WILLIAM J. SHIPERS DAVID P. LONSKI

THOMAS J. SHAMY (1966-1992) PHILIP H. SHORE (1968-2007)

FAX: (732) 210-4443

# SHAMY, SHIPERS & LONSKI, P.C.

ATTORNEYS AT LAW A PROFESSIONAL CORPORATION

334 MILLTOWN ROAD EAST BRUNSWICK, NJ 08816

> (732) 210-4404 www.SSandL.com

# REPLY TO EAST BRUNSWICK

April 3, 2020

DARREN M. PFEIL\*

OF COUNSEL: RONALD G. KERCADO ROBERT J. MacNIVEN GEORGE W. PRESSLER

\*Admitted Attorney NJ, NY, & PA

VIA HAND DELIVERY

Borough of Belmar 601 Main Street Belmar, NJ 07719

ATTN.: APRIL CLAUDIO, Zoning Board Secretary

RE: Drew and Beth Fromkin

Property Location: 201 South Lake Drive

Zoning Board Application

Dear Mrs. Claudio:

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

- 1. Eighteen (18) copies of the Zoning Board Application.
- 2. 18 sets of the plans of Christopher Rice, AIA;
- 3. A check in the amount of \$850.00 made payable to the Borough of Belmar for the application escrow fee;
- 4. A check in the amount of \$200.00 made payable to the Borough of Belmar for the application fee;
- 5. A check in the amount of \$150.00 made payable to the Borough of Belmar which represents the fee for the minor land use certification:
- 6. Minor Land Use-Zoning Permit (three copies with plans).
- 7. A check in the amount of \$10.00 for the 200 ft property owner list.

Please advise when this application can be listed for a hearing before the Board.

Thank you.

Very truly yours,

SHAMA, SHIPERA WONSKI, P.C.

Βv

SHIPERS

WJS|nic

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



# **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



# **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:(Items above to be fill	FEE AMOUNT PAID:ed out by the Borough)
	e Print)
Date Prepared: 4/3/2020	Zone: <u>R-50</u>
Block(s): 61	Lot(s): 1.04
Site Address: 201 South Lake Drive	
Name of Owner(s): <u>Drew and Beth Fromkin</u>	
Owner Address: 231 Yellowknife Road Morganvill	
Phone #:	Email:
Name of Applicant (if different than owner):  Applicant Address:  Phone #:	Email:
Name of Professional Preparing Plan: <u>Joseph J. Koc</u>	iuba, P.E.,P.P. License #: GE45850
Name of Firm: KBA Engineering Services	
Firm Address: 2517 Route 35 Building E Suite 203	Manasquan NJ 08736
Phone #: <u>(732) 722-8555</u>	Email:
Name of Professional Preparing Plan: <u>Christopher R</u> Name of Firm: <u>Rice and Brown Architects</u>	ice, AIA License #: 14432
Firm Address: 544 Washington Blvd, Sea Girt NJ 0	8750
Phone #: <u>(732)</u> 449-9055	Email:

Name of Attorney Representing Applicant: William	ı J. Shipers, Esq.
Name of Firm: Shamy Shipers & Lonski, P.C.	· · · · · · · · · · · · · · · · · · ·
Firm Address: 1007 A Main Street Belmar NJ 0771	9
Phone #: (732) 974-3132	Email: wshipers@ssandl.com

