

## Addition to Single Family House



- Partial demolition of back of existing structure to allow for integration of new addition
- New 3-story addition to back of existing 2-story structure (3) stories total.
- Alteration to roof line of existing house to add in integration with addition.
- Minor alterations to site as required by scope of work

THE INTERNATIONAL BUILDING CODE / 2018  
ONE AND TWO FAMILY DWELLING SUBCODE/2018  
THE INTERNATIONAL MECHANICAL CODE/ 2018  
THE NATIONAL ELECTRICAL CODE/ 2017  
THE NATIONAL STANDARD PLUMBING CODE/ 2018  
THE INTERNATIONAL FUEL GAS CODE / 2018  
THE INTERNATIONAL ENERGY CODE / 2018

ADJOINING PROPERTY NOTIFICATION REQUIRED PRIOR  
TO ISSUING OF PERMITS FOR CONSTRUCTION.

1. ALL WORK DESCRIBED SHALL CONFORM AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL THE REQUIREMENTS OF THE CITY OF HOBOKEN.
2. ALL DIMENSIONS AND LOCATIONS AS INDICATED SHALL BE CONSIDERED REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
3. ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODES.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE SHOWN TO THE FRONT FACE OF WALLS.



SCALE AS SHOWN

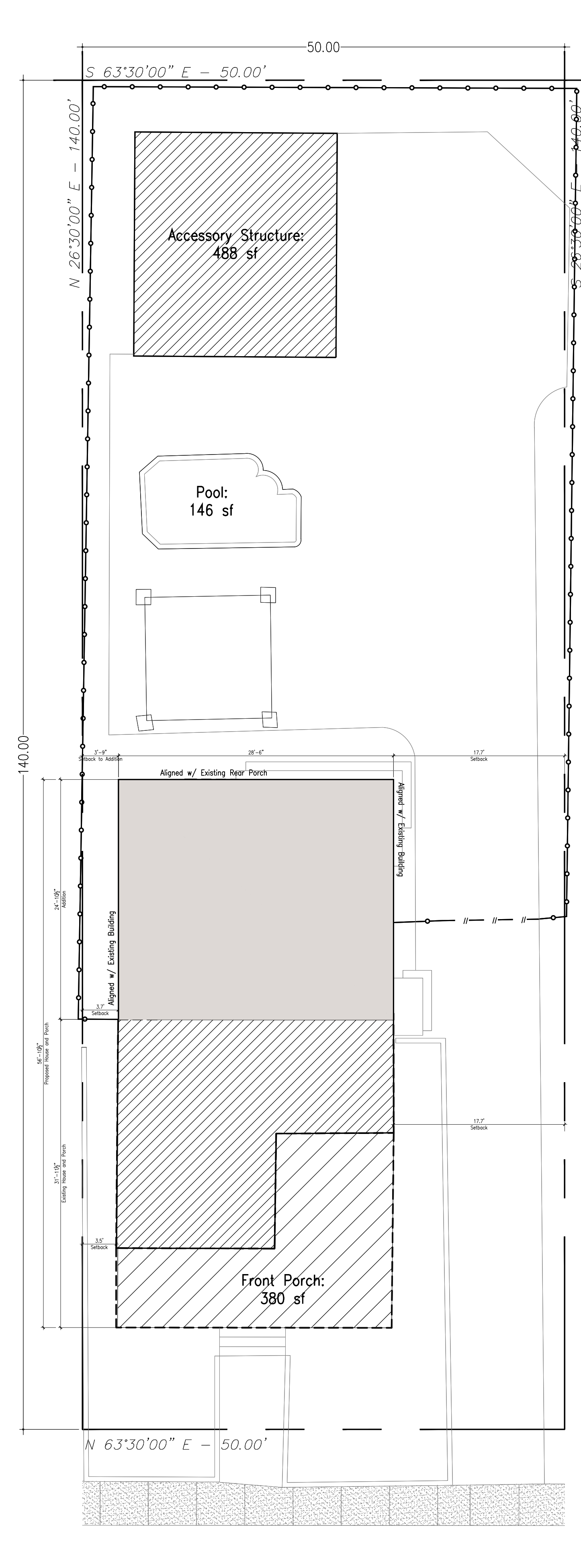
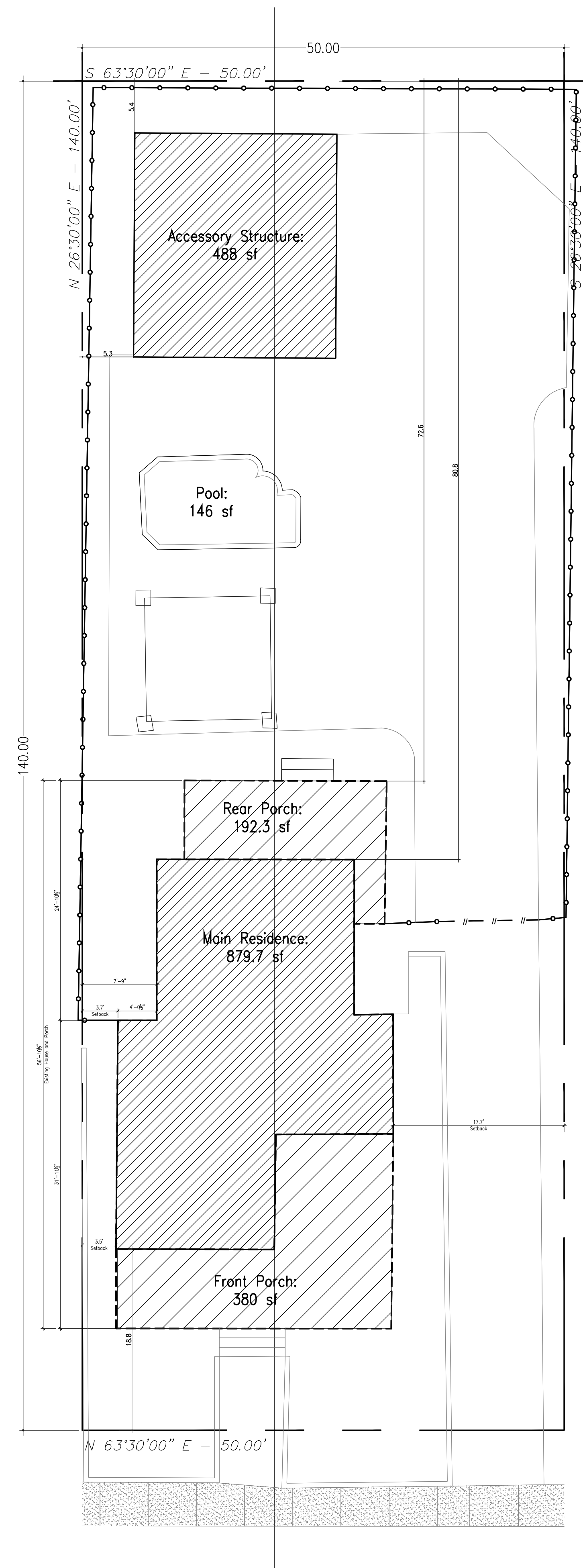
|      |                                      |
|------|--------------------------------------|
| G101 | ZONING COVERAGES DIAGRAMS            |
| G102 | NEIGHBOR NOTIFICATION LIST AND MAP   |
| A100 | EXISTING FLOOR PLANS                 |
| A101 | FIRST & SECOND FLOOR PLANS           |
| A102 | THIRD FLOOR & ATTIC PLAN             |
