

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING
601 Main Street Phone: (732) 681-3700 x225
Post Office Box A Fax: (732) 681-3434
Belmar, NJ 07719 Web: www.belmar.com

**PLANNING BOARD** 

APPLICATION FORM

DEPARTMENT
OF
CONSTRUCTION

PLANNING

&

**ZONING** 



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# **PLANNING BOARD**

#### **INSTRUCTIONS AND GENERAL PROCEDURES**

Welcome to the application packet for the Borough of Belmar Planning Board. The following description provides a general overview of the Planning Board and the reason for Zoning and the instructions for making an application to the Board.

#### What is Zoning?

The Borough is divided into various "zones" and each has specific regulations related to use, setbacks, lot coverage, building height and other various features of land use. These zones have been created by the Borough Zoning Ordinance which is meant to encourage the most appropriate use of land and conservation of the value of property. It prevents conflicts between different types of uses and provides buffers between different zones.

#### What does the Planning Board do?

The Planning Board is responsible for considering applications that require exceptions from standards in the Borough's Land Use Ordinance. Examples of these exceptions could be as simple as minor or major site plan for commercial properties, minor or major subdivisions, conditional uses, and so forth. The Board is empowered by the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1, to grant exceptions to the zoning ordinances in cases where the literal and rigid interpretation and enforcement of the zoning laws would cause undue hardship or injustice. These exceptions are called variances, approvals or waivers.

Since zoning variances may infringe on the rights of neighbors, an applicant is not entitled to a variance, waiver, or subdivision. Some items to consider when requesting approvals are special reasons, benefits, negative criteria and hardship. In some cases, applicants may not be able to meet the land use requirements due to the physical characteristics of the property such as shape, lot size, frontage or other features. An applicant may want to subdivide a larger parcel into small smaller parcels. Applicants must meet specific criteria contained in the MLUL by satisfying specific legal standards of proof. This burden of proof is placed upon the applicant to demonstrate the requested relief is justified without impinging upon the rights of neighbors.

This Board also hears applications for development in the Borough's Seaport Redevelopment Zone. Depending on the schedule of the Planning Board and complexity of the application, the period to complete the process is generally between two (2) and three (3) months.

#### Instructions on Applying to the Planning Board

Applicants are encouraged to meet with the Borough Zoning Officer prior to filling out any forms to ensure that a variance is required for the proposed work and submit a completed Minor Land Use Application. Once the Zoning Officer has determined that the applicant must appear before the Planning Board by issuing a denial of the Minor Land Use application, the application process may begin. The applicant should familiarize themselves with Chapter 40 — Development Regulations of the Borough Code which is available on the website at <a href="www.belmar.com">www.belmar.com</a>. Based on the level of complexity of the variance/waiver/approvals that is required, the applicant should consider hiring professionals to represent them and make their case to the Board.

The application consists of various documents that all must be filled out and submitted in order for your application to be deemed complete. The following items must be submitted:

- 1) **Development Application** Four (4) sheets that provide the Board with contact information for the applicant and all professionals, the type of application, the items of the proposed development, an overview of the project and the consents required for the application review and approval.
- 2) Application Checklist A checklist that the applicant must complete. The checklist provides a line by line list of items that must be addressed by the applicant for completeness plan requirements. Based on the type of variance required, the applicant will only have to address those items that correspond to that variance and are checked off on the checklist.
  - a. The applicant shall notice that all items listed under Section 1 Administrative Completeness Requirements of the checklist must be submitted for the application to be accepted. Failure to submit a requested item may be cause for your application to be rejected. The Board Professionals will not begin to review your application until these items are received.
  - b. Applications will typically require the applicant to hire a professional engineer or architect to prepare a plan to present to the Board.
- 3) Escrow & Application Fee Upon review of an application the Borough Engineer will issue a review letter which shall contain such fees. These fees shall be paid to the Borough of Belmar in the form of two separate checks prior to the actual public meeting.
- 4) 200 Ft. Property List Fee The fee for a 200 foot property list is \$10.00 and shall be submitted with the request form on page 18 of this application package.