1.	Applic	ation Request	
	a.	The applicant is hereby requesting an appl	ication for the following:
		☐ Minor Subdivision	☐ Final Major Site Plan
		☐ Preliminary Major Subdivision	☐ Appeal of Zoning Officer's Decision ("A")
		☐ Final Major Subdivision	☐ Interpretation of Zoning Ordinance ("B")
		☐ Conditionally Exempt Site Plan	X Hardship or Flexible Bulk Variance ("C")
		X Minor Site Plan	☐ Use Variance ("D")
		☐ Preliminary Major Site Plan	
		☐ Amended Preliminary, Final or Minor S	Subdivision
		☐ Amended Preliminary, Final or Minor S	ite Plan
		Is a variance or conditional use approval rethe section of the Ordinance: See attaclexplanation of the variances needed and attack	
2.	Items o	f Proposed Development	·
	a	Address: 201 South Lake Drive	
	b	Zoning District: R-50	
	c. ]	Number of Existing Lots:1	Number of Proposed Lots: 1
	<b>d.</b> ]	For the construction of: (check all that apply and pro	ovide # of each type)
	İ	☐ Single Family Dwelling	☐ Accessory Use
		□ Two Family Dwelling	X Addition
	i	☐ Other Residential	☐ Commercial Structure(s)
	I	□ Other (Describe)	
	1	Number of units that will qualify as Afford	able Units <u>N/A</u> for sale and <u>N/A</u> for rent.
	two cond conf App will foul laun foldi the	tion to the southerly portion of its lot. Curricar garage which is 2.5 feet from the west lition. Said garage is also within 10 ferorming condition. The garage will be licant intents to construct a new 3 car attached to the existing structure by a reweather clothing and shoes are included. dry upon the easterly face of the structure ing station for laundry. A new vestibule en	velopment: Applicant intends to construct an rently existing is a deferred maintained detached erly neighbor. A pre-existing non-conforming et of principal structure. A pre-existing non-razed and eliminate the two nonconformities. The garage mudroom with a new bath. Built in storage for Applicant also intends to add a 10'-7" by 8'-2', containing modern washer and dryer sink and ntry is also proposed on the northeast section of a new siding, trim and roofing making a new f town.

# 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	1/3/20	OF 10	4/3/20
Owner Initials	Date	Applicant Initials	Date

# 5. Certificate of Concurrence & Statement of the Landowner

- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.

c.	Permission is hereby granted to:	,ot	herwise know	n as the
	Applicant, to submit the proposed developmen	nt plans on my	behalf as the:	(Tenant or
	Contract Purchaser if applicable):	Ain	•	
	DC 64 112/2	R F. D	นไวโฉ	
	VI NU HAIRO	DIMPO	110/20	
	Owner Initials Date	Applicant Initials	'Date	

# 6. Escrow Agreement

- a. The ordinances of the Borough of Belmar require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow payment to the Borough of Belmar in the amount of to be held by the Borough in an interest bearing account pursuant to N.J.S.A. 40:55D-53.1.
- c. The Borough has the right to withdraw funds from said escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Borough pursuant to N.J.S.A. 40:55D-53.2.
- d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Borough, the Applicant shall be notified of such and agrees to make an additional payment within twenty-one (21) days of receipt of request pursuant to Borough Code.

7. Final Certif		
Name:	Drew Fronkin	Applicant (if other than owner)
Address:		
Signature:	Par Par Jung.	
	Notary Public	Attorney on behalf of Applicant/Owner
Name:		
Address:		
Signature:		
Stamp:		
Seal:		

Fromkin
Zoning Board of Adjustments Application
Property Location: 201 South Lake Drive

# **VARIANCE REQUESTS**

	REQUIRED	EXISITING	PROPOSED
Rear Yard Setback	35 ft	52.2 ft	10.02 ft
Max. Building Coverage	20	30.85	34.96
Max. Lot Coverage	40	19.68	52.99
Max Curb Cut	12	20.1	20.1

Any other variances the Zoning Board of Adjustment deem necessary.

# APPLICATION CHECKLIST BOROUGH OF BELMAR

# SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Name of Applicant: Drew Beth From KN

Block:

Application No.: (Filled in by Borough)

Lot:

Street Address of Property:

201 Southlave Drive

Date Filed:

# Type of Application

(Check all that apply)

|--|

Extension of Time Amended Preliminary, Final or Minor Site Plan Amended Preliminary, Final or Minor Subdivision

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.

Notes:

Preliminary Major Site Plan

Minor Site Plan

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

7 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 #	
Section 1 - Administrative Completeness Requirements	Item Description	10. 775 July 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.
	Minor Preliminary Major Final Major	Subdivision
	Minor Preliminary Major Final Major	Site Plan
	"A" Variance "B" Variance "C" Variance "D" Variance	Variances
	Complies Waiver N/A	Applicant Mark
	Complies  Does Not Comply  N/A	Township Mark

~	<u> </u>	1	<del>                                     </del>	1
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Statement of Corporate or other Ownership on the form provided. (if applicable)	Application fee as required by Board Secretary or Borough 4 Engineer.	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the X X X Borough of Belmar	Pourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	Fourteen (14) copies of the c ompleted Borough of Belmar "Development Application" forms.
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Application No.: (Filled in by Borough)

