

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*

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

*Admitted Attorney NJ, NY, & PA

REPLY TO EAST BRUNSWICK

June 2, 2020

VIA HAND DELIVERY

Borough of Belmar
601 Main Street
Belmar, NJ 07719
ATTN.: APRIL CLAUDIO, Planning Board Secretary

RE: NMB 501 7th Ave Redevco, LLC
Property Location: 501 7th Avenue, Belmar, New Jersey
Planning Board Application

Dear Mrs. Claudio:

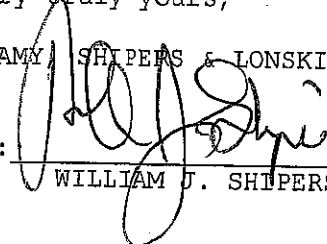
Relative to the above-referenced property, enclosed please find the following.

1. Eighteen (18) copies of the Planning Board Application;
2. Eighteen (18) sets of the plans of the engineering plans of Richard Difolco, P.E., P.P.;
3. Check in the amount of \$850.00 made payable to the Borough of Belmar for the escrow deposit;
4. Check in the amount of \$250.00 made payable to the Borough of Belmar for the application fee deposit.
5. Check in the amount of \$10.00 which represents the fee for the 200 foot property owner list.

Thank you in advance for your assistance with this matter.

Very truly yours,

SHAMY, SHIPERS & LONSKI, P.C.

By: 
WILLIAM J. SHIPERS

WJS|nic
enclosures

SHAMY, SHIPERS & LONSKI, P.C.
ATTORNEY BUSINESS ACCOUNT - C
334 MILLTOWN ROAD
EAST BRUNSWICK, NJ 08816



6623

66-7230/2212

06/02/2020

PAY TO THE ORDER OF
Borough of Belmar
Two Hundred Fifty Dollars & 00/100

\$250.00
\$

DOLLARS

Borough of Belmar
601 Main Street
P.O. Box A
Belmar, NJ 07719-0070

SHAMY, SHIPERS & LONSKI, P.C.
ATTORNEY BUSINESS ACCOUNT - C

[Signature]

MEMO

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUGH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈006623⑈ ⑆221272303⑆ 9890 0303 3⑈

SHAMY, SHIPERS & LONSKI, P.C. / ATTORNEY BUSINESS ACCOUNT - C

Date: 06/02/2020 Vendor: 100-Borough of Belmar

Amount: \$250.00

Firm's Acct #:

6623

Invoice Number	Invoice Amount	Invoice Description
6623	\$250.00	Filing Fee

Client Name	Client #	Matter #	Client Amount	Account #	Firm Amount
William Shippers	45538.001	45538.013	\$250.00	52020.00	\$250.00

SHAMY, SHIPERS & LONSKI, P.C. / ATTORNEY BUSINESS ACCOUNT - C

Date: 06/02/2020 Vendor: 100-Borough of Belmar

Amount: \$250.00

Firm's Acct #:

6623

Invoice Number	Invoice Amount	Invoice Description
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Client Name	Client #	Matter #	Client Amount	Account #	Firm Amount
William Shippers	45538.001	45538.013	\$250.00	52020.00	\$250.00

SHAMY, SHIPERS & LONSKI, P.C.
ATTORNEY BUSINESS ACCOUNT - C
334 MILLTOWN ROAD
EAST BRUNSWICK, NJ 08816



6624

55-7230/2212

06/02/2020

PAY TO THE ORDER OF Borough of Belmar

\$850.00
\$

Eight Hundred Fifty Dollars & 00/100

DOLLARS

Borough of Belmar
601 Main Street
P.O. Box A
Belmar, NJ 07719-0070

SHAMY, SHIPERS & LONSKI, P.C.
ATTORNEY BUSINESS ACCOUNT - C

[Signature]

MEMO

006624 221272303 9890 0303 3

SHAMY, SHIPERS & LONSKI, P.C. / ATTORNEY BUSINESS ACCOUNT - C

6624

Date: 06/02/2020 Vendor: 100-Borough of Belmar

Amount: \$850.00

Firm's Acct #:

Invoice Number	Invoice Amount	Invoice Description
6624	\$850.00	Escrow Fee

Client Name	Client #	Matter #	Client Amount	Account #	Firm Amount
William Shippers	45538.001	45538.013	\$850.00	52020.00	\$850.00

SHAMY, SHIPERS & LONSKI, P.C. / ATTORNEY BUSINESS ACCOUNT - C

6624

Date: 06/02/2020 Vendor: 100-Borough of Belmar

Amount: \$850.00

Firm's Acct #:

Invoice Number	Invoice Amount	Invoice Description
6624	\$850.00	Escrow Fee

Client Name	Client #	Matter #	Client Amount	Account #	Firm Amount
William Shippers	45538.001	45538.013	\$850.00	52020.00	\$850.00

