



# **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)

## **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 [www.belmar.com](http://www.belmar.com). 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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## DEVELOPMENT APPLICATION

DATE RECEIVED: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

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

(Items above to be filled out by the Borough)

Date Prepared: April 28, 2020 (Please Print) Zone: Block 95 Redevelopment plan [CBD-1]

Block(s): 95 Lot(s): 5 & 7

Site Address: 900 Main Street

Name of Owner(s): Sachem Pond LLC

Owner Address: PO Box 126, Avon, NJ 07717

Phone #: 908-692-9378 / 732-421-5675 Email: [ataylor@matrixcompanies.com](mailto:ataylor@matrixcompanies.com) / [jtaikina@gmail.com](mailto:jtaikina@gmail.com)

Name of Applicant (if different than owner): same

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

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

Name of Professional Preparing Plan: Richard DiFolco, PE, PP License #: 24343

Name of Firm: JKR Engineering and Planning Service, LLC

Firm Address: 49 Nomoco Road, Freehold, NJ 07728

Phone #: 732-780-4108 Email: [jkr@jkrengineering.com](mailto:jkr@jkrengineering.com)

Name of Attorney Representing Applicant: John A. Giunco, Esq

Name of Firm: Giordano Halleran & Ciesla

Firm Address: 125 Half Mile Road, Red Bank, NJ 07701

Phone #: 732-741-3900 Email: [jgiunco@ghclaw.com](mailto:jgiunco@ghclaw.com)

**1. Application Request**

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

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision                               | <input checked="" 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 type="checkbox"/> Hardship or Flexible Bulk Variance ("C")  |
| <input type="checkbox"/> Minor Site Plan                                 | <input type="checkbox"/> Use Variance ("D")                        |
| <input checked="" type="checkbox"/> Preliminary Major Site Plan          | <input checked="" type="checkbox"/> Other: Lot consolidation       |
| <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? \_\_\_\_\_ If so, please specify the section of the Ordinance: \_\_\_\_\_ and provide a detailed explanation of the variances needed and attach explanation hereto.

**2. Items of Proposed Development**

a. Address: 900 Main Street

b. Zoning District: CBD-1

c. Number of Existing Lots: 2 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) _____ |

Other (Describe) 30 unit residential. 3,000 sf office mixed use

Number of units that will qualify as Affordable Units 0 for sale and 0 for rent.

e. Provide brief description of proposed development: The Residences at 900 Main is a mixed use redevelopment of 30 residential apartments (15- 1BR, 15- 2BR) and 3,000 sf of office space with associated parking in a new building. The redevelopment 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

4.29.20  
Date

  
Applicant Initials

4.29.20  
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: N/A-Owner is Applicant, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): \_\_\_\_\_

  
Owner Initials

4.29.20  
Date

  
Applicant Initials

4.29.20  
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

4.29.20  
Date

  
Applicant Initials

4.29.20  
Date

**7. Final Certification**

Owner

Applicant (if other than owner)

Name: Sachem Pond LLC

\_\_\_\_\_

Address: PO Box 126

\_\_\_\_\_

Avon, NJ 07717

\_\_\_\_\_

Signature: 

\_\_\_\_\_

Notary Public

Attorney on behalf of Applicant/Owner

Name: LISA BALASIC

\_\_\_\_\_

Address: 103 Howard way

\_\_\_\_\_

Pennington NJ 08534

\_\_\_\_\_

Signature: 

\_\_\_\_\_

Stamp:

LISA BALASIC  
NOTARY PUBLIC OF NEW JERSEY  
ID# 2115642  
MY COMMISSION EXPIRES SEPT. 15, 2023

Seal:





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	Eighteen (18) 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	X					
11	Eighteen (18) copies of the Stormwater Management Report	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					
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					
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					
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.																	

**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	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	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	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	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	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	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	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	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	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	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	X	X	X

**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	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	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	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	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	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	X	X	X	X	X	X	X	X	X	X
33	Sight Triangles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
34	Landscaping Plan	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

**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											
36	Locations of any solid waste and recyclable storage facilities.				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											

**Section 6 - Miscellaneous Items Required on the Plans or in the Submission Package**

38	Drainage Plan		X	X	X	X	X											
39	Utility Plan.		X	X	X	X	X											
40	Lighting Plan including luminaire calculations, specifications and details		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											
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X			X											

Name of Applicant: Sachem Pond LLC

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

Applicant

Company Name: Sachem Pond LLC

Address: PO Box 126

Avon, NJ 07717

Contact Name: Alec Taylor

Signature: *Alec Taylor*

Date Submitted: 5-1-20

Block: 95 Lot: 5 & 7

Street Address of Property: 900 Main Street

Professional Engineer/Architect

Company Name: JKR Engineering and Planning Service, LLC

Address: 49 Nomoco Road

Freehold, NJ 07728

Contact Name: Richard DiFolco, PE

Signature: *Richard DiFolco*

Date Submitted: \_\_\_\_\_

License No. 24343





**STATEMENT OF CORPORATE OR OTHER OWNERSHIP**

1. Please indicate if the applicant is a(an):

a. Individual \_\_\_\_\_

b. Corporation LLC

c. Partnership \_\_\_\_\_

2. If the applicant is a Corporation or a Partnership, the following shall be provided:

a. The names and addresses of all stockholders owning 10% or more of its stock of any class;

b. The names and addresses of all individual partners who own 10% or greater interest therein.

