

**BOROUGH ALLENHURST  
PLANNING BOARD**

**RESOLUTION**

**1-11-12-2020**

Whereas, Sam Tawil, 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 120 Corlies Avenue, Borough of Allenhurst and known as Block 4, Lot 2 on the official tax map of the Borough of Allenhurst which premises is located in the R-2 zone. The proposed improvements require Planning Board approval.

The Applicant seeks approval to remove an existing patio and half of a basketball court to allow for new construction and the installation of a pool and pool patio.

In accordance with the zoning regulations of the Borough of Allenhurst, the project has been deemed a major alternation requiring a Certificate of Appropriateness. Additionally, a variances are required for impervious coverage and rear and side yard setback for the pool.

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 Charles Surmonte, New Jersey licensed engineer, Duanne Lerman, New Jersey licensed architect, Brian Koribanick as their pool expert and Barbar Ehlen, a New Jersey licensed planner.
3. The Applicant presented the following exhibits:

- A-1 Application.
- A-2 Photographs dated 7/29/20.
- A-3 Series of four photographs.
- A-4 Architectural Plan.
- A-5 Notice.
- A-6 Color renderings.

- A-7 Front and Rear elevations.
- A-8 Proposed elevations.
- A-9 Letter from Charles Surmonte.
- B-1 Zoning Officer letter dated 10/3/19.
- B-2 Avakian letter dated 7/15/20.
- B-3 Avakian letter dated 10/20/20.

- 4. It has been determined that this project has been deemed a major alteration requiring a Certificate of Appropriateness and a variance.
- 5. Testimony was provided on July 29, 2020 and October 21, 2020.
- 6. The Applicant seeks approval to remove an existing patio and half of a basketball court to allow for new construction and the installation of a pool and pool patio.
- 7. The minimum rear yard setback is 31.7 feet. Currently existing is 67.17 feet. The proposed change would result in 62.83 feet.
- 8. Maximum Building Coverage permitted is 3,335 square feet. Currently existing is 2,810 square feet. The proposed change would result in 3,167 square feet.
- 9. Maximum impervious coverage is 6,670 feet. Currently existing is 7,709 square feet (42.5%) which is non-conforming. The proposed change would result in 7,054 square feet in coverage (42.3%). This is a reduction in coverage. **A variance is required.**
- 10. The minimum first floor area is 825 square feet. Currently existing is 2,050 square feet. The proposed changes would result in 3,809 square feet.
- 11. The Minimum gross floor area is 1,650 square feet. Currently existing is 3,125 square feet. The proposed change would result in 3,809 square feet.
- 12. Maximum permitted water surface area is 800 square feet. Applicant proposes 560 square feet.
- 13. Minimum distance to structure is 10 feet. Applicant proposes 25.4 feet.
- 14. Minimum distance to rear property is 25 feet. Applicant proposes 15.5 feet. **A variance is required.**
- 15. Minimum distance to side property is 25 feet. Applicant proposes 15.5 feet. **A variance is required.**
- 16. The proposed second floor addition is in the rear of the dwelling.
- 17. The basketball court will be reduced by half.

18. The first floor of the dwelling will remain unchanged with the exception of a stairwell leading to the second floor.
19. The second floor will consist of a new bathroom and 6 foot balcony.
20. The pool can be placed 2 feet above the seasonal high water table.
21. A drywell can be designed and installed to accommodate any runoff.
22. Board and batten siding will be used on the gables on the front elevation of the home instead of previously proposed AZEK.
23. Applicant will remove debris material when installing the pool, properly dispose of said material and replace same with clean compacted material.
24. Applicant will install an underground recharge area.

Whereas, the Board has deemed that the granting of a Certificate of Appropriateness is warranted; 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; and

Whereas, the Board has determined that certain 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.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 21<sup>st</sup> day of October 2020 that the Certificate of Appropriateness and variance 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 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 adhere to the requirements set forth in the engineer's letter.
- (5). The Applicant shall ensure that the proposed grading will have no negative impact on the adjacent properties.
- (6). The pool bottom shall be 2 feet above the seasonal high water table.

- (7). Any exterior lighting will comply with applicable Borough Ordinances.
- (8). The Applicant shall design and install a drywell system subject to the approval of the Borough professionals.
- (9). The Applicant shall prepare a topographic survey subject to review and approval of the Borough professionals.
- (10) The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes
- (10). Any future improvements will require Planning Board Approval.

As to the approval of the Certificate of Appropriateness:

Moved by: Tomaino

Seconded by: Mayor McLaughlin

#### ROLL CALL VOTE

Those in favor: Mayor McLaughlin, Chairman Tomaino, Costello, Varley

Those opposed: Schechner

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

Moved by: Mayor McLaughlin,

Seconded by: Chairman Tomaino

#### ROLL CALL VOTE

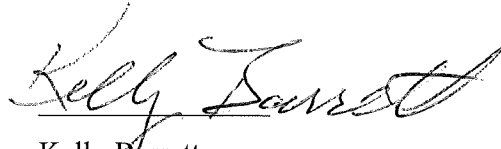
Those in favor: Mayor McLaughlin, Chairman Tomaino

Those opposed: Schechner

Those absent: Shalam, Varley, Costello, Scally, Mauro, Horowitz

Those not voting: Roger, Boyd, Commissioner McLoughlin

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 12<sup>th</sup> day of November 2020.

A handwritten signature in cursive script, reading "Kelly Barrett". The signature is written in dark ink and is positioned above a horizontal line.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.