

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION

9-14-2022 (3)

Whereas, Edward Blanco, 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 310 Spier Avenue, Borough of Allenhurst and known as Block 13, Lot 5 on the official tax map of the Borough of Allenhurst which premises are located in R-2 Zone. The consideration of the Certificate of Appropriateness requires Planning Board approval.

The lot is 10,500 square feet. It currently contains a 2,120 square foot single-family two-story home and a detached 386 square foot garage and 135 square foot attached car port cochere.

The Applicant proposes convert an existing garage and renovate the second floor to allow for a home office.

A hearing was held on June 6, 2022.

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 Michael Savarese (New Jersey licensed architect).
3. The Applicant presented the following exhibits:
 - A-1 Application dated 4/29/22.
 - A-2 Survey dated 12/15/21.
 - A-3 Site Plan dated 3/9/22.
 - A-4 Notice to property owners
 - A-5 Garage elevations
 - A-6 Photo of the front of the property
 - B-1 Avakian letter dated 6/6/22.

4. It has been determined that Applicant's proposal requires a Certificate of Appropriateness approval.
5. The applicant proposes to convert an existing garage story garage to allow for a home office and a 1/2 bathroom on the first floor.
6. The proposal calls for the garage not to exceed 23 feet in height.
7. The Ceiling height on the second floor will be 8.6 feet.
8. The Applicant agrees that visitors/customers will not be coming and/or invited to the home and/or garage.
9. The home office shall only be utilized by the applicant and his son.
10. The Applicant agrees not to convert any space in the garage to a bedroom and/or a kitchen.
11. The plans will be amended to reflect a man door on the side of the garage.
12. The garage is not visible from the street.
13. The plans will be amended to reflect that the garage door will be in the style of a Barn Door.
14. One car will be able to fit inside the garage.
15. The siding of the garage shall be shakes.

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 18th day of May 2022 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 submitted 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 letters referenced above revised through 6/15/22.
- (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: Adjmi

Seconded by: Cuminskey

ROLL CALL VOTE

Those in favor: Hochster, Ryan, Cumiskey, Adjmi, Chairman Tomaino, Varley

Those opposed: None.

Those recused: Rogers

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 14th day of September, 2022 that this Resolution be adopted.

Moved by: Frieda

Seconded by: Chairman Tomaino

ROLL CALL VOTE

Those in favor: Hochster, Ryan, Cumiskey, Adjmi, Chairman Tomaino, Varley

Those opposed: None

Those absent: None

Those not voting: Rogers

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 14th day of September, 2022.

As copied from the minutes
Of said meeting

A handwritten signature in cursive script that reads "Kelly Barrett".

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