

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION No. 6-22-2022 (2)

Whereas, 205 Cedar Avenue, LLC, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness at the premises located at 205 Cedar Avenue, Borough of Allenhurst and known as Block 8, Lot 7 on the official tax map of the Borough of Allenhurst which premises are located in R-1 Zone. The consideration of the Certificate of Appropriateness requires Planning Board and Historic Preservation approval.

The property is 13,500 square feet and consists of a two and half (2 ½) story single-family home with a 360 square foot two-story detached garage.

The Applicant is seeking approval for renovations to the existing, single-family home for a 2nd story addition and interior renovations.

Hearings were held in connection with this matter on May 18, 2022.

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 was represented by Jennifer Krimko, Esq.
3. The Applicant presented the testimony of Warren Miester (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application dated 3/7/21.
 - A-2 Survey dated 5/20/20.
 - A-3 Architectural plans dated 2/28/22.
 - A-4 Photograph.
 - B-1 Avakian letter dated 5/12/22.
5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and Historic Preservation approval.
6. The subject home has been deemed a "Historic Landmark" as it was built before 1905.
7. The Applicant proposes a second-story addition which will maintain the

character of the home by using the same materials and window patterns.

8. The addition will have 2 double hung 6 over 1 windows.
9. The roof of the addition will match the existing home. If the Applicant is unable to match the roof of the addition to the existing home, they will re-roof the entire structure.
10. The sliding door on the first floor will be removed and will match 2nd floor sliding door.
11. Chimney to match on the existing structure and addition.
12. The soffit will match fascia board. All gutters will match.
13. The Applicant proposes increasing the square footage of the second floor by 561.94 square feet.

Whereas, the Board has determined that the proposal does meet with the Historical Preservation requirements necessary for a Certificate of Appropriateness.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 18th day of May 2022 that the Certificate of Appropriateness and Site Plan 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. This includes, but is not limited to representations made in connection with the previous approvals which are applicable to Application.
- (2). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letter dated 5/12/22.
- (3). 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.
- (4). The Applicant shall obtain all approvals necessary for this project.
- (5). The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (6). 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 and/or Variance(s) relief.

- (10) 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 Site Plan approval:

Moved by: Rogers

Seconded by: Varley

ROLL CALL VOTE

Those in favor: Hochster, Mayor McLaughlin, Rogers, Varley, Cuminskey

Those opposed: None.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 22nd day of June, 2022 that this Resolution be adopted.

Moved by: Rogers

Seconded by: Varley

ROLL CALL VOTE

Those in favor: Hochster, Rogers, Varley, Cuminskey

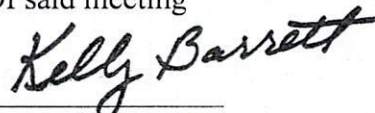
Those opposed: None

Those absent: Mayor McLaughlin

Those not voting: Chairman Tomaino, Ryan

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 22nd day of June, 2022.

As copied from the minutes
Of said meeting



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

