

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

10-20-2021 (1)

Whereas, Allen Levy, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness and variance relief at the premises located at 307 Allen Avenue, Borough of Allenhurst and known as Block 14, Lot 9 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 variance relief and proposed improvements require Planning Board and Historic Preservation approval.

The property currently has a 2,323 square foot single-family two and a half story home and an existing 213 square foot shed.

The Applicant proposes exterior and interior improvements to the home.

A hearing was held on September 1, 2021, in connection with this matter.

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 Jeffrey Donner, Esq.
3. The Applicant presented the testimony of: Michael Savarese (New Jersey licensed architect) and Patrick Ward (engineer), Tracy Linton (New Jersey licensed landscape architect) and Andrew Janiw (New Jersey licensed planner).
4. The Applicant presented the following exhibits:
 - A-1 Application dated 7/22/21
 - A-2 Ordinance 2018-16
 - A-3 Photographs and planting plans
 - A-4 Plot plan dated 7/19/21
 - A-5 Architectural plans revised through 7/2/21
 - A-6 Notice
 - A-7 Photo – railing height

A-8 Photo – railing width

A-9 Color rendering

A-10 Pergola specifications

A-11 Floor areas

A-12 Garage photo

A-13 Photo of rear yard

B-1 Avakian review letter dated 8/27/21.

B-2 Zoning Officer denial.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and variance relief.
6. The property currently has a 2,323 square foot single-family two and a half story home and an existing 213 square foot shed.
7. The Applicant proposes exterior and interior renovations to the home.
8. The Maximum Building Coverage permitted is 20% (3,000 square feet). Currently existing is 15.5% which conforms. Applicant proposes 16.61% which conforms.
9. The Maximum Impervious Coverage permitted is 40% (6,000 square feet). Currently existing is 46.9% which does not conform. Applicant proposes 45.8% which requires a variance.
10. Allen block wall is not acceptable and will instead be field stone.
11. Plantings will have no impact on drywell system.
12. Plantings shall be maintained at a height no more than 48 inches.
13. Mr. Janiw testified that the application meets the requirements of the Borough's Master Plan and preserves the historic character of the home and neighborhood and promotes a desirable visual environment.
14. Mr. Ward testified as follows:
 - a. A ribbon driveway was being installed.
 - b. Drywell will have an overflow pipe or pop-up emitter subject to Borough Engineer approval.
15. Mr. Savarese testified as follows:
 - a. Vinyl siding will be replaced with shake siding with 5" exposure.
 - b. No living space shall occur in the basement.
 - c. Bathroom in the basement is being removed and area turned into storage.
 - d. Front door will be solid a third of the way up and then glass.

- e. Secondary door within the front will be a single door with trim
- f. Railings will match existing.
- g. Third floor windows will remain and be restored.
- h. First and Second floor windows will have crisscross cornices.

Whereas, the Board has determined that variance 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.

Whereas, the Board has determined that the proposal does meet with the Historical Preservation requirements necessary for a Certificate of Appropriateness.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 1st day of September 2021 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 consistent with this approval, at previous hearings before this Board. This includes, but is not limited to representations made in connection with the previous approvals which are applicable to Application.
- (2).The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 8/27/21.
- (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.
- (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 variance:

Moved by: Chairman Tomaino

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Horowitz, Hochster, Chairman Tomaino, Costello, Adjmi

Those opposed: none

Those abstain: Cuminsky

Those recused: Varley

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

Moved by: Chairman Tomaino

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Hochster, Chairman Tomaino, Costello, Adjmi

Those opposed: None

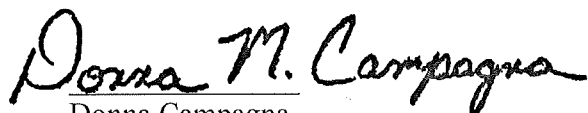
Those absent: None

Those not voting: Cuniskey, Varley

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 1st day of September, 2021.

As copied from the minutes

Of said meeting

A handwritten signature in black ink, reading "Donna M. Campagna". The signature is written in a cursive, flowing style.

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