



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: _____ FEE AMOUNT PAID: _____
(Items above to be filled out by the Borough)

Date Prepared: 9/3/2020 (Please Print) Zone: R-75

Block(s): 90 Lot(s): 18

Site Address: 904 Ocean Avenue

Name of Owner(s): Sandman Properties, LLC

Owner Address: 24 Deer Trail Road, Clarksburg, NJ 08510

Phone #: 609-915-1689 Email: debbypreston@aol.com

Name of Applicant (if different than owner): Same

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Ray Carpenter, PE License #: GE23223

Name of Firm: R.C. Associates Consulting, Inc.

Firm Address: 2517 Route 35, Building J, Suite 102, Manasquan, NJ 08736

Phone #: 732-528-0141 Email: rcassociates@verizon.net

Name of Attorney Representing Applicant: Michael R. Rubino, Jr., Esq.

Name of Firm: Pandolfe, Shaw & Rubino, LLC

Firm Address: 215 Morris Ave., Spring Lake, NJ 07762

Phone #: 732-449-7500 ext 16 Email: mrubino@psr215.com / lwright@psr215.com

1. Application Request

a. The applicant is hereby requesting an application for the following:

- | | |
|--|--|
| ☐ Minor Subdivision | ☐ Final Major Site Plan |
| ☐ Preliminary Major Subdivision | ☐ Appeal of Zoning Officer's Decision ("A") |
| ☐ Final Major Subdivision | ☐ Interpretation of Zoning Ordinance ("B") |
| ☐ Conditionally Exempt Site Plan | ☒ Hardship or Flexible Bulk Variance ("C") |
| ☐ Minor Site Plan | ☐ Use Variance ("D") |
| ☐ Preliminary Major Site Plan | |
| ☐ Amended Preliminary, Final or Minor Subdivision | |
| ☐ Amended Preliminary, Final or Minor Site Plan | |

Is a variance or conditional use approval required? Yes If so, please specify the section of the Ordinance: see attached list and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 904 Ocean Avenue
- b. Zoning District: R-75
- c. Number of Existing Lots: 1 Number of Proposed Lots: 1
- d. For the construction of: (check all that apply and provide # of each type)
- | | |
|--|--|
| ☒ Single Family Dwelling | ☐ Accessory Use |
| ☐ Two Family Dwelling | ☐ Addition |
| ☐ Other Residential | ☐ Commercial Structure(s) |
| ☐ Other (Describe) | |

Number of units that will qualify as Affordable Units 0 for sale and 0 for rent.

- e. Provide brief description of proposed development: Applicant proposes to remove the existing 2 1/2 story 5 unit apartment and construct a new 2 1/2 story single family dwelling with detached garage and associated site improvements.
- _____
- _____
- _____

APPLICATION REQUEST FOR VARIANCES

OWNER: SANDMAN PROPERTIES, LLC
904 OCEAN AVENUE
BLOCK 90 LOT 18
BELMAR, NEW JERSEY

LIST OF VARIANCES:

1. Building Coverage - 36.41% proposed, whereas 30% permitted
2. Side Yard Setback - 1.33 feet proposed, whereas 5 feet permitted
3. Total Side Yard Setback - 11.33 feet proposed, whereas 15 feet required.
4. Building over porch - Not permitted, whereas applicant is proposing same.

Applicant proposed to demolish the existing 2 ½ story 5 unit apartment building and construct a new 2 ½ story single family residence with detached garage and associated site improvements. Please note that besides get rid of the non-conforming 5 unit apartment that the applicant is also reducing building coverage by 3% and reducing total impervious coverage from 88.35% to 53.88% percent which is conforming.

The side yard setback of 1.33 feet is caused by the stairs from the deck on the side of the proposed house.

The applicant believes that by reason on an extraordinary and exceptional situation that uniquely affected the subject property and the structure which exists lawfully thereon the strict application of the aforementioned regulations would result in peculiar and exceptional practical difficulties to, or exception and undue hardship upon the applicant.

The applicant will demonstrate that the purposes of the Municipal Land Use Law and the Land Use Ordinances of the Borough would be advanced by a deviation from the zoning ordinance requirements at issue, and further that the benefits of any such deviation would substantially outweigh any detriment resulting from a grant of the application.

The applicant believes that the relief can be granted without substantial detriment to the public good and that the relief will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinances of the Borough. The negative criteria will be satisfied as the applicant finds no detriment as a result of the granting of the application. The applicant also believes that there will be no adverse impact as a result of the granting of the application.

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.

DP 9/8/2020
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: Michael R. Rubino, Jr., Esq., otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable); Owner

DP 9/8/2020
Owner Initials Date 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.

DP 9/8/2020
Owner Initials Date Applicant Initials Date

7. **Final Certification**

Owner

Name: Sandman Properties, LLC

Address: 24 Deer Trail Road

Clarksburg, NJ 08510

Signature:

Deborah F. Preston
Managing Member

Notary Public

Name: Lauren Wright

Address: 215 Morris Avenue

Spring Lake, NJ 07762

Signature:

Lauren Wright

Stamp:



Seal:



Applicant (if other than owner)

N/A

Attorney on behalf of Applicant/Owner

Michael R. Rubino, Jr., Esq.

Pandolfe, Shaw & Rubino, LLC

215 Morris Avenue

Spring Lake, NJ 07762

Applicant continued

Company Name: R.C. Associates Consulting, Inc.

Address: 2517 Route 35, Bldg. J, Suite 102
Manasquan, NJ 08736

Contact Name: Ray Carpenter, PE

Signature: _____

Date Submitted: _____

Block: 90

Lot: 18

Street Address of Property: 904 Ocean Avenue

Professional Engineer/Architect

Company Name: Brendan T. McHugh Architecture

Address: 106 Union Avenue
Manasquan, NJ 08736

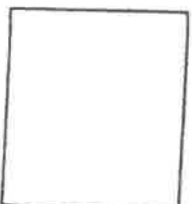
Contact Name: Brendan T. McHugh

Signature: _____

Date Submitted: _____

License No. R.C. - GE232223

B.M. - 16404



Seal

STATEMENT OF CORPORATE OR OTHER OWNERSHIP

This is to be completed if the property is owned by a corporation or LLC.

1. Please indicate if the applicant is a(an): ☒ LLC ☐

a. Corporation

b. Partnership

2. If the applicant is a Corporation or a Partnership, the following shall be provided:

- a. The names and addresses of all stockholders owning 10% or more of its stock of any class;
- b. The names and addresses of all individual partners who own 10% or greater interest therein.

3. If one or more such stockholders or partners is itself a corporation or partnership, the stockholders holding 10% or more of that corporations stock, or the individual partners owning 10% or greater interest in that partnership, as the case may be, shall also be listed.

Name: Debby Preston

Name:

Address: 24 Deer Trail Road

Address:

Clarksburg, NJ 08510

Percentage Ownership: 100%

Percentage Ownership:

Signature:

Signature:

Date:

Date:

Name:

Name:

Address:

Address:

Percentage Ownership:

Percentage Ownership:

Signature:

Signature:

Date:

Date:

Date: 9/3/2020

Borough of Belmar
601 Main Street
Belmar, NJ 07719
Fax: 732-681-3434

Attn: April Claudio, Borough Clerk

**Re: Certified List of Property Owners
Borough of Belmar Development
Application**

Dear Ms. Claudio:

I hereby request a certified list of property owners within two-hundred (200') feet of the property listed below:

Block(s): 90 Lot(s): 18

I have enclosed my check in the amount of \$10.00 which is the fee for this certification.

Should you have any questions, I can be reached at 732-449-7500 ext 16.

Thank you.

Very truly yours,

Name: Lauren Wright/ Michael R. Rubino, Jr., Attorney for Applicant

Address: 215 Morris Avenue
Spring Lake, NJ 07762

Signature: _____

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 completed.

Date Prepared: 9/3/2020 Zone: R-75

Block(s): 90 Lot(s): 18 Qualifier: _____

Site Address: 904 Ocean Avenue

APPLICANT

OWNER

Name: _____

Name: Sandman Properties, LLC

Address: _____

Address: 24 Deer Trail Road

Signature: _____

Signature: _____

Clarksburg, NJ 08510

Nelagh J. Preston
Managing Member

(Information listed below to be filled out by the Tax Collector)

Taxes Paid

Taxes Delinquent

Current Year Taxes

Prior Year Taxes

Borough Tax Lien

No

Yes

(Information listed below to be filled out by the Water/Sewer Collector)

W/S Paid

W/S Delinquent

Current Year Water/Sewer

Prior Year Water/Sewer

Borough Tax Lien

No

Yes

I certify that the above information is a true statement pertaining to the status of the taxes and water/sewer on the above listed property.