| A200 | EXISTING ELEVATIONS                  |
| A201 | PROPOSED FRONT & EAST SIDE ELEVATION |
| A202 | PROPOSED BACK & WEST SIDE ELEVATION  |

|                 |                            |
|-----------------|----------------------------|
| FAR:            |                            |
| Lot Size:       | 7,000 sf                   |
| Main Residence: |                            |
| - Ground Floor  | 1250 sf                    |
| - Second Floor  | 1250 sf                    |
| Garage:         |                            |
| - Ground Floor  | 488 sf                     |
| - Second Floor  | 488 sf                     |
| Total:          | 3,476 sf                   |
| FAR:            | 49.7% (3476 sf / 7,000 sf) |

|                 |                  |
|-----------------|------------------|
| Date:           | March 17th, 2020 |
| Scale:          | As Noted         |
| Drawn By:       | AG               |
| Checked By:     | JN               |
| Phase/Revision: | Zoning           |

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BUILDING:

shall mean a combination of materials to form a construction, having a roof and adapted to permanent, temporary, or continuous occupancy. It shall also be defined to include any enclosed or partially enclosed structure and shall be construed as if followed by the "or part thereof." Within the definition of "building," there shall be included tents, lunch wagons, trailers, dining cars, camp cars or other structures on wheels or having other supports.

