

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

10-12-2022 (2)

Whereas, David and Tally Grazi, are the record owners of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness and variance approval at the premises located at 236 Elberon Avenue, Borough of Allenhurst and known as Block 20, Lot 3 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 approval requires Planning Board and Historic Preservation approval.

The lot is 9,000 square feet. It currently contains a single family two and half story home with a detached garage.

The Applicant proposes an extension of an existing kitchen addition, addition of Bilco access to the basement, removal of existing deck and two sets of stairs and the addition of a covered deck and a set of stairs.

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 represented himself.
3. The Applicant presented the testimony of Donald Passman (New Jersey licensed architect).
4. The Applicant presented the following exhibits:

A-1 Application.

A-2 Survey dated 12/16/21.

A-3 Architectural plans dated 7/20/22.

A-4 Notice.

B-1 Avakian letter dated 8/30/22.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and variance approval.

6. The Applicant proposes an extension of an existing kitchen addition, addition of Bilco access to the basement, removal of existing deck and two sets of stairs and the addition of a covered deck and a set of stairs.
7. The permitted minimum lot frontage is 100 feet. Currently existing is 60 feet which is non-conforming. No change is proposed.
8. The permitted minimum lot width is 100 feet. Currently existing is 60 feet which is non-conforming. No change is proposed.
9. The permitted minimum combined side yard setback is 18 feet. Currently existing is 17.8 feet which is non-conforming. No change is proposed.
10. The permitted impervious coverage is 40%. Currently existing is 55.3% which is non-conforming. Applicant proposes no to increase impervious coverage.
11. The replacement windows, and railing design will match existing conditions.
12. The new columns on the back and side of the house will match the columns in the rear of the house.
13. The new addition is approximately 13 feet by 7 feet ½ inch.
14. The “bump out” will have vinyl siding.
15. Applicant agrees that the basement currently is not used for living/sleeping space. Applicant agrees that the basement will not be used for living/sleeping space. The plans will reflect this.
16. Applicant will submit revised plans with materials to be used and lattice work which will be subject to review and approval of Borough professionals.
17. Applicant advises that the current kitchen configuration is not conducive for everyday living and entertaining. For example, the bathroom is in the middle of the kitchen. The proposed addition/new kitchen layout is designed to alleviate these issues.
18. The addition will be clad in stucco. The trim will be white.
19. The new roof will match the existing roof.
20. Applicant will install gutters on the new roof.

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 8/30/22.
- (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: Commissioner McLoughlin

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Schechner, Greenfield, Ryan, Rogers, Com. McLoughlin, Hochster, Adjmi, Chairman Tomaino, Varley

Those opposed: None.

Those recused: None.

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: Chairman Tomaino

Seconded by: Ryan

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Ryan, Hochster

Those opposed: None

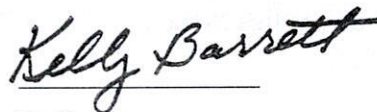
Those absent: Greenfield, Comm McLoughlin, Adjmi, Varley

Those not voting: Rogers, 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

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

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.