

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION NO. 8-18-2021 (3)

Whereas, Eli Yedid, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness and variance at the premises located at 1 Allen Avenue, Borough of Allenhurst and known as Block 4, Lot 4 on the official tax map of the Borough of Allenhurst which premises are located in R-1 Zone. The consideration of the variance relief, Certificate of Appropriateness and proposed improvements require Planning Board and Historic Preservation approval.

The property currently has a 2,321.5 square foot single-family two and one-half story home and 655.6 square foot one story detached garage/car port.

The Applicant proposes: (1) install a comprehensive landscape plan, (2) revise driveway layout, (3) add stairs from the existing deck, (4) add paver walkway, (5) relocate the fence, (6) add two decorative gates with arbors, (7) add two garden boxes, (8) add a sand dining area with pergola and string lights, (9) add an outdoor sink near the dining area, and (10) add a shower/foot wash station on the existing garage.

A hearing was held in connection with this matter on June 16, 2021.

The Applicant was previously granted Planning Board approval for certain improvements to the property on January 16, 2019 under resolution #1 16-19-1.

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: Ross Padluck (New Jersey licensed architect), Patrick Ward (New Jersey licensed engineer) and Eli Yedid.
4. The Applicant presented the following exhibits:

A-1 Application.

A-2 Survey dated 10/15/20.

A-3 Architectural plans dated 6/26/21.

A-4 Plot Plan dated 3/15/21.

A-5 Photograph.

A-6 Notice to Property Owners.

B-1 Revised Avakian letter dated 5/19/21.

5. It has been determined that Applicant's proposal requires variance relief and a Certificate of Appropriateness.
6. The property currently has a 2,321.5 square foot single-family two and one-half story home and 655.6 square foot one story detached garage/car port.
7. The Applicant proposes: (1) install a comprehensive landscape plan, (2) revise driveway layout, (3) add stairs from the existing deck, (4) add paver walkway, (5) relocate the fence, (6) add two decorative gates with arbors, (7) add two garden boxes, (8) add a sand dining area with pergola and string lights, (9) add an outdoor sink near the dining area, and (10) add a shower/foot wash station on the existing garage.
8. The home has been classified as a "Historic Landmark" within the historic preservation ordinance, the home having been built before 1905.
9. The permitted Minimum Front Yard Setback (Allen Avenue) is 50.1 feet. Currently existing is 49.7 feet which is an existing non-conformity. Applicant proposes no change.
10. The Building Height permitted is 2.5 stories (35 feet). Currently existing is 2.5 stories (40.5 feet) which is an existing non-conformity. Applicant proposes no change.
11. The permitted minimum side yard setback for a garage is 3.5 feet. Currently existing is 3.3 feet which is an existing non-conformity. Applicant proposes no change.
12. The permitted minimum rear yard setback for a garage is 3.5 feet. Currently existing is 4.5 feet which conforms. Applicant proposes no change.
13. The Applicant proposes 6-foot Privet hedges 3 feet from the front of the dwelling. **A variance is required.**
14. Other hedges in the front of the dwelling will not exceed 4 feet in height.
15. The Applicant proposes 6-foot Privet hedges in the pool area (Ocean Place Frontage). **A variance is required.**
16. Applicant has agreed to pave the entire driveway and provide drainage to accommodate the added coverage in lieu of a ribbon driveway. Applicant has agreed to submit the paved driveway plans and drainage plans to Borough professionals for review and approval. The paved driveway results in an overall lot coverage of 41.5%, whereas a maximum of 40% is permitted. **A variance is required.**
17. Applicant proposes a cold-water outdoor shower/foot wash on the southeast corner of the garage.
18. The fence along the south property line facing Allen Avenue will be 50% open and meet the requirements of Borough Ordinance.
19. Applicant proposes an 8foot tall pergola with an area of 93 square feet and set

- back 10.63 feet from the side yard with landscaping adjacent to an outdoor dining area. **A variance is required for the height, area and setback of the pergola.**
20. Applicant proposes 2 garden boxes, 50.7 square feet each. setback 3.63 feet from the side yard. **A variance is required for area and setbacks of the garden boxes.**
 21. The height of the gates/arbors are 9.56 feet in height, whereas a maximum of 5 feet is permitted. Both are located in a front yard and one is located 9 feet from the side property line, whereas a minimum of 25 feet is required. **A variance is required.**
 22. Applicant proposes an outdoor sink in the outdoor dining area.
 23. Applicant proposes to add new stairs to the rear of the deck.

Whereas, the Board has determined that variance 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.

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 16th day of June 2021 that the Certificate of Appropriateness and variance relief 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 letters referenced above revised through 5/19/21.
- (3). A general note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- (4). 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.
- (5). The Applicant shall obtain all approvals necessary for this project.
- (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.
- (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, driveway improvements and grading plans shall be subject to the Borough Professional's review and approval.

As to the APPROVAL of the Certificate of Appropriateness and variance:

Moved by: Com. McLoughlin

Seconded by: Schechner

ROLL CALL VOTE

Those in favor: Rogers, Schechner, Com. McLoughlin, Mayor McLaughlin, Costello, Varley, Hochster, Chairman Tomaino, Hochster

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 18th day of August, 2021 that this Resolution be adopted.

Moved by: Commissioner McLoughlin

Seconded by: Costello

ROLL CALL VOTE

Those in favor: Costello, Varley, Chairman Tomaino, Rogers, Hoschster, Mayor McLaughlin, Commissioner, Mcloughlin

Those opposed: None

Those absent: Schechner

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 18th day of August, 2021.

As copied from the minutes
Of said meeting

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