BUILDING AREA:

shall mean the total of areas determined from outside dimensions on a horizontal plane at ground level of all enclosed and roofed spaces of principal and accessory buildings. A pergola, awning, or similar structure having more than a minimal area and which has the effect of a roof structure shall be considered a roof for the purpose of calculating building area.

BUILDING COVERAGE:

shall mean the area of a tract covered by buildings and roofed areas. Building coverage is expressed as a percentage of the total lot area.

BUILDING HEIGHT:

shall mean the vertical dimension measured to the highest point of a building (subject to the exceptions in subsection 40-7.12) from the original lot grade or any revised lot grade shown on a site plan, sub-division plan, or plot plan approved by the appropriate Municipal Agency. Such revised lot grade shall not include mounding, terracing, or other devices designed to allow increased building height.

STORY, HALF:

shall mean that portion of a building under a gable, hip, gambrel or sloping roof, that has the line of intersection of the roof and wall face not more than three (3') feet above the floor level and in which space the possible floor area with 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 (7/12) pitch ratio).

FLOOR AREA, GROSS:

shall mean the sum of the area of all floors of all principal or accessory buildings, including parking levels, basements and cellars, measured between the outside faces of exterior walls or from the centerline of walls common to two (2) structures or uses. For the purpose of determining required parking, areas used for parking will not be considered floor area.

FLOOR AREA, GROSS, RESIDENTIAL:

shall mean the sum of the areas of the floor or floors of all principal and accessory buildings measured between the inside faces of exterior wall or from the centerline of walls common to two (2) structures or uses.

FLOOR AREA:

shall include any carport area that has habitable space above it.

[illegible]

Lisa & Harold Fudali  
206 12th Street  
Belmar, NJ 07719

OWNER

206 12th Street  
Belmar, NJ 07719  
Block 111 - Lot 16

n a s t a s i  
a r c h i t e c t s

*[Signature]*

321 Newark Street  
Hoboken, NJ 07030  
Tel: 201. 653. 2577  
Fax: 201. 653. 2642  
**NJ License #A111550**  
NY License #021574

## Lot Coverage Diagrams

Date: \_\_\_\_\_ March 17th, 2020

Scale: \_\_\_\_\_ As Noted

Drawn By: \_\_\_\_\_ AC

Checked By: \_\_\_\_\_ JN

Phase/Revision: \_\_\_\_\_ Zoning

# G101

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## Belmar Borough

### Buffer Report

Office of the Assessor  
601 Main Street  
Belmar, New Jersey 07719  
Telephone: (732) 681-3700  
Facsimile: (732) 681-3434

created on 3/10/2020

**Highlighted feature(s)**

Subject Property (1)

| Block | Lot | Qualifier | Location        | Owner                 | Street          | City/State/Zip           | UID                            |
|-------|-----|-----------|-----------------|-----------------------|-----------------|--------------------------|--------------------------------|
| 111   | 16  |           | 206 TWELFTH AVE | FUDALI, HAROLD & LISA | 26 HYDE PARK DR | EAST BRUNSWICK, NJ 08816 | 1307-001110000-000160000-00000 |

