

**BOROUGH ALLENHURST
PLANNING BOARD**

**RESOLUTION No.
1-9-16-2020**

Whereas, Isaac E. Ash, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness and variance relief at the premises located at 45 Norwood Avenue, Borough of Allenhurst and known as Block 17, Lot 12 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 and variance relief and proposed improvements require Planning Board and Historic Preservation approval.

The Applicant proposes to make various exterior improvements to the existing structure and garage, including constructing a new addition. These improvements include: (1) house/porches/steps/window wells; (2) garage; (3) pool; (4) pool patio/walkways/concrete pads; (5) driveway east of porte cochere; (6) driveway west of porte cochere; (7) HVAC equipment; (8) pool equipment; (9) outdoor shower; and (10) stepping stone pathways.

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 presented the testimony of Francine Monaco, New Jersey licensed architect and David Boesch, New Jersey licensed landscape architect.
3. The Applicant presented the following exhibits:
 - A-1 Planning Board Application.
 - A-2 Architectural Plans.
 - A-3 Demolition and Plot Plans.
 - A-4 Survey.
 - A-5 Historic Survey.
 - A-6 Photograph packet (4).
 - A-7 Notice.
 - A-8 Color rendered Site Plan.

B-1 Zoning Officer letter date 3/3/20.

B-2 Avakian review letter dated July 15, 2020

B-3 Costello certification

4. It has been determined that Applicant's proposal is a major alteration requiring a Certificate of Appropriateness and variance relief.
5. The Applicant proposes to make various exterior improvements to the existing structure and garage, including constructing a new addition. This includes improvements to: (1) house/porches/steps/window wells; (2) garage; (3) pool; (4) pool patio/walkways/concrete pads; (5) driveway east of porte cochere; (6) driveway west of porte cochere; (7) HVAC equipment; (8) pool equipment; (9) outdoor shower; and (11) stepping stone pathways.
6. The lot has dual frontage with 173.07 feet of frontage on Norwood Avenue and 240 feet of frontage on Elberon Avenue.
7. The property contains 38,537 sq. ft. The property is approximately 173.03 feet in width by 215.58 feet in depth.
8. The lot currently has a 4,118 square foot (first floor area) and two and one-half story single-family home and an existing one story 585 square foot garage.
9. The minimum front yard setback is 50 feet. The existing front yard setback to the porte cochere is 36 feet, which represents an existing non-conformity.
10. The minimum rear yard setback is 43.12 feet. The existing rear yard setback is 38.6 feet, which represents an existing non-conformity.
11. The maximum building height is 2.5 stories/35 feet. The existing building height is 2.5 stories/42.7 feet, which represents an existing non-conformity.
12. The minimum distance to a side property line for a pool is 25 feet. The existing minimum distance to a side property line is 25.2 feet, which represents an existing non-conformity. The Applicant is proposing 10.2 feet. **A variance is required.**
13. The minimum distance to a structure from a pool is 10 feet. The existing minimum distance to a structure from the pool is 5 feet, which represents an existing non-conformity. The Applicant is proposing 10 feet.
14. Ms. Monaco provided a historic overview of the property and surrounding area.
15. Ms. Monaco testified that the new addition will "feel" like it is part of the original structure.
16. The porch will be extended.
17. All windows will be replaced with windows which are historical appropriate for the home. The will be wood, double hung, one over one.
18. All exterior finishes will replicate "the historic fabric of the home."

19. The existing garage is to be demolished. The new garage will be two-story with a partial basement. The garage exterior and style will match the existing home.
20. The garage will only be used to park cars, storage and place of pool equipment. It will never be used as a pool house.
21. The pool equipment will be placed in the basement of the garage.
22. There will be no recessed lighting in the soffits of the porte cochere.
23. The driveway through the porte cochere will be functional.
24. The railing on the front porch will be 30" in height (aka "Allenhurst Railing).
25. The railings on top all 2nd floor terraces shall be 36".
26. If possible, Applicant will reuse siding from addition to be demolished on newly constructed areas of the home.
27. There will be no living space in the basement. It will consist of storage, closet and mechanicals.
28. The first floor will consist of vestibule, reception/den area, lounge, dining room/solarium, powder room and kitchen.
29. The second floor will consist of a master bedroom suite, four bedrooms, four restrooms and four open porches.
30. The attic space will consist of five bedrooms, four bathrooms, one half bathroom and hallway.
31. The new garage will be 891.3 square feet.
32. There will be room to park two cars in the garage.
33. There will be six parking spots available in front on of the garage.
34. The positioning of the new pool is more in line with keeping with the neo-classical nature of the home.
35. The garage doors will be nine feet

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.

Where, the Board has determined that the relief requested, 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 16th day of September 2020 that the Amended 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.

- (2). The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 7/15/20.
- (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.
- (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.

As to the approval of the Certificate of Appropriateness:

Moved by: Tomaino

Seconded by: Shalam

ROLL CALL VOTE

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

Those opposed: none

As to the approval of the Variance:

Moved by: Tomaino

Seconded by: Shalam

ROLL CALL VOTE

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

Those opposed: none

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 16th day of September, 2020 that this Resolution be adopted.

Moved by: Rogers

Seconded by: Mayor McLaughlin

ROLL CALL VOTE

Those in favor: Costello, Rogers, Mayor McLaughlin, Horowitz, McLoughlin, Schechner

Those opposed: None

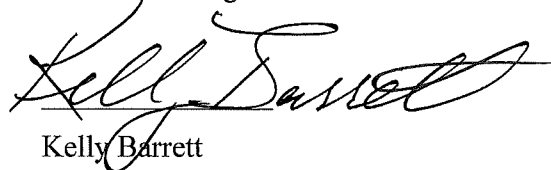
Those absent: Chairman Tomaino, Varley, Boyd, Shalam

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 16th day of September, 2020.

As copied from the minutes

Of said meeting

A handwritten signature in black ink, appearing to read "Kelly Barrett", written over a horizontal line.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.