



# 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](http://www.belmar.com)

## DEVELOPMENT APPLICATION

DATE RECEIVED: 9-14-20 APPLICATION NO: \_\_\_\_\_

RECEIVED BY: AC FEE AMOUNT PAID: \_\_\_\_\_

(Items above to be filled out by the Borough)

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

Block(s): 103 Lot(s): 10

Site Address: 419 10<sup>th</sup> Avenue

Name of Owner(s): Antonio and Tina Almeida

Owner Address: 419 10<sup>th</sup> Avenue Belmar NJ 07719

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Applicant (if different than owner): \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name of Firm: JKR Engineering and Planning Services

Firm Address: 49 Nomoco Road Freehold NJ 07728

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

Name of Professional Preparing Plan: Tom Petersen, AIA License #: AI-08201

Name of Firm: \_\_\_\_\_

Firm Address: 6 Country Lane Howell NJ 07731

Phone #: (732) 730-1763 Email: petersen8@optonline.net

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

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

Firm Address: 334 Milltown Road East Brunswick NJ 08816

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

**1. Application Request**

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

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision                               | <input type="checkbox"/> Final Major Site Plan                               |
| <input type="checkbox"/> Preliminary Major Subdivision                   | <input type="checkbox"/> Appeal of Zoning Officer's Decision ("A")           |
| <input type="checkbox"/> Final Major Subdivision                         | <input type="checkbox"/> Interpretation of Zoning Ordinance ("B")            |
| <input type="checkbox"/> Conditionally Exempt Site Plan                  | <input checked="" type="checkbox"/> Hardship or Flexible Bulk Variance ("C") |
| <input type="checkbox"/> Minor Site Plan                                 | <input checked="" type="checkbox"/> Use Variance ("D")                       |
| <input type="checkbox"/> Preliminary Major Site Plan                     |  |
| <input type="checkbox"/> Amended Preliminary, Final or Minor Subdivision |  |
| <input type="checkbox"/> 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: 419 10<sup>th</sup> 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 apartment above detached garage

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: Applicants intend to raze a visually unappealing pre-existing two unit rental and replace same with a visually attractive, modern efficient single family home, pool and a detached garage with an apartment above. The accessory use apartment is a better planning and zoning alternative as an accessory structure to a beautiful new single family corner home.

**Antonio and Tina Almeida**  
**Zoning Board of Adjustments Application**  
**Property Location: 419 10<sup>th</sup> Avenue, Belmar NJ**

**VARIANCE REQUESTS**

	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Use	Single Family	Two Family	Two Family
Area, Corner Lot	9000 Sq Ft.	7500 Sq Ft	7500 Sq Ft
Frontage, Corner Lot Principal Building	60 FT	50 FT	50 FT
Front Yard Setback D Street	20 FT	10.3 FT	8.8 FT
Lot Shape	30 FT	25 FT	25 FT
Building Coverage (MAX)	25%	16.2 %	32.1%
Accessory Structure HEIGHT	18 F/1 Story	--	24 FT/ 2 STORIES

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.

AA                      9/14/20                      AA                      9/14/20  
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): \_\_\_\_\_.

AA                      9/14/20                      AA                      9/14/20  
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.

AA                      9/14/20                      AA                      9/14/20  
Owner Initials                      Date                      Applicant Initials                      Date

7. **Final Certification**

Owner

Applicant (if other than owner)

Name: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Signature:  \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Notary Public

Attorney on behalf of Applicant/Owner

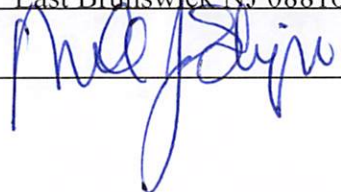
Name: \_\_\_\_\_

WILLIAM J. SHIPERS, ESQ.

Address: \_\_\_\_\_

334 Milltown Road

Signature: \_\_\_\_\_

East Brunswick NJ 08816  


Stamp: 

Seal: 

Name of Applicant: Almeida

Application No.: \_\_\_\_\_  
(Filled in by Borough)

Applicant

Professional Engineer/Architect

Company Name: \_\_\_\_\_

Company Name: JKR Engineering

Address: 419 10<sup>th</sup> Ave  
Belmar NJ 07719

Address: 49 Normoco Rd  
Freehold NJ 07728

Contact Name: Antonio Almeida

Contact Name: Richard DiFolco, PE, PP

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Date Submitted: 9/9/2020

Date Submitted: 9/9/2020

Block: 103 Lot: 10

License No.: 24343

Street Address of Property: 419 10<sup>th</sup> Avenue



1941

W. W. WILSON  
1000 W. 10th St.  
Wichita, Kan.

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