—

## List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

### Adjoining Properties (34)

| Block | Lot | Qualifier | Location               | Owner                               | Street                 | City/State/Zip           | UID                               |
|-------|-----|-----------|------------------------|-------------------------------------|------------------------|--------------------------|-----------------------------------|
| 121   | 16  |           |                        |                                     |                        |                          |                                   |
| 111   | 1   |           | 201<br>ELEVENTH<br>AVE | BE OUR HOUSE LLC                    | 380 STAGECOACH<br>ROAD | MILLSTONE, NJ<br>08510   | 1307-00110000-<br>00010000-00000  |
| 111   | 2   |           | 203<br>ELEVENTH<br>AVE | MEIER, JOHN W JR                    | 203 ELEVENTH AVE       | BELMAR, NJ<br>07719      | 1307-00110000-<br>00020000-00000  |
| 111   | 3   |           | 205<br>ELEVENTH<br>AVE | 205 STW, LLC                        | 1506 MAIN ST           | BELMAR, NJ<br>07719      | 1307-00110000-<br>00030000-00000  |
| 111   | 4   |           | 207<br>ELEVENTH<br>AVE | MISTRETTA, PETRINA                  | 207 11TH AVE           | BELMAR, NJ<br>07719      | 1307-00110000-<br>00040000-00000  |
| 111   | 5   |           | 209<br>ELEVENTH<br>AVE | PERAS, DENNIS M & PATRICIA A        | 209 ELEVENTH AVE       | BELMAR, NJ<br>07719      | 1307-00110000-<br>00050000-00000  |
| 111   | 6   |           | 215<br>ELEVENTH<br>AVE | BARRETT, WALTER JR &<br>LOURDES J   | 19 W 7TH ST            | BAYONNE, NJ<br>07002     | 1307-00110000-<br>00060000-00000  |
| 111   | 12  |           | 214 TWELFTH<br>AVE     | SMITH, RICHARD C &<br>JOSEPHINE     | 12 SARGENT ST          | BRIDGEWATER, NJ<br>08807 | 1307-00110000-<br>000120000-00000 |
| 111   | 13  |           | 212 TWELFTH<br>AVE     | NUNES, V & E & RODRIGUES,B<br>& M   | 124 INWOOD AVE         | COLONIA, NJ<br>07067     | 1307-00110000-<br>000130000-00000 |
| 111   | 14  |           | 210 TWELFTH<br>AVE     | SELLITO, M & A & ROTELLA<br>R & F   | 210 TWELFTH AVE        | BELMAR, NJ<br>07719      | 1307-00110000-<br>000140000-00000 |
| 111   | 15  |           | 208 TWELFTH<br>AVE     | MAGNESS, JAY M & LISANTE,<br>NADINE | 208 TWELFTH AVE        | BELMAR, NJ<br>07719      | 1307-00110000-<br>000150000-00000 |
| 111   | 17  |           | 204 TWELFTH<br>AVE     | DEMARCO, DIANA                      | 204 12TH AVE           | BELMAR, NJ<br>07719      | 1307-00110000-<br>000170000-00000 |

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| Block | Lot | Qualifier | Location           | Owner                               | Street                    | City/State/Zip          | UID                            |
|-------|-----|-----------|--------------------|-------------------------------------|---------------------------|-------------------------|--------------------------------|
| 111   | 18  |           | 202 TWELFTH AVE    | DONATE, ANDREW JR & ANNA E          | 406 ALBEE FARM RD         | NOKOMIS, FL 34275       | 1307-011110000-00030000-00000  |
| 111   | 19  |           | 200 TWELFTH AVE    | BELMAR IV REALTY LLC                | 213 SOUTH AVENUE          | EAST CRANFORD, NJ 07016 | 1307-011110000-000190000-00000 |
