

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION No.

4-27-2022 (1)

Whereas, Sam Tawil, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for an amended Certificate of Appropriateness at the premises located at 120 Corlies Avenue, Borough of Allenhurst and known as Block 4, Lot 2 on the official tax map of the Borough of Allenhurst which premises is located in the R-2 zone. The proposed amendment requires Planning Board approval.

The Applicant previously received approval to remove an existing patio and half of a basketball court to allow for new construction and the installation of a pool and pool patio (Resolution 1-11-12-2020).

On July 1, 2021, the zoning office issued a stop work order for the outdoor kitchen area installation within the back covered patio area. That work was not approved under Resolution 1-11-12-2020 and has been deemed a major alteration requiring an amended Certificate of Appropriateness.

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. Jeffrey A. Donner represented the applicant.
3. The Applicant presented the testimony of Wayne Lerman, New Jersey licensed architect.
4. The Applicant presented the following exhibits:
 - A-1 Letter from Mr. Donner dated 2/2/21.
 - A-2 Application dated 12/2/21.
 - A-3 Exterior photographs of the outdoor kitchen.
 - A-4 Resolution dated 11/12/20.
 - A-5 Revised architectural plans dated 11/11/21.
 - A-6 Notice.
 - B-1 Stop Work Order dated July 1, 2021.
 - B-2 Avakian letter dated 2/1/22.
5. It has been determined that this project has been deemed that the changes to the originally approved plans are a major alteration requiring a Certificate of Appropriateness.
6. Testimony was provided on March 30, 2022.
7. The Applicant previously received approval to remove an existing patio and half of a basketball court to allow for new construction and the installation of a pool and pool patio (Resolution 1-11-12-2020). On July 1, 2021, the zoning office issued a stop work order for the outdoor kitchen area installation within the back covered patio area. That work was not approved under Resolution 1-11-12-2020 and has

been deemed a major alteration requiring an amended Certificate of Appropriateness

8. The Applicant proposes the installation of an outdoor kitchen with roll down security shutters.
9. The space contains no heating or air conditioning. As a condition of approval, Applicant agrees to never install heating or air conditioning to this space.
10. Stone has been applied to the columns to make them compatible with other features of the home.
11. Two windows in the rear wall of the home have been removed to allow for the installation of cabinets.
12. Applicant is not and will not install an range/hood in the outdoor space.
13. Applicant proposes a BBQ under the cover.
14. Applicant will comply with all building codes.
15. The rear kitchen area will be screened from the neighbors with landscaping approved by Borough professionals.

Whereas, the Board has deemed that the granting of a Certificate of Appropriateness is warranted; and

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

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 20th day of March 2022 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.
- (2).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.
- (3).The Applicant shall obtain all approvals necessary for this project
- (4).The Applicant shall adhere to the requirements set forth in the engineer's letter.
- (5).The conditions set forth in Resolution 1-11-12-2020 shall remain.
- (6).Any exterior lighting will comply with applicable Borough Ordinances.
- (10) 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 and/or Variance(s) relief.
- (9). 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:

Moved by: Mayor McLaughlin

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Mayor McLaughlin, Chairman Tomaino, Varley, Hochster, Rogers

Those opposed:

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 27th day of April, 2022 that this Resolution be adopted.

Moved by: Rogers

Seconded by: Chairman Tomaino

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Varley, Hochster, Rogers

Those opposed: None

Those absent:

Those not voting: Adjmi, Ryan, Cumiskey

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 27th day of April, 2022.



Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.

