOTE

Those in favor: Schechner, Greenfield, Ryan, Rogers, Mayor McLaughlin, Com. McLoughlin, Hochster, Adjmi

Those opposed: None.

Those recused: Chairman Tomaino, Varley

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 12th day of October, 2022 that this Resolution be adopted.

Moved by: Rogers

Seconded by: Ryan

ROLL CALL VOTE

Those in favor: Rogers, Ryan, Hochster

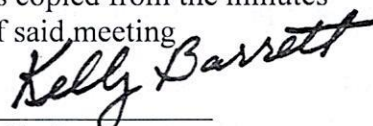
Those opposed:

Those absent: Greenfield, Comm McLoughlin, Adjmi, Varley

Those not voting: Chairman Tomaino, Schechner

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 12th day of October, 2022.

As copied from the minutes
Of said meeting



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