

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

#3-17-2021 (1)

Whereas, David Maleh, 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 237 Allen Avenue, Borough of Allenhurst and known as Block 15, Lot 17 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 Applicant previously proposed constructing an additional covered porch, porch and second floor balcony on the top of the covered porch. The proposed improvements were granted under Resolution #1-10-21-2020. The improvements were never perfected.

The Applicant now proposes to amend the application and seeks to construct the following: (1) homeowner would like to modify the previously approved design by shifting the balcony to the front (Allen Avenue) of the house and expand the size to 105 square feet; (2) enlarge the first story porch to 223 square feet; (3) use brick face piers with vinyl lattice on front porch; and (4) existing porch on Allen Avenue will be extended one additional foot into the front yard (+/- 37 square feet).

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 presented the testimony of Michael Savarese, a New Jersey licensed architect.
3. The Applicant presented the following exhibits:
 - A-1 Planning Board Application dated 12/28/20.
 - A-2 Photographs of subject property.
 - A-3 Survey dated 4/15/19.
 - A-4 Architectural Plans dated 12/28/20.
 - A-5 Resolution dated 1/20/21.

A-6 Notice

B-1 Avakian completeness review dated 1/20/21

B-2 Avakian review letter dated 1/28/21

4. It has been determined that Applicant's proposal is a major alteration requiring a Certificate of Appropriateness and variance relief.
5. Applicant now proposes to amend the application and seeks to construct the following: (1) homeowner would like to modify the previously approved design by shifting the balcony to the front (Allen Avenue) of the house and expand the size to 105 square feet; (2) enlarge the first story porch to 223 square feet; (3) use brick face piers with vinyl lattice on front porch; and (4) existing porch on Allen Avenue will be extended one additional foot into the front yard (+/- 37 square feet).
6. There are 605 sq. ft. of existing covered porches and 828 sq. ft. are proposed.
7. There are 38 sq. ft. of an existing uncovered porch and the applicant is proposing to demolish same.
8. There is 264 square feet of walkways and 261 square feet are proposed. Applicant is removing 3 square feet of walkways.
9. The maximum impervious coverage permitted is 6,941.6 sf. The existing maximum impervious coverage is 5,917 sf. The Applicant is proposing 6,088 sf which is conforming.
10. The maximum porch projection for Allen Avenue is 10 feet. The existing projection is 10 feet. Applicant proposes 11 feet. **A variance is required.**
11. There are no changes with the bulk requirements for the garage.
12. The Applicant proposes to reconstruct and enlarge the porch and add a balcony.
13. The Applicant proposes interior and exterior improvements.
14. The exterior improvements will be historically appropriate and match the existing exterior of the home.
15. The proposed second floor balcony will meet building code, and if possible, be in "Allenhurst" style.
16. The Applicant will be installing a door on the west side which will match the window for the second floor balcony which will be centered on the front elevation.
17. The Applicant has agreed to supply average front porch setbacks for properties on the 200 block of the Allen Avenue, floor plans of the existing basement, attic and accurate architectural drawings for Allenhurst professionals to review and approval.

Where, the Board has determined that the relief requested, can be granted as it meets the historical guidelines as codified in section 26-11 of the Borough of Allenhurst; and

Whereas, the Board has determined that certain 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 17th day of March 2021 that the Amended 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. This includes, but is not limited to representations made in connection with the previous approval which are applicable to this project.
- (2). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 1/28/21.
- (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.

As to the approval of the Certificate of Appropriateness and variance relief:

Moved by: Costello

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Mayor McLaughlin, Costello, Rogers, Chairman Tomaino, Schechner, Adjmi

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 17th day of March, 2021 that this Resolution be adopted.

Moved by: Costello

Seconded by: (Shalam) Adjmi

ROLL CALL VOTE

Those in favor: Mayor McLaughlin, Costello, Chairman Tomaino,, Adjmi

Those opposed: None

Those absent: Rogers, Schechner

Those not voting: Horowitz, Commissioner McLoughlin, 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 17th day of March, 2021.

As copied from the minutes

Of said meeting



Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.



