

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

1-17-2024 ~~(3)~~ (8)

Whereas, Isaac E. Ash, 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 45 Norwood Avenue, Borough of Allenhurst and known as Block 17, Lot 12 on the official tax map of the Borough of Allenhurst which premises are located in R-1 Zone. The consideration of the Amended Certificate of Appropriateness and proposed improvements require Planning Board and Historic Preservation approval.

On September 16, 2020, the Planning Board approved certain improvements to the Applicant's property. The Applicant now seeks to amend the 2020 resolution to add two double hung windows on the second floor of the east façade of the house.

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 Thomas Hickey, New Jersey licensed architect.
3. The Applicant presented the following exhibits:
 - A-1 Planning Board Application.
 - A-2 Photograph of the property.
 - A-3 Elevations.
 - A-4 Notice.
 - A-5 Architectural plans.
 - B-1 Zoning Officer letter date 10/2/2023.
4. It has been determined that Applicant's proposal requires an Amended Certificate of Appropriateness.
5. The Applicant proposes to add two double hung windows with sidelights on the second floor of the east façade of the home.

6. The Applicant proposes no changes to the previous approval received from the Planning Board in September 2020 with the exception of replacing two French doors previously approved with two double hung windows.
7. The two proposed windows are more historically appropriate for the home.
8. The two proposed windows will mimic the windows on the south façade of the home.
9. The Applicant will comply with the previously approvals set forth in the September 16, 2020, approval of the Planning Board.

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.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 6th day of December 2023 that the Amended Certificate of Appropriateness and 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.
- (2). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 10/2/2023.
- (3). The Applicant will comply with all previous approval set forth in the September 16, 2020, approval of the Planning Board.
- (4). 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.
- (5). 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.
- (6). The Applicant shall obtain all approvals necessary for this project.
- (7). The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (8). 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, Amended Certificates of Appropriateness and/or Variance(s) relief.

As to the approval of the Amended Certificate of Appropriateness:

Moved by: Chairman Tomaino

Seconded by: Commissioner McLoughlin

ROLL CALL VOTE

Those in favor: Costello, Mayor McLaughlin, Chairman Tomaino, Varley, Commissioner McLoughlin, Rogers, Bolan, Ryan

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 17th day of January, 2023 that this Resolution be adopted.

Moved by: Chairman Tomaino

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Mayor McLaughlin, Chairman Tomaino, Varley, Rogers, Bolan, Ryan

Those opposed:

Those absent:

Those not voting:

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 January 2024.

As copied from the minutes
Of said meeting



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