15	14	13	12	=	10	9	∞	7	Item #	1
applicable conditional use standards are met.	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	Eighteen (18) copies of all proposed written descriptions including metes and bounds for all casements, covenants and deed restrictions affecting the property in question.	of the Traffic Repc	Eighteen (18) copies of the Stormwater Management Report	Eighteen (18) copies of the full Environmental Impact Report. If applicant is requesting a waiver provide a letter stating such.	Fourteen (14) copies of the plans, signed and sealed by an architect or engineer licensed in the State of New Jersey	Municipal Tax Status Request form filled out and submitted as part of the package.	Certified list of property owners within 200 feet of the property as prepared by the Borough Clerk.		
	×	×	×	×	X	X	Х	X	Minor	Su
	×	×	×	× .	×	×	×	×	Preliminary Major	Subdivision
	×	×	×	×	×	×	×	×	Final Major	ă
			×	×	×	×	×	×		
×	×	×	×	×	×	×	×	×	Minor	Site Plan
×	×	×	×	×	×	×	×	×	Preliminary Major	Plan
×	×	×	×	×	×	×	×	×	Final Major	
	X		i			×	×	×	"A" Variance	
	×					×	×	×	"B" Variance	
	×	×				×	×	×	"C" Variance	Variances
	×	×				×	×	×	"D" Variance	ces
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			×	×	×				Waiver	Applicant Mark
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									Complies	Boro
									Does Not Comply	Borough Mark
									N/A	ark

Application No.: (Filled in by Borough)

# Section 2 - Plat Requirements

Item #	-
Item Description	
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Final Major	g
Minor	Site
Preliminary Major	Plan
Final Major	
"A" Variance	
"B" Variance	
"C" Variance	Varian
"D" Variance	es
Complies	App
Waiver	licant N
N/A	/ark
Complies	Borou
Does Not Comply	ıgh Ma
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L	26	25	24	23	22	21	20	19	18	17	16
	Overall preparation of plat has been completed in full accordance with the Map Filing Law and Borough Code.	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 Man Filing Law	Location and description of monuments whether set or to be set (if applicable) in accordance with Map Filing Law.	Area of parcel in square feet and acres, both to the nearest hundredth.	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	serbacks, lot coverage, height, floor area ratio and density both required and proposed.	Ittle block containing contact information of professional, lot and block number, site or subdivision name, date prepared and date of last revision by revision block.	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	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.	Name and address of property owner/applicant. Name signature, license number, seal of architect/engineer/surveyor.	Plat drawn to scale not smaller than 1 inch = 100 feet or larger than 1 inch = 20 feet.
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# Section 3 - General Plan Information Requirements

Subdivision

Site Plan

Variances

Applicant Mark

Borough Mark

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34	33	32	31	30	29	28	27		Item #
Landscaping Plan	Site Triangles	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.	In the block containing contact information of professional, lot and block number, site or subdivision name, date prepared and date of last revision by revision block.	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.	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.	Sheet size shall be no smaller than 11" x 17", 24" x 36" or 30" x 42".	Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet.		Item Description
×	×	×	×	×	×	×	×		Minor Preliminary
×	×	×	×	×	×	×	×		Major
×	×	×	×	×	X	×	×		Final Major
×	×	×	×	X	X	X	×		Minor
×	×	×	×	×	×	×	×		Preliminary Major
X	×	×	X	Х	×	×	×		Final Major
X			Х	X	×	×	×		"A" Variance
X		-	×	×	×	×	×		"B" Variance
X			Х	Х	×	×	X		"C" Variance
×			×	×	×	X	×		"D" Variance
	×	Y	X	X	X	X	X		Complies
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(Filled in by Borough)