Respectfully,

(Name of Tax Collector/Water Collector)

(Signature)

(Date)

BOROUGH OF BELMAR APPLICATION CHECKLIST SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Type of Application

Minor Subdivision
Preliminary Major Subdivision
Final Major Subdivision
Conditionally Exempt Site Plan
Minor Site Plan
Preliminary Major Site Plan

Notes:

- 1) 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.
- 2)

(Check all that apply)

	Final Major Site Plan
	Appeal of Zoning Officer's Decision ("A" Variance)
	Interpretation of Zoning Ordinance ("B" Variance)
X	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

Item #	Site Plan Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Township Mark		
		Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance		Complies	Waiver	N/A	Complies

Section 1 - Administrative Competencies Requirements

Section 1 - Administrative Completeness Requirements

1		Fourteen (14) copies of the completed Borough of Belmar "Development Application" forms.	X	X	X		X	X	X	X	X	X	X						
2		Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	X	X	X		X	X	X	X	X	X	X						
3		Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	X	X	X		X	X	X	X	X	X	X						
4		Application fee as required by Board Secretary or Borough Engineer.	X	X	X		X	X	X	X	X	X	X						
5		Statement of Corporate or other Ownership on the form provided (if applicable)	X	X	X		X	X	X	X	X	X	X						

**BOROUGH OF BELMAR APPLICATION CHECKLIST
SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS**

Item #	Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Borough Mark			
		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.	X	X	X		X	X	X	X	X	X							
8	Municipal Tax Status Request form filled out and submitted as part of the package.	X	X	X	X	X	X	X	X	X	X							
9	Fourteen (14) copies of the plans, signed and sealed by an architect or engineer licensed in the State of New Jersey	X	X	X	X	X	X	X	X	X	X							
10	Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such.	X	X	X	X	X	X											
11	Eighteen (18) copies of the Stormwater Management Report	X	X	X	X	X	X											
12	Eighteen (18) copies of the Traffic Report.	X	X	X	X	X	X											
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.	X	X	X		X	X	X										
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.	X	X	X	X	X	X	X	X	X	X							
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.				X	X	X				X							

Section 2 – Plat Requirements

[illegible][illegible]

BOROUGH OF BELMAR APPLICATION CHECKLIST **SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS**

Section 3 - General Plan Information Requirements

Item #	Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Borough Mark			
		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	
27	Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet.	X	X	X				X	X	X	X	X						
28	Sheet size shall be no smaller than 11" x 17", 24" x 36" or 30" x 42".	X	X	X				X	X	X	X	X						
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.	X	X	X				X	X	X	X	X						
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.	X	X	X				X	X	X	X	X						
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.	X	X	X				X	X	X	X	X						
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.	X	X	X				X	X	X								
33	Site Triangles	X	X	X				X	X	X								
34	Landscaping Plan	X	X	X				X	X	X	X	X						

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

Item #	Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Borough Mark	
		Minor	Preliminary	Major	Minor	Preliminary	Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance	Complies	Waiver	N/A	Complies	Does Not Comply
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	X			X	X								
36	Locations of any solid waste and recyclable storage facilities.					X	X	X								
37	Details for the construction of any on-site improvements (i.e. curb, pavement, fences, sidewalk, lighting, etc.).	X	X	X	X	X	X	X								

Section 6 - Miscellaneous Items Required on the Plans or in the Submission Package

38	Drainage Plan		X	X	X	X	X	X								
39	Utility Plan.		X	X	X	X	X	X								
40	Lighting Plan including luminaire calculations, specifications and details		X	X	X	X	X	X								
41	Signing and Striping Plan including location and dimensions of all off street loading areas, parking, requirement calculations and actual number of space provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).		X	X	X	X	X	X								
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X			X	X								

DENIAL

Lauren Wright

From: April Claudio <aclaudio@belmar.com> on behalf of April Claudio
Sent: Tuesday, August 11, 2020 3:33 PM
To: Mike Rubino; Lauren Wright
Subject: Fwd: 904 Ocean Avenue
Attachments: zoning board of adjustment application.docx

Mike

Sorry didn't know you were involved. I had sent the denial to the architect. See below.

----- Forwarded message -----

From: April Claudio <aclaudio@belmar.com>
Date: Wed, Aug 5, 2020 at 9:11 AM
Subject: 904 Ocean Avenue
To: <btm@mchugharchitecture.com>

Your minor land use application has been denied for the following reasons:

1. Building coverage permitted 30% - 36.41% proposed
2. side yard setback 5 feet required - 1.33 ft proposed
3. total side yard setback 15 feet required - 11.33 ft proposed
4. Building over porch not permitted. See ordinance 40-7.9 Porches definition "c"

