WILLIAM J. SHIPERS DAVID P. LONSKI

THOMAS J. SHAMY (1966-1992) PHILIP H. SHORE (1968-2007)

FAX: (732) 210-4443

SHAMY, SHIPERS & LONSKI, P.C.

ATTORNEYS AT LAW A PROFESSIONAL CORPORATION

334 MILLTOWN ROAD EAST BRUNSWICK, NJ 08816

> (732) 210-4404 www.SSandL.com

DARREN M. PFEIL* MARC P. CASWELL

OF COUNSEL: RONALD G. KERCADO ROBERT J. MacNIVEN GEORGE W. PRESSLER

*Admitted Attorney NJ, NY, & PA

REPLY TO EAST BRUNSWICK
July 8, 2020

VIA HAND DELIVERY

Borough of Belmar 601 Main Street Belmar, NJ 07719

ATTN.: APRIL CLAUDIO, Zoning Board Secretary

RE:

Kevin and Joanne Casey Property Location: 307 7th Ave, Belmar, New Jersey

Zoning Board Application

Dear Mrs. Claudio:

Relative to the above-referenced property, enclosed please find the following.

- 1. Sixteen (16) copies of the Zoning Board Application;
- 2. Sixteen (16) sets of the plot plan prepared by Jospeh J. Kociuba, P.E., P.P. of KBA Engineering Services LLC;
- 3. Sixteen (16) sets of the plans of Brian Berzinskis, AIA of Grasso Design Group;
- Sixteen (16) copies of the survey of the property prepared by William J. Fiore dated July 31, 2018;
- 5. Check in the amount of \$750.00 made payable to the Borough of Belmar for the escrow deposit;
- 6. Check in the amount of \$200.00 made payable to the Borough of Belmar for the application fee deposit.
- 7. Check in the amount of \$10.00 made payable to the Borough of Belmar which represents the fee for the 200 ft property owner list;

Upon receipt and review, please advise of the hearing date when this application can be heard by the Board and forward the property owner list to the undersigned.

Thank you in advance for your assistance with this matter.

Very truly yours,

SHAMY, SHIPERS & LONSKI, P.C.

SHIPERS

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enclosures SHORE AREA OFFICE: 1007 A MAIN STREET, BELMAR, VEW JERSEY 07719 PHONE (732) 974-3132



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING 601 Main Street Post Office Box A Belmar, NJ 07719

Phone: (732) 681-3700 x225 Fax: (732) 681-3434

Web: www.belmar.com

DEVELOPMENT APPLICATION

DATE RECEIVED:	APPLICATION NO:
RECEIVED BY:(Items above to	FEE AMOUNT PAID:
	(Please Print)
Date Prepared: <u>7/7/2020</u>	
Block(s): 72	Lot(s): <u>4</u>
Owner Address: 295 Middle Rd Holmdel NJ 0	7733
Phone #:	
Name of Applicant (if different than owner):	
Applicant Address:	
Phone #:	Email:
	ociuba, P.E. P.P. License #: GE45850
Name of Firm: KBA Engineering Services, LL	<u>C</u>
Firm Address: 2517 Route 35 Building E Suite	203 , Manasquan NJ 08736
Phone #: <u>(732) 722-8555</u>	Email:
Name of Professional Preparing Plan: Brian Be	rzinskis, AIA License #:
Name of Firm: <u>Grasso Design Group</u>	
Firm Address: 231 Highway 71 Manasquan NJ	08736
Phone #: 732-528-5850	Email:

Name of Attorney Representing Applicant: William.	J. Shipers, Esq.
Name of Firm: Shamy Shipers & Lonski, P.C.	
•	
Firm Address: 1007 A Main Street Belmar NJ 07719	
Phone #: 732-210-4404	Email: wshipers@ssandl.com

1.	Appli	eation Request					
	a.	The applicant is hereby requesting an application for the following:					
		☐ Minor Subdivision	☐ Final Major Site Plan				
		☐ Preliminary Major Subdivision	X Appeal of Zoning Officer's Decision ("A")				
		☐ Final Major Subdivision	☐ Interpretation of Zoning Ordinance ("B")				
		☐ Conditionally Exempt Site Plan	X Hardship or Flexible Bulk Variance ("C")				
		X Minor Site Plan	☐ Use Variance ("D")				
		☐ Preliminary Major Site Plan					
		☐ Amended Preliminary, Final or Minor S	Subdivision				
		☐ Amended Preliminary, Final or Minor S	Site Plan				
		Is a variance or conditional use approval the section of the Ordinance: a detailed explanation of the variances no	required? Yes If so, please specify See attached and provide eeded and attach explanation hereto.				
2.	<u>Items</u>	of Proposed Development					
	a.	Address: 307 7 th Avenue					
		Zoning District: R-75					
	, b.	•					
	c.		Number of Proposed Lots: 1				
	d.	For the construction of: (check all that apply and p					
		X Single Family Dwelling					
		☐ Two Family Dwelling	□ Addition				
		☐ Other Residential	☐ Commercial Structure(s)				
		☐ Other (Describe)					
		Number of units that will qualify as Afford	dable Units <u>0</u> for sale and <u>0</u> for rent.				
	<u>efi</u> <u>ex</u> set str	icient single family home and detached two isting sideyard set back, will reduce existing back, increase accessory structure sides	garage and replace same with a new modern o car garage. The application will: increase the ag impervious lot coverage, will increase rearyard yard set back to conformity, increase accessory existing non-conforming curbcut to 12 ft, all to				