3. If one or more such stockholders or partners is itself a corporation or partnership, the stockholders holding 10% or more of that corporations stock, or the individual partners owning 10% or greater interest in that partnership, as the case may be, shall also be listed.

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%

Percentage Ownership: 11.1%

Signature: 

Signature: 

Date: 4.29.20

Date: 4/28/20

Name: 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

Percentage Ownership: 12.5%

Percentage Ownership: 13.9%

Signature: 

Signature: 

Date: 4/28/20

Date: 4.29.2020

Name: Gary Hans

Address: c/o Sachem Pond, LLC  
PO Box 126, Avon, NJ 07717

Percentage Ownership: 12.5%


Signature: 

Date: 4/28/20

Name: James E. Frawley

Address: c/o Sachem Pond, LLC  
PO Box 126, Avon, NJ 07717

Percentage Ownership: 11.1%

Signature: 

Date: 4/28/20

Date: 4-29-20

Borough of Belmar  
601 Main Street  
Belmar, NJ 07719  
Fax: 732-681-3434

Attn: April Claudio, Borough Clerk

**Re: Certified List of Property Owners  
Borough of Belmar Development  
Application**

Dear Ms. Claudio:

I hereby request a certified list of property owners within two-hundred (200') feet of the property listed below:

Block(s): 95 Lot(s): 5 & 7

I have enclosed my check in the amount of \$10.00 which is the fee for this certification.

Should you have any questions, I can be reached at 908-692-9378.

Thank you.

Very truly yours,

Name: Alec Taylor

Address: PO Box 126

Avon, NJ 07717

Signature: 

**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 mixed use buildings consisting of 30 residential units and 3,000 sf of office space with associated parking and site amenities

on the premises located at: 900 Main Street  
(physical address of the property)

In conjunction with the application, the applicant is applying for the following variances/design waivers: (Note: Please be specific. One must list all necessary variances (i.e., One must list the Borough's Zoning Requirements, and what is being proposed.)

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

and designated as Lot(s): 95 Block(s): 5 & 7 on the Borough Tax Maps, and this notice is sent to you as an owner of property within two hundred (200') feet of the applicant's property.

This appeal / application has been assigned by the Planning Board and a public hearing has been ordered for:

\_\_\_\_\_ at 7:00 p.m.,  
(Month) (Day) (Year)

at the Borough of Belmar Municipal Building located at 601 Main Street, Belmar, NJ 07719. When the case is called, you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the relief sought in the petition.

All documents relating to the to this appeal / application that are on file may be reviewed by the public in the office of the Board Secretary and are available for inspection, Monday through Friday from 9:00 am to 4:00 pm.

This notice is sent to you by the applicant, by the order of the Planning Board.

Respectfully,

Sachem Pond LLC \_\_\_\_\_  
(Name of Applicant) (Signature of Applicant) (Date)

BOROUGH OF BELMAR PLANNING BOARD

PUBLIC  
NOTICE

TAKE NOTICE that a public hearing will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020\_\_\_\_, at 7:00 p.m. at the Borough of Belmar municipal building, 601 Main Street, Belmar, NJ 07719, for the appeal / application of the undersigned for a variance or other relief so as to permit the applicant to:

Preliminary and Final Site Plan to permit the redevelopment of a mixed use building consisting of

30 residential units and 3,000 sf of office space with associated parking and site amenities

on his premises located at: 900 Main Street

(physical address of the property)

In conjunction with the application, the applicant is applying for the following variances/design

**Waivers:** (Note: Please be specific. One must list all necessary variances (i.e., One must list the Borough's Zoning Requirements, and what is being proposed.)

and designated as Lot(s): 5 & 7 Block(s): 95 in the \_\_\_\_\_ Zone on the Borough Tax Maps. When the case is called, any interested party may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the relief sought in the appeal / application.

All documents relating to the to this appeal / application that are on file may be reviewed by the public in the office of the Board Secretary at 601 Main Street, Belmar, NJ 07719, Monday through Friday, from 9:00 am to 4:30 pm.

Sachem Pond, LLC

(Name of Applicant)

(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.

Date Prepared: April 22, 2020 Zone: CBD-1

Block(s): 95 Lot(s): 5 & 7 Qualifier: \_\_\_\_\_

Site Address: 900 Main Street

APPLICANT

OWNER

Name: Sachem Pond LLC

Name: Sachem Pond LLC

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

Address: PO Box 126

Avon, NJ 07717

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)

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: April 22, 2020 Zone: Block 95 Redevelopment Plan/CBD-1

Block(s): 95 Lot(s): 5 & 7 Qualifier: \_\_\_\_\_

Site Address: 900 Main Street

APPLICANT

OWNER

Name: Sachem Pond LLC

Name: Sachem Pond LLC

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

Address: PO Box 126

Avon, NJ 07717

Signature: 

Signature: 

\*\*\*\*\*

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

	<u>Taxes Paid</u>	<u>Taxes Delinquent</u>
Current Year Taxes	_____	_____
Prior Year Taxes	_____	_____
Borough Tax Lien	No _____	Yes _____

\*\*\*\*\*

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

	<u>W/S Paid</u>	<u>W/S Delinquent</u>
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)