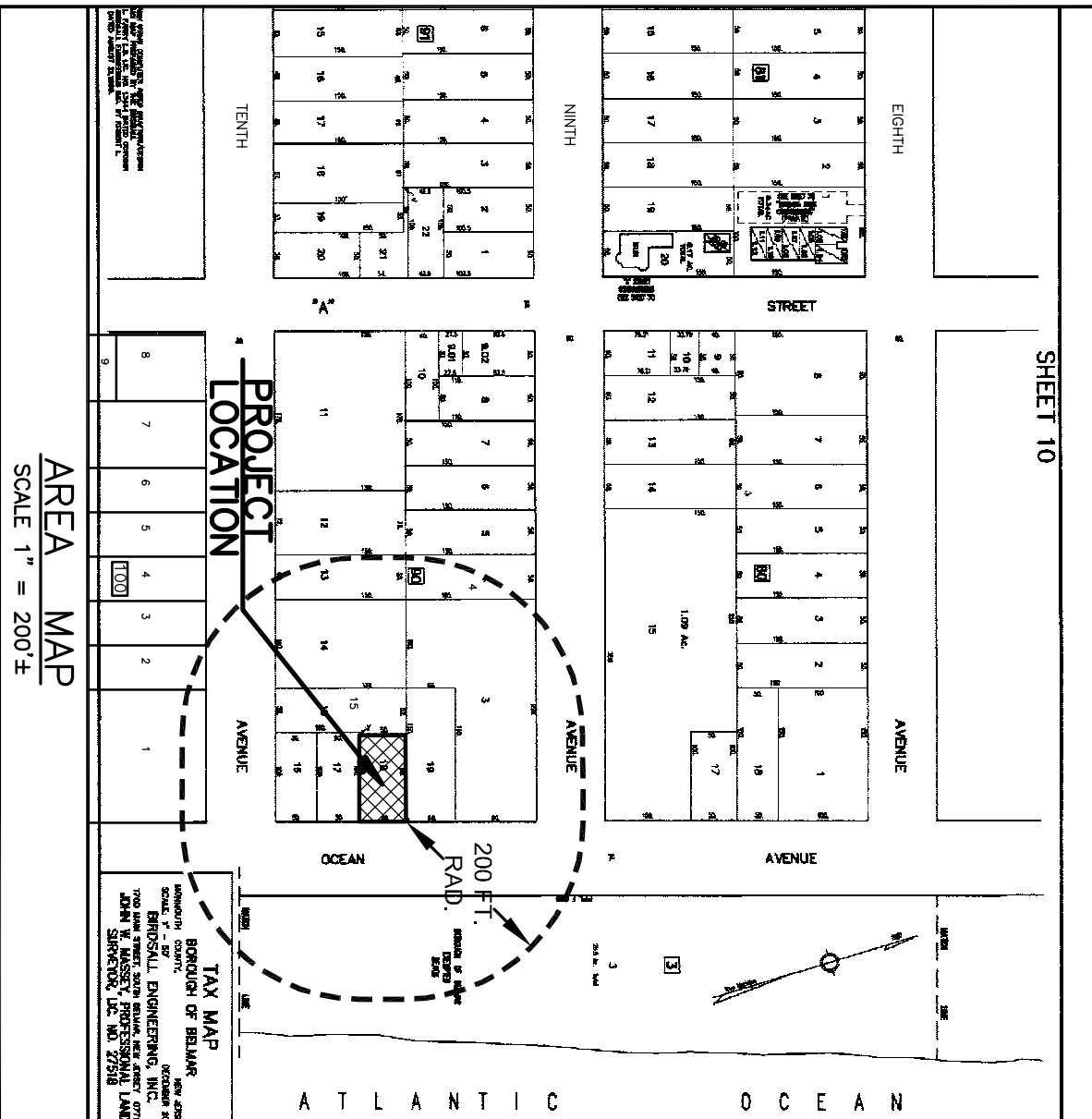
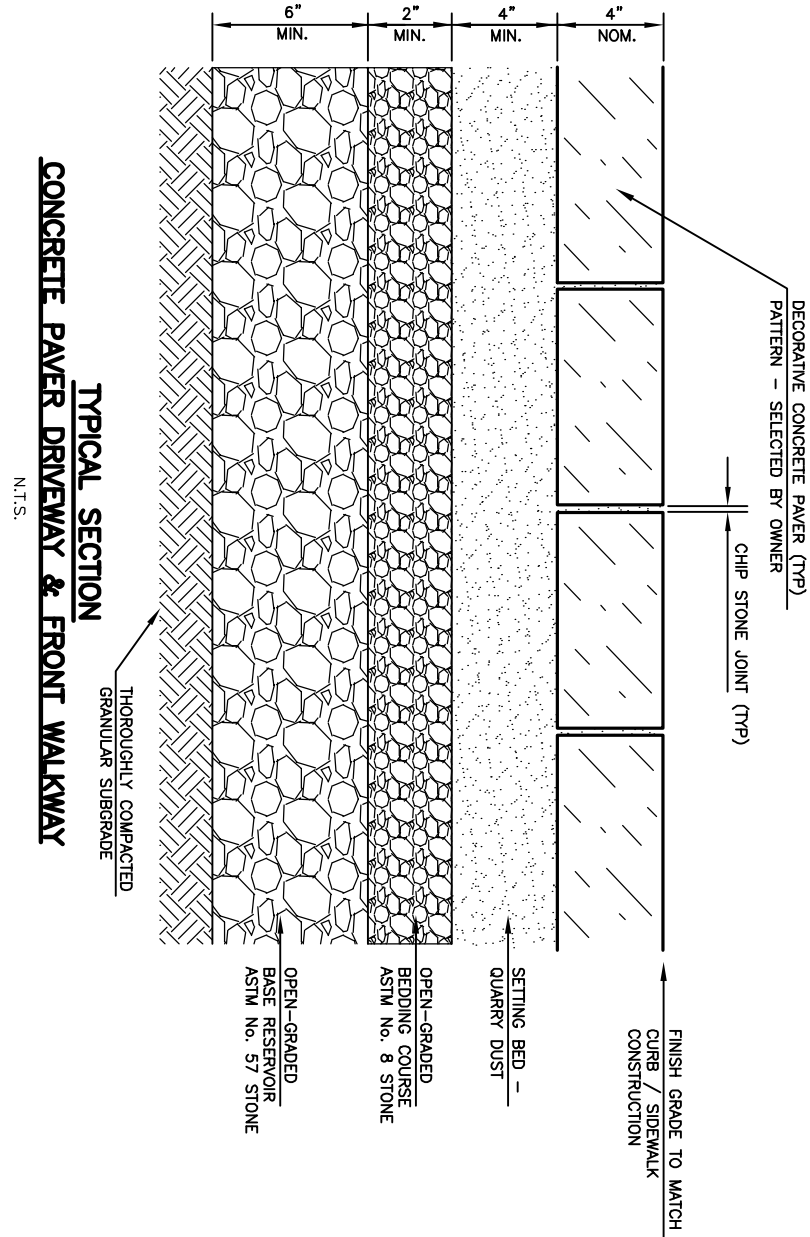
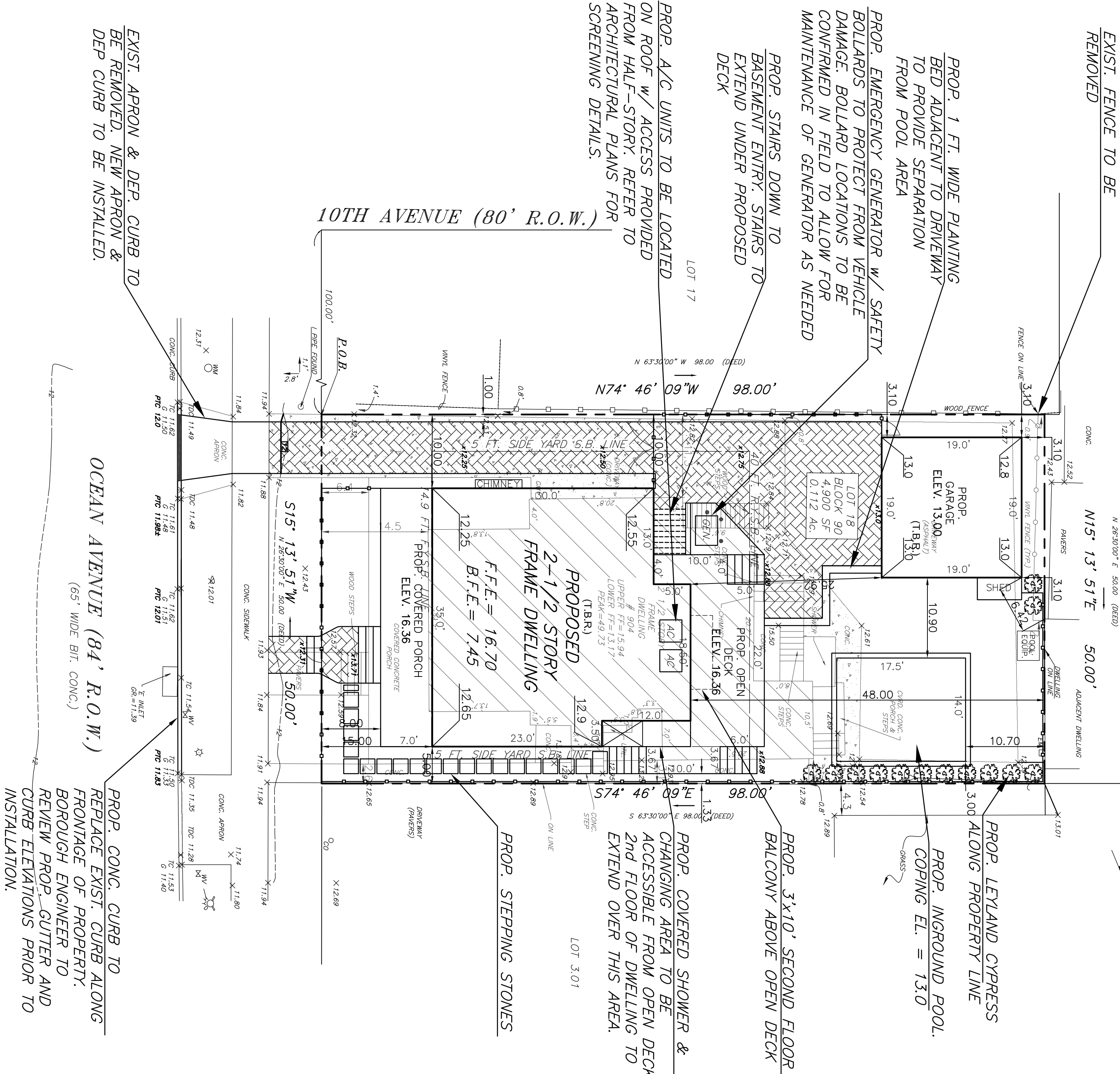
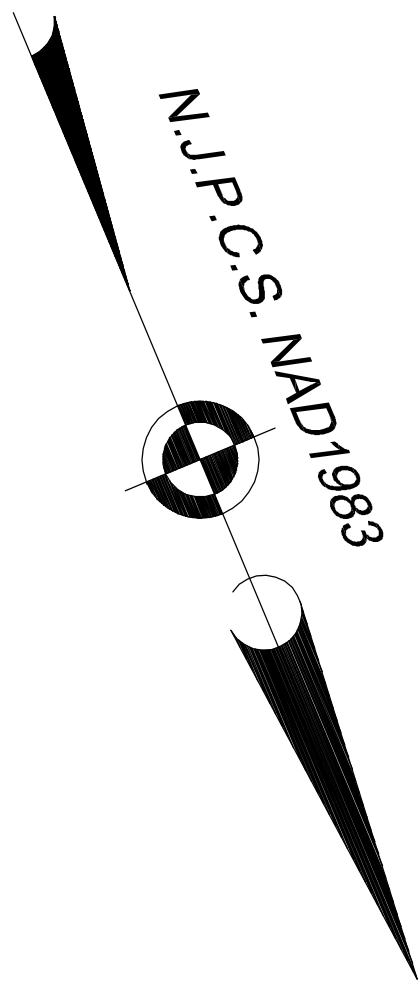
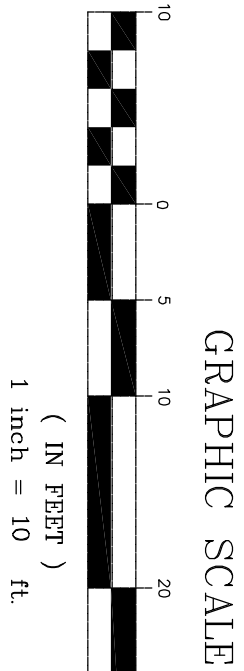
Attached is an application to apply for variances.

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BELMAR
BEAUTIFUL SEA
April Claudio, RMC, CMC, CMR
Municipal Clerk/Registrar
Planning, Zoning & Construction
732-681-3700 ext. 225

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BELMAR
BEAUTIFUL SEA
April Claudio, RMC, CMC, CMR
Municipal Clerk/Registrar
Planning, Zoning & Construction
732-681-3700 ext. 225



GENERAL NOTES

PROPERTY IS KNOWN AS BLOCK 90, LOT 18 AS SHOWN ON SHEET 14 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-75 ZONE AND CONTAINS A TOTAL OF 0.1125+ ACRES.