- 5) Statement of Corporate or Other Ownership This form is required for all applications involving an LLC or other type of corporation and allows the Board to determine true ownership of the corporation, partnership or individual applying for the variance.
- 6) Certified List of Property Owners The Municipal Land Use Law (MLUL) requires that notice be served on all property owners within two hundred feet (200') of the parcel that is the subject of the application. This notice alerts the neighbors that a variance is being requested and assures them an opportunity to witness the presentation and support or object to the application. The applicant should request a certified list of property owners from the Borough Clerk by utilizing the sample request letter provided.
- 7) Notice to Owners Once the application has been deemed preliminary complete by the Board Secretary, and the escrow paid by the applicant, the Board Secretary will notify the applicant of the assigned hearing date. The applicant shall fill out the "Notice to Owners" as provided in the package and send a copy to all owners on the list via certified mail, return receipt requested, at least ten (10) days prior to the hearing. Copies of the notice and the certified receipts must be submitted to the Board Secretary at least three (3) days prior to the hearing or the application may be removed from the agenda.
- 8) Public Notice The MLUL requires that an applicant provide a public notice which shall appear in a local newspaper designated by the Borough. This notice alerts the public that a variance is being requested and assures that anyone who wants the opportunity to witness the presentation and support or object to the application may do so. The public notice shall appear in the newspaper at least ten (10) days prior to the hearing. Copies of the public notice and an Affidavit of Publication must be submitted to the Board Secretary at least three (3) days prior to the hearing or the application may be removed from the agenda. The Asbury Park Press (APP) or the Coast Star (CS) are the local newspapers designated by the Borough. Notice should be sent to the APP or CS a few days ahead of time to meet their internal deadline for publication.
- 9) Affidavit of Proof of Service This form must be filled out, signed and notarized for all applications to the Board. The applicant should check off all parties that were served notices and swear to it to ensure compliance with the MLUL. The applicant should attach copies of all notices that were sent out.
- 10) Municipal Tax & W/S Status Request The applicant shall fill out the top portion of this form and submit it to the Tax Collector for certification that all taxes and water/sewer are paid and up to date and return the form to the Board Secretary.
- 11) Package Completeness In order for your application to be deemed preliminarily complete by the Board Secretary, all items listed above must be addressed and anything checked off on the checklist must be provided. If the applicant is requesting a waiver for an item on the checklist, a written explanation for the request must be submitted.

- a. If the application requires review from the Borough's Engineer the full application will be submitted to the Borough Engineer for review. A Review letter will then be mailed to the applicant and their professionals.
- b. Once the applicant has paid the fee, the Board Secretary will assign a hearing date for the application. When the hearing date has been assigned, the applicant shall notice all parties as listed above and on the attached checklist, and provide copies of the notice, receipts, and affidavits at least three (3) days prior to the hearing. Failure to provide these documents may cause the application to be removed from the hearing agenda.
- c. After all of the items listed above have been addressed and the package is deemed administratively complete, the application will be heard at the assigned hearing. The applicant should be prepared to provide testimony on their behalf in support of the application which should include exhibits, professionals, etc.

This is a general overview of the process to apply to the Borough of Belmar Planning Board. This overview should not be considered all-inclusive and it is the responsibility of the applicant to follow all rules and regulations of the Board and the MLUL. If you have any questions or need additional information, please contact April Claudio, Board Secretary, at the numbers listed above.

Keep in mind that we cannot offer you legal advice or information as to presenting the merits of your case. All applicants should consider seeking outside professional assistance in preparation of their case.



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Phone: (732) 681-3700 x225 Fax: (732) 681-3434 Web: www.belmar.com

## **DEVELOPMENT APPLICATION**

DATE RECEIVED:	APPLICATION NO:
RECEIVED BY:(Items above to be fi	FEE AMOUNT PAID:
Date Prepared: April 28, 2020	ase Print) Zone: Block 95 Redevelopment plan [CBD-1]
Block(s): 95	Lot(s): <u>5 &amp; 7</u>
Owner Address: PO Box 126, Avon, NJ 07717	
Phone #: 908-692-9378 / 732-421-5675	Email: ataylor@matrixcompanies.com/jtaikina@gmail.com
Name of Applicant (if different than owner): same	
Applicant Address:	
Phone #:	Email:
Name of Professional Preparing Plan: Richard DiFo	olco, PE, PP License #: 24343
Name of Firm: JKR Engineering and Planning Ser	rvice, LLC
Firm Address: 49 Nomoco Road, Freehold, NJ 07	728
Phone #: 732-780-4108	Email: jkr@jkrengineering.com
Name of Attorney Representing Applicant: John A	A. Giunco, Esq
Name of Firm: Giordano Halleran & Ciesla	
Firm Address: 125 Half Mile Road, Red Bank, N.	J 07701
Phone #: <u>732-741-3900</u>	Email: jgiunco@ghclaw.com

