

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

8-16-2023 (1)

Whereas, 308 Allen Avenue, LLC, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness approval at the premises located at 308 Allen Avenue, Borough of Allenhurst and known as Block 16, 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 lot is 11,250 square feet with a 1,810 square foot single-family three story home and a 489 square foot detached garage.

The Applicant proposes the construction of a new front porch. There are no proposed changes to the existing garage.

Hearings were held on May 17, 2023 and July 19, 2023.

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. Robert Farber, Esq. represented the Applicant.
3. The Applicant testified on behalf of the application.
4. The Applicant presented the testimony of David Feldman (New Jersey licensed architect).
5. The Applicant presented the following exhibits:
 - A-1 Application.
 - A-2 Zoning denial dated 2/17/2023.
 - A-3 Survey dated 2/29/2016.
 - A-4 Architectural plans dated 2/6/2023.
 - A-5 Proposed front porch variance plan dated 1/18/2023.

A-6 Notice to property owners.

A-7 Series of photographs.

A-8 Elevation and Floor plan dated 6/28/2023.

A-9 Series of Photographs.

A-10 Certification of Mr. Schechner.

B-1 Avakian letter dated 5/9/2023.

6. It has been determined that Applicant's proposal requires a Certificate of Appropriateness approval.
7. The home has been classified as 'Key Landmarks' within Allenhurst's preservation ordinance, being built between 1905 and 1941.
8. The Applicant desires to construct a new front porch.
9. The proposed porch will extend 10 feet from the front of the house. The porch will be in line with other porches on adjacent properties.
10. The rhythm, direction and design emphasis of the porch will be similar with the character of the neighborhood.
11. The porch will have an A-frame roof over the front entrance.
12. The Applicant agreed to increase the size of the deck banding which will be reflected on the plans and subject to Borough professional approval.
13. The Applicant agreed to increase the size of the brick piers of the porch which will be reflected on the plans and subject to Borough professional approval.
14. The brick on the piers of the porch will match existing.
15. The porch rails will be 30 inches high and the distance between the rails will be 3 inches from the center of the rails.
16. The lattice skirt with trim will be added to the porch. The lattice skirt for the porch will be dimensionally appropriate, reflected on the plans and subject to Borough professional approval.
17. The bullnosing will be pulled forward to replicate what currently exists.
18. There will be no change to the house.
19. The decking of the porch will be of composite material.
20. The stairs leading to the porch will have blue stone caps on the tread and brick risers.
21. The 4 inch gutters on the porch will match the existing gutters on the home.
22. Applicant will add to the revised plan the missing window which was reflected on

the original plans.

Whereas, the Board has determined that the granting of a Certificate of Appropriateness is appropriate.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 19th day of July 2023 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 in connection with this Application and, where consist with this approval, at previous hearings before this Board. The Applicant will submitted revised plans reflecting those changes discussed at the Public Hearing for review and approval by the Board professionals.
- (1).The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letter dated 5/9/2023.
- (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.
- (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: Mayor McLaughlin

ROLL CALL VOTE

Those in favor: Schechner, Costello, Varley, Ryan, Rogers, Mayor McLaughlin

Those opposed: None.

Those abstained: None

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 16th day of August, 2023 that this Resolution be adopted.

Moved by: Schechner

Seconded by: Ryan

ROLL CALL VOTE

Those in favor: Schechner, Costello, Varley, Ryan, Mayor McLaughlin

Those opposed: None

Those absent: Rogers

Those not voting: Commissioner McLoughlin, Bolan

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 16th day of August 2023.

As copied from the minutes

Of said meeting

A handwritten signature in cursive script that reads "Kelly Barrett".

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.