

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

#2-21-2024 (1)

Whereas, Samuel and Linda Matalon, the record owners of the property have applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness approval with bulk variance relief at the premises located at 231 Allen Avenue, Borough of Allenhurst and known as Block 15, Lot 16 on the official tax map of the Borough of Allenhurst which premises are located in R-1 Zone. The consideration of the variance and Certificate of Appropriateness requires Planning Board approval.

The lot is 15,142.4 square feet with a single-family two and a half story home (1,259 square feet) "Building Footprint" and a detached garage (388 square feet).

The Applicant proposes a first floor addition, relocating the detached garage, constructing a pool, pool patio, installing pool equipment and constructing a firepit.

Hearings were held on April 26, 2023, June 21, 2023, and December 6, 2023.

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 Jason Fichter, a New Jersey licensed Engineer and Planner.
4. The Applicant presented the testimony of Justin Calvert and Stephen Carlidge, both New Jersey licensed architects.
5. The Applicant presented the following exhibits:

A-1 Application

A-2 Photograph of property

A-3 Memo from InSite dated 2/7/2023

A-4 Survey dated 12/12/2023

- A-5 Plot Plan dated 1/26/2023
- A-6 Architectural plans dated 2/7/2023
- A-7 Notice
- A-8 Landscape plan dated 4/26/2023
- A-9 Aerial of neighborhood
- A10 Site rendering
- A-11 Plot Plan dated 6/7/2023
- A-12 Architectural plans dated 6/8/2023
- A-13 Updated aerial photograph of neighborhood
- A-14 Revised plans (up close)
- A-15 Drawing of new front entrance
- A-16 Photographs of homes with similar doors
- A-17 Barton report dated 11/10/2023
- A-18 Revised plot plan dated 8/30/2023
- A-19 Revised architectural plans dated 11/13/2023
- B-1 Avakian letter dated 4/18/2023
- B-2 McLaughlin certification for 4/26/2023 hearing
- B-3 Costello certification for 4/26/2023 hearing
- B-4 Horowitz certification for 4/26/2023 hearing
- B-5 McLooughlin certification for 6/21/2023 hearing
- B-6 Updated Avakain review letter
- B-1 Avakian letter dated 10/21/23.

6. It has been determined that Applicant's proposal requires variance and

Certificate of Appropriateness approval.

7. The Applicant proposes a 327.3 square feet addition.
8. The Applicant proposes 432.7 square feet of additional driveway.
9. The Applicant proposes adding 77.2 square feet of walkway.
10. The Applicant proposes removing 39.1 square feet of decks.
11. The Applicant proposes A/C Units and a generator which will add 11.65 square feet of coverage.
12. The Applicant proposes steps which will add 52.7 square feet of coverage.
13. The Applicant proposes an additional 114.1 square feet of pool patio and 262.7 square feet of stepping stones.
14. The Applicant proposes a 435 square feet pool.
15. The Applicant proposes pool equipment which will add 32 square feet of coverage.
16. The home has been classified as a "historic landmark" within Allenhurst's preservation ordinance as being built before 1905.
17. The project has been deemed a major alternation requiring a Certificate of Appropriateness.
18. The permitted minimum rear yard setback (20% lot depth) to a principal dwelling is 30.2 feet. Currently existing is 59.6 feet. Applicant proposes 47.06 feet, which conforms.
19. The permitted minimum rear yard setback to a principal dwelling at eve is 13.8 feet. Currently existing is 59.6 feet. Applicant proposes 47.06 feet, which conforms.
20. The permitted maximum impervious coverage is 40%. Currently existing is 27.2%. Applicant proposes 40.00%, which conforms.
21. The permitted minimum first floor area is 1,100 square feet. Currently existing is 1,236 square feet. Applicant proposes 1,562 square feet, which conforms.
22. The permitted minimum gross floor area is 2,200 square feet. Currently existing is 3,453. Applicant proposes 4,266 square feet, which conforms.
23. The maximum permitted building height is 2 ½ stories or 35 feet. Currently existing is 3 stories/32.89 feet which is a pre-existing nonconformity. Applicant proposes no change.
24. The maximum permitted habitable floor area is 3 stories. Currently existing is 3 stories, which conforms.
25. The minimum permitted side yard setback to a garage is 3.5 feet. Currently existing is 25.2 feet. Applicant proposes 6.48 feet, which conforms.
26. The minimum permitted rear yard setback is 3.5 feet. Currently existing is 4.6 feet. Applicant proposes 3.5 feet, which conforms.
27. The permitted percentage of rear yard area coverage for a garage is 35%. Currently

existing is 5.9%. Applicant proposes 7.65%, which conforms.