## 1. Application Request

a. The applicant is hereby requesting an application for the following	owing:
☐ Minor Subdivision X Final Major Sit	te Plan
☐ Preliminary Major Subdivision ☐ Appeal of Zon	ing Officer's Decision ("A")
☐ Final Major Subdivision ☐ Interpretation ☐	of Zoning Ordinance ("B")
☐ Conditionally Exempt Site Plan ☐ Hardship or Fl	exible Bulk Variance ("C")
☐ Minor Site Plan ☐ Use Variance	("D")
X Preliminary Major Site Plan X Other: Lot cor	nsolidation
☐ Amended Preliminary, Final or Minor Subdivision	
☐ Amended Preliminary, Final or Minor Site Plan	
Is a variance or conditional use approval required? section of the Ordinance: explanation of the variances needed and attach explanation h	and provide a detailed
2. Items of Proposed Development	
a. Address: 900 Main Street	
b. Zoning District: CBD-1	
c. Number of Existing Lots: 2 Number of Pro	oposed Lots:1
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 ☐ Commerci	al Structure(s)
X Other (Describe) 30 unit residential. 3,000 sf office mixed	d use
Number of units that will qualify as Affordable Units 0	for sale and 0 for rent.
e. Provide brief description of proposed development: <u>The Remainder</u> mixed use redevelopment of 30 residential apartments (15-1B	
mixed use redevelopment of 30 residential apartments (13-11)	K, 13-25K) and 3,000 \$1 01
office space with associated parking in a new building. The re	development is in full compliance
with the Block 95 Redevelopment Plan	

#### 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

Owner Initials

Date

4.21.20

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: <u>N/A-Owner is Applicant</u>,otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable):

Owner Initials

4 · 2 · 2 · 2 o

Applicant Initials

Date

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.

de 4.27-20
Owner Initials
Date

4.27-20
Applicant Initials
Date

Final Certifi	Owner Owner	Applicant (if other than owner)
Name:	Sachem Pond LLC	
Address:	PO Box 126	
	Avon, NJ 07717	
Signature:	anz	
	Notary Public	Attorney on behalf of Applicant/Owner
Name:	LISA BALASIC	
Address:	103 Howard way	
	Pennington NJ 08534	
Signature:	Lisa balasi	
Stamp:	Lisa Balasic Notary Public of New Jersey ID# 2115642 My Commision Expires Sept. 15, 2023	
Seal:		

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BELMAR	
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APPLICATION CHECKLIST

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BDIVISIONS,
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Block: 95 Name of Applicant: Sachem Pond LLC

Lot:5 & 7

Application No.: (Filled in by Borough)

Street Address of Property: 900 Main Street

Date Filed:

# Type of Application

(Check all that apply)

	(בווכלש מזו חופו שליטור)
×	Final Major Site Plan
	Appeal of Zoning Officer's Decision ("A" Variance)
i	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:

<u>-</u>

Preliminary Major Site Plan

Minor Site Plan

Conditionally Exempt Site Plan

Preliminary Major Subdivision

Minor Subdivision

Final Major Subdivision

- 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.
- 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. ন

Site Plan
Minor Preliminary Major Final Major Final Major

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1 - Administrative Completeness Requirement
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Eightee "Devel	Eighteen (18) copies of the c ompleted Borough of Belmar "Development Application" forms.	×	×	×		×	×	×	×	×	×	×	×						
Eighte "Appl	Eighteen (18) copies of the completed Borough of Belmar "Application Checklist" forms.	×	×	×		×	×	×	×	×	×	×	× .			·			
Prope subm Borot	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	×	×	×	-,	×	×	×	×	×	×	×	×						
Application Engineer.	Application fee as required by Board Secretary or Borough Engineer.	×	×	×		×	×	×	×	×	×	×	×						
State	Statement of Corporate or other Ownership on the form provided (if applicable)	×	×	×		×	×	×	×	×	×	×	×				·		

