

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

11-10-2021(1)

Whereas, Mr. Rahmani, 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 103 Elberon Avenue, Borough of Allenhurst and known as Block 1, Lot 10 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 a 1,961 square foot (building footprint) with a total square footage 4,075 square foot, single-family two and a half story home and an existing 480 square foot detached garage.

The Applicant proposes the renovation to the exterior of the house and replacement of windows.

A hearing was held on October 20, 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 Jennifer Krimko, Esq.
3. The Applicant presented the testimony of: Robert Hazelrig (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application dated 8/5/21
 - A-2 Survey dated 2/4/21
 - A-3 Window/Door Replacement Plan
 - A-4 Architectural plans revised through 7/8/21
 - A-4 Notice
 - B-1 Avakian review letter dated 10/21/21.
5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness.
6. The property currently has a 1,961 square foot (building footprint) with a total square footage 4,075 square foot, single-family two and a half story home and an existing 480 square foot detached garage.
7. The Appeal of the Zoning Officer's determination has been resolved and the appeal was withdrawn without prejudice.
8. The Applicant proposes the renovation to the exterior of the house and replacement of windows.

9. The minimum permitted gross floor area is 1,650 square feet. Currently existing is 4,075 square feet. Applicant proposes 4,159 square feet which conforms.

10. Mr. Hazelrig testified as follows:

- a. The first floor decorative 30 inch railing on the front porch will be replaced with historic looking PVC railing at the same height as existing.
- b. The second floor porch will be added over the center of the front porch with 3 foot railings.
- c. All railings will match and meet the Allenhurst standards.
- d. The windows will be replaced with two over two windows except where indicated otherwise on the plans.

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 20th day of October 2021 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 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 10/21/21.
- (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: Adjmi

Seconded by: Costello

ROLL CALL VOTE

Those in favor: Costello, Rogers, Adjmi, Cuminsky, Hochster, Varley, Chairman Tomaino, Commissioner McLoughlin, Mayor McLaughlin, Ryan

Those opposed: None

Those abstain: None

Those recused: None

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 10th day of November, 2021 that this Resolution be adopted.

Moved by: Mayor McLaughlin

Seconded by: Commissioner McLoughlin

ROLL CALL VOTE

Those in favor: Cuminsky, Hochster, Chairman Tomaino, Commissioner McLoughlin, Mayor McLaughlin, Ryan

Those opposed: None

Those absent: Costello, Rogers, Adjmi

Those not voting: None

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 10th day of November, 2021.

As copied from the minutes
Of said meeting

Alison Gavin

Alison Gavin

Secretary, Planning Board

Borough of Allenhurst, N.J.