

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION No.

10-18-2023 (2)

Whereas, Leah Habert, the record owners of the property have applied to the Planning Board of the Borough of Allenhurst for variance approval at the premises located at 302 Allen Avenue, Borough of Allenhurst and known as Block 16, Lot 9 on the official tax map of the Borough of Allenhurst which premises are located in R-1 Zone. The consideration of the variance requires Planning Board approval.

The Applicant seeks to install brick pillars adjacent to the front gate at the subject property.

Hearings were held on September 13, 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 presented the following exhibits:
 - A-1 Application.
 - A-2 Plot Plan.
 - A-3 Zoning denial.
 - A-4 Photograph
 - A-5 Notice to property owners.
3. It has been determined that Applicant's proposal requires variance approval.
4. The Applicant seeks to install two brick pillars adjacent to the front gate on her property.
5. The proposed pillars will be 2' x 2' in width and 4' 4" in height.
6. There will be a decorative light at the top of the pillars.
7. The color of the pillars will match/compliment the existing home.
8. The current gate will remain.
9. Allenhurst Ordinance 26-5.2 provides in pertinent part:

- a. Definition. A fence shall be a structure of any material built, erected, or interposed in, on or upon any lot line or any lot or tract of land and includes a gate, hedge, wall or trestle, or a frame of wood, iron, or other material...
 - c. Fences or hedges shall not exceed four (4) feet in height along the front yard up to the main body of the house, (excluding the front porch). All fences shall be properly supported and braced, and shall have a gate opening not less than three (3) feet in width, and shall not be electrically charged, spiked, or barbed wire.
 - d. All hedges shall be properly cut, trimmed, maintained, and shall not exceed the height limitations herein set forth for fences.
- 15. The proposed pillars require variance approval.
 - 16. All Allenhurst is designated a historical district.
 - 17. The majority of homes in Allenhurst are historic in nature and display architecture from years past.
 - 18. One of the planning goals of Allenhurst is to allow the historic homes of the town to be seen from the street.
 - 19. 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.
 - 22. The unique character is defined, in part, by many homes being built in the 19th and early 20th century.
 - 23. The town has in place a Historic Preservation Ordinance intended to preserve and enhance the historic elements of the town. Especially by allowing historically significant homes to be viewed from the street.
 - 24. Applicant seeks approval of the pillars, which will enhance the aesthetic quality of the home. Specifically, it will "break up" the fence line in from the home with the brick pillars.
 - 25. The Board finds that granting a variance will improve local zoning as it will advance the goal of enhancing and exemplifying the historic architecture of the town, especially the home in question.
 - 26. The Board finds that granting the variance will advance the purpose of the zoning ordinance of Allenhurst or its Master Plan as it will preserve the town's unique character as a historic and tranquil suburban residential community.
 - 27. The Board finds that granting the variance will result in a benefit which will substantially outweigh any detriments to such approval.
 - 28. The Board finds that allowing pillars to be constructed will add to the beauty of the property and the town. Additionally, the Board finds the 4" deviation minimal.

Whereas, the Board has determined that the granting of the requested variance is appropriate.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 13th day of September 2023 that the requested variance is GRANTED.

As to the GRANTING of the variance:

Moved by: Commissioner McLoughlin

Seconded by: Adjmi

ROLL CALL VOTE

Those in favor: Commissioner McLoughlin, Chairman Tomaino, Schechner, Varley, Rogers, Adjmi, Bolan, Ryan

Those opposed: None.

Those abstained: None

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 18th day of October 2023 that this Resolution be adopted.

Moved by: Commissioner McLoughlin

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Commissioner McLoughlin, Schechner, Rogers, Bolan, Ryan

Those opposed: None

Those absent: None

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 18th day of October 2023.

As copied from the minutes

Of said meeting

A handwritten signature in cursive script that reads "Kelly Barrett".

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J