Application No.: (Filled in by Borough)

Name of Applicant: Sachem Pond, LLC

Applicant Mark Borough Mark	∀/N									
	Does Not Comply									
	Complies									
	V/N							×		×
	Waiver				J		y			
Appli	Complies	×	×	×		×			×	
85	"D" Variance	×	×	×				×	×	
Variances	"C" Variance	×	×	×				×	×	
	"B" Variance	×	×	×					×	
	onsriance "A"	×	×	×					×	
	TolsM IsniT	×	X	X	x	X	X	X	X	x
Site Plan	Preliminary Major	×	×	×	×	X	X	×	×	×
Site	ToniM	×	Х	X	x	×	X	×	x	×
		×	×	X	×	×	×			
٥	тоįвМ ІвпіЧ	×	×	×	×	×	×	×	×	
Subdivisi	Preliminary Major	×	×	×	×	×	×	×	X	
Š	ToniM	×	×	×	×	×	×	×	×	
	Item Description	Certified list of property owners within 200 feet of the property as prepared by the Borough Clerk.	Municipal Tax Status Request form filled out and submitted as part of the package.	Eighteen (18) copies of the plans, signed and sealed by an architect or engineer licensed in the State of New Jersey	Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such.	Eighteen (18) copies of the Stormwater Management Report	Eighteen (18) copies of the Traffic Report.	Eighteen (18) copies of all proposed written descriptions including metes and bounds for all easements, covenants and deed restrictions affecting the property in question.	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.	An affirmative statement in writing indicating how all applicable conditional use standards are met.
	Item #	7	∞	6	2	=	12	13	41	15

Name of Applicant: Sachem Pond, LLC

Application No.: (Filled in by Borough)

# Section 2 - Plat Requirements

		Subdivision	Site Plan	Var	iances	Applicant	: Mark	Boro	ugh N	fark
Item #	Item Description	Minor Preliminary Major Tinal Major	Minor Preliminary Major Final Major	"A" Variance "B" Variance	"D" Variance	Complies	V/N	Complies	Does Not Comply	V/N

	×	×	×	×	×	×	×	×	×	×
×	×	×	×	×	×					
×	×	×	×	×	×					
×	×	×	×	×	×					
×	×	×	×	×	×					
×	X	×	×	×	×	×	×	×	×	×
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×	×	×	×	×	×	×	×	×	×	×
×	×	×	×	×	×	×	×	×	×	×
ļ						×	×	×	×	×
×	×	×	×	×	×	×	×	X	×	×
or	~							0	^	
Plat drawn to scale not smaller than 1 inch = 100 feet or larger than 1 inch = 20 feet.		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.	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	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.	Provide Zoning Schedule Tables for parcel indicating all setbacks, lot coverage, height, floor area ratio and density both required and proposed.	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	Area of parcel in square feet and acres, both to the nearest hundredth.	Location and description of monuments whether set or to be set (if applicable) in accordance with Map Filing Law.	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.	Overall preparation of plat has been completed in full accordance with the Map Filing Law and Borough Code.
2	17	∞	2	20	21	22	23	24	25	56

Application No.: (Filled in by Borough)