OWNER/APPLICANT: SANDMAN PROPERTIES, LLC

24 DEER TRAIL ROAD

CLARKSBURG, NJ 08510

APPLICANT PROPOSES TO CONSTRUCT A NEW 2-1/2 STORY SINGLE FAMILY DWELLING w/ DETACHED GARAGE & ASSOCIATED SITE IMPROVEMENTS

REQUIRED		EXISTING		PROPOSED	
RESIDENTIAL		SINGLE FAMILY		SINGLE FAMILY	
LOT AREA:	5,000 S.F.	* 4,900 S.F.		50 FT.	
LOT FRONTAGE:	40 FT.	50 FT.		50 FT.	
MAX. BUILDING COVERAGE:	30.51% (1,470 S.F.)	* 36.41% (1,784 S.F.)		36.41% (1,784 S.F.)	
MAX. IMPERVIOUS COVERAGE:	55% (2,695 S.F.)	* 88.35% (4,329 S.F.)		53.88% (2,640.25 S.F.)	
MAX. FLOOR AREA RATIO:	75% (3,675 S.F.)	70.61% (3,460+ S.F.)		69.63% (3,218 S.F.)	
ONSITE PARKING:	2 SPACES (3 BEDROOM)	* 2 SPACES		4 SPACES	
LOT SHAPE MIN. DIAMETER	26 FT.	35 FT.		35 FT.	
PRINCIPAL FRONT YARD SETBACK (HOUSE) (PORCH)	14.9 FT. (AVG. ADJ. DWELLINGS)	14.5 FT.		15 FT.	
REAR YARD SETBACK	6.9 FT.	6.4 FT.		8 FT.	
REAR YARD SETBACK DECK PROJ.	12.5 FT.	27.1 FT.		48 FT.	
SIDE YARD SETBACK (MIN./TOTAL)	5/15 FT.	* 2.6/13.9 FT.		2 FT.	
DECK SIDE YARD SETBACK	5 FT.	N/A		* 5/11.33 FT.	
BUILDING HEIGHT (AVG GRADE=12.7)	3 FT.	35 FT.(2.5 STY.)		34.56 FT.(2.9 STY.)	
REAR YARD SETBACK (GARAGE)	3 FT.	N/A		31 FT.	
BUILDING HEIGHT (NO. OF STOREYS)	18 FT.(1 STY.)	N/A		17.96 FT.(1 STY.)	
DISTANCE TO PRINCIPAL STRUCTURE	10 FT.	N/A		25.92 FT.	
REAR YARD SETBACK (POOL)	3 FT.	N/A		3 FT.	
DISTANCE TO ADJACENT STRUCTURE	10 FT.	N/A		10.70 FT.	
BUILDING OVER PORCH	NOT ALLOWED	N/A		10.9 FT.	
** - INDICATES EXISTING NON-CONFORMITY				** PROPOSED	
** - INDICATES VARIANCE REQUIRED					

PROPOSED BUILDING COVERAGE	
PROP. DWELLING	1,118 S.F.
PROP. FRONT COVERED PORCH	245 S.F.
PROP. COVERED SHOWER	42 S.F.
PROP. SHED	18 S.F.
PROP. GARAGE	361 S.F.
PROP. FRONT STEPS	22 S.F.
PROP. BASEMENT STEPS	31.50 S.F.
PROP. REAR DECK & STEPS	353.50x0.50 = 176.75 S.F.
PROP. PAVER DRIVE	920x0.50 = 460 S.F.
PROP. FRONT PAVER WALKWAY	36x0.50 = 18 S.F.
PROP. STEPPING STONES	83.50 S.F.
PROP. POOL EQUIPMENT	12 S.F.
TOTAL IMPERVIOUS COVERAGE	2,640.25 S.F.

BUILDING HEIGHT CALCULATIONS:	
FIRST FLOOR	16.70
± BUILDING	20.36
= ROOF HEIGHT	47.26
= BUILDING HEIGHT	24.56

NOTES

PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER

ELEVATIONS BASED ON NAVD88 DATUM

ACTIVE FIRM FLOOD ZONE 'X' - UNSHADED, COMMUNITY PANEL 3402SC0342F, SEPT 25 2009

FEMA PRELIMINARY FIRM FLOOD ZONE 'X' - SHADED - NAVD 1988 DATUM (JANUARY 30 2015)

FEMA ADVISORY BASE FLOOD ZONE 'X' - SHADED - NAVD 1988 DATUM

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY OF BLOCK 90, LOT 18, 904 OCEAN AVENUE, SITUATED IN THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY, PREPARED FOR DEBORAH PRESTON, OWNER OF BELMAR, MONMOUTH COUNTY, NEW JERSEY, SURVEYOR, IN LICENSE NO. 6545362, ON BEHALF OF INSITE SURVEYING, LLC, DATED 3/20/2020.

8/25/20 - REVISED PER ZONING DENIAL LETTER

6/29/20 - REVISED PER ARCHITECT

SANDMAN PROPERTIES, LLC PLOT & GRADING PLAN

BLOCK 90 - LOT 18

BOROUGH OF BELMAR

MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES

Consulting, Inc.

Valley Park Professional Center

2517 Route 35, Building J, Suite 102

Morristown, New Jersey, 08736

Ph. 732-528-0141 • Fax 732-528-1060

RAY CARPENTER P.E.

PROFESSIONAL ENGINEER, N.J. Lic. No. GE232223

SHEET: 1 OF 1

Borough of Belmar
Minor Land Use Certificate

The undersigned applicant hereby applies for a Land Use Certificate for the following to be issued on the basis of the representations contained herein, all which applicant swears to be true.

Property: Block: 90 Lot(s): 18 Address: 904 Ocean Avenue
Applicant: Name: Sandman Properties, LLC
Owner's Name (if different than applicant) _____
Address: 24 Deer Trail Road, Clarksburg, NJ 08510
Telephone #: 609-915-1689

Proposed Use: (check appropriate item)

Subdivision: _____ Major or _____ Minor

New House: X Addition: _____ Accessory Use or Structure: _____

Driveway: _____ Swimming Pool: _____ Sign/Awning: _____ Deck/Porch: _____

Other (specify): _____

Please attach a copy of the property survey and a sketch of proposal.

The following information is required: Lot Size: 4,900 s.f.
Setbacks: Front yard: h-15' 20 Rear yard: 48' 40 Side Yard: 5' 5 Total Side: 15' 15
Building Coverage: Existing: 39.51' % Proposed: 36.41 % 130
Impervious Coverage: Existing: 88.35 % Proposed: 53.88 % 55
Floor Area Ratio: Existing: 70.61+/- % Proposed: 65.63 % 75
Use: Single Family _____ Multi Family X existing # of units 5
Height of Structure: Existing: 37.03' Proposed: 34.56'
proposed Single Family

8/3/2020

Date

Signature of Applicant

Michael R. Rubino, Jr., Esq., Attorney for Applicant

Based on the above application and the statements, which are made part thereof, the proposed usage in accordance with the Land Use Ordinance of the Borough of Belmar is hereby _____ approved 8/4/20 denied.

8/4/20

Date

TED Bianchi
Ted Bianchi, Zoning Officer

Comments/Explanations:

1. Building coverage permitted 30% - 36.41% proposed
2. Side yard setback 5ft required - 1.33ft proposed
3. Combined side yard 15ft req - 11.33ft proposed
4. Building over porch not permitted
Ord. 40-7.9 porches - definition "c"

Application Fees:

1. New Residential Home - \$150
2. Residential Property Addition - \$75
3. Non-residential new building/use - \$375
4. Commercial Other - \$75
5. Fence/Signs & Awnings/Air Conditioning Units/Generators/Other - \$50
6. Minor/Major Subdivision - \$75
7. Swimming Pool, Deck/ Porch, or Patio- \$65

Fee Paid:

8-3-20

Check Number:

25399





































PRESTON RESIDENCE

904 OCEAN AVENUE
BELMAR, NEW JERSEY 07719
ZONING SUBMISSION SET



OCEAN AVENUE
EAST ELEVATION

ZONING SUBMISSION SET

LIST OF DRAWINGS

- A-11 TITLE SHEET & PROJECT & BUILDING INFORMATION
A-12 FOUNDATION PLAN
A-13 ARCHITECTURAL SITE PLAN & FIRST FLOOR PLAN
A-14 SECOND FLOOR PLAN
A-15 HALF-STORY PLAN
A-16 EAST (OCEAN AVENUE) & SOUTH ELEVATIONS
A-17 WEST & NORTH ELEVATIONS

C-1 PLOT PLAN (BY R.C. ASSOCIATES)

BUILDING INFORMATION:

BUILDING CODE: 2018 IRC NJ EDITION
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (NFPA 70 2014)
ENERGY CODE: IECC 2015

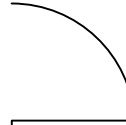
CONSTRUCTION USE GROUP: R-5
CONSTRUCTION TYPE: 5B

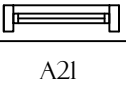
SQ.FT. OF FINISHED / HEATED SPACE (1ST, 2ND & HALF STORY @ 7' HD. HT.) = 2,837 SQ.FT.
VOLUME OF NEW CONSTRUCTION / HEATED SPACE = 22,696 CU. FT.

STRUCTURAL DESIGN LOADS:

DEAD LOAD: 10 PSF
SNOW LOAD: 25 PSF
LIVE LOAD FLOOR: 40 PSF
LIVE LOAD ATTIC WITH STORAGE: 20 PSF
LIVE LOAD DECK: 40 PSF
WIND ULTIMATE SPEED: 125 MPH
EXPOSURE: B
SEISMIC: EXEMPT IRC R. 3012.2

FLOOR PLAN KEY:

 DOOR, FRAME, & TRIM TO BE PROVIDED

 WINDOW, FRAME, & TRIM TO BE PROVIDED

 EXISTING WALL TO REMAIN

 NEW WALL (2X4 STUD WALL CONSTRUCTION)

**** CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION**

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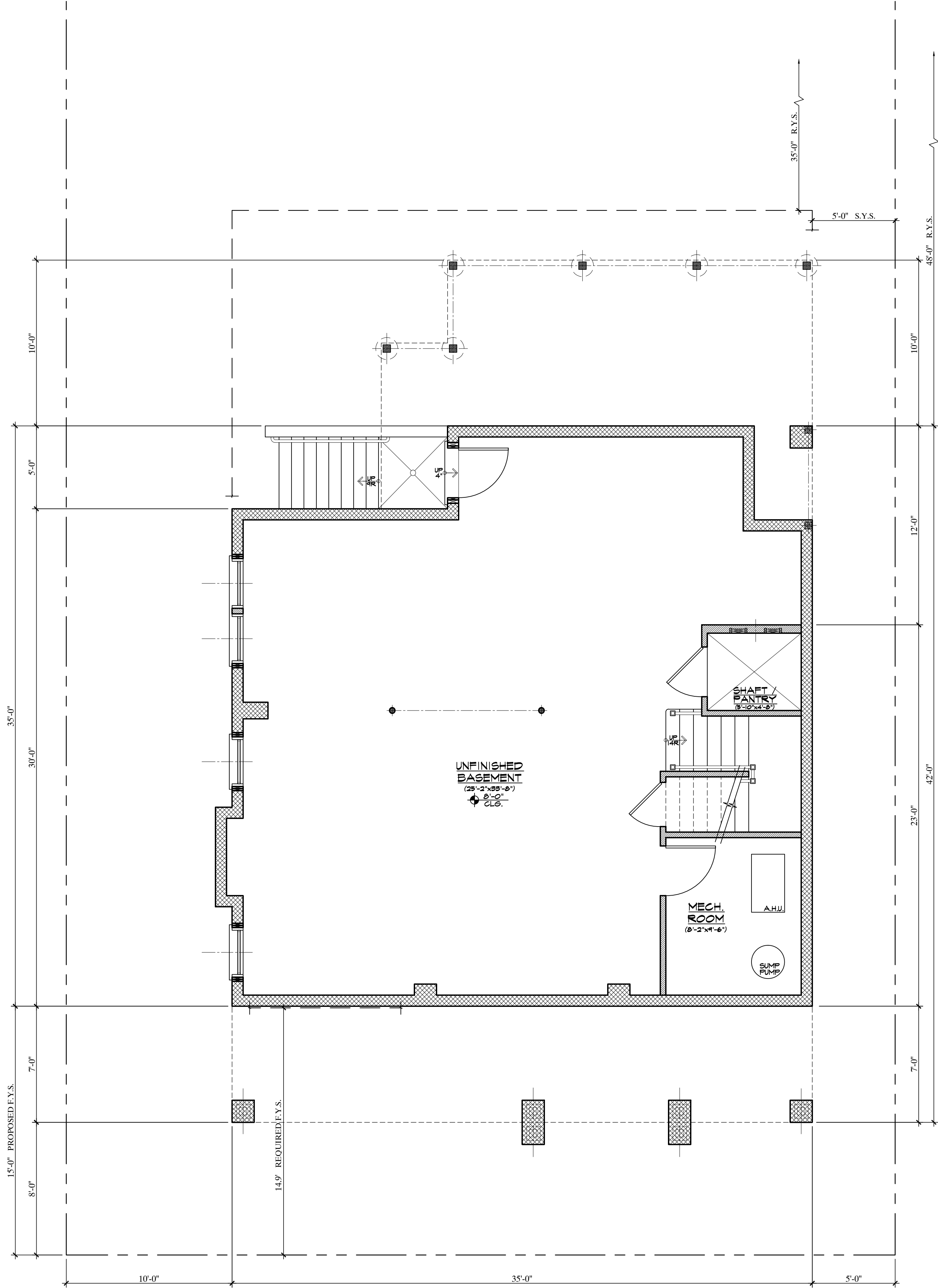
REVISIONS:

SHEET TITLE
TITLE SHEET

SCALE AS NOTED	SHEET NUMBER
DATE 7/13/20	A-11
PROJECT NUMBER 1941	

SHEET 1 OF 7

SUBMISSION SET



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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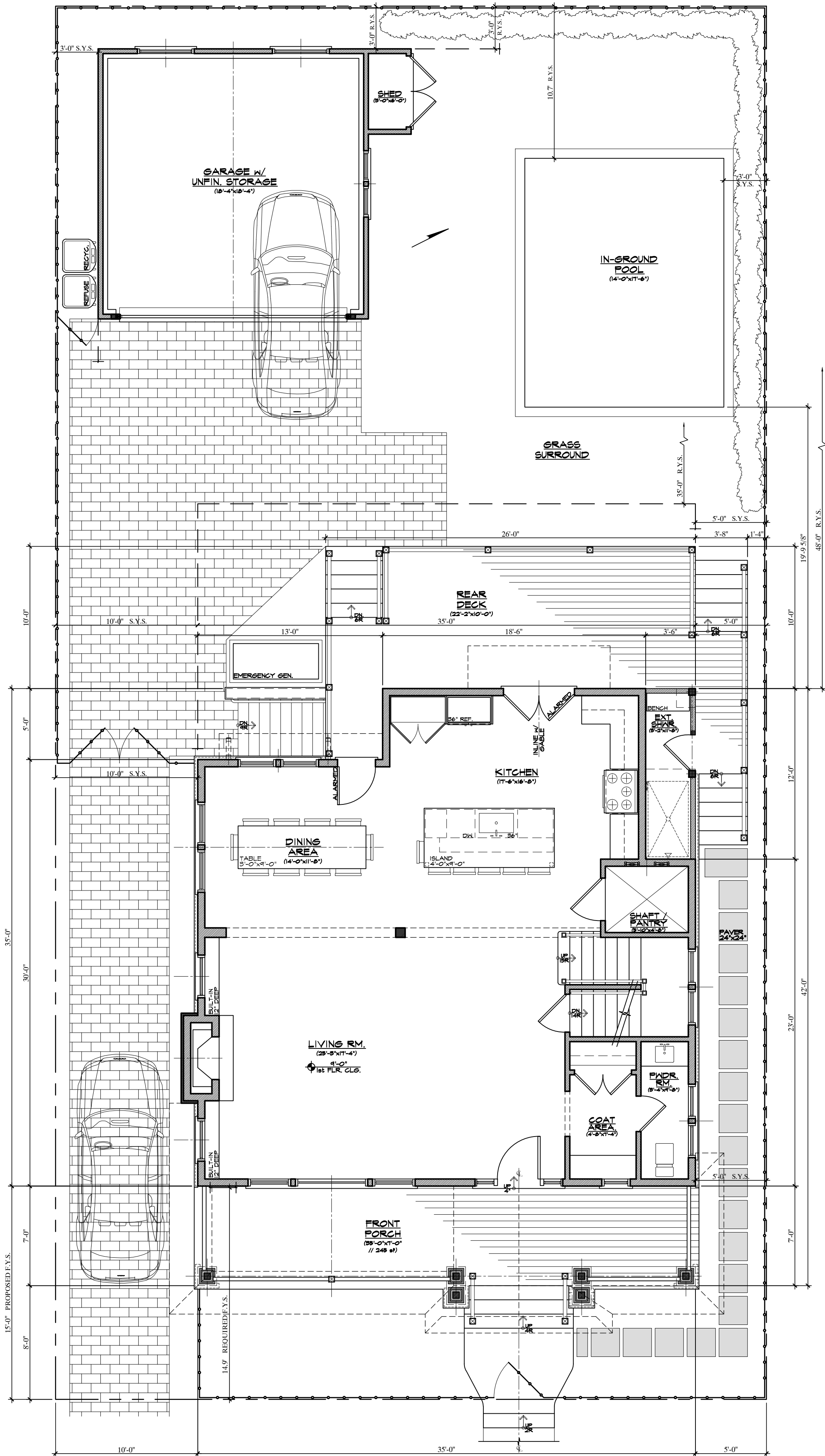
SHEET TITLE
FOUNDATION / BASEMENT PLAN

