

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION 5-19-21 (1)

**107 ELBERON AVE
CERTIFICATE OF APPROPRIATENESS MINOR**

Whereas, Edward Falack, the record owner of the property had previously applied to the Planning Board of the Borough of Allenhurst for a Minor Application for Certificate of Appropriateness approval at the premises located at 107 Elberon Avenue, Borough of Allenhurst and known as Block 1, Lot 12 on the official tax map of the Borough of Allenhurst. The Planning Board approved the Certificate of Appropriateness Minor by Resolution 8-21-2019-1. That approval expired by operation of law. The property owner now resubmits the original application for a Certificate of Appropriateness. The proposed improvements require Planning Board approval.

The Applicant seeks approval for the replacement of siding on the home, replace windows, replace columns, replace railings on the porch, replace the roof and replace the façade under the porch.

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 himself.
3. The Applicant presented the following exhibits:
 - A-1 Application dated 3/19/21.
 - A-2 Survey dated 9/24/07.
 - A-3 Architectural plans dated 3/1/21.
 - A-4 Request for Approval Extension of 5/21/19 Resolution.
 - A-5 Certificate of Appropriateness Approval dated 5/21/19.
 - A-6 Notice to Property Owners.
 - B-1 Leon S. Avakian Report dated 4/8/21. Mr. Falack testified that he requested an extension of the previously approved application.

However, he was advised that the previous approval had expired.
Accordingly, he submitted this application.

5. Mr. Falack testified that the application submitted at this hearing is exactly the same as the previous application submitted and approved in resolution 8-21-2019-1 (attached hereto).
6. Mr. Falack testified that there are no changes or modifications to the previously approved plans.
7. Mr. McGrath, the Zoning Officer, testified that there have been no changes to ordinances which impact this application/the subject property since the prior approval.
8. Mr. Falack testified that he will unconditionally adhere to all aspects of the prior approval.
9. The terms set forth in the prior resolution approving the Certificate of Appropriateness are adopted by incorporation in this resolution.

Whereas, the Board has determined that the 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 21nd day of April 2021 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 held on April 21, 2021 and all hearings held in connection with the previous approval referenced above.
- (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 in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (5). Any future improvements will require Planning Board Approval.

As to the approval of the Minor Application:

Moved by: Schechner

Seconded by: Costello

ROLL CALL VOTE

Those in favor: Costello, Rogers, Boyd, Varley, Tomaino, Mauro, Scally, Adjmi and Schechner

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 19th day of May, 2021 that this Resolution be adopted.

Moved by: Costello

Seconded by: Schechner

ROLL CALL VOTE

Those in favor: Costello, Schechner, Tomaino, Varley, Rogers

Those opposed: None

Those absent: None

Those not voting: McLaughlin, Horowitz, McLoughlin, Hochster

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 19th day of May, 2021.

As copied from the minutes

Of said meeting



Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

**8-21-2019-1 107 ELBERON AVE
CERTIFICATE OF APPROPRIATENESS MINOR**

Whereas, Edward Falack, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Minor Application Approval at the premises located at 107 Elberon Avenue, Borough of Allenhurst and known as Block 1, Lot 12 on the official tax map of the Borough of Allenhurst. The proposed improvements require Planning Board approval.

The Applicant seeks approval for the replacement of siding on the home, replace windows, replace columns, replace railings on the porch, replace the roof and replace the façade under the porch.

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 himself, Vladimir Kaushansky (architect) and Michael Savarese (architect).
3. The Applicant presented the following exhibits:
 - A-1 Application.
 - A-2 Letter from Mr. Falack to Zoning Officer.
 - A-3 Zoning Officer letter.
 - A-4 Photographs (8)
 - A-5 Siding specifications
 - A-6 Architectural plans dated 1/31/19
 - A-7 Photographs (4) of existing condition of building
 - A-8 Historic photographs
 - A-9 Photographs (2) of front and rear of home

A-10 Column specifications

A-11 Revised architectural drawings

B-1 Certification of Mr. Costello regarding listening to minutes from prior hearing

4. It has been determined that this project has been deemed a minor application requiring approval of the Board.
5. The Applicant seeks approval for the replacement of siding on the home, replace windows, replace columns, replace railings on the porch, replace the roof and replace façade under the porch.
6. The Applicant will install siding which as closely as possible match the original clap board siding found under the current aluminum siding.
7. The Applicant will replace the existing roof with asphalt timberline shakes on the roof.
8. The Applicant will replace existing windows with windows which will as closely as possible match those which are being replaced. The Applicant has agreed to replace those windows with lead glass with lead glass windows.
9. The Applicant will replace existing railings with railings which with in-kind railings which will be 3 inches on center and 30 inches in height.
10. The Applicant will replace the columns with columns which will as closely as possible match those which are being replaced. The columns will be composed of the materials presented at the hearing.
11. The Applicant recognizes that the building is a key historical structure in the Borough and will make all efforts to preserve and protect the historic elements of same.

Whereas, the Board has determined that the 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 17th day of July 2019 that the Minor Application 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 in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (5). Any future improvements will require Planning Board Approval.

As to the approval of the Minor Application:

Moved by: Rogers

Seconded by: Scally

ROLL CALL VOTE

Those in favor: Costello, Rogers, Boyd, Varley, Tomaino, Mauro, Scally and Schechner

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 21st day of August, 2019 that this Resolution be adopted.

Moved by: Costello

Seconded by: Mauro

ROLL CALL VOTE

Those in favor: Costello, McLaughlin, Rogers, Varley, Mauro, Scally Schechner

Those opposed: None

Those absent: Boyd, Tomaino

Those not voting: None

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 21st day of August, 2019.

As copied from the minutes
Of said meeting

Alison Gavin
Secretary, Planning Board
Borough of Allenhurst, N.J.