| 111   | 20  |           | 1105 AST           | SKYIAT, B J, FRIEND, M & MAYROUEM   | 1105 A STREET             | BELMAR, NJ 07719        | 1307-011110000-000200000-00000 |
| 111   | 21  |           | 1103 AST           | CAMA, CYNTHIA GIO TBWAG ENT LLC     | PO BOX 1393               | WALL, NJ 07719          | 1307-011110000-000210000-00000 |
| 111   | 22  |           | 1101 AST           | TBWAG ENTERPRISES, LLC              | PO BOX 1393               | WALL, NJ 07719          | 1307-011110000-000220000-00000 |
| 111   | 23  |           | 211 ELEVENTH AVE   | ALESSIO, JOHN & JENNIFER            | 50 WEST LINDSELY ROAD #18 | CEDAR GROVE, NJ 07009   | 1307-011110000-000230000-00000 |
| 121   | 1   |           | 201 TWELFTH AVE    | KONONOV,S,EDELMAN,N&H TRUST         | 68-1783 MELIAST UNIT 213  | WAKOLUA, HI 96738       | 1307-011210000-000010000-00000 |
| 121   | 2   |           | 203 TWELFTH AVE    | PERGER, DMRE & JACQUELINE & S. & A. | 213 12TH AVE              | BELMAR, NJ 07719        | 1307-011210000-000020000-00000 |
| 121   | 3   |           | 205 TWELFTH AVE    | CRAIG, JAYNE E                      | 205 TWELFTH AVE           | BELMAR, NJ 07719        | 1307-011210000-000030000-00000 |
| 121   | 4   |           | 207 TWELFTH AVE    | KLEISSLER, KEITH & GERALDINE        | 207 TWELFTH AVE           | BELMAR, NJ 07719        | 1307-011210000-000040000-00000 |
| 121   | 5   |           | 207.5 TWELFTH AVE  | SCIANNI, ANTHONY                    | PO BOX 190                | COLTS NECK, NJ 07722    | 1307-011210000-000050000-00000 |
| 121   | 6   |           | 209 TWELFTH AVE    | FRANK, JOSEPH R & JUDITH M          | 209 TWELFTH AVENUE        | BELMAR, NJ 07719        | 1307-011210000-000060000-00000 |
| 121   | 7   |           | 211 TWELFTH AVE    | LEONARD, JACK R & ALICE A           | 211 TWELFTH AVE           | BELMAR, NJ 07719        | 1307-011210000-000070000-00000 |
| 121   | 8   |           | 213 TWELFTH AVE    | HARRIS, WESLEY J JR                 | 213 TWELFTH AVE           | BELMAR, NJ 07719        | 1307-011210000-000080000-00000 |
| 121   | 9   |           | 215 TWELFTH AVE    | GENARDI, COREY & MICHELLE           | 82 NORMANDY RD            | CLIFTON, NJ 07013       | 1307-011210000-000090000-00000 |
| 121   | 18  |           | 210 THIRTEENTH AVE | BELMAR, INC                         | 596 BROADWAY, APT 26A     | LYNBROOK, NY 11563      | 1307-011210000-000180000-00000 |
| 121   | 19  |           | 208 THIRTEENTH AVE | STIRRUP, TODD A & STEPHANIE         | 7 PATRIEY COURT           | CHESTER, NJ 07930       | 1307-011210000-000190000-00000 |
| 121   | 20  |           | 206 THIRTEENTH AVE | DALAKIAN, MARTIN A & PELAEZ,GAIL D  | 2 TARA DR                 | PARSIPPANY, NJ 07054    | 1307-011210000-000200000-00000 |
| 121   | 21  |           | 204 THIRTEENTH AVE | REVANO, LAURA & CAESAR              | 204 THIRTEENTH AVE        | BELMAR, NJ 07719        | 1307-011210000-000210000-00000 |
| 121   | 22  |           | 202 THIRTEENTH AVE | GROOME, JAMES P & JEAN              | 202 THIRTEENTH AVE        | BELMAR, NJ 07719        | 1307-011210000-000220000-00000 |
| 121   | 24  |           | 1203 A ST          | STEPHENS, JANET Y                   | 2607 BELMAR BLVD          | BELMAR, NJ 07719        | 1307-011210000-000240000-00000 |
| 121   | 25  |           | 1201 A ST          | CORALLO, VICTOR & JOHANNA           | 1201 A ST                 | BELMAR, NJ 07719        | 1307-011210000-000250000-00000 |