SHAMY, SHIPERS & LONSKI, P.C.
ATTORNEY BUSINESS ACCOUNT - C
334 MILLTOWN ROAD
EAST BRUNSWICK, NJ 08816



6625

55-7230/2212

06/02/2020

PAY TO THE ORDER OF Borough of Belmar

\$10.00

Ten Dollars & 00/100

DOLLARS

Borough of Belmar
601 Main Street
P.O. Box A
Belmar, NJ 07719-0070

SHAMY, SHIPERS & LONSKI, P.C.
ATTORNEY BUSINESS ACCOUNT - C

Handwritten signature: William Shipers

MEMO

006625 221272303 9890 0303 3

SHAMY, SHIPERS & LONSKI, P.C. / ATTORNEY BUSINESS ACCOUNT - C

6625

Date: 06/02/2020 Vendor: 100-Borough of Belmar Amount: \$10.00 Firm's Acct #:

Invoice Number	Invoice Amount	Invoice Description
6625	\$10.00	200 ft property owner list

Client Name	Client #	Matter #	Client Amount	Account #	Firm Amount
William Shipers	45538.001	45538.013	\$10.00	52020.00	\$10.00

SHAMY, SHIPERS & LONSKI, P.C. / ATTORNEY BUSINESS ACCOUNT - C

6625

Date: 06/02/2020 Vendor: 100-Borough of Belmar Amount: \$10.00 Firm's Acct #:

Invoice Number	Invoice Amount	Invoice Description
6625	\$10.00	200 ft property owner list

Client Name	Client #	Matter #	Client Amount	Account #	Firm Amount
William Shipers	45538.001	45538.013	\$10.00	52020.00	\$10.00



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

PLANNING BOARD

APPLICATION FORM

DEPARTMENT
OF
CONSTRUCTION
PLANNING
&
ZONING

Planning Board Application submitted by NMB 501 7th Ave Redevco , LLC

June 2, 2020



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)

(Please Print)

Date Prepared: 6/2/20 Zone: R-75

Block(s): 74 Lot(s): 1

Site Address: 501 7th Avenue Belmar NJ 07719

Name of Owner(s): Methodist Church c/o First UMC Parish

Owner Address: 701 D Street Belmar NJ 07719

Phone #: _____ Email: _____

Name of Applicant (if different than owner): NMB 501 7th Redevco, LLC

Applicant Address: 1007 A Main Street Belmar NJ 07719

Phone #: (732) 210-4404 Email: nicole@ssandl.com

Name of Professional Preparing Plan: Richard Difolco, P.E., P.P. License #: 24343

Name of Firm: JKR Engineering

Firm Address: 49 Nomoco Road Freehold NJ 07728

Phone #: (732) 780-4108 Email: jkr@jkrengineering.com

Name of Attorney Representing Applicant: William J. Shippers, Esq.

Name of Firm: Shamy Shippers & Lonski, P.C.

Firm Address: 334 Milltown Road East Brunswick NJ 08816

Phone #: (732) 210-4404 Email: wshippers@ssandl.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 and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 501 7th Avenue Belmar NJ 07719
- b. Zoning District: R-75
- c. Number of Existing Lots: 1 Number of Proposed Lots: 4

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) Subdivide the mother lot to retain existing 701 D Street home/rectory structure and create 3 single family homes on 50 x 100 lots.

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

e. Provide brief description of proposed development: The existing lot currently contains a rectory/home at 701 D Street, the Methodist church building at 501 7th Avenue with a large school building at what would be 503 and 505 7th Avenue. Applicant proposes to subdivide existing 701 D Street rectory/home to be a conforming 50 x 150 lot with a pre-existing structure. We propose to raze the existing deferred maintained single bay garage and rebuild a new 2 car garage, attached thereto is an enclosed structure housing a 14 x 16 pool. We additionally seek to subdivide the then remaining 150 x 100 lot with three (3) 50 x 100 lots on 7ths Avenue. Access to new lots will be by an easement rear driveway off D Street. Same will eliminate curb cuts and vehicles parked in front yard setback. It will also provide a substantial rear yard set back. This proposal will allow the Church to wrap up it's land holdings in Belmar and reinvest in other parishes.

Variance Requests

501 7th Avenue, Belmar NJ

Block: 74 Lot :1

<u>Interior Lot Lot Area</u>	7500 Sq ft Required 5000 Sq ft proposed Lot 1.02 5000 Sq ft proposed Lot 1.03
<u>Corner Lot Lot Area</u>	9000 Sq ft Required 5000 Sq ft proposed Lot 1.01
<u>Building Coverage</u>	Required 30.0% for proposed lots 1.01, 1.02 and 1.03 Proposed 32.7% for proposed lots 1.01, 1.02 and 1.03 Required 25.0% for proposed lot 1.04 Proposed 39.3% for proposed lot 1.04
<u>Impervious Coverage</u>	Required 50% Proposed 51.6% for proposed lot 1.04
<u>Front Setback House</u>	Required 20 ft Proposed 10 ft to D Street for proposed lot 1.01
<u>Rearyard Set Back</u>	Required 40 ft Proposed 38 ft for proposed lots 1.01, 1.02 and 1.03
<u>Sideyard Setback</u>	Required 5 ft Proposed 3.7 ft for proposed lot 1.04
<u>Building Height</u>	Required 35 ft Existing non-conforming 37.4 ft for proposed lot 1.04
<u>Lot Shape</u>	Required 30 ft Proposed 25 ft for proposed lot 1.01

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.

