



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: 1/14/2020 Zone: R-75

Block(s): 11 Lot(s): 3

Site Address: 207 First Avenue

Name of Owner(s): Mark & Lynne Sigona

Owner Address: 207 First Avenue Belmar NJ 07719

Phone #: 917-673-4600 Email: _____

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Mary Hearn, AIA License #: C-12055

Name of Firm: M.B. Hearn Architecture

Firm Address: 1007 B Main Street Belmar NJ 07719

Phone #: 732-556-9055 Email: _____

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 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 checked="" 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: 207 First 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)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single Family Dwelling _____ | <input checked="" type="checkbox"/> Accessory Use <u>Detached garage</u> |
| <input type="checkbox"/> Two Family Dwelling _____ | <input type="checkbox"/> Addition _____ |
| <input type="checkbox"/> Other Residential _____ | <input type="checkbox"/> Commercial Structure(s) _____ |
| <input checked="" type="checkbox"/> Other (Describe) <u>proposed covered patio</u> | |

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

e. Provide brief description of proposed development: Applicant owns an oversized single family lot, at the above location. Lot size 75 x 150 ft. The property is in an R-75 zone. Applicant applied for and was issued a building permit to construct a new single family home on said parcel. During construction, applicant amended his plans to allow a rear two bay garage and proposed covered patio. Said amendment of plans was not approved by the building department.

Sigona- 207 First Avenue, Belmar NJ 07719

Block: 11 Lot: 3

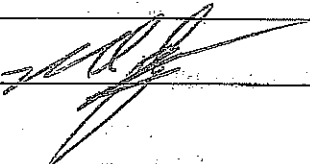
Zone: R-75

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Building Coverage	19.2%	20% Max	26.4%
Impervious Coverage	40%	40% Max	44.6%

7. Final Certification

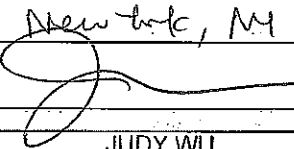
Owner

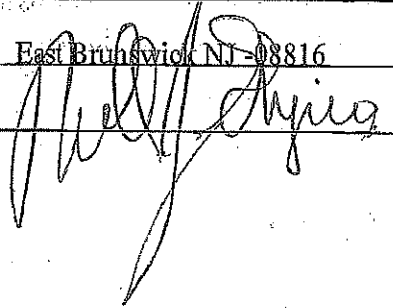
Applicant (if other than owner)

Name: Mark Sigona
Address: 207 First Avenue
Belmar NJ 07719
Signature: 

Notary Public

Attorney on behalf of Applicant/Owner

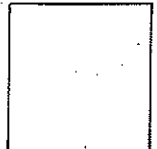
Name: Judy Wu
Address: 565 5th Ave, 8th Fl
New York, NY 10017
Signature: 

William J. Shippers, Esq.
334 Milltown Road
East Brunswick NJ - 08816


Stamp:

JUDY WU
Notary Public, State of New York
No. 02-6233855
Qualified in Queens County
Commission Expires February 25, 2023

Seal:



Note: Applicant shall fill out the information listed below on the top portion of this form only. The form shall be submitted to the Tax Office and returned to the Board Secretary completed.

Date Prepared: _____ Zone: R-75

Block(s): 11 Lot(s): 3 Qualifier: _____

Site Address: 207 First Avenue

APPLICANT

OWNER

Name: Marcelyne Sizon

Name: Same

Address: 207 First Ave
Belmont, NJ 07719

Address: _____

Signature: 

Signature: _____

(Information listed below to be filled out by the Tax Collector)

Taxes Paid

Taxes Delinquent

Current Year Taxes

Prior Year Taxes

Borough Tax Lien

No _____

Yes _____

(Information listed below to be filled out by the Water/Sewer Collector)

W/S Paid

W/S Delinquent

Current Year Water/Sewer

Prior Year Water/Sewer

Borough Tax Lien

No _____

Yes _____

I certify that the above information is a true statement pertaining to the status of the taxes and water/sewer on the above listed property.

Respectfully,

(Name of Tax Collector/Water Collector)

(Signature)

(Date)

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

Application No.: _____
(Filled in by Borough)

Name of Applicant: Mule & Lyone Stream Block: 11 Lot: 3

Street Address of Property: 207 First Ave Date Filed: 1/14/2020

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

Final Major Site Plan
Appeal of Zoning Officer's Decision ("A" Variance)
Interpretation of Zoning Ordinance ("B" Variance)
<input checked="" type="checkbox"/> 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.

Item #	Site Plan	Item Description	Subdivision			Site Plan				Variances				Applicant Mark		Township 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

Section 1 - Administrative Completeness Requirements

1	Fourteen (14) copies of the completed Borough of Belmar "Development Application" forms.	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
2	Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
3	Property 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	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	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	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	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	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	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	X	X			
11	Eighteen (18) copies of the Stormwater Management Report	X	X	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	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	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	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 Major	Final Major	Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance	Complies	Waiver	N/A	Complies	Does Not Comply

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					
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				
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	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				
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				
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				
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				
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				
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				
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				
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				

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				
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				
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				
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				
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				
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

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							X		
36	Locations of any solid waste and recyclable storage facilities.				X	X	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	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								X		
39	Utility Plan.		X	X	X	X	X	X	X								X		
40	Lighting Plan including luminaire calculations, specifications and details		X	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								X		
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X				X	X								X		



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MINOR LAND USE – ZONING PERMIT

BLOCK: 11 LOT: 3 SITE ADDRESS: 207 First Avenue

PROPERTY USE: Residential Single Family Residential Multi-Family # of units Commercial

PROPOSED PROPERTY USE/TYPE OF CONSTRUCTION: (CHOOSE ONE)

- | | | | |
|---|--|--|--------------------------------------|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> New House | <input type="checkbox"/> Addition |
| <input checked="" type="checkbox"/> Accessory Use | <input type="checkbox"/> Driveway | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Sign/Awning |
| <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> A/C Unit | <input type="checkbox"/> Fence | <input type="checkbox"/> Generator |

If other, please describe: _____

Brief description of proposal: New Detached Garage & Covered Patio

IMPORTANT NOTE: Please attach a copy of the property survey and a sketch of proposal.

The following information is required: Lot Size: 11,250 sf Zone: R-75
 Setbacks: Front yard: N/A Rear yard: 7.1 ft Side Yard: 5.1 ft Total Side: N/A
 A/C Unit and Generator Setback: 11.5 ft
 Building Coverage: Existing: 19.2 % Proposed: 26.4 %
 Impervious Coverage: Existing: 40.0 % Proposed: 44.6 %
 Floor Area Ratio: Existing: 49.3 % Proposed: 49.3 %
 Height of Structure: Existing: N/A Proposed: 18 ft

Mark & Lynne Sigona, Owners
 Owners Name: Mary Hearn, Architect Date: 01/06/20
(please print)

~~XXXXX~~ Signature: *Mary Hearn* Telephone #: 732-614-9362

Approved Denied Date: 1/7/20 Signature: *TED Bianchi*

Comments: 1-6.4% OVER ON BUILDING COVERAGE
2- 4.6% OVER ON LOT COVERAGE

Application Fees:
 Residential Home \$150
 Residential Addition \$75
 Minor/Major Subdivision \$75
 Non-Residential Use \$375
 Commercial Other \$75
 Fence/Signs/Awnings/Air Conditions/Generators/Other \$50
 Swimming Pool/Deck/Porch/Patio/Driveway \$65

Cash Check
 Date Paid: 1-6-20