SCALE AS NOTED
DATE 7/13/20
PROJECT NUMBER 1941

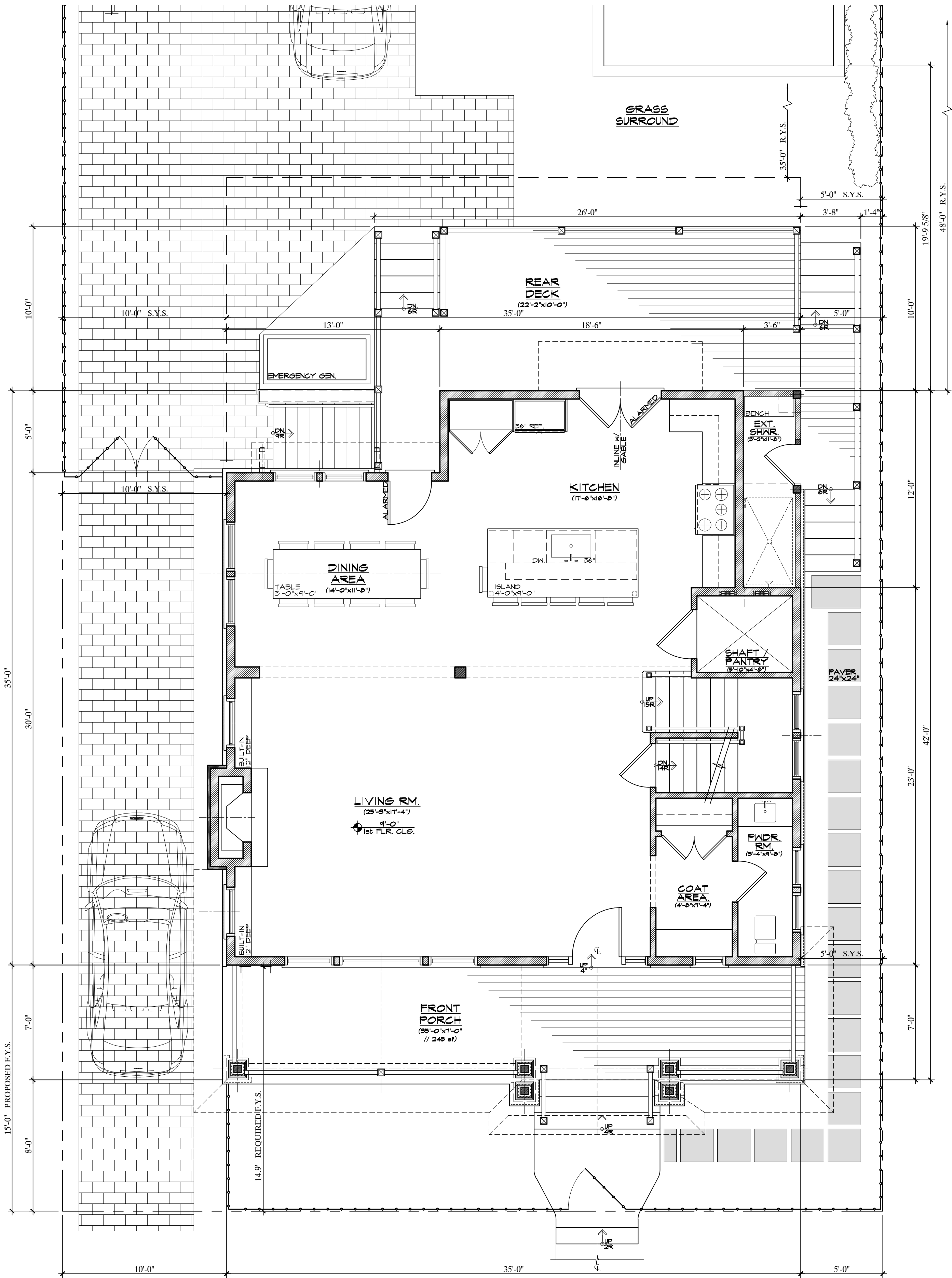
SHEET NUMBER
A-1.2

SHEET 2 OF 7

SUBMISSION SET



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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REVISIONS

SHEET TITLE
ARCHITECTURAL SITE PLAN
& FIRST FLOOR PLAN

SCALE
AS NOTED
DATE
7/13/20
PROJECT NUMBER
1941

SHEET NUMBER
A1.3

SHEET 3 OF 7

SUBMISSION SET

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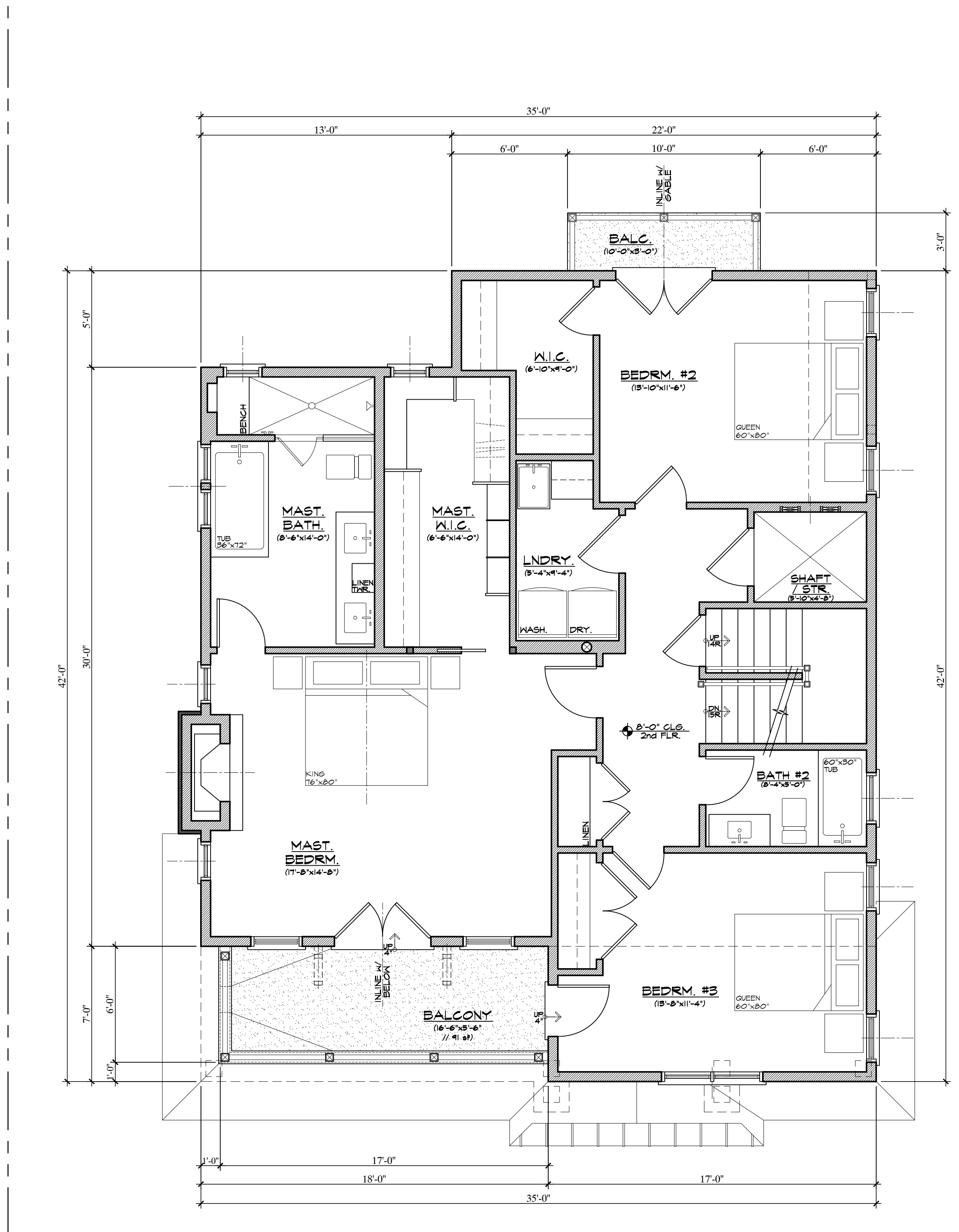
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REVISIONS:

SHEET TITLE SECOND FLOOR PLAN	
SCALE AS NOTED	SHEET NUMBER A-1.4
ISSUE DATE 7/3/20	
PROJECT NUMBER 1941	
SHEET 4 OF 7	



SECOND FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

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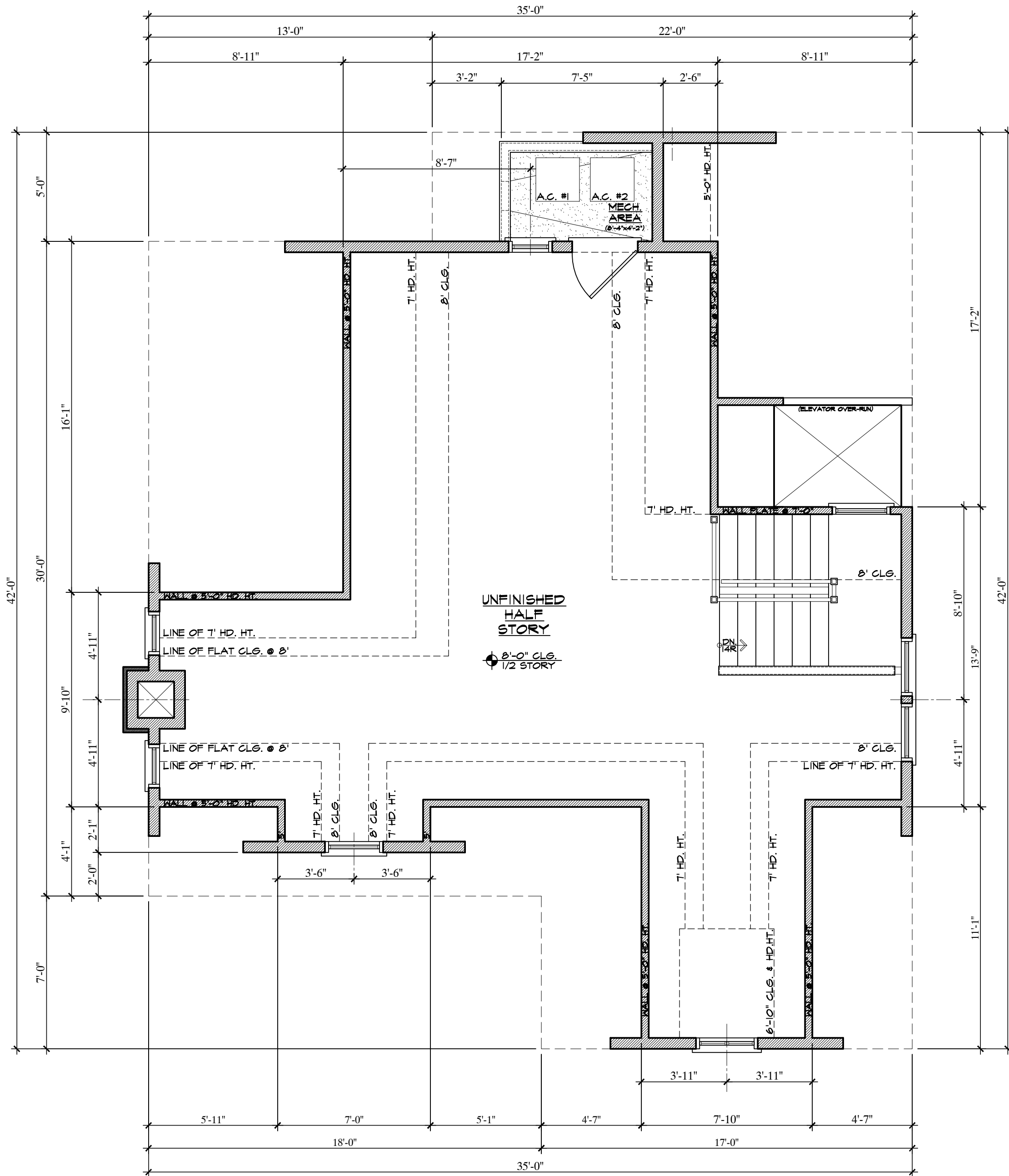
REVISIONS:

SHEET TITLE
HALF STORY PLAN

SCALE AS NOTED	SHEET NUMBER
ISSUE DATE 7/13/20	A-1.5
PROJECT NUMBER 1941	

SHEET 5 OF 7

SUBMISSION SET



HALF STORY
SCALE: 1/8" = 1'-0"

1/2 STORY GENERAL NOTES:

1. REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR,
40-2.4 DEFINITIONS:

STORY, HALF SHALL MEAN THAT PORTION OF A BUILDING UNDER A GABLE, HIP, GAMREAL OR
SLOPING ROOF, THAT HAS THE LINE OF INTERSECTION OF THE ROOF AND WALL FACE NOT MORE
THEN THREE (3') FEET ABOVE THE FLOOR LEVEL AND IN WHICH SPACE THE POSSIBLE FLOOR AREA
WITH THE HEAD ROOM OF FIVE (5') FEET OR LESS OCCUPIES AT LEAST FORTY (40%) PERCENT OF
THE TOTAL FLOOR AREA OF THE STORY DIRECTLY BENEATH. THE MINIMUM ROOF SLOPE MUST BE
AT LEAST THIRTY (30) DEGREES (SEVEN-TWELFTHS (7/8) PITCH RATIO).

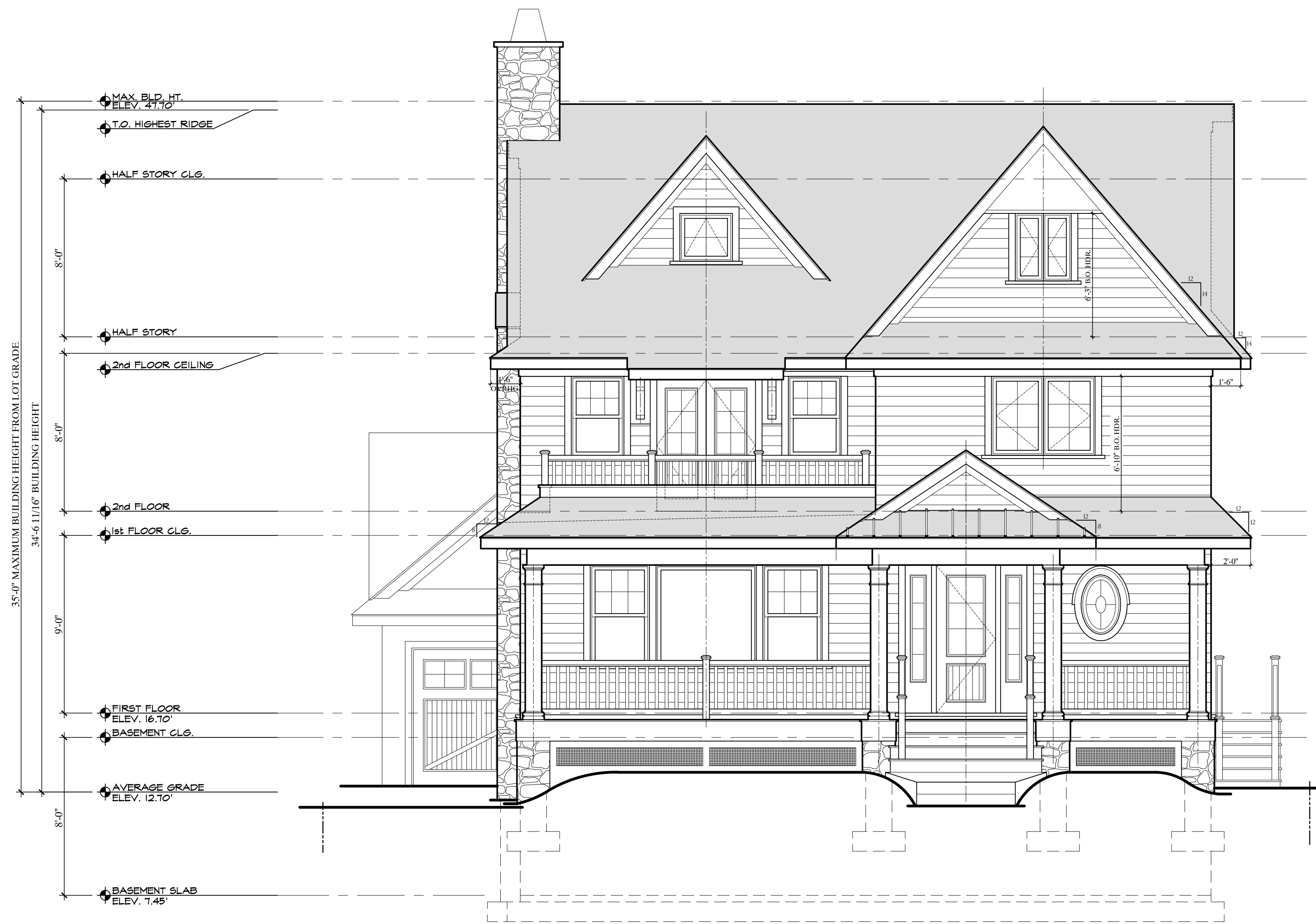
STORY BELOW = 1,214.00 SF. (40% = 511.60 SF.)
HEADROOM OF 5' OR LESS = 512.40 SF. (40.06%)

INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION 2018

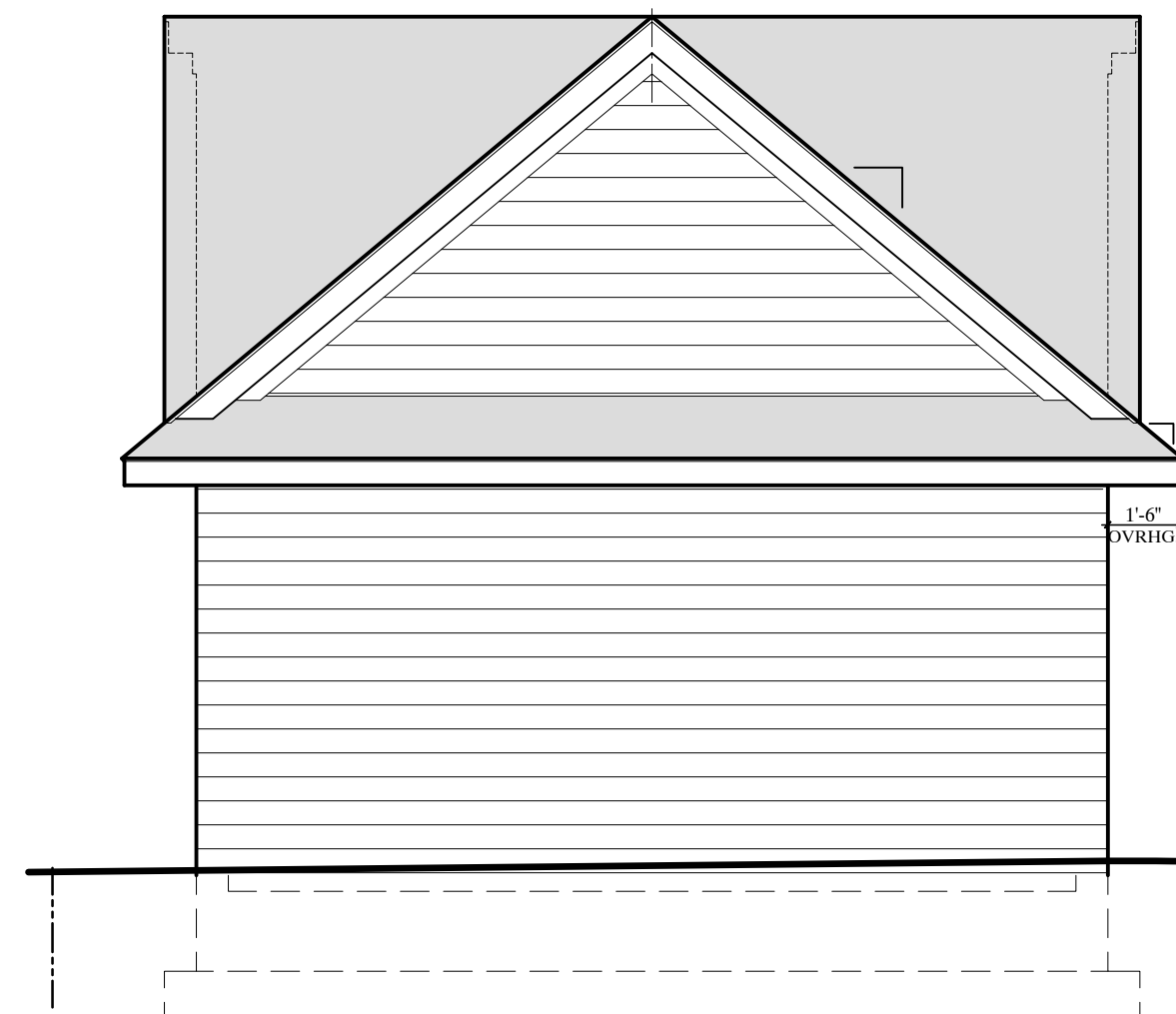
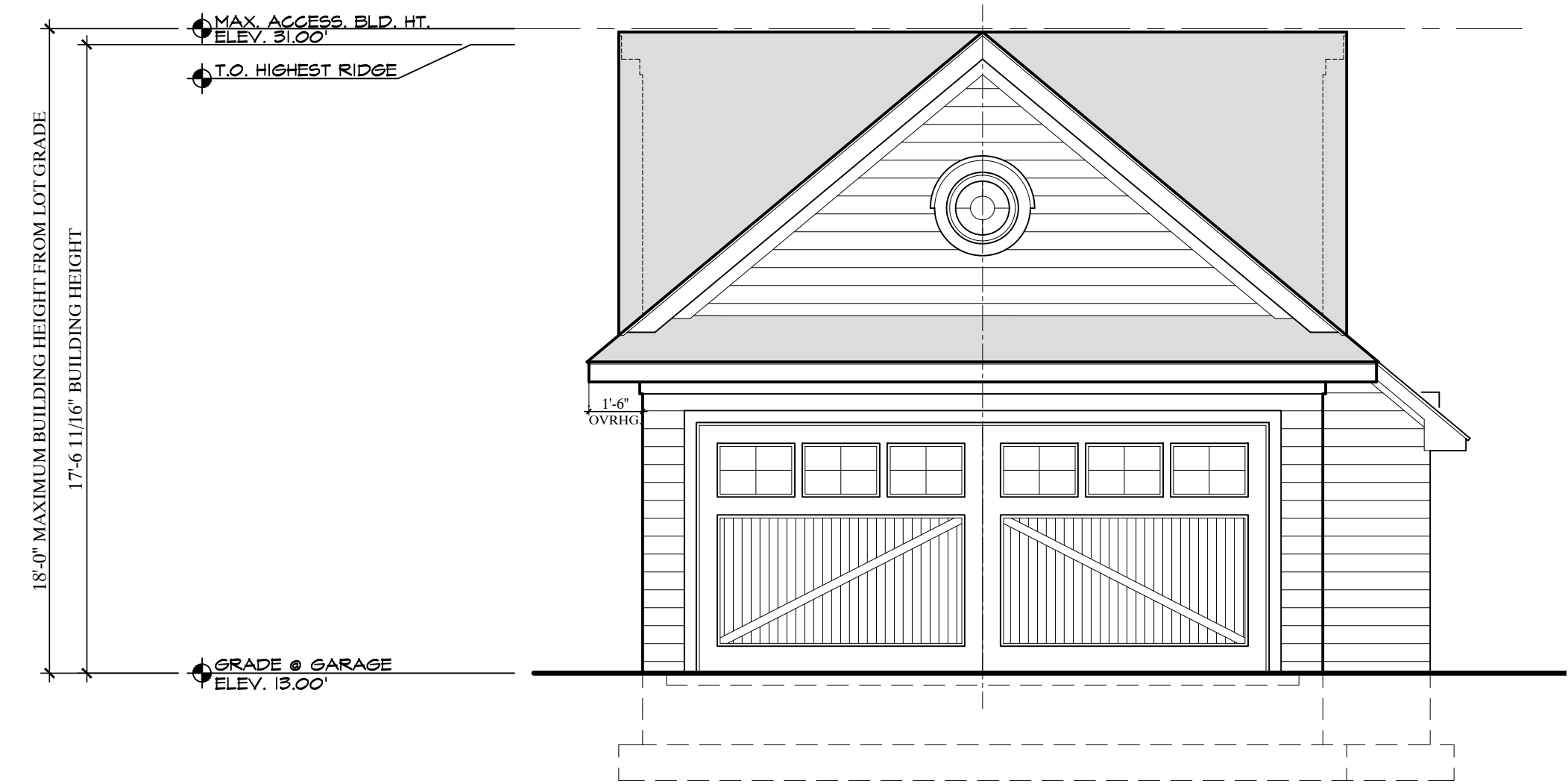
CHAPTER 2 R202:

HABITABLE ATTICS - AN ATTIC THAT HAS A STAIRWAY AS MEANS OF ACCESS AND EGRESS, AND IN
WHICH THE CEILING AREA AT A HEIGHT OF SEVEN FEET ABOVE THE ATTIC FLOOR IS NOT MORE
THAN ONE-THIRD THE AREA OF THE NEXT FLOOR BELOW

STORY BELOW = 1,214.00 SF. (33% = 422.01 SF.)
CEILING AREA OF 7' OR MORE = 420.19 SF. (32.85%)



OCEAN AVENUE
EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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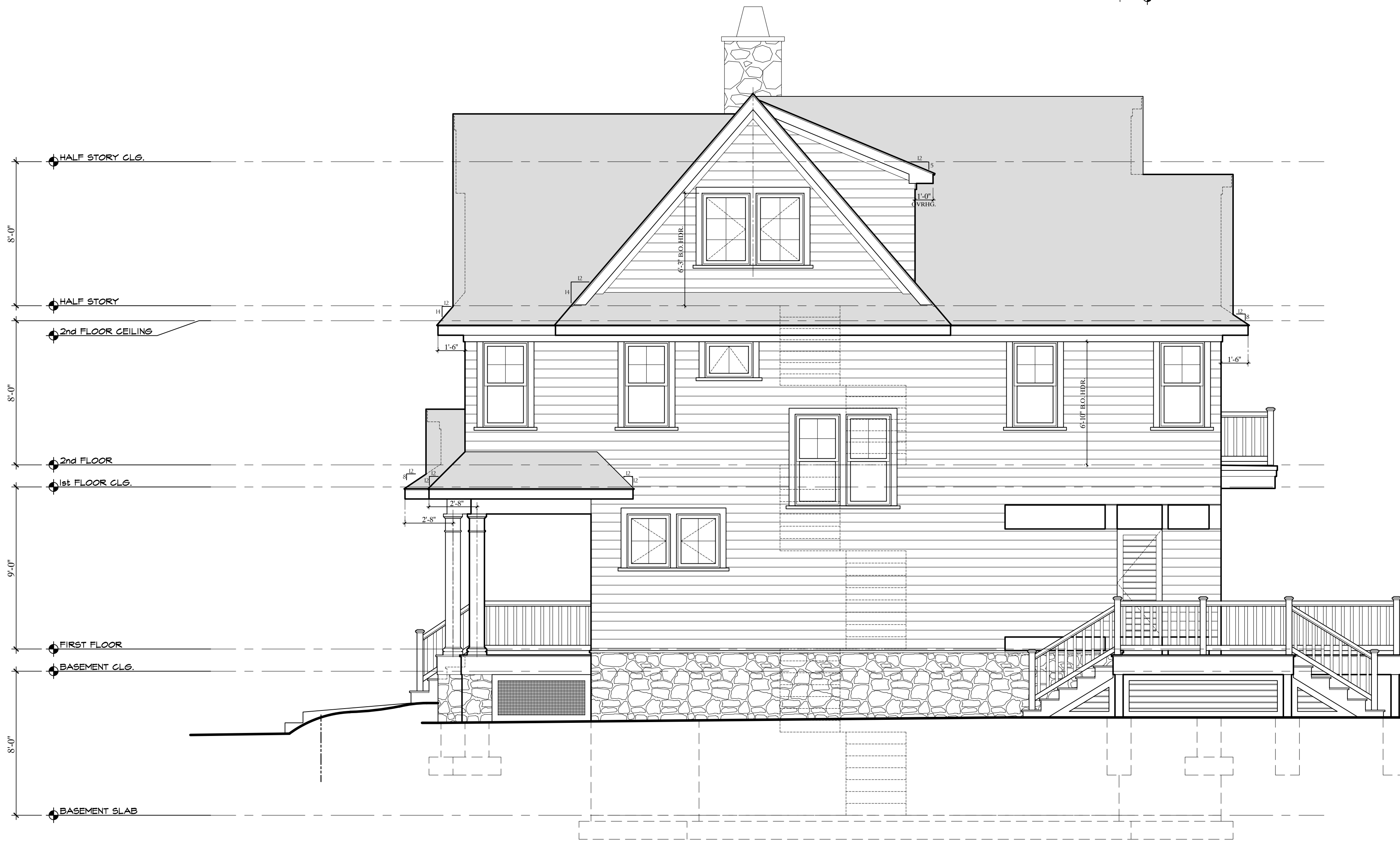
REVISIONS

SHEET TITLE
EAST & SOUTH ELEVATIONS

SCALE: AS NOTED
DATE: 7/13/20
PROJECT NUMBER: 1941
SHEET NUMBER: A-1.6

SHEET 6 OF 7

SUBMISSION SET



WEST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



NORTH ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



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SHEET TITLE
WEST & NORTH
ELEVATIONS

SCALE
AS NOTED
SHEET NUMBER
7/13/20
PROJECT NUMBER
1941
A-1.7

SHEET 7 OF 7

SUBMISSION SET