

### **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: <u>www.belmar.com</u>

### **DEVELOPMENT APPLICATION**

DATE RECEIVED:	APPLICATION NO:
RECEIVED BY:	FEE AMOUNT PAID:
THE REAL PROPERTY AND ADDRESS OF THE REAL PROPERTY AND ADDRESS OF THE REAL PROPERTY ADDRESS OF THE PROPERTY ADDRESS OF THE REAL PROP	ase Print) D 75
Block(s): 102	Lot(s): 2
Site Address: 303 Tenth Avenue	
Name of Owner(s): Vallario Properties,	LLC
Owner Address: P.O. Box 595, Belman	r, NJ 07719
Phone #:	
Name of Applicant (if different than owner): <u>N/A</u>	
Applicant Address:	2
Phone #:	Email:
Name of Professional Preparing Plan: Joseph	Kociuba GE45850
Name of Firm: KBA Engineering Serv	
Firm Address: 2517 Route 35, Bldg. E	., Suite 203, Manasquan, NJ 08736
Phone #: 732-722-8555	Email: joe@kbaengineers.com
Name of Attorney Representing Applicant:	rew J. Karas, Esq.
Name of Firm: Fox Rothschild, LLP	
Firm Address: 49 Market Street, Morri	stown, NJ 07960
Phone #: 973-548-3332	Email: akaras@foxrothschild.com

Borough of Belmar Development Application Page 2 of 4

### 1. Application Request

	a.	The applicant is hereby requesting an app	plication 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	□ Other:
		Amended Preliminary, Final or Minor	Subdivision
		□ Amended Preliminary, Final or Minor	
		Is a variance or conditional use approval section of the Ordinance: <u>40-5-1A</u> explanation of the variances needed and	I required?varianceIf so, please specify theand provide a detailedattach explanation hereto.see attached
2. I	tems	of Proposed Development	
	a.	Address: 303 Tenth Avenue	-
	b.	Zoning District: R-75	
	с.	-	Number of Proposed Lots: 2
	d.	For the construction of: (check all that apply and	d provide # of each type)
		Single Family Dwelling 2	□ Accessory Use
		Two Family Dwelling	Addition
		Other Residential	Commercial Structure(s)
		Other (Describe)	·
		Number of units that will qualify as Affe	ordable Units for sale and for rent.
	e.	Provide brief description of proposed de	velopment:
		The applicant proposes to subdivi	de the lot into two (2) lots, each lot having
		6,750 sf. and measuring 45 ft. x	150 ft. Single-family homes will occupy
		both lots.	
	•		

:		APPLICATION CHECKLIST		(FINCE III OF III OF III OF
-	<b>SUBDIVISIONS</b> , 9	IONS, SITE PLANS AND VARIANCE APPLICATIONS	PLICATIONS	
Name of Amiliante Vallario Properties, LLC	LC	Block: 102	02	Lot: 2
une of Applicant.				
Street Address of Property: 303 Tenth Avenue	uue			Date Filed:
		<b>Type of Application</b>		
		(Check all that apply)		
X Minor Subdivision	L	Final Major Site Plan	Amend	Amended Preliminary, Final or Minor Subdivision
Preliminary Major Subdivision	<u> </u>	Appeal of Zoning Officer's Decision ("A" Variance)		Amended Preliminary, Final or Minor Site Plan
Final Major Subdivision		Interpretation of Zoning Ordinance ("B" Variance)	Extens	Extension of Time
Conditionally Exempt Site Plan		X [Hardshin or Flevible Bulk Variance ("C" Variance)		
Minor Site Plan	<u> </u>			
Preliminary Major Site Plan		Use variance ( 1) variance)		

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application 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. 5)

	r -	Subdivision	Site Plan	Variances	Applicant Mark	Township Mark
Item #	Site Plan Item Description	Minot Preliminary Major Final Major	Minor Preliminary Major Major	*A" Variance "B" Variance "C" Variance "D" Variance	Complies Waiver MA	Complies Does Not Comply
	Section 1 - Administrative Completeness Requirements					

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	х	х	×	×	х
	х	x	Х	х	х
	х	х	Х	×	х
Section 1 - Administrative Completeness Requirements	Eighteen (18) copies of the completed Borough of Belmar "Development Application" forms.	Eighteen (18) copies of the completed Borough of Belmar "Application Checklist" forms.	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	Application fee as required by Board Secretary or Borough Engineer.	Statement of Corporate or other Ownership on the form provided. (if applicable)
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	<b>L</b>	•		2	· · · · · ·

Borough of Behnar Development Application Page 3 of 4

Date

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### 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 enjor the subject premises for the purpose of performing a site inspection and review.

