

**BOROUGH ALLENHURST
PLANNING BOARD**

**RESOLUTION
_____ -2020**

Whereas, Joseph and Frieda Franco, 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 307 Elberon Avenue, Borough of Allenhurst and known as Block 16, Lot 13 on the official tax map of the Borough of Allenhurst which premises are located in both the R-2 zone. The proposed improvements require Planning Board and Historic Preservation approval.

The Applicant seeks approval to add an addition over the existing first floor footprint.

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 architect, David Feldman.
4. The Applicant presented the following exhibits:
 - A-1 Notices.
 - A-2 Architectural plans last revised 2/6/19, prepared by Feldman Architects.
 - A-3 Survey prepared by C.C. Widdis Surveying, LLC dated 12/12/19.
 - A-4 Photographs of property.
 - A-5 Application.
 - B-1 Leon Avakian, Inc. review letter dated 7/23/20.
5. It has been determined that this project has been deemed a major alternation requiring a Certificate of Appropriateness pursuant to Ordinance 26-11.8a
6. The property has a total lot area of 7,500 square feet.
7. The lot currently has an 1,843 square foot (gross floor area) single family one and one-half story home and a +/- 360 square foot one story detached garage.
8. The Applicant now seeks approval to add additional 2nd and 3rd story square footage to the house for a total of 3 stories of living space -- +/-456 square foot 2nd floor addition and +/- 169 square foot 3rd story addition.
9. The home has been classified as "Key Landmarks" within the historic preservation ordinance, being built between 1905 and 1941.
10. The proposed improvements require Planning Board and Historic Preservation approval.
11. The project will not increase the number of bedrooms in the home. Instead, it will only result in the existing bedrooms being expanded in size.
12. There will be no modification to the front elevation.
13. The materials for the new addition will match the existing materials on the home.

This includes, but is not limited to, existing siding and roof.

14. Currently existing is 6” to 8” siding. The applicant will try to match the existing siding with aluminum. If not, possible, the Applicant will match same with vinyl siding.
15. There will be no changes to the basement or first floor.
16. Currently, the basement is used for storage, laundry and a play area. The basement is currently not used for sleeping. Applicant represents that there will be no sleeping space in the basement. Specifically, Applicant will not allow any area of the basement to be used as a bedroom.
17. The Applicant proposes that the second floor will consist of a large Master bedroom with his and her bathrooms and sitting area, and two other bedrooms.
18. The attic level currently consists of three bedrooms and a bathroom. Applicant proposes three bedrooms, existing bathroom, a bunk area and a play area.
19. None of the existing non-conformities are changing and/or being exacerbated.
20. The Applicant agrees to comply with the recommendations set forth in the Borough Engineer’s letter

WHEREAS, the Board feels that the proposed modifications/plans meet the requirements necessary for the issuance of a Certificate of Appropriateness; 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.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 29th day of July 2020 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 comply will those applicable terms and conditions of the Leon S. Avakian review letter dated 7/23/20.
- (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.

As to the approval of the Certificate of Appropriateness:

Moved by: Commissioner McLoughlin

Seconded by: Shalam

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Mayor McLaughlin, Commissioner McLoughlin, Varley, Shalam, Schechner, Horowitz, Boyd

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 12th day of August, 2020 that this Resolution be adopted.

Moved by:

Seconded by:

ROLL CALL VOTE

Those in favor:

Those opposed:

Those absent:

Those not voting:

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 12th day of August, 2020.

As copied from the minutes

Of said meeting

Allison Gavin

Secretary, Planning Board

Borough of Allenhurst, N.J.