Section 3 - General Plan Information Requirements

Name of Applicant: Sachem Pond, LLC

The block containing contact information of professional for the state of sharing plan showing spaces, size, and the prescription of professional. The block containing contact information of professional. The block containing contact information of professional. The state of sharing plan showing spaces, size, and the prescription of professional. The reflections, the number of spaces provided.							١	r			l		ŀ		l	-	l		Γ
refriction  aller than 1 inch = 50 feet or  activation  aller than 1 inch = 50 feet or  activation  Alinot  Al			ng.	bdivisi	00	Site Pl	ua			<b>X</b>	ariance	en .	₹	pplica	int Ma		Borous	zh Ma	rk
attent than 1 inch = 50 feet or     x		Item Description	ToniM	Preliminary Major	Tinal Major			TojsM IsniT	eonsinsV "A"		"C" Variance	"D" Variance		$\vdash$					V/N
### 11" x 17", 24" x 36" or X								l				ŀ	ľ						
X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X       X         X       X       X       X       X       X       X         X       X       X       X       X       X       X       X         X       X       X       X       X       X       X       X         X       X       X       X       X       X       X       X         X       X       X       X       X       X       X       X         X       X       X       X       X       X       X       X       X         X	lans draw arger than	n to scale not smaller than 1 inch = $50$ feet or 1 inch = $20$ feet.		×	×	×	×	×	×	×	×	×	×	$\dashv$					
X       X       X       X         X       X       X       X         X       X       X       X         X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X       X       X       X       X         X </td <td>Sheet size 30" x 42".</td> <td>shall be no smaller than 11" x 17", 24" x 36" or</td> <td></td> <td>×</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Sheet size 30" x 42".	shall be no smaller than 11" x 17", 24" x 36" or		×	×	×	×	×	×	×	×	×	×						
X       X         X	scale, nord and graphitic.) of the	th arrow and reference meridian both written c. The reference source (i.e. deed, Filed Map, meridian shall be identified.		×	×	×	×	×	×	×	×	×	×						
X       X         X       X	Key map s elation to offset show	howing location of parcel to be considered in surrounding area, with two hundred foot (200) in and block and lots labeled.		×	×	×	×	×	×	×	×	×	×						
	Fitle block ot and blore repared ar	containing contact information of professional, ock number, site or subdivision name, date of date of last revision by revision block.		×	×	×	×	×	×	×	×	×	х						
an x x x x x x x x x x x x x x x x x x x	Parking pla rurb cuts, c reas and d redinance,	in showing spaces, size, and type, aisle width, lrives, driveways, and all ingress and egress imensions, the number of spaces required by and the number of spaces provided.	×	×	×	×	×	×					×						
× × × × × × ×	Sight Triangles	gles	×	×	×	×	×	×								~			
	Landscaping Plan	ng Plan	×	×	×	 ×	×	×	×	×	×	×	×						

Name of Applicant: Sachem Pond, LLC

Application No.: (Filled in by Borough)

Section 5 - Miscellaneous Items Required on the Plans or in the Submission Package

		Subdivision	Site Plan	Variances	Applicant Mark	Mark	Borough Mark	Mar
Item #	n Item Description	Minor Preliminary Major TojaM lani7	Minor Preliminary Major Togal Major	"A" Variance "B" Variance "C" Variance	Complies Waiver	<b>V</b> /N	Complies Does Not	Comply
ž	Soil borings documenting the permeability and seasonal high water table sufficiently enough to design	×	×		×			

Package
ubmission
or in the S
the Plans
Required or
ous Items
Miscellane
Section 6 -

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×

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Details for the construction of any on-site improvements

(i.e. curb, pavement, fences, sidewalk, lighting, etc.).

floor elevations

Locations of any solid waste and recyclable storage facilities.

36

37

the stormwater system, any septic systems and basement

35

×

×

×

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×

×

×

×

	Section 6 - Miscellaneous items Required on the rians of in the Sun		201011	III 1991OII I WORKE								ŀ	ŀ	ŀ	ſ
38	38 Drainage Plan	×	×	×	×	×	×			Χ				-	
l 👸	39 Utility Plan.	×	×	×	×	×	×			~					
4	40 Lighting Plan including luminaire calculations, specifications and details	×	×	×	×	×	×								
4	Signing and Striping Plan including location and dimensions of all off street loading areas, parking requirement calculations and actual number of space provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).	×	×	×	×	×	×				<u> </u>				
4	42 Traffic Signal Plan & Public Entrance Plan (if any).	×	×			×	×					×			
ŀ															

Name of Applicant:
Sachem Pond, LLC

	<b>Application</b>
	in No.:
(Filled in by Borough)	

ē	

Signature: Un 71.  Date Submitted: 5-1-20	Contact Name: Alec Taylor	Address: PO Box 126  Avon, NJ 07717	Company Name: Sachem Pond LLC
---	---------------------------	-------------------------------------	-------------------------------