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## BOROUGH OF BELMAR, N.J.

601 MAIN STREET  
P.O. BOX A  
BELMAR, N.J. 07719  
732-681-3700

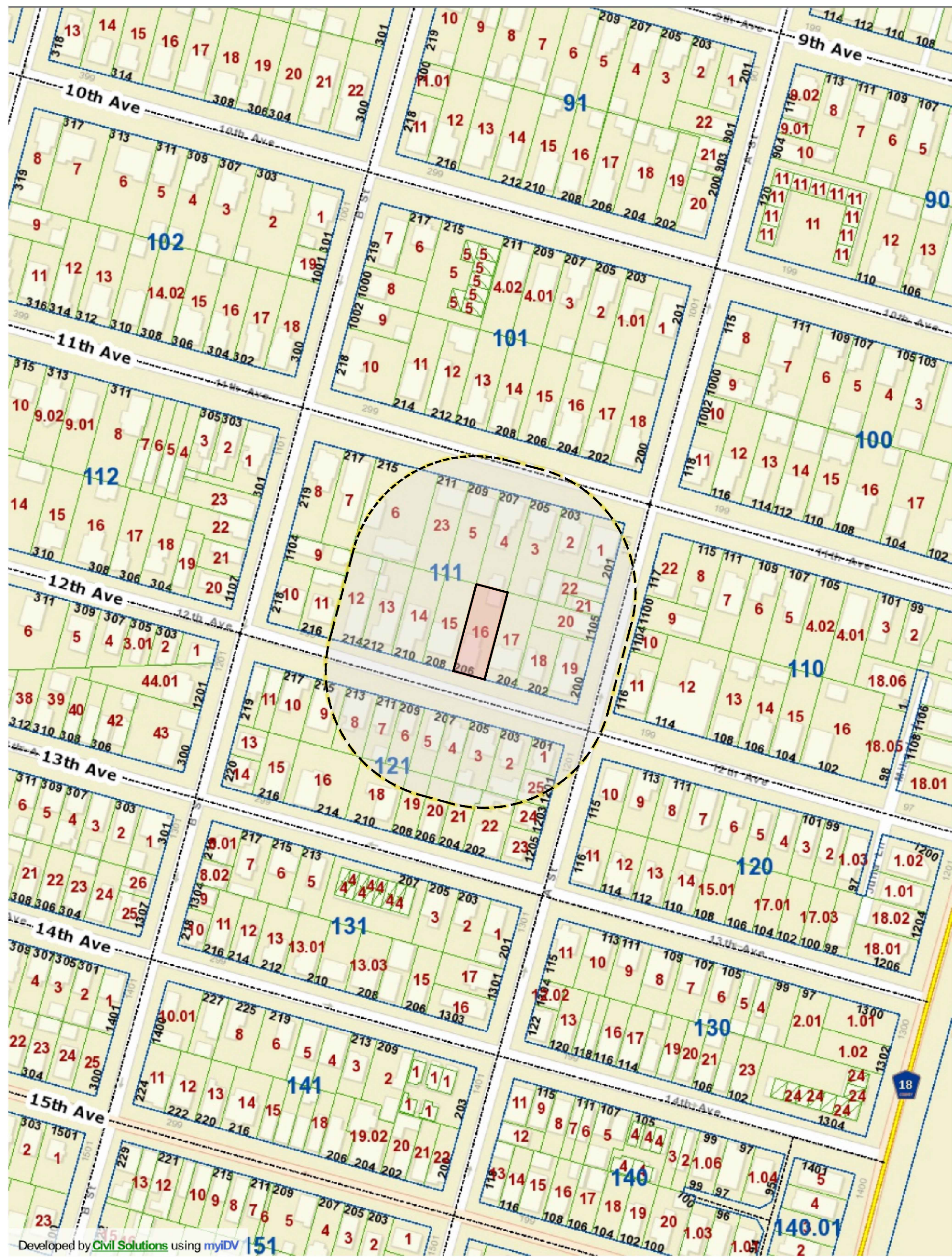
THE FOLLOWING UTILITIES ARE ATTACHED TO AND MADE  
PART OF THIS 200' CERTIFIED LIST AND MUST BE NOTIFIED  
IN ACCORDANCE WITH CHAPTER 245, P.L. 1991 of N.J.

1. Public Service Electric and Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, New Jersey 07102
2. Dave Kyundall, Engineering  
Monmouth Cablevision  
1501 18th Avenue  
Post Office Box 58  
Wall, New Jersey 07719
3. Monmouth County Planning Board  
Hall of Records, Annex 2nd Floor  
E. Main Street  
P. O. Box 1255  
Freehold, New Jersey 07728
4. Borough of Belmar  
P.O. Box A  
Belmar, New Jersey 07719
5. Verizon New Jersey Inc.  
Attn: Ralph Sotomayor - ROW  
5100 Belmar Boulevard  
Farmingdale, NJ 07727
6. Jersey Central Power & Light  
Attn: Craig Mandel  
300 Madison Avenue  
P.O. Box 1911  
Morristown, N.J 07962

## Belmar Borough - Map

## Buffer Report

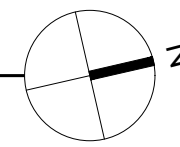
created on 3/10/2020



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P1 200' Radius Map

Scale: 1' = 50'

[illegible]

Lisa & Harold Fudali  
206 12th Street  
Belmar, NJ 07719

OWNER

206 12th Street  
Belmar, NJ 07719  
Block 111 - Lot 16

n a s t a s i  
a r c h i t e c t s

*[Signature]*

321 Newark Street  
Hoboken, NJ 07030  
Tel: 201. 653. 2577  
Fax: 201. 653. 2642  
**NJ License #A111550**  
NY License #021574

### Neighbor Notification Information

|                 |                  |
|-----------------|------------------|
| Date:           | March 17th, 2020 |
| Scale:          | As Noted         |
| Drawn By:       | AG               |
| Checked By:     | JN               |
| Phase/Revision: | Zoning           |