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

Subdivision  Subdivision  Subdivision  Subdivision  Preliminary Major  Final Major  Minor  Preliminary Major  Preliminary Major  Preliminary Major  Preliminary Major			T	7		7	
Minor Preliminary Major Final Major  Minor Final Major  Preliminary Major Final Major  Preliminary Major Final Major  "A" Variance "B" Variance "C" Variance "C" Variance "D" Variance "D" Variance "Applicant Mark Complies Does Not Comply  Does Not Comply					Item #	_	
Minor Preliminary Major Final Major  Minor Preliminary Major Final Major  Preliminary Major Final Major  Preliminary Major Final Major  "A" Variance "B" Variance "C" Variance "D" Variance	Details for the construction of any on-site improvement (i.e. curb. pavement fences sidewalk lighting etc.)	facilities.	Soil borings documenting the permeability and seasonal high water table sufficiently enough to design the stormwater system, any septic systems and basement flocelevations.		Item Description		
Preliminary Major   Final Major		Ç	) A 1		Minor	ß	
X   X   Minor   Site Plan			×			ubdivisi	
Minor  Minor  Preliminary Major  Final Major  "A" Variance  "B" Variance  "C" Variance  "D" Variance  "D" Variance  Variance  "D" Variance  Complies  Waiver  N/A  Complies  Does Not Comply	×		×		Final Major	ion	
Preliminary Major  Final Major  Final Major  "A" Variance  "B" Variance  "C" Variance  "D" Variance  Variance  N/A  Complies  Does Not Comply	×	×					
Major Final Major  "A" Variance "B" Variance "C" Variance "D" Variance  Waiver N/A Complies Does Not Comply	×	×			Minor	Site	
"A" Variance "B" Variance "C" Variance "D" Variance "Waiver N/A Complies Does Not Comply	×	×	×			Plan	
"B" Variance "C" Variance "D" Variance "D" Variance  Complies Waiver N/A Complies Does Not Comply	×	×	×		Final Major		
"C" Variance "D" Variance  Complies  Waiver  N/A  Complies  Does Not Comply					'A" Variance		
Complies Waiver N/A Complies Does Not Comply Applicant Mark Comples				ļ	'B" Variance		
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	Section 6 - Misc
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38	38 Drainage Plan	×	×	X X X X	×	×	
39	39 Utility Plan.	×	X	×	×	X X X	
40	40 Lighting Plan including luminaire calculations, specifications and details	×	×	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).	×	×	×	×	×	
42	42 Traffic Signal Plan & Public Entrance Plan (if any).	X X	X	:		×	



# **BOROUGH OF BELMAR**

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

# MINOR LAND USE - ZONING PERMIT

BLOCK: 6	LOT: <u>\.04</u> SITE A	address: <u>21 Soum</u>	lake Brive
PROPERTY USE: AR	esidential Single Family 🗆 Reside	ntial Multi-Family # of units _	☐ Commercial
PROPOSED PROPERT	Y USE/TYPE OF CONSTRUC	TION: (CHOOSE ONE)	
☐ Minor Subdivision	☐ Major Subdivision	☐ New House	Addition
☐ Accessory Use	🏿 Driveway	X Swimming Pool	☐ Sign/Awning
□ Deck/Porch	☐ A/C Unit	☐ Fence	☐ Generator
If other, please describ	e:	·	
IMPORTANT NOTE: PI	poposal: OMNOR INTENDS to re  LIV 3 Chile Garage, Mo  MIC.  ease attach a copy of the property  must be on plan and certifie  tion is required: Lot Size: 10  Z  Since 223 Rear yard: pool popl  Setback: +20 Ft from A St.	survey and a sketch of propos d by a licensed professional.	al. Setbacks and Calculations
A/C Unit and Generator	Setback: +20 Ft Fnom/ASt.	•	Corner Cot.
Building Coverage: Ex	kisting: <u>30.85</u> %	Proposed: 34.96	_%
Impervious Coverage: Ex	xisting: 19.08 %	Proposed: <u>52,99.</u>	_%
•	xisting:%	Proposed:	_%
Height of Structure: Ex	xisting: <u>1ess Tun 35</u> 	Proposed: Ksthun 35	
	n is required if applicable: Effec		
Advisory BFE:	Prel	minary BFE:	
*If the property is in a submitting for constructi	flood zone a floodplain deve on permits.	lopment permit application	must be completed when

Owner/Agent's	Name: Drw 1	Frankja	Date: 4/0/20	
_	(please	Pay po		
Owner/Agent's Telephone #:	Signature: O	<del>\                                    </del>	V 77	
rerephone #			Email Address:	
	·			
		(Zo	oning Officer Review)	
☐ Approved	$\square$ Denied	Date:	Signature:	
		(Floodplain Adm	ninistrator Review if applicable)	
☐ Approved	□ Denied	Date:	Signature:	
		· · · · · · · · · · · · · · · · · · ·		
Notes:				
		- ** · · ·		
Application Fees: R	esidential Home \$150	) – Residential Ad	dition \$75 – Non-Residential Use \$375 – Commercial Other \$75	
Fence/Signs/Awning	gs/Air Conditions/Ge	nerators/Other \$50	0 – Minor/Major Subdivision \$75	
Swimming Pool/De	ck/Porch/Patio/Drive	way - \$65.00		
	□ Cash	☐ Check	Date Paid:	