

**BOROUGH OF DEAL
PLANNING BOARD**

RESOLUTION No. 1-28-2025 (9)

Whereas, Eli Douek Revocable Trust, the record owner of the property has applied to the Planning Board of the Borough of Deal for variances at the premises located at 129 Phillips Avenue, Borough of Deal and known as Block 19, Lot 4.01 on the official tax map of the Borough of Deal; and

Whereas, the Board granted variance approvals by adoption of Resolution on April 7, 2016; and

Whereas, the variances approvals were for a first floor addition and new deck to the rear of the existing home, along with related site improvements; and

Whereas, the variances included relief for building coverage, impervious coverage, side yard setbacks and lot width; and

Whereas, due to the Covid-19 pandemic and material shortages the Applicant has been unable to commence construction pursuant to the Board's approvals; and

Whereas, the Applicant seeks an extension of the approval pursuant to section 30-8.6 of the Borough of Deal's ordinance to September 30, 2026; and

Whereas, the Applicant has represented that there are no changes to the plans approved by the Board; and

Whereas, the Board after careful considering the evidence present by the Applicant 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 following exhibits:
 - A-1 October 25, 2024, letter from Applicant's counsel requesting the extension.
 - A-2 April 17, 2016, Resolution.
 - A-3 Notice.
4. The Applicant has represented that there are no changes to the plans previously approved.
5. The Applicant has represented that the zoning in which the property is located has not changed since the approval.

6. The Applicant has represented that they have complied with the terms of the resolution adopted by the Planning Board.
7. The granting of the extension request is appropriate under applicable Borough Ordinances as good cause exists.
8. The extension request to September 30, 2026, is permitted under Borough Ordinance.

Whereas, the Board finds that good cause exists and it is appropriate to grant the requested extension to September 30, 20226 is permitted under section 30-8.6

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Deal on the 5th day of December 2025 that the extension request is approved.

Moved by: Chairman Cummings

Seconded by: Nitka

ROLL CALL VOTE

Those in favor: Chairman Cummings, Joseph Cohen, Zeevi, Nitka, Mayor Cohen, Dweck

Those opposed: None

Those not voting: None

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Deal on the 28th day of January 2025 that the Resolution of be adopted.

Moved by: Chairman Cummings

Seconded by: Mayor Cohen

ROLL CALL VOTE

Those in favor: Chairman Cummings, Mayor Cohen, Nitka, Joe Cohen

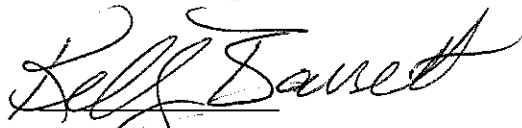
Those opposed: None

Those absent: Dweck, Zeevi

Those not voting: None

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Deal at its meeting on January 28, 2025.

As copied from the minutes
Of said meeting



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