SS 6/2/20 WJS 6/2/20
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: _____, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.

SS 6/2/20 WJS 6/2/20
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.

SS 6/2/20 WJS 6/2/20
Owner Initials Date Applicant Initials Date

7. **Final Certification**

Owner

Applicant (if other than owner)

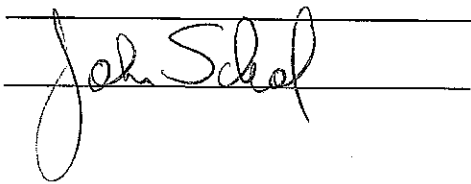
Name: Methodist Church c/o First UMC Parish

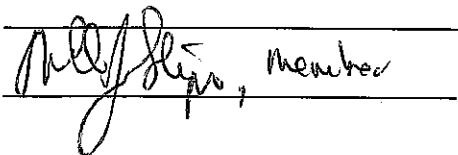
NMB 501 7th Ave Redevco, LLC

Address: 701 D Street, Belmar NJ 07719

1007 A Main Street Belmar NJ

Signature:





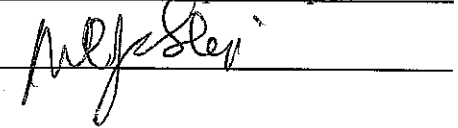
Notary Public

Attorney on behalf of Applicant/Owner

Name: _____

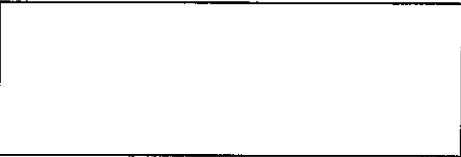
William J. Shipers, Esq.

Address: _____

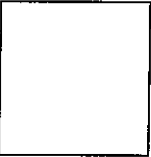


Signature: _____

Stamp:



Seal:



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

Application No.: _____
(Filled in by Borough)

Name of Applicant: _____ Block: _____ Lot: _____

Street Address of Property: _____ Date Filed: _____

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

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

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 applicable for the type of application being submitted.
- 2) 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.

Site Plan		Subdivision			Site Plan			Variances				Applicant Mark			Township Mark				
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
Section 1 - Administrative Completeness Requirements																			
1	Eighteen (18) copies of the completed Borough of Belmar "Development Application" forms.	X	X	X	X		X	X	X	X	X	X	X	X					
2	Eighteen (18) copies of the completed Borough of Belmar "Application Checklist" forms.	X	X	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	X	X					
4	Application fee as required by Board Secretary or Borough Engineer.	X	X	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	X	X					

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)

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	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	X	X					
9	Eighteen (18) 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	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	X					X					
11	Eighteen (18) copies of the Stormwater Management Report	X	X	X	X	X	X	X					X					
12	Eighteen (18) copies of the Traffic Report.	X	X	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			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	X					
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.					X	X	X							X			

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)

Section 2 – Plat Requirements

Item #	Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Borough Mark			
		Minor	Preliminary	Final Major		Minor	Preliminary	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.	X	X	X		X	X	X	X	X	X	X						
17	Name and address of property owner/applicant. Name signature, license number, seal of architect/engineer/surveyor.	X	X	X		X	X	X	X	X	X	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.	X	X	X		X	X	X	X	X	X	X						
19	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	X	X	X		X	X	X	X	X	X	X						
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.	X	X	X		X	X	X	X	X	X	X						
21	Provide Zoning Schedule Tables for parcel indicating all setbacks, lot coverage, height, floor area ratio and density both required and proposed.	X	X	X		X	X	X	X	X	X	X						
22	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	X	X	X		X	X	X					X					
23	Area of parcel in square feet and acres, both to the nearest hundredth.	X	X	X		X	X	X					X					
24	Location and description of monuments whether set or to be set (if applicable) in accordance with Map Filing Law.	X	X	X		X	X	X					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	X	X	X		X	X	X					X					
26	Overall preparation of plat has been completed in full accordance with the Map Filing Law and Borough Code.	X	X	X		X	X	X					X					

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)

Section 3 - General Plan Information Requirements

Item #	Item Description	Subdivision			Site Plan				Variances				Applicant Mark			Borough Mark			
		Minor	Preliminary	Final Major		Minor	Preliminary	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	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	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	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	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	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						X					
33	Site Triangles	X	X	X		X	X	X						X					
34	Landscaping Plan	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	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
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					X					
36	Locations of any solid waste and recyclable storage facilities.				X	X	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					X					

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

38	Drainage Plan		X	X	X	X	X	X					X					
39	Utility Plan.		X	X	X	X	X	X					X					
40	Lighting Plan including luminaire calculations, specifications and details		X	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 spaces provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).		X	X	X	X	X	X							X			
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X			X	X							X			