

**BOROUGH ALLENHURST
PLANNING BOARD**

RESOLUTION No. 6-22-2022 (1)

Whereas, 318 Main Street, LLC, the record owner of the property has applied to the Planning Board of the Borough of Allenhurst for a Certificate of Appropriateness and Site Plan approval at the premises located at 318 Main Street, Borough of Allenhurst and known as Block 14, Lot 16 on the official tax map of the Borough of Allenhurst which premises are located in C-1 Zone. The consideration of the Certificate of Appropriateness and Site Plan requires Planning Board approval.

The property is 9,282 square feet and is approximately 81 feet in width and 107 feet in depth. A two-story commercial building is located on the property consisting of 4,160 square feet of first floor area and 414 square feet of second floor area.

The Applicant proposes to remodel the commercial space for the development of a market/coffee shop. The first floor is to be comprised on retail, storage, bathrooms and a hallway. The second floor is to be comprised of storage, a bathroom, hallway and office. Applicant proposes to expand the second floor and certain exterior improvements.

Hearings were held in connection with this matter on February 2, 2022 and May 18, 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. Paul Fernicola, Esq. represented property owners of 400 Main Street, 316 Allen Avenue and 318 Allen Avenue.
4. The Applicant presented the testimony of Antonio Scalise (New Jersey licensed architect).
5. The Applicant presented the following exhibits:
 - A-1 Application dated 9/28/21.
 - A-2 Survey dated 9/15/20.
 - A-3 Site Plan dated 2/18/22.
 - A-4 Photograph

- A-5 Notice to property owners.
- A-6 Colorized elevations
- A-7 Main Street imagery prepared by Parallel Architecture dated 2/28/22.
- A-8 Proposed and existing front elevation.
- A-9 Photographs of existing building (southeast corner view).
- A-10 Rear view of existing building.
- A-11 Photographs (2 sheets) existing (east and northeast view).
- A-12 Rear photograph.
- A-13 Architectural plans dated 4/29/22.
- A-14 Lighting/Compactor specifications.
- B-1 Avakian letter dated 2/24/22.
- B-2 Avakian letter revised 5/13/22.
- B-3 Certification of Mrs. Varley.
- B-4 Certification of Ms. Hochster.

6. It has been determined that Applicant's proposal requires a Certificate of Appropriateness and Site Plan approval.
7. The Applicant proposes to remodel the commercial space for the development of a market. The first floor is to be comprised on retail, storage, bathrooms and a hallway. The second floor is to be comprised of storage, a bathroom, hallway and office. Applicant also proposes certain exterior improvements.
8. There will be no dining on site.
9. On the first floor there will be a market area in the front of the building, kitchen in the rear and a conveyor belt to move food and products to the second floor storage area.
10. There will be no exterior lighting on the south side of the building.
11. The garbage enclosure will be located to the east side of the building. The enclosure will consist of gray board on board similar to hardie board on single story element.
12. The trash compactor noise when activated will be approximately 50 dB.
13. New landscaping will be installed on Allen Avenue subject to the review by the Board's professionals.
14. The gas meters will be located on the northside of the building. Ballards will be

constructed to protect the meters.

15. Roof leaders will be attached to drywells on site.
16. Mechanicals will be placed on the roof and positioned as close to the center of the roof as possible to minimize visibility from street level.
17. The exterior signage will consist of raised lettering which will not exceed 49 square feet (not to exceed 10% of the façade).
18. No benches will be installed outside the building (removed from plans).
19. The exterior on the north elevation and side will be brick. The trim will be gray limestone and gold. Gray hardie board will be used on the single story element of the building to match the limestone.
20. The small windows will be 6 over 6. Double hung windows will be installed on the first floor. The front windows will be reduced in size. The windows in the single story element will be 6 over 6.
21. The second floor addition will be add an additional 2,661 square feet for a total of 3,025 square feet.
22. The Applicant is not increasing the parking requirements.

Whereas, the Board has determined that the granting of a Certificate of Appropriateness and Site Plan approval 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 and Site Plan 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 consistent 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 with those applicable terms and conditions of the Leon S. Avakian review letters referenced above revised through 5/13/22.
- (3). 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.
- (4). The Applicant shall obtain all approvals necessary for this project.
- (5). The Applicant shall in conjunction with appropriate Borough Ordinances pay all appropriate/required fees and taxes

- (6). 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: Cumiskey

Seconded by: Rogers

ROLL CALL VOTE

Those in favor: Hochster, Commissioner McLoughlin, Chairman Tomaino, Rogers, Varley, Cumiskey, Adjmi

Those opposed: None.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Allenhurst on the 22nd day of June, 2022 that this Resolution be adopted.

Moved by: Adjmi

Seconded by: Rogers

ROLL CALL VOTE

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

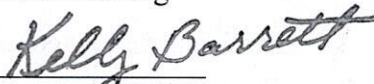
Those opposed: None

Those absent: Commissioner McLoughlin

Those not voting: Ryan

The foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of Allenhurst at its meeting on the June 22, 2022.

As copied from the minutes
Of said meeting



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