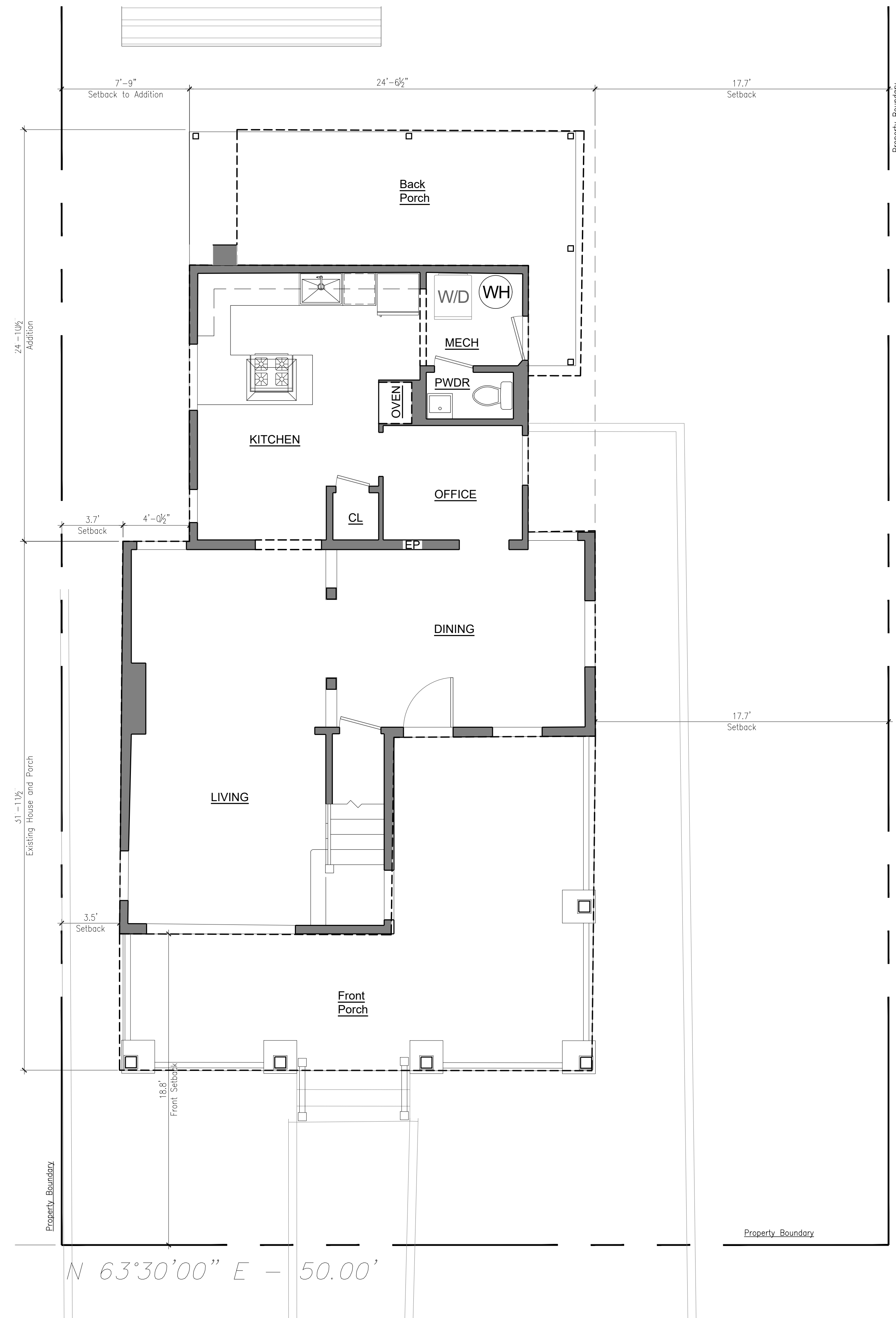
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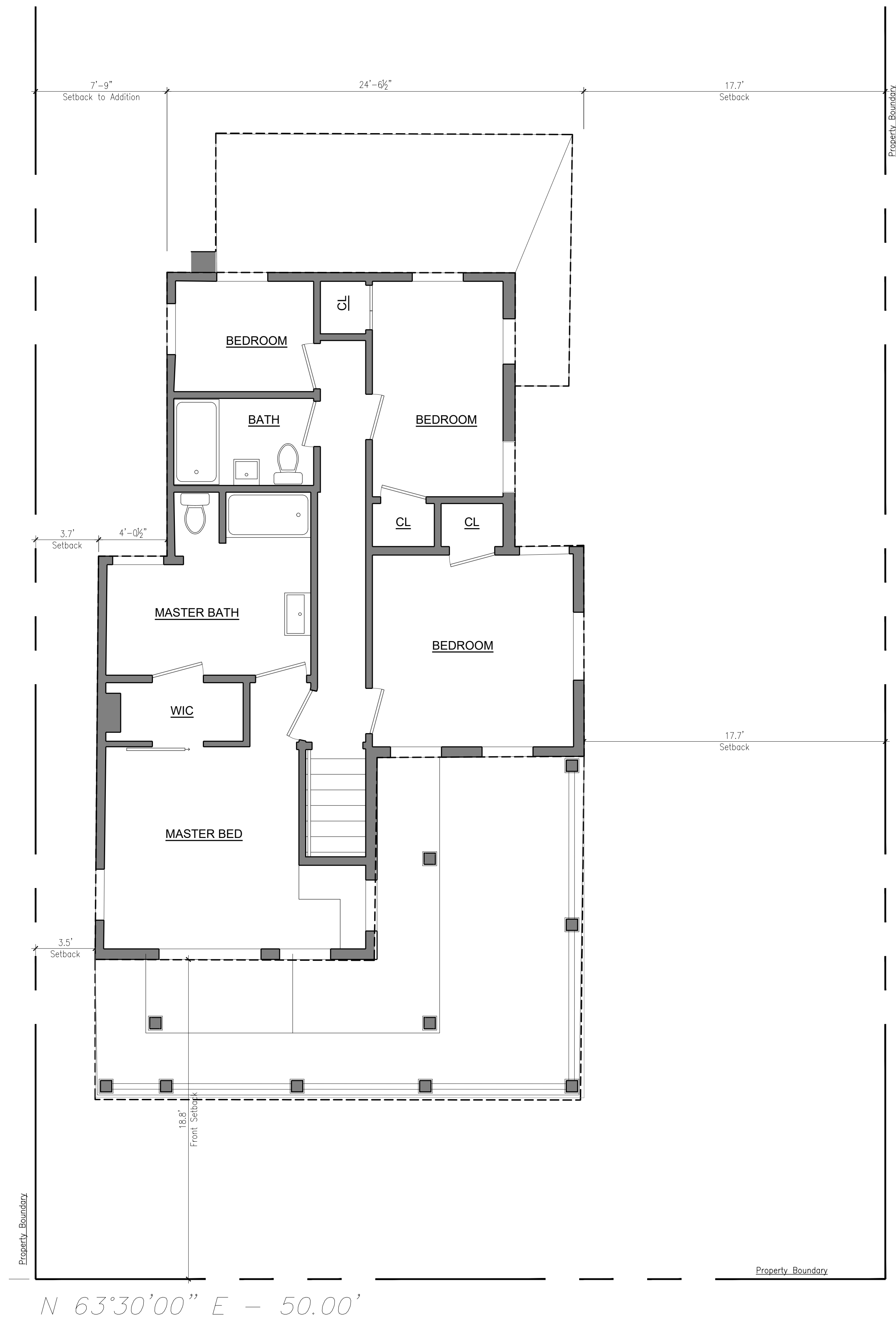
## D1 Neighbor Notification List

