

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 be fill	FEE AMOUNT PAID:						
Date Prepared: 7/13/2020 (Plea	se Print) Zone: R-40						
Block(s): <u>140</u>	Lot(s): <u>6</u>						
	<u> </u>						
Name of Owner(s): <u>Joseph and Sandra Grant</u>							
Owner Address: 204 Panther Court, Franklin TN 3	7064						
Phone #:	Email:						
	Linan.						
Name of Applicant (if different them over on).							
Name of Applicant (if different than owner):							
Applicant Address:							
Phone #:	Email:						
Name of Professional Preparing Plan: Mary Hearn,	AIA License #: <u>C-12055</u>						
Firm Address: 1007 B Main Street Belmar NJ 0771	.9						
Phone #:	Email:						
Name of Attorney Representing Applicant: William	ı J. Shipers, Esq.						
Name of Firm: Shamy Shipers & Lonski, P.C.	A						
Firm Address: 1007 A Main Street Belmar NJ 0771	9						
Phone #: 732-974-3132	Email: wshipers@ssandl.com						

1.	Appli	cation Request	
-•	a.	The applicant is hereby requesting an ap	oplication for the following:
		☐ Minor Subdivision	☐ Final Major Site Plan
		☐ Preliminary Major Subdivision	XAppeal 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 Mino	r Subdivision
		☐ Amended Preliminary, Final or Mino	r Site Plan
			Il required? Yes If so, please specify ached and provide a detailed explanation nation hereto.
2.	Items	of Proposed Development	
	a.	Address: 111 14th Avenue	
	b.	Zoning District: R-40	
	c.	Number of Existing Lots:1	Number of Proposed Lots:1
	d.	For the construction of: (check all that apply an	d provide # of each type)
		☐ Single Family Dwelling	☐ Accessory Use
		☐ Two Family Dwelling	
		X Other Residential	☐ Commercial Structure(s)
		Other (Describe) see below	
		Number of units that will qualify as Affo	ordable Units <u>0</u> for sale and <u>0</u> for rent.

e. Provide brief description of proposed development: Applicant is the fee owner of the property located at 111 14th Ave. The property is one half of a duplex. It is one story and sits on a lot of 20.60/21.10 x 100 ft. applicant intends to renovate and extend the first floor and modernize same for contemporary living and to construct a new second floor above. In so doing, applicant shall reduce impervious coverage from 57.8% to 53.3% and eliminate that preexisting variance condition. Applicant further intends to demolish an existing rear shed which has a nonconforming rear setback of 2.6 ft. The attached variances are required.

Grant
Zoning Board of Adjustments Application
Property Location: 111 14th Avenue

VARIANCE REQUESTS

	REQUIRED	EXISITING	PROPOSED
Lot Area (Pre-existing Non-conforming	4,000 Sq. Ft ag)	2,085 Sq. Ft.	2,085 Sq. Ft.
Lot Frontage (Pre-existing Non-conforming	40 Ft ag)	21.1 Ft.	21.1 Ft.
Max. Building Coverage	30%	41.5%	46.6%
Parking (Pre-existing Non-conforming)	2 spots ag)	1 spot	1 spot
Front Yard Setback(Porch) (Pre-existing Non-conforming	12 ft ng)	11.1 ft	11.1 ft
Rear Yard Setback	25 ft	29.9 ft	21.5 ft
Side Yard Setback (Pre-existing Non-conforming	5 ft ag)	0 ft	0 ft
Total Side Yard Setback	10 ft	6.6 ft	5.1 ft

Any other variances the Zoning Board of Adjustment deem necessary.

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.

5DRC	7-14-2020		
Owner Initials	Date	Applicant Initials	Date

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.

c.	Permission is hereby granted to:	,otherw	vise kn	own	as 1	the
	Applicant, to submit the proposed development plans on	my beha	alf as th	e: (T	enant	01
	Contract Purchaser if applicable):			_•		

Applicant Initials

Date

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.

