

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION NO. 5-18-2022

Whereas, Louis and Adele Shamie, the record owners of the property have applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness at the premises located at 238 Elberon Avenue, Borough of Allenhurst and known as Block 20, Lot 2 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 seek approval for renovations to the existing, single family home including construction of a rear covered porch and interior reconfiguration of existing third-floor space.

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 Robert Hazelrigg (a New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application dated 2/22.
 - A-2 Photograph.
 - A-3 Survey dated 4/2/21.
 - A-4 Plot plan dated 2/2/22.
 - A-5 Architectural Plan dated 1/21/22.
 - A-6 Notice to property owners
 - B-1 Avakian letter dated 4/14/22
5. It has been determined that this project has been deemed a major alteration requiring a Certificate of Appropriateness.
6. Testimony was provided on April 27, 2022.
7. The Applicants seek approval for renovations to the existing, single family home including construction of a rear covered porch and interior reconfiguration of existing third-floor space.
8. The lot currently has a two and half story single-family home with a 494 square foot two-story detached garage.
9. The maximum impervious coverage permitted is 3,900 square feet (40%). Currently existing is 4,378 square feet (44.9%) which does not conform. Applicant proposes 4,348 square feet (44.6%) which is a reduction. **Pursuant to Section 26.4.1.b of the Borough's Ordinance, a variance is not required since the existing non-conformity is being reduced.**
10. The minimum first floor area permitted is 1,110 square feet. Currently existing

is 1,833 square feet, which conforms. Applicant proposes 1,909 square feet which conforms.

11. The railing on the porch will be 30 inches.
12. Applicant proposes to enlarge and cover the existing rear porch.
13. The third floor will be reconfigured to allow for 3 bedrooms.
14. New window on the south elevation will allow for egress and match existing windows in the home.
15. All materials on the new addition will match those on the existing home.

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 27th 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. The rear porch railing height shall be reduced to 30" and the Board Secretary will forward the necessary letter to the Applicant in order to qualify for an exception under the Building 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 dated 4/14/22.
- (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:

Moved by: Adjmi

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Ryan, Cuminskey, Chairman Tomaino, Roger, Varley, Adjmi, Hochster

Those opposed: None.

Recused: None.

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

Moved by: Adjmi

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Roger, Varley, Adjmi, Hochster

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 18th day of May, 2022.

A handwritten signature in black ink, appearing to read "Kelly Barrett", with a long horizontal line extending to the right.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.