Applicant lattials

Applicant Initials

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### Certificate of Concurrence & Statement of the Landowner

11/3/21

- 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.
- Permission is hereby granted to: \_\_\_\_\_\_, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purghaser if applicable): \_\_\_\_\_\_.

### 6. Eserow 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 NJ.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 oursuant 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.

Applicant Initials Date

Borough of Belmar Development Application Page 4 of 4

7.	<u>Final Certific</u>	Joshua Vallario	Applicant (if other than owner)
	Name:	c/o Josh Vallarlo Properties, LLC	Man
	Address:	P.O. Box 595	
	feller over	Belmar, NJ 07719	Real and the second statement of t
	Signature:	Al	
	/	Notary Public	Attorney on behalf of Applicant/Owner
	L Name:		Andrew J. Karas, Esq.
		154DHIGHIND 3PUNTER	49 Market Street
	Address:	SULA 2 - A DOTIE	Morristown, NJ 07960
	Signature:		
	Stamp:	THOMAS N. PANEPINTO ATTORNEY AT LAW OF THE STATE OF NEW JERSEY	
	Seal:		

Vallario Properties, LLC

Application No.: (Filled in by Borough)

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Subdivision   Item Description Subdivision   Entified list of property owners within 200 feet of the property as prepared by the Borough Clerk. X X   Municipal Tax Status Request form filled out and submitted as part of the package. X X X   Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver X X X   Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver X X X   Eighteen (18) copies of the State of New Jersey X X X X   Eighteen (18) copies of the State of New Jersey X X X X   Eighteen (18) copies of the State of New Jersey X X X X   Eighteen (18) copies of the State of New Jersey X X X X   Report X X X X X X   Eighteen (18) copies of the State of New Jersey X X X X X   Report Eighteen (18) copies of the State of New Jersey X X X X   Re			×	Х	х	x	х	х			
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Item Description Item Description Certified list of property owners within 200 feet of the property as prepared by the Borough Clerk. Municipal Tax Status Request form filled out and submitted as part of the pans, signed and sealed by Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such. Eighteen (18) copies of the Stormwater Management Report Eighteen (18) copies of the Traffic Report. Eighteen (18) copies of the Traffic Report. Eighteen (18) copies of all proposed written descriptions including metes and bounds for all estimates covenants and deed restrictions affecting the property in question. Eighteen (18) copies of all writtern explanations for where equests documenting the section and paragraph of the Borough code the applicant is requesting a waiver for and the corresponding item number on the checklist. An affirmative statement in writting indicating how all applicable conditional use standards are met.	bdivisio		×	х	x	х	х	х	Х	х	
	Sul	Minor	x	х	х	×	x	х	Х	X	
Item # # # # # # # # # # # # # # # # # # #			Certified list of property owners within 200 feet of the property as prepared by the Borough Clerk.	illed out	Eighteen (18) copies of the plans, signed and sealed by an architect or engineer licensed in the State of New Jersey	Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such.	Eighteen (18) copies of the Stormwater Management Report		Eighteen (18) copies of all proposed written descriptions including metes and bounds for all easements, covenants and deed restrictions affecting the property in question.	1	
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Vallario Properties, LLC

Application No.: (Filled in by Borough)

Section 2 – Plat Requirements

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Subdivision	Preliminary Major		x	X	х	×	×	×	×	×	х	X	×
Su	ToniM		x	Х	х	Х	Х	×	×	х	х	×	×
	Item Description	$ \mathbf{U} $ of density to scale not smaller than 1 inch = 100 feet or	Figure than 1 inch = 20 feet.	Name and address of property owner/applicant. Name signature, license number, seal of architect/engineer/surveyor.	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.	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	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.	Provide Zoning Schedule Tables for parcel indicating all setbacks, lot coverage, height, floor area ratio and density both required and proposed.	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.		1		1
	Item #	] [	16	17		19	20	21	22	23	24	25	26

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Vallario Properties, LLC

Application No.: (Filled in by Borough)

