

**BOROUGH ALLENHURST  
PLANNING BOARD**

**RESOLUTION No. 11-8-2023 (1)**

Whereas, Ronnie Dushey, the record owners of the property has applied to the Planning Board of the Borough of Allenhurst for variance and Certificate of Appropriateness approval at the premises located at 318 Corlies Avenue, Borough of Allenhurst and known as Block 14, Lot 3 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 11,500 square feet with a 3,859 square foot single-family three story home and a 462 square foot detached garage.

The Applicant proposes to construct the following exterior improvements: proposed new covered side porch, new rear deck, new windows, new siding, new roof, new door configuration, AC and garbage enclosure and alteration to the existing garage.

Hearings were held on October 18, 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 testimony of Michael Savarese, a New Jersey licensed architect.
3. The Applicant presented the following exhibits:
  - A-1 Application.
  - A-2 Zoning determination letter dated 7/21/23 and 7/24/23.
  - A-3 Survey dated 3/28/22.
  - A-4 Plans dated 6/26/23.
  - A-5 Notice.
  - A-6 SK-1 Alternate garage plan

- A-7 Proposed front elevation
- A-8 Proposed left side elevation
- A-9 Photographs
- A-10 Rendering
- B-1 Avakian letter dated 9/29/23

4. It has been determined that Applicant's proposal requires variance and Certificate of Appropriateness approval.
5. The Applicant received the following zoning approvals – July 21, 2023, interior improvements (no changes to the outside and exterior walls), August 31, 2023, approval for portable storage container, and September 15, 2023, dumpster approval.
6. There will be no living or habitable space in the basement.
7. There will be no vertical siding.
8. The chimney will remain in place.
9. A drywell will be designed and installed to address the impervious coverage over the permitted 40%.
10. The second story window and the front door will be returned to their original design and position.
11. A drain will be installed for the front porch.
12. A new covered wrap around porch will be added.
13. The Applicant intends to restore the charm and character of the Dutch/Victorian seashore home.
14. The detached garage siding will match the siding of the home. The detached garage will remain in its current location.
15. The maximum permitted building coverage is 2,300 square feet. Currently existing is 2,622 square feet (23.2%) which is a pre-existing non-conformity. Applicant proposes 25.4%. **A variance is required.**
16. The maximum permitted impervious coverage is 4,600 square feet. Currently existing is 5,656 square feet (49.2%). Applicant proposes 5,114 square feet (45.5%). **A variance is required.**
17. The minimum rear yard setback for a detached garage is 3.5 feet. Currently existing is 2.8 feet, which is a pre-existing non-conformity. Applicant proposes no changes.
18. The minimum percentage of rear yard area for a detached garage is 35%. Currently existing is 26.02% which conforms. Applicant proposes no changes.
19. The maximum driveway width is 10 feet. Currently existing is 11 feet, which is a

pre-existing non-conformity. Applicant proposes no changes.

20. 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 19<sup>th</sup> and early 20<sup>th</sup> century.
23. The town has in place a Historic Preservation Ordinance intended to preserve and enhance the historic elements of the town.
24. 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.
26. 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.
27. 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 requested variance is appropriate.

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 18<sup>th</sup> day of October 2023, that the requested variance and Certificate of Appropriateness is GRANTED.

Moved by: Commissioner McLoughlin

Seconded by: Ryan

#### ROLL CALL VOTE

Those in favor: Schechner, Costello, Horowitz, Commissioner McLoughlin, Mayor McLaughlin, Rogers, Bolan, Ryan

Those opposed: None.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 8<sup>th</sup> day of November 2023 that this Resolution be adopted.



Moved by: Schechner

Seconded by: Rogers

#### ROLL CALL VOTE

Those in favor: Schechner, Costello, Commissioner McLoughlin, Mayor McLaughlin, Rogers, Bolan, Ryan

Those opposed: None

Those absent: None

Those not voting: Chairman Tomaino

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 8<sup>th</sup> day of November 2023.

As copied from the minutes

Of said meeting

A handwritten signature in black ink, reading "Kelly Barrett", written over a horizontal line.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.