

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION No

4-27-2022 (3)

Whereas, Jack Saadia, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness and variance at the premises located at 119 Spier Avenue, Borough of Allenhurst and known as Block 35, Lot 10 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 requires Planning Board and Historic Preservation approval.

The property currently has a 4,604 square foot single-family three-story home and an existing 450 square foot two story detached garage.

The Applicant previously received approval to construct exterior and interior improvements under Resolution 9-1-2021 (1).

The Applicant proposes a 10 foot by 12 foot bedroom with walk-in closet and ensuite bathroom, within the 3rd floor.

A hearing was held in connection with this matter on March 30, 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 was represented by Jennifer Krimko, Esq.
3. The Applicant presented the testimony of: Barton Ross (historic preservation consultant/architectural historian) and Duane Lerman (New Jersey licensed architect).
4. The Applicant presented the following exhibits:
 - A-1 Planning Board Application dated 1/24/22.
 - A-2 Photograph
 - A-3 Architectural letter dated 1/12/22.
 - A-4 Amended Plot Plan dated 1/3/22.
 - A-5 Survey dated 5/8/19.
 - A-6 Architectural plans dated 3/7/22.
 - A-7 Notice to property owners.
 - B-1 Avakian review letter dated 3/18/22.
5. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and variance approval.
6. The Applicant previously received approval for exterior and interior renovations under Resolution 9-1-2021 (1).

7. The home has been classified as "Historic Landmarks" within the historic preservation ordinance having been built prior to 1905.
8. There will be no site changes under this proposal.
9. The proposal calls for an expansion of the third floor size by 236 square feet.
10. The bedroom count will not increase.
11. A new window will be installed on the north elevation.
12. There will be no new windows on the west elevation (Norwood Avenue side).
13. The windows will be steel framed to match windows throughout and steel door frame.
14. Barton Ross testified that the proposed changes to the exterior to accommodate the third floor expansion makes the building look for proportionate, conforms with design guidelines and fits with the architectural intentions of the original structure.
15. The expansion of the 3rd story space is expanding an existing non-conformity (living space on more than three levels) and requires a variance.

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.

Whereas, the Board has determined that the proposal does meet with the Historical Preservation requirements necessary for a Certificate of Appropriateness.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 30th day of March 2022 that the 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. This includes, but is not limited to representations made in connection with the previous approvals which are applicable to Application.
- (2).The Applicant shall comply will those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 3/18/22.
- (3).The Applicant shall comply with the requirements set forth in Resolution 9-1-2021 (1).
- (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.
- (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 variance:

Moved by: Mayor McLaughlin

Seconded by: Rogers

ROLL CALL VOTE

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

Those opposed: None

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 27th day of April, 2022 that this Resolution be adopted.

Moved by: Chairman Tomaino

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Rogers, Chairman Tomaino, Varley, Hochster

Those opposed: None

Those absent: Mayor McLaughlin

Those not voting: Adjmi, Ryan Cumiskey

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the 27th day of April, 2022.

As copied from the minutes
Of said meeting

A handwritten signature in cursive script that reads "Kelly Barrett". The signature is written in dark ink and is positioned above the printed name.

Kelly Barrett

Secretary, Planning Board

Borough of Allenhurst, N.J.

