



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

ZONING BOARD OF ADJUSTMENT

APPLICATION FORM

DEPARTMENT OF CONSTRUCTION, PLANNING
& ZONING

WALTERS
303 Ocean Ave



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING

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DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____

(Items above to be filled out by the Borough)

Date Prepared: 8/6/21 (Please Print) Zone: R-75

Block(s): 30.01 Lot(s): 1.02

Site Address: 303 Ocean Avenue

Name of Owner(s): Kenneth Walters

Owner Address: 303 Ocean Avenue Belmar NJ 07719

Phone #: 908-309-4003 Email: kwalters413@aol.com

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Tim McCorry, AIA License #: _____

Name of Firm: Feldman and Feldman Architects

Firm Address: 1670 Route 34 North Suite 1B Wall NJ 07727

Phone #: 732-761-8182 Email: timccorry@gmail.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) 974-3132 Email: wshippers@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 checked="" 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 type="checkbox"/> Hardship or Flexible Bulk Variance ("C") |
| <input type="checkbox"/> Minor Site Plan | <input 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: 303 Ocean Avenue

b. Zoning District: R-1-50

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)

- | | |
|---|--|
| <input type="checkbox"/> Single Family Dwelling _____ | <input type="checkbox"/> Accessory Use _____ |
| <input type="checkbox"/> Two Family Dwelling _____ | <input type="checkbox"/> Addition _____ |
| <input type="checkbox"/> Other Residential _____ | <input type="checkbox"/> Commercial Structure(s) _____ |
| <input type="checkbox"/> Other (Describe) _____ | |

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

e. Provide brief description of proposed development: Applicant purchased one of the smallest ocean front homes between 3rd and 4th Avenues. Applicant intends to remove existing shed on rear of property. Applicant intends to construct a 3 story addition to the rear of the home of 5 feet in depth to accommodate the installation of a 3 story elevator. Applicant intends to construct a 1 story rear addition of 21 feet to the first floor, for storage and a gym area. A second floor outdoor patio will so be constructed.

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.


Owner Initials

8/6/21
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): _____.


Owner Initials

8/6/21
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.


Owner Initials

8/6/21
Date

Applicant Initials

Date

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	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	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	X	X			X				
11	Eighteen (18) copies of the Stormwater Management Report	X	X	X	X	X	X	X	X	X	X			X				
12	Eighteen (18) copies of the Traffic Report.	X	X	X	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	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	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 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	

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	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	X	X	X	X					
18	Scale, north arrow and reference meridian both written and graphic. The reference source (i.e. deed, Filled Map, etc.) of the meridian shall be identified.	X	X	X		X	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	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	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	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	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	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	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	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	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 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	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	X	X				
29	Scale, north arrow and reference meridian both written and graphic. The reference source (i.e. deed, Filled Map, etc.) of the meridian shall be identified.	X	X	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	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	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	X	X	X	X	X	X	X			

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)

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		

WILLIAM J. SHIPERS
DAVID P. LONSKI

SHAMY, SHIPERS & LONSKI, P.C.

ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION

DARREN M. PFEIL*
MARC P. CASWELL

THOMAS J. SHAMY
(1966-1992)
PHILIP H. SHORE
(1968-2007)
ROBERT J. MacNIVEN
(1972-2020)

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EAST BRUNSWICK, NJ 08816

OF COUNSEL:
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GEORGE W. PRESSLER

*Admitted Attorney NJ, NY, & PA

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REPLY TO EAST BRUNSWICK

September 30, 2021

VIA HAND DELIVERY

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

RE: **WALTERS**
303 Ocean Avenue
Block: 30.01 Lot: 1.02
Zoning Board of Adjustment Application

Dear Mrs. Claudio:

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

1. Sixteen (16) copies of the Zoning Board Application;
2. Sixteen (16) sets of the architect plans;
3. Sixteen (16) copies of the survey;
4. Check in the amount of \$750.00 made payable to the Borough of Belmar for the escrow deposit;
5. Check in the amount of \$150.00 made payable to the Borough of Belmar for the application fee deposit.
6. Check in the amount of \$10.00 made payable to the Borough of Belmar for the 200 ft property owner list.
7. Minor Land Use- Zoning Permit;

SHORE AREA OFFICE: 1007 A MAIN STREET, BELMAR, NEW JERSEY 07719
PHONE (732) 974-3132

8. Check in the amount of \$75.00 made payable to the Borough of Belmar which represents the fee for filing of Minor Land Use Zoning Permit.

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

The undersigned acknowledges receipt of the enclosures.

BY: _____
Dated: _____

ZONING DATA:

LOT 30.01, BLOCK 1.02

ZONE: R-75 (R-1-50 ZONE APPLIES ON OCEAN AVENUE)

LOT SIZE REQUIRED: 5,000SQ.FT., PROVIDED: 5,200SQ.FT.

FRONTAGE REQUIRED: 40FT., PROVIDED: 40FT.

SETBACKS REQUIRED:

FRONT: 20FT. EXISTING: 20FT.

SIDE: 5FT. EXISTING: 5.5FT., ADDITION:6.0 FT.

TOTAL SIDE YARD : 10 FT., EXISTING: 11.0, PROPOSED: 12.0 FT. ADDITION

REAR YARD: 20FT. , PROVIDED 33FT.

ACCESSORY BUILDING & STRUCTURES: N/A - EXISTING SHED TO BE REMOVED.

LOT SHAPE MIN. DIAMETER: 25FT., EXISTING & PROPOSED: 40FT.

MAX. BLDG. HT.PRINCIPAL BLDG.: 3 STORIES, PROPOSED: 3 STORIES

MAX. FLOOR AREA RATIO (FAR): 65%, EXIST'G. 64%, PROPOSED: 78%

MAX. LOT COVERAGE (IMPERVIOUS): 55%, EXIST'G. 34% PROPOSED: 48%

MAX. BLDG. COVERAGE: 30%, EXIST'G.: 19.9%: PROPOSED: 33.6%