Casey
Zoning Board of Adjustments Application
Property Location: 307 7th Avenue

VARIANCE REQUESTS

	REQUIRED	EXISITING	PROPOSED
Lot Area	9,000 Sq. Ft	7,300 Sq. Ft.	7,300 Sq. Ft.
Min. Lot Frontage	60 ft	58.28 ft	58.28 ft
Front Yard Setback (South Lake Ave)	17.55 ft	15.07 ft	15.13 ft
Front Yard Setback Porch (7 th Ave)	10 ft	N/A.	6.60 ft
Side Yard Setback	5 ft	3.55 ft	5.20 ft chimney bump out
Max. Building Coverage	25%	38.76%	34.84%
Parking	3	2	2

Any other variances the Zoning Board of Adjustment deem necessary.

Date

3. Consent for Site Review

a. The applicant and owner realize that as part of the Planning Board / Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Borough of Belmar's Planning Board and Zoning Board of Adjustment as well as any other Borough employee or officer to enter the subject premises for the purpose of performing a site inspection and review.

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Owner Initials	Pate		Applicant Initials	Date	
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5. Certificate of Concurrence & Statement of the Landowner

- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.

Applicant Initials

6. Escrow Agreement

- a. The ordinances of the Borough of Belmar require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow payment to the Borough of Belmar in the amount of to be held by the Borough in an interest bearing account pursuant to N.J.S.A. 40:55D-53.1.
- c. The Borough has the right to withdraw funds from said escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Borough pursuant to N.J.S.A. 40:55D-53.2.
- d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Borough, the Applicant shall be notified of such and agrees to make an additional payment within twenty-one (21) days of receipt of request pursuant to Borough Code.

(A)	4860		
Owner Initials	Pate	Applicant Initials	Date

7.	Final Certific	<u>Owner</u>	Applicant (if other than owner)
	Name:	Kevin and JoAnne Casey	
	Address:	307 7 th Avenue Belmar NJ 07719	
	Signature:	Tiane Casey	
		Notary Public	Attorney on behalf of Applicant/Owner
	Name:		William J. Shipers, Esq. Shamy Shipers & Lonski, P.C.
	Address:		4007 A Main St, Reimar NJ 07719
	Signature: Stamp:		July Johns
	Seal:		

BOROUGH OF BELMAR APPLICATION CHECKLIST

Application No.:

(Filled in by Borough)

SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Name of Applicant: Street Address of Property: Block: Date Filed:

Type of Application

(Check all that apply)

Final Major Site Plan

Appeal of Zoning Officer's Decision ("A" Variance)

Interpretation of Zoning Ordinance ("B" Variance)

Hardship or Flexible Bulk Variance ("C" Variance)

Use Variance ("D" Variance)

Amended Preliminary, Final or Minor Subdivision
Amended Preliminary, Final or Minor Site Plan
Extension of Time

An application shall not be considered complete until all applicable materials and information specified below have either been submitted, or a WRITTEN "Waiver Request" is made by the applicant for the non-submitted applicable item. Failure to submit a properly completed application checklist is reason for application incompleteness. Items denoted with an "X" are

Applications for amended site plans and subdivisions shall comply with all checklist items below for site plans and subdivisions. Applications for extensions of time shall not be subject to the application checklist requirements below.

applicable for the type of application being submitted.

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Preliminary Major Site Plan

Preliminary Major Subdivision
Final Major Subdivision
Conditionally Exempt Site Plan

Minor Site Plan

Minor Subdivision

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	Item Description	
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	Preliminary Major Final Major	Subdivision
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	Preliminary Major	Site Plan
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	"B" Variance	
	"C" Variance	/ariance
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Section 1 - Administrative Completeness Requirements