NTS





**P1 Existing First Floor Plan**  
1/4" = 1'-0"

$$1/4'' = 1'-0''$$


P2 Existing Second Floor Plan  
1/4" = 1'-0"

$$1/4'' = 1'-0''$$
[illegible]

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n a s t a s i  
a r c h i t e c t s

*[Signature]*

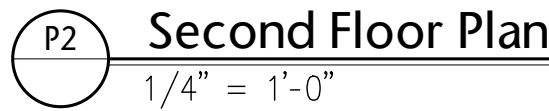
321 Newark Street  
Hoboken, NJ 07030  
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NY License #021574

## Existing Plans

|                 |                  |
|-----------------|------------------|
| Date:           | March 17th, 2020 |
| Scale:          | As Noted         |
| Drawn By:       | AG               |
| Checked By:     | JN               |
| Phase/Revision: | Zoning           |

# A100





Lisa & Harold Fudali  
206 12th Street  
Belmar, NJ 07719

n a s t a s i  
a r c h i t e c t s

*M. E.*

321 Newark Street  
Hoboken, NJ 07030  
Tel: 201.653.2577  
Fax: 201.653.2642  
**NJ License #A111550**  
NY License #021574

Proposed Floor Plans  
First Floor Plan  
Second Floor Plan

|                 |                  |
|-----------------|------------------|
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