Company Name:	
ny Name: JKR Engineering and Planning Service, LLC	

Professional Engineer/Architect

	Addre
Freehold, NJ 07728	Address: 49 Nomoco Road

Signature:	Contact Name:
Wheel Bithen	Contact Name: Riehard DiFolco, PE

Date Submitted: License No. 24343



Street Address of Property: 900 Main Street

Block: 95

Lot: 5 & 7

#### STATEMENT OF CORPORATE OR OTHER OWNERSHIP

1. Picas	e indicate if the applicant is a(an):		
a	Individual		
<b>b.</b>	Corporation LLC		
C.	Partnership		
2. If the	applicant is a Corporation or a Partne	rship, the follo	wing shall be provided:
<b>a.</b>	The names and addresses of all stoc	kholders owni	ng 10% or more of its stock of any
b.	The names and addresses of all inditherein.	vidual partner	s who own 10% or greater interest
stockh	or more such stockholders or par solders holding 10% or more of that co or greater interest in that partnership, a	orporations sto	ck, or the individual partners owning
Name:	Alexander B. Taylor	_ Name:	Joseph S. Taylor
Address:	c/o Sachem Pond, LLC PO Box 126, Avon, NJ 07717	Address:	c/o Sachem Pond, LLC PO Box 126, Avon, NJ 07717
Percentage	Ownership: 33.3%	Percentag	e Ownership: 11.1%
Signature:	in he	Signature	: help take
Date:	4.29.20	Date:	1/28/20
lame:	Kenneth A. Griffin	Name:	William Stapleton
Address:	c/o Sachem Pond, LLC PO Box 126, Avon, NJ 07717	Address:	c/o Sachem Pond, LLC PO Box 126, Avon, NJ 07717
ercentage (	Ownership: <u>12,5%</u>	- Percentag	e Ownership: 13.9%
ignature:	NAT	Signature	: Copon
ate:	#128/20	Date:	4.29-2020

Name:	Gary Hans	Name: <u>James F. Frawley</u>
Address:	c/o Sachem Pond, LLC PO Box 126, Avon, NJ 07717	c/o Sachem Pond, LLC PO Box 126, Avon, NJ 07717
Percentage	Ownership: 12.5%	Percentage Ownership: 11.1%
Signature:	Many	Signature: Strong Signature:
Date:	4/28/20	Date: 4/28/20

x . . . .

Date:	4-27-20
Borou	of Belmar
	n Street
	NJ 07719
	-681-3434
Attn:	April Claudio, Borough Clerk
Re:	Certified List of Property Owners orough of Belmar Development opplication
Dear l	. Claudio:
I herel	request a certified list of property owners within two-hundred (200') feet of the property low:
	Block(s): <u>95</u> Lot(s): <u>5 &amp; 7</u>
I have	aclosed my check in the amount of \$10.00 which is the fee for this certification.
Shoul	ou have any questions, I can be reached at 908-692-9378 .
Thank	ou.
Very 1	ly yours,
Name	Alec Taylor
Addre	: PO Box 126
	Avon, NJ 07717
Signa	e: a 2

. . .

#### **BOROUGH OF BELMAR PLANNING BOARD**

#### NOTICE TO OWNERS

#### PLEASE TAKE NOTICE:

That the undersigned has filed an appeal or application for development with the Planning Board of the Borough of Belmar so as to permit the applicant to:

Preliminary and Final Site Plan for a mixe	ed use buildings consisting of 30 resider	ntial units
and 3,000 sf of office space with associate	ed parking and site amenities	
on the premises located at:900 Ma	in Street	
	(physical address of the property	<i>y</i> )
In conjunction with the application, the waivers: (Note: Please be specific. One must list all necessary		-
and designated as Lot(s):95		
Tax Maps, and this notice is sent to yo	u as an owner of property within tw	o hundred (200') feet of
the applicant's property.		
This appeal / application has been ass ordered for:	igned by the Planning Board and a	public hearing has been
	at 7·1	00 p.m.,
(Month)	(Day) (Year)	oo piiiii,
at the Borough of Belmar Municipal Bethe case is called, you may appear educations which you may have to the	either in person, or by agent or att	orney, and present any
All documents relating to the to this a public in the office of the Board 5 Friday from 9:00 am to 4:00 pm.		•
This notice is sent to you by the applic	eant, by the order of the Planning Bo	ard.
Respectfully,		
Sachem Pond LLC		
(Name of Applicant)	(Signature of Applicant)	(Date)