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Statement of Corporate or other Ownership on the form provided. (if applicable)	Application fee as required by Board Secretary or Borough Engineer.	Properly calculated escrow review fee with payment 3 submitted via cash or individual check made out to the X X X Borough of Belmar	Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	Fourteen (14) copies of the c ompleted Borough of Belmar "Development Application" forms.
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	Eighteen (18) copies of all written explanations for waiver requests documenting the section and paragraph of the Borough code the applicant is requesting a waiver for and the corresponding item number on the checklist.	Eighteen (18) copies of all proposed written descriptions including metes and bounds for all casements, covenants and deed restrictions affecting the property in question.	Eighteen (18) copies of the Traffic Report.	Eighteen (18) copies of the Stormwater Management Report	Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such.	Fourteen (14) copies of the plans, signed and scaled by an architect or engineer licensed in the State of New Jersey	Municipal Tax Status Request form filled out and submitted as part of the package.	Certified list of property owners within 200 feet of the property as prepared by the Borough Clerk.	Item Description	
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Application No.: (Filled in by Borough)

Section 2 - Plat Requirements

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	Item Description	
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26	25	24	23	22	21	20	19	18	17	16
Overall preparation of plat has been completed in full accordance with the Map Filing Law and Borough Code.	Approval signature blocks for the Board Chairman & Secretary, Borough Engineer, Borough Clerk and certification of the Professional Land Surveyor and any other signature blocks required by the Map Filing Law	Location and description of monuments whether set or to be set (if applicable) in accordance with Map Filing Law.	Area of parcel in square feet and acres, both to the nearest hundredth.	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	Provide Zoning Schedule Tables for parcel indicating all setbacks, lot coverage, height, floor area ratio and density both required and proposed.	Title block containing contact information of professional, lot and block number, site or subdivision name, date prepared and date of last revision by revision block.	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	Scale, north arrow and reference meridian both written and graphic. The reference source (i.e. deed, Filed Map, etc.) of the meridian shall be identified.	Name and address of property owner/applicant. Name signature, license number, seal of architect/engineer/surveyor.	Plat drawn to scale not smaller than 1 inch = 100 feet or larger than 1 inch = 20 feet.
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Application No.:

(Filled in by Borough)

Section 3 - General Plan Information Requirements

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Item Description

Minor

Preliminary Major Final Major

Minor

Preliminary Major

Final Major

"A" Variance

"B" Variance

"C" Variance

"D" Variance

Complies

Waiver

N/A

Complies

Does Not Comply N/A Subdivision

Site Plan

Variances

Applicant Mark

Borough Mark

34	33	32	31	30	29	28	27
Landscaping Plan	Site Triangles	Parking plan showing spaces, size, and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.	Title block containing contact information of professional, lot and block number, site or subdivision name, date prepared and date of last revision by revision block.	Key map showing location of parcel to be considered in relation to surrounding area, with two hundred foot (200) offset shown and block and lots labeled.	Scale, north arrow and reference meridian both written and graphic. The reference source (i.e. deed, Filed Map, etc.) of the meridian shall be identified.	Sheet size shall be no smaller than 11" x 17", 24" x 36" or 30" x 42".	Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet.
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Section 5 - Miscellaneous Items Required on the Plans or in the Submission Package

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Details for the construction of any on-site improvements (i.e. curb, pavement, fences, sidewalk, lighting, etc.).	Locations of any solid waste and recyclable storage facilities.	Soil borings documenting the permeability and seasonal high water table sufficiently enough to design the stormwater system, any septic systems and basement floo elevations.	ltem Description	
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42 Traffic Signal Plan & Public Entrance Plan (if any).	Signing and Striping Plan including location and dimensions of all off street loading areas, parking requirement calculations and actual number of spaces provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).	40 Lighting Plan including luminaire calculations, specifications and details	39 Utility Plan.	38 Drainage Plan	Section 6 - Miscellaneous Items Required on the Plans or in the Submission Package
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Date Prepared: 4/10/2020	Zone: <u>R-75</u>	
Block(s): <u>72</u> Lot(s): <u>4</u>		Qualifier:
Site Address: 307 7th Avenue		
<u>APPLICANT</u>		<u>OWNER</u>
Name: JOANNE CASEY	Name:	
Address: 295 MIDDLE RA	Address:	
HOLMBEL, NJ	07733	
Signature: Wasser Casey	Signature:	· · · · · · · · · · · · · · · · · · ·
**************************************		***********
`	Taxes Paid	Taxes Delinquent
Current Year Taxes		
Prior Year Taxes		
Borough Tax Lien	No	Yes
**************************************		**************
	W/S Paid	W/S Delinquent
Current Year Water/Sewer		
Prior Year Water/Sewer		
BoroughTax Lien	No	Yes
I certify that the above information is a true st above listed property.	atement pertaining to t	he status of the taxes and water/sewer
Respectfully,		
(Name of Tax Collector/Water Collector)	(Signature)	(Date)

Note: Applicant shall fill out the information listed below on the top portion of this form only. The form shall be submitted to the Tax Office and returned to the Board Secretary comopleted.