

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

11-10-2021 (2)

Whereas, Jack Adjmi, 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 232 Allen Avenue, Borough of Allenhurst and known as Block 17, Lot 4 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 proposed improvements require Planning Board and Historic Preservation approval.

The property currently has a 1,667 square foot single-family two and a half story home and an existing 659 square foot detached garage.

The Applicant proposes exterior and interior improvements to the home.

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 Adler (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application
 - A-2 Survey
 - A-3 Architectural plans revised through 6/1/21
 - A-4 Plot plan dated 4/8/21
 - A-5 Soil Boring Report
 - A-6 Photograph of property
 - A-7 Notice
 - A-8 Photo packet
 - B-1 Avakian review letter dated 10/15/21.
5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness.
6. The property currently has a 1,667 square foot single-family two and a half story home and an existing 659 square foot detached garage.
7. The Applicant proposes exterior and interior renovations to the home.

8. The minimum permitted rear yard setback (20% lot depth) is 31.15 feet. Currently existing is 75.75 feet. Applicant proposes 69.9 feet, which conforms.
9. The minimum permitted rear yard setback (setback principal dwelling at eve) is 25.8 feet. Currently existing is 75.57 feet. Applicant proposes 69.9 feet, which conforms.
10. The maximum permitted building coverage is 3,115.9 square feet. Currently existing is 2,490 square feet (15.97%). Applicant proposes 2,806 square feet, which conforms.
11. The maximum permitted impervious coverage is 6,231.81 square feet. Currently existing is 5,772 square feet (37.04%). Applicant proposes 6,230 square feet, which conforms.
12. The minimum permitted first floor area is 1,100 square feet. Currently existing is 2,227 square feet. Applicant proposes 2,346 square feet.
13. The minimum permitted gross floor area 2,200 square feet. Currently existing is 4,749 square feet. Applicant proposes 4,948 square feet.
14. The minimum permitted rear yard setback for a garage is 3.5 feet. Currently existing is 1.85 feet which is an existing non-conformity. Applicant proposes no change.
15. The maximum permitted driveway width is 10 feet. Currently existing is 13.3 feet which is an existing non-conformity. Applicant proposes no change.
16. Mr. Adler testified as follows:
 - a. There is an existing bathroom and laundry facility in the basement, which will remain. The entire basement will not be finished.
 - b. There will be a small extension, elevated patio and a 35 foot long, 14 foot wide pool and spa in the rear of the property.
 - c. The footprint of the home will not be increased.
 - d. The second floor will be reduced to three bedrooms.
 - e. The third floor will be reduced to two bedrooms and two bathrooms for a total of five bedrooms.
 - f. The footprint of the carriage house will not change.
 - g. The carriage house door will be hinged and changed to a Man door.
 - h. The existing powder room in the carriage house will remain.
 - i. The second floor of the carriage house will be a recreation/gym space.
 - j. The windows of the dwelling will be replaced with same period style windows.
 - k. The driveway will be ribboned.
17. The wood ceiling of the front porch will be stained to match the front door and top of the railings.
18. The porch railings will be 30 inches in height and match existing. Applicant will supply details for review and approval by the Board's professionals.
19. The clapboard will be 5 ½ inches exposure, with the exception of the Gambrel portion which will be 4 ½ inches.
20. The exterior of the dwelling will match the exterior of the garage.
21. The porch foundation will be brick. The porch floor will be slate or distinguished stone.
22. The existing stained glass will be replicated as much as possible.
23. The existing chimney will be replicated.
24. The shingles will be natural cedar.
25. The trim will be Azek.

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 10/15/21.
- (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: Commissioner McLoughlin

ROLL CALL VOTE

Those in favor: Costello, Rogers, Adjmi, Cuminsky, Hochster, Varley, Chairman Tomaino, Commissioner McLoughlin, Those opposed: none

Those abstain: Ryan, Mayor McLaughlin

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: Commissioner McLoughlin

Seconded by: Chairman Tomaino

ROLL CALL VOTE

Those in favor: Cuminsky, Hochster, Varley, Chairman Tomaino, Commissioner McLoughlin

Those opposed: none

Those absent: Costello, Rogers, Adjmi

Those not voting: Ryan, Mayor McLaughlin

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.