#### BOROUGH OF BELMAR PLANNING BOARD

#### PUBLIC NOTICE

TAKE NOTICE that a public he	earing will be held on the	day of	, 2020,
at 7:00 p.m. at the Borough of for the appeal / application of applicant to:	-		
Preliminary and Final Site	Plan to permit the redevelopment	of a mixed use bui	lding consisting of
30 residential units and 3,0	00 sf of office space with associa	ted parking and site	e amenities
on his premises located at:	900 Main Street		
<b>a</b>	(physical addre	ess of the property)	
In conjunction with the applicati waivers: (Note: Please be specific. One must list	· · <del>-</del>		_
and designated as Lot(s):5 & on the Borough Tax Maps. V in person, or by agent or attorne of the relief sought in the appear.  All documents relating to the to public in the office of the B through Friday, from 9:00 am to	When the case is called, any by, and present any objections of application.  The this appeal / application that Board Secretary at 601 Main	interested party in which you may ha	may appear either ave to the granting be reviewed by the
	Sachem Pond, LLC	<del></del>	
	(Name of Appli	cant)	(Date)

#### BOROUGH OF BELMAR PLANNING BOARD

#### AFFIDAVIT OF PROOF OF SERVICE

State of New Jersey	:				
	: ss				
County of Monmouth	:				
			of full a	ge heing duly swor	n according to law, on
his oath deposes and sa	ays t	hat he resides		ge, being daily sworn	raccording to law, on
			TOTAL STREET, THE STREET,		1.0
and that on:		(Month)	(Day)	(Year)	
at least ten (10) days	prio	to the heari	ng date, gave	personal notice by	Certified Mail / Return
Receipt Requested, to	all j	property own	ers within 20	0 feet of the propert	y that is subject of the
<b>.</b>	n the	attached Ce	rtified List of	Property Owners pro	ovided by the Borough
of Belmar.					
The following docume	nts a	re attached:			
	1.	Copy of the	Public Notice	& Affidavit of Publi	ication
	2.	The white co	ertified mail r	eceipts stamped by th	ne Post Office.
	3.	The green re	eturn receipts.		
	4.	Any envelop	pes returned u	ndeliverable.	
			(Signat	ure of Applicant)	(Date)
Sworn and subscribed	to				
before me this					
day of,	20	•			
		-	(Simi	sture of Notary)	-

Date Prepared	d: <u>April 22, 2020</u>		Zone: <u>CBD</u> -	1	
Block(s): <u>95</u>		Lot(s): <u>5 &amp; 7</u>		Qualifier:	
Site Address:	900 Main Street		······································		<del></del>
	APPLICANT			OWNER	
Name: Sa	achem Pond LLC		Name:	Sachem Pond LLC	
Address:			Address:	PO Box 126	
				Avon, NJ 07717	
Signature:	an za		Signature:	an Zu	
	**************************************		******	*******	******
			Taxes Pa	id Taxes Delin	quent
	Current Year Taxes				
	Prior Year Taxes				
	Borough Tax Lien		No	Yes	
	**************************************			********	******
			W/S Paid	<u>W/S Delinq</u>	<u>uent</u>
	Current Year Water	/Sewer		<del> </del>	
	Prior Year Water/Se	ewer	<del></del>		
	BoroughTax Lien		No	Yes	
I certify that t above listed p		is a true stater	ment pertainin	g to the status of the ta	axes and water/sewer on the
Respectfully,					
(Name o	of Tax Collector/Water Colle	octor) (Sin	mature)		(Date)
(Ivalie C	A TAX CONCOUNT WATER COME	corj (Sig	gradute)		(Date)

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.

returned to the Board Secretary completed. Zone: Block 95 Redevelopment Plan/CBD-1 Date Prepared: April 22, 2020 Lot(s): 5 & 7 Qualifier: Block(s): 95 Site Address: 900 Main Street OWNER <u>APPLICANT</u> Sachem Pond LLC Name: Sachem Pond LLC Name: Address: PO Box 126 Address: Avon, NJ 07717 Signature: an 2n Signature: a 2 (Information listed below to be filled out by the Tax Collector) Taxes Paid Taxes Delinquent Current Year Taxes Prior Year Taxes Yes \_\_\_\_\_ Borough Tax Lien \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* (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 No \_\_\_\_\_ BoroughTax Lien 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,

(Signature)

(Name of Tax Collector/Water Collector)

(Date)

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