

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION No. 6-21-2023 (1)

Whereas, John Morgan, 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 101 Spier Avenue, Borough of Allenhurst and known as Block 35, Lot 17 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 42,150 square feet with a 3,143 square foot single-family three story home and a 675 square foot detached garage.

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

Hearings were held on March 22, 2023, and May 17, 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. The Applicant testified on behalf of the application.
3. The Applicant presented the testimony of Michael Savarese (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Application date 1/17/2023.
 - A-2 Zoning denial dated 1/13/2023.
 - A-3 Survey dated 9/18/2022.
 - A-4 Architectural plans dated 1/20/2023.
 - A-5 Notice to property owners.
 - A-6 Rendering and photographs.
 - A-7 Material samples.

A-8 Architectural plans dated 4/25/2023.

A-9 Elevations.

B-1 Avakian letter dated 2/14/2023.

5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness approval.
6. The home has been classified as 'Historic Landmarks' within Allenhurst's preservation ordinance, being built by 1905.
7. The Applicant desires to construct a new garage to match the existing garage.
8. Originally, the Applicant proposed making changes to the existing garage to include a bathroom with shower, bar sink, refrigerator, heating and cooling and other interior improvements. Additionally, the Applicant proposed exterior renovations to the existing garage. The Applicant has abandoned the plans to make interior and exterior improvements to the existing garage.
9. The Applicant proposed the construction of a new garage to match the existing garage. The new garage will be used for parking cars and storage.
10. The Applicant ultimately sought approval to construct a new garage for storage on the second floor and parking of two cars on the first level.
11. The new garage height will match the existing garage's height.
12. The new garage will be 29.33 feet in length. This is 1 inch shorter than the existing garage due to curbing and a utility pole.
13. The new garage will be 21 feet wide.
14. The garage door on the new garage will match the existing garage's door (man door style).
15. The garage door of the new garage will be 8 feet in width.
16. The interior of the new garage will have space for 2 cars on the first level and storage on the 2nd floor.
17. The Applicant testified that the new garage will be a "mirror image" of the existing garage.
18. The permitted maximum building coverage is 20% or 8,430 square feet. Currently existing is 3,143 square feet (7.5%). Applicant proposes 3,818 square feet (9.0%), which conforms.
19. The permitted maximum impervious coverage is 40% or 16,860 square feet. Currently existing is 11,252 square feet (26.7%). Applicant proposes 11,839 square feet (28.1%), which conforms.
20. The permitted maximum driveway curb cut is 12 feet. Applicant proposes 17 feet in connection with the new garage, which is pre-existing non-conformity.

21. The existing garage has a portion of the building footprint within the side yard area, which represents a pre-existing non-conformity.

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 17th day of May 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 submit 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 2/14/2023.
- (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: Commissioner McLoughlin

Seconded by: Ryan

ROLL CALL VOTE

Those in favor: Commissioner McLoughlin, Chairman Tomaino, Mayor McLaughlin, Ryan, Varley, Rogers,

Those opposed: None.

Those abstained: Costello, Bolan

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 21st day of June, 2023 that this Resolution be adopted.

Moved by: Chairman Tomaino

Seconded by: Ryan

ROLL CALL VOTE

Those in favor: Chairman Tomaino, Mayor McLaughlin, Ryan, Varley, Rogers, Ryan


Those opposed: None

Those absent: Commissioner McLaughlin

Those not voting: 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 21st day of June 2023.

As copied from the minutes
Of said meeting


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