

BOROUGH OF ALLENHURST

125 Corlies Avenue
Allenhurst, NJ 07711

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Email: Zoning@allenhurstnj.org

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Joseph McGrath – Zoning Officer

Michelle & Christopher Rogers
312 Spier Ave.
Allenhurst, N.J. 07711

January 12, 2021

Re: 312 Spier Ave.
Block 13, Lot 4
Zoning Decision


Dear Sir/Madam,

This office reviewed the Zoning Application submitted to extend the length of time in which to perfect the Planning Board Approvals granted in 2017.

At this time the application is hereby DENIED, should you desire to proceed with the proposed work you may apply to the Borough Planning Board for relief. The application is denied for the following reasons in addition to the statement above;

1. An updated Certificate of Appropriateness is required as per Ordinance # 26-11 in its entirety.
2. As per Section 25-3.19 of the Land Use Procedures of the Borough of Allenhurst, the timeframe in which to perfect the prior approvals granted by the Board expired one year from the date of Publication of the Board's 2017 hearing.
3. Any changes in either the original plan or modification of conditions of the property would require a complete, new application be filed.
4. As per 40:55D-72, an appeal of the Zoning Officer's decision may be made to the Planning Board if filed within Twenty (20) days of this notice.

If an application to the planning board is required and may be obtained by contacting the Board Secretary at Planningboard@allenhurstnj.org or by phone at 732-531-2757. Please be aware that the Board Secretary may not be available during certain hours so please leave a message which will be returned promptly. All escrows and documents must be supplied prior to scheduling a hearing date. All required documents and exhibits must be supplied 10 (ten) days prior to the hearing.

Respectfully,

Joseph McGrath
Zoning Officer