

**BOROUGH ALLENHURST  
PLANNING BOARD**

**RESOLUTION NO 5-18-2022 (2)**

Whereas, Ralph & Adele Dweck, the record owners of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness at the premises located at 2 Cedar Avenue, Borough of Allenhurst and known as Block 36, Lot 4.02 on the official tax map of the Borough of Allenhurst which premises is located in the R-1 zone. The proposed amendment requires Planning Board approval.

A hearing for this matter was held on April 27, 2022.

The Applicants proposes a granite paver patio, masonry fireplace, front entry paver patio, porches, extended porches, extension of 2<sup>nd</sup> story terrace.

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. Jennifer Krimko represented the applicant.
3. The Applicant presented the testimony of Patrick Ward (a New Jersey licensed planner) and Robert Hazelrigg (a New Jersey licensed architect).
4. The Applicant presented the following exhibits:
  - A-1 Application dated 2/1/22.
  - A-2 Photograph.
  - A-3 Survey dated 4/2/21.
  - A-4 Plot plan dated 1/25/21
  - A-5 Architectural Plan dated 1/5/22
  - A-6 Notice to property owners
  - B-1 Avakian letter dated 4/25/22
5. It has been determined that the changes to the house are a major alteration requiring a Certificate of Appropriateness.
6. Testimony was provided on April 27, 2022.

7. The Applicants propose the following: 169 square foot building addition (front covered porch), 175 square foot porch addition (Cedar Avenue), 133 Square foot reduction (paver walkway), 256 square foot removal of concrete deck and grill area, 275 square foot addition (rear wood terrace), 136 square foot reduction (walls) and 907 square foot addition (at grade patios).
8. The minimum side yard setback permitted is 13.39 feet. Currently existing is 35.9 feet. Applicant proposes 36.96 feet, which conforms.
9. The minimum side yard setback (west) is 11.1 feet. Currently existing is 35.9 feet. Applicant proposes 36.96 feet, which conforms.
10. The maximum impervious coverage permitted is 7,734.4 square feet (40%). Currently existing is 34.8%. Applicant proposes 40%, which conforms.
11. The maximum porch projection permitted (Cedar Avenue) is 33.7 feet. Currently existing is 52.7 feet. Applicant proposes 48.86 feet.
12. The maximum porch projection permitted (Ocean Place) is 24.8 feet. Currently existing is 38.4 feet. Applicant proposes 34.52 feet.
13. The Ocean Place driveway will be resurfaced and dimensions will remain the same.
14. The Cedar Avenue ramp walkway will be removed and replaced with a more linear walkway with granite pavers and granite retaining wall. The stairs will be granite.
15. The concrete area for the basketball hoop will remain and be resurfaced.
16. The masonry fireplace will be placed on the south end of the paver patio. It will be 40 square feet, 13.5 feet in height and be set back 10 feet from the side yard. **A variance is required for the side yard setback.**

Whereas, the Board has deemed that the granting of a Certificate of Appropriateness is warranted; 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 27<sup>th</sup> day of April 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). Any exterior lighting will comply with applicable Borough Ordinances.
- (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.
- (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 and bulk variance relief:

Moved by: Chairman Tomanio

Seconded by: Ryan

#### ROLL CALL VOTE

Those in favor: Hochster, Cuminskey, Chairman Tomanio, Rogers, Varley, Adjmi, Ryan

Those opposed: None.

Recused: None

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 18<sup>th</sup> day of May, 2022 that this Resolution be adopted.

Moved by: Chairman Tomaino Seconded by: Adjmi

#### ROLL CALL VOTE

Those in favor: Hochster, Chairman Tomanio, Rogers, Varley, Adjmi




Those opposed: None

Those absent: Ryan

Those not voting: Mayor McLaughlin

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 18<sup>th</sup> day of May, 2022.

A handwritten signature in cursive script that reads "Kelly Barrett". The signature is written in dark ink and is positioned above a horizontal line.

---

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.