28. The minimum permitted driveway width is 9 feet. Currently existing is 7 feet, which is a pre-existing nonconformity. Applicant proposes 9 feet, which conforms.
29. The maximum permitted driveway width is 10 feet. Currently existing is 7 feet, which is a pre-existing nonconformity. Applicant proposes 9 feet, which conforms.
30. The maximum permitted garage door width is 10 feet. Currently existing is 16 feet, which is a pre-existing nonconformity. Applicant proposes no changes.
31. The maximum permitted water surface area for a pool is 800 square feet. Applicant proposes 435 square feet, which conforms.
32. The maximum permitted distance of a pool to a structure is 10 feet. Applicant proposes 10.01 feet, which conforms.
33. The maximum permitted distance of a pool to a rear property line is 25 feet. Applicant proposes 25 feet, which conforms.
34. The minimum permitted distance of a pool to a side property line is 25 feet. Applicant proposes 25 feet, which conforms.
35. The minimum permitted distance of a pool to a street curb (Norwood Avenue) is 100 feet. Applicant proposes 122.03 feet, which conforms.
36. The current existing building coverage is 12.3% Applicant proposes 15.09%, which conforms.
37. The current existing impervious coverage is 27.2%. Applicant proposes 40.00%, which conforms.
38. The garage will be located to the east of the property.
39. The side of the garage will have French doors.
40. The front door of the garage will match the existing door.
41. The garage will not be used as a pool house.
42. No bathrooms shall be constructed in the garage. The installation of a sink would be permitted.
43. The second floor of the garage will only be used for storage.
44. The driveway will be a ribbon driveway. It will have 3 foot wide ribbons. The ribbons will be separated by 3 feet of grass.
45. There will be no living space in the basement of the dwelling.
46. The front porch will have blue stone walking surface.
47. Steps to the porch will be brick with stone risers.
48. The piers of the porch will be traditional brick – wrapped with modular brick veneer.
49. The columns of the existing porch will not be altered.
50. There will be wood fascia and lattice between the piers of the porch. The porch fascia

to be 10 inches.

51. The chimneys of the dwelling are non-functional and will be reconstructed for architectural purposes.
52. The chimneys will be wrapped in TruBrix . The brick will be white or painted white.
53. The chimney pots will be reinstalled and will match existing.
54. The porch structure is intended to remain. Applicant will only perform work necessary to make it structurally secure/sound.
55. The porch railing will match existing. The railings will be wood and painted white. Applicant will provide profile of the proposed railings to Borough's professionals for review and approval.
56. There will be no recessed lighting in the soffit of the porch.
57. The new front door will be placed in the existing frame. The door will contain 9 panels in the center. There will be sidelights.
58. The fan light will be restored.
59. The new door will match the door on the second floor.
60. The new door on the side of the house will match the front door.
61. The front walkway will be expanded to 4 feet in width.
62. Applicant's expert testified that the proposed plans preserve the character of the historic district.
63. Applicant's expert testified that the proposed plans preserve and enhances the historic qualities of the home.
64. The rear pool fence will be extended to the east side of the property line.
65. Allenhurst's Master Plan seeks to achieve the overriding goal of preserving the town's unique character as a historic and tranquil suburban residential community.
66. The unique character is defined, in part, by many homes being built in the 19th and early 20th century.
67. The town has in place a Historic Preservation Ordinance intended to preserve and enhance the historic elements of the town.
68. The Board finds that granting a variance and Certificate of Appropriateness will improve local zoning as it will advance the goal of enhancing and exemplifying the historic architecture of the town.
69. The Board finds that granting the variance will advance the purpose of the zoning ordinance of Allenhurst and its Master Plan as it will preserve the town's unique character as a historic and tranquil suburban residential community.
70. The Board finds that granting the variance will result in a benefit which will substantially outweigh any detriment.

Whereas, the Board has determined that the granting of the Certificate of Appropriateness is appropriate.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 6th day of December 2023, that the Certificate of Appropriateness is GRANTED subject to the following conditions:

- (1). The Applicant shall comply with all promises, commitments and representations made at or during the Public Hearing Process.
- (2). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters.
- (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.
- (8). The timing requirements set forth in Section 25-3.19 of the Allenhurst Borough Code applies to the granting of Certificate of Appropriateness, Amended Certificates of Appropriateness and/or Variance(s) relief.

As to the APPROVAL of the Certificate of Appropriateness and variance:

Moved by: Commissioner McLoughlin

Seconded by: Mayor McLaughlin

ROLL CALL VOTE

Those in favor: Schechner, Ryan, Chairman Tomaino, Costello, Mayor McLaughlin, Commissioner McLoughlin

Those opposed: none

Those recused: Varley

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of
Allenhurst on the 21st day of February 2024 that this Resolution be adopted.

Moved by: Chairman Tomaino

Seconded by: Schechner

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Schechner, Ryan

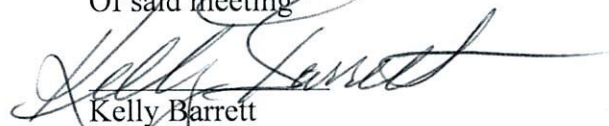
Those opposed: None

Those absent: Mayor McLaughlin, Commissioner McLoughin

Those not voting: Bolan, Rogers

The foregoing is a true copy of a resolution adopted by the Planning Board of the
Borough of Allenhurst at its meeting on the 21st day of February 2024.

As copied from the minutes
Of said meeting

A handwritten signature in cursive script, appearing to read "Kelly Barrett", written over the printed name.

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