ODRG-	7-14-2020		
Owner Initials	Date	Applicant Initials	Date

7.	Final Certific	<u>Owner</u>	Applicant (if other than owner)
	Name:	Joseph and Sandra Grant	
	Address:	204 Panther Court Franklin TN 37064	
	Signature:	Sandra DR. Stant	
		Notary Public	Attorney on behalf of Applicant/Owner
	Name:		William J. Shipers, Esq.
	Address:		1007 A Main Street
	Signature:		Belman NO7719
	Stamp:		
	Seal:		

BOROUGH OF BELMAR APPLICATION CHECKLIST

Application No.:	
	(Filled in by Borough)

SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS SOURCE STANT Block: 140

Street	Address of Property: 11 14th Ave													- Date	: Filed:				
					Type o	of App	lication												
						all tha	at apply)												
	Minor Subdivision		Final M										Amended						
	Preliminary Major Subdivision						Decision	•		:)			Amended			Final or	Minor	Site Pla	n
	Final Major Subdivision		Interpre	etation	of Zoni	ng Ord	linance ("B" Va	riance)				Extension	of Tim	ie .				
	Conditionally Exempt Site Plan	V	Hardsh	ip or Fl	lexible I	Bulk V	ariance	("C" V	ariance)										
X	Minor Site Plan	_	Use Va																
Notes	Preliminary Major Site Plan				(,				l								
2)	 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 applicable for the type of application being submitted. 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. 																		
		St	ubdivisi	on		Site 1	Plan	ı		7	/arianc	es		Appl	licant I	Mark	Tow	nship M	lark
Item #	Site Plan 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
	Section 1 - Administrative Completeness Requirements		•								<u> </u>		'		-	•			
1	Fourteen (14) copies of the c ompleted Borough of Belmar "Development Application" forms.	х	х	х		х	х	х	х	х	х	х		х					
2	Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	х	Х	х		х	х	х	х	х	х	х		х					
3	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	х	х	х		х	х	х	х	х	х	х		х					
4	Application fee as required by Board Secretary or Borough Engineer.	х	х	х		х	х	х	х	х	х	х		Х					
5	Statement of Corporate or other Ownership on the form provided. (if applicable)	х	х	х		х	х	х	Х	х	х	х		х					

Application No.:	
	(Filled in by Borough)

		Sı	ubdivisi	on		Site	Plan				Varian	ces		App	licant I	Mark	Boro	ough M	ark
Item #	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
7	Certified list of property owners within 200 feet of the property as prepared by the Borough Clerk.	х	х	х	х	х	х	х	х	х	х	х		х					
	Municipal Tax Status Request form filled out and submitted as part of the package.	х	х	х	х	Х	х	х	х	х	х	х		Х					
	Fourteen (14) copies of the plans, signed and sealed by an architect or engineer licensed in the State of New Jersey	х	х	х	х	х	х	х	х	х	Х	х	ı	Х					
	Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such.	х	х	х	х	х	х	х							х				
	Eighteen (18) copies of the Stormwater Management Report	х	х	х	х	х	х	х							х				
	Eighteen (18) copies of the Traffic Report.	х	х	х	х	х	X	х							Х				
13	Eighteen (18) copies of all proposed written descriptions including metes and bounds for all easements, covenants and deed restrictions affecting the property in question.	х	х	х		х	х	х			х	х		х					
14	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.	х	х	х		х	х	х	х	х	х	х		х					
	An affirmative statement in writing indicating how all applicable conditional use standards are met.					х	х	х						х					

Application No.:	
	(Filled in by Borough)

