

**BOROUGH ALLENHURST  
PLANNING BOARD**

**RESOLUTION NO. 5-18-2022 (1)**

Whereas, Allen and Gladys Ashkenazie, 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 113 Allen Avenue, Borough of Allenhurst and known as Block 7, Lot 14 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 propose exterior site plan improvements, interior improvements and exterior improvements to the dwelling. This includes an addition to the rear of the home.

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), Robert Hazelrigg (a New Jersey licensed architect) and Allen and Gladys Ashkenazie (property owners).
4. The Applicant presented the following exhibits:

A-1 Application dated 1/5/22.

A-2 Photograph.

A-3 Survey dated 3/2/21.

A-4 Plot plan dated 4/19/21

A-5 Architectural Plan dated 10/8/21

A-6 Notice to property owners

B-1 Avakian letter dated 2/9/22

5. It has been determined that the changes to the structure are a major alteration

requiring a Certificate of Appropriateness.

6. Testimony was provided on April 27, 2022.
7. The home is classified as an "Historic Landmark" as it was built prior to 1905.
8. The Applicants propose exterior site plan improvements, interior improvements and exterior improvements to the dwelling. This includes an addition to the rear of the home.
9. Applicant agrees to replace any broken sidewalk with slate if the existing sidewalk is slate.
10. Applicant proposes to extend the driveway 5' to the north.
11. The proposed addition will be 2 stories and the exterior of the addition will match the exterior of the front of the house.
12. New windows will be 6 over 1 to match existing windows.
13. The kitchen window will be a casement window. Millwork/muntins will match existing windows.
14. The rear of the home will have a sliding door which will not be visible from the street. Applicant will add muntins to this door to match the windows.
15. Applicant agrees that there will be no bedrooms in the basement.
16. The addition siding will match the rest of the home.
17. The color of the new windows will match the existing windows.
18. Applicant will add a door into the mechanical room.
19. Applicant will indicate the material type for the patio.
20. Applicant agrees that if it is not possible to match the color of the roof of the addition to the existing home, they will replace the entire roof for the existing home and addition.

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 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:

Moved by: Cuminskey

Seconded by: Adjmi

#### ROLL CALL VOTE

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

Those opposed: None.

Recused: Ryan

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: Rogers

Seconded by: Adjmi



ROLL CALL VOTE

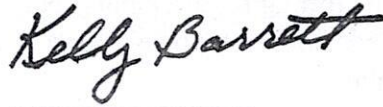
Those in favor: Hochster, Chairman Tomanio, Rogers, Varley, Adjmi

Those opposed: None

Those absent: None

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 that reads "Kelly Barrett". The signature is written in a cursive style with a horizontal line underneath it.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.