Section 3 - General Plan Information Requirements

		Sub	Subdivision		Sit	Site Plan				Variances	ses	V	Applica	Applicant Mark		Borough Mark	h Mar	¥
Item #	Item Description	ioniM Wenimiler <sup>g</sup>	Prennmary Major	Final Major	Minor	Preliminary	Major Final Major	əənsinsV "A"	"B" Variance	"C" Variance	onning "G"		Complies	Waiver	U ∀/N	Does Not	Сотріу	∀/N
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27	Plans drawn to scale not smaller than 1 mch = 50 teet or larger than 1 inch = $20$ feet.	×	×	×	×	×	×	×	×	×	×		×		_			
28	Sheet size shall be no smaller than $11" \times 17"$ , $24" \times 36"$ or $30" \times 42"$ .	х	x	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	×	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.	Х	×	х	×	X	×	×	×	×	×		×					
31		х	х	×	×	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.	х	×	×	^	×	×						×					
33	Site Triangles	×	×	×	^	×	x x								×			
34	Landscaping Plan	х	×	х		×	× ×	×	×	×	×				×			Canada Marina

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### Name of Applicant: Vallario Properties, LLC

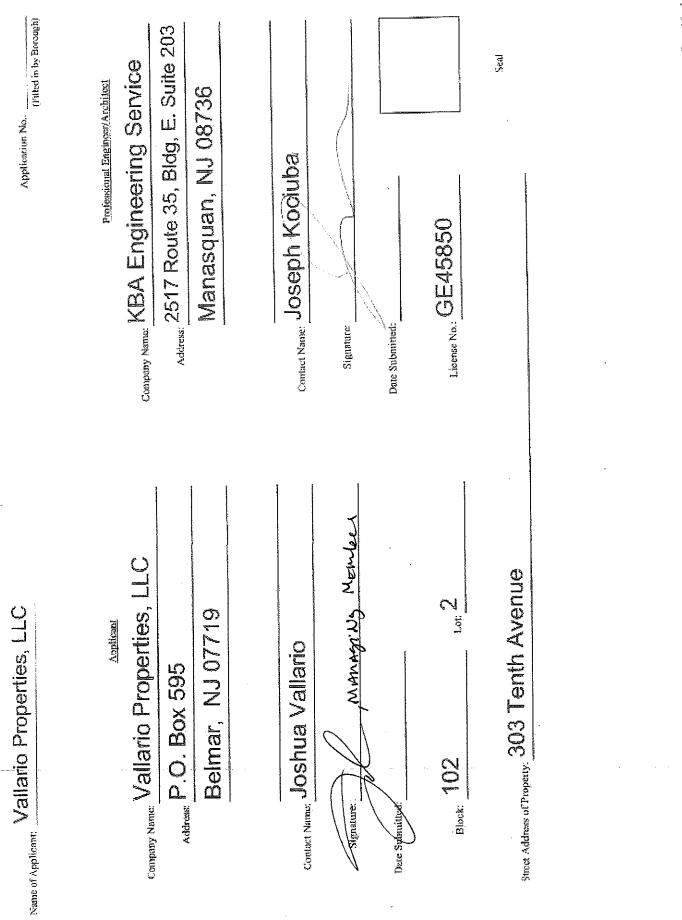
Application No.: (Filled in by Borough)

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

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	Item Description		Soil borings documenting the permeability and seasonal	high water table sufficiently enough to design	the stormwater system, any septic systems and basement	floor elevations.	Locations of any solid waste and recyclable storage	facilities.	Details for the construction of any on-site improvements	(i.e. curb, pavement, fences, sidewalk, lighting, etc.).
	ltem #	1		7			76	<u>р</u>	7	

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

38	38 Drainage Plan	×	 x x	х	x	х		 		×		 
39	39 Utility Plan.	×	 x x	х	x	х		 			×	
40	40 Lighting Plan including luminaire calculations, specifications and details	×	x x	×	×	x					×	 
4	Signing and Striping Plan including location and dimensions of all off street loading areas, parking 1 requirement calculations and actual number of space provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).	X	 ×	×	×	×				*		 
42	42 Traffic Signal Plan & Public Entrance Plan (if any).	×	 ×		×	×		 	 		×	 



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### <u>RIDER</u>

The Applicant, Vallario Properties, LLC, is the owner of property located at 303 Tenth Avenue, Belmar, New Jersey (Block 102, Lot 2). The property is located in the R-75 Zone and measures 13,500 SF in lot area with lot frontage of 90 ft. Currently, there exists a single-family home on the lot along with a second dwelling unit on the second floor of the garage – an existing non-permitted use. The Applicant seeks to subdivide the lot into two (2) lots, each measuring 6,750 SF in area and having 45 ft. in lot frontage. Variance relief is required as the minimum lot area required in the R-75 zone is 7,500 SF and minimum lot frontage is 75 ft. The Applicant seeks to construct a single-family residence on each lot and eliminating the non-conforming dwelling unit over the garage. Aside from the variance for lot area and frontage, the residences that the Applicant seeks to construct will require no other variance relief.