Section 2 - Plat Requirements

		Su	bdivisio	n	Site	Plan			V	arianc	es	App	licant N	/Iark	Boro	ugh M	ark
Item #	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
16	Plat drawn to scale not smaller than 1 inch = 100 feet or larger than 1 inch = 20 feet.	Х	х	х	х	х	Х	Х	х	x	х	Х					
17	Name and address of property owner/applicant. Name signature, license number, seal of architect/engineer/surveyor.	х	х	х	х	х	х	х	х	х	х	X					
18	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.	Х	х	х	Х	х	х	х	х	х	х	х					
19	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	х	х	х	х	х	х	Х	х	х	х	х					
20	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.	х	х	х	х	х	х	х	х	х	х	х					
21	Provide Zoning Schedule Tables for parcel indicating all setbacks, lot coverage, height, floor area ratio and density both required and proposed.	х	х	х	х	х	х	х	х	x	x	Х					:
22	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	Х	х	х	Х	х	х							х			
23	Area of parcel in square feet and acres, both to the nearest hundredth.	х	х	х	х	х	х							х			
24	Location and description of monuments whether set or to be set (if applicable) in accordance with Map Filing Law.	х	х	х	Х	х	х							X			
25	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.	х	х	х	х	х	х							Х			
26	Overall preparation of plat has been completed in full accordance with the Map Filing Law and Borough Code.	х	х	х	х	х	х							X			

Name of Applicant: Grant, Joseph †Sandrag

Application No.:	
	(Filled in by Borough)

Section 3 - General Plan Information Requirements

		Su	bdivisi	on	Site	Plan				Varian	ces	Appl	licant N	I ark	Boro	ugh Ma	ark
Item #	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
	loi .												·				
27	Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet.	х	х	x	x	x	х	х	х	х	х	Х					
28	Sheet size shall be no smaller than 11" \times 17", 24" \times 36" or 30" \times 42".	Х	х	х	х	х	х	х	х	х	х	х					
29	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.		х	х	х	х	х	х	х	х	х	х					
30	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.		х	х	х	х	х	х	х	х	х	х					
31	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.		х	х	х	х	х	х	х	х	х			х			
32	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.	х	х	х	х	х	х							x			
33	Site Triangles	х	х	х	х	х	х					х					
34	Landscaping Plan	х	х	х	х	х	х	х	х	х	х			х			



Application No.:	
	(Filled in by Borough)

Section 5 - Miscellaneous Items Required on the Plans or in the Submission Package

	•	_																
		St	ıbdivisi	on		Site	Plan				Variar	ices	App	licant l	Mark	Boro	ugh Ma	ark
Item #	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
	Soil boring downwards at a sum ability		, — —	,	,		,											
35	Soil borings documenting the permeability and seasonal high water table sufficiently enough to design the stormwater system, any septic systems and basement floor elevations.		x	х			x	x							X			
36	Locations of any solid waste and recyclable storage facilities.	l			X	х	х	х					х		X			
37	Details for the construction of any on-site improvements (i.e. curb, pavement, fences, sidewalk, lighting, etc.).	х	х	х	х	х	х	х					х		X			
	Section 6 - Miscellaneous Items Required on the Plans	or in th	ie Subm	ission	Packag	<u>e</u>							•					
38	Drainage Plan		х	x	х	х	х	х							х			
39	Utility Plan.		Х	х	х	Х	Х	х							Х			
40	Lighting Plan including luminaire calculations, specifications and details	-	Х	х	х	х	х	х							х			
41	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 al and dimension (Section 188 - 106 & 107).		х	х	х	X	x	х							х			
42	Traffic Signal Plan & Public Entrance Plan (if any).		х	х			х	х		-					х			

Date Prepared: <u>7/13/2020</u>		Zone: <u>R-40</u>	
Block(s): 140	Lot(s): <u>6</u>		Qualifier:
ite Address: 111 14th Aven	ue		
APPLIC	ANT		<u>OWNER</u>
Jame: Sandra and Joseph	Grant	Nan	ne _
ddress:		Address:	
ignature: Judia D	R. Jast	Signature:	
**************************************		******	**********
		Taxes Paid	Taxes Delinquent
Current Year 7	Caxes		
Prior Year Tax	es		
Borough Tax I	Lien	No	Yes
**************************************			**********
		W/S Paid	W/S Delinquent
Current Year V	Vater/Sewer		
Prior Year Wa	ter/Sewer		
BoroughTax L	ien	No	Yes
certify that the above inform	ation is a true state	ement pertaining to	the status of the taxes and water/sewer or
espectfully,			
ume of Tax Collector/Water Collector		ignature)	(Date)