



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: 12-3-20

APPLICATION NO: 2B20-22

RECEIVED BY: AC

FEE AMOUNT PAID: _____

(Items above to be filled out by the Borough)

Date Prepared: 11/25/20

(Please Print)

Zone: R-40

Block(s): 148

Lot(s): 13.01

Site Address: 313 14th Ave

Name of Owner(s): Joseph Custode

Owner Address: 313 14th Ave

Phone #: 973-945-6054

Email: jcustode247@gmail.com

Name of Applicant (if different than owner): Michael J DeBlasio, P.E.

Applicant Address: 307 9th Ave, Belmar

Phone #: 973-620-1885

Email: mike@deboconstruction.com

Name of Professional Preparing Plan: Michael J DeBlasio, P.E. License #: 246E04998600

Name of Firm: _____

Firm Address: 307 9th Ave, Belmar NJ 07719

Phone #: 973 620 1885

Email: mike@deboconstruction.com

Name of Attorney Representing Applicant: _____

Name of Firm: _____

Firm Address: _____

Phone #: _____

Email: _____

1. Application Request

a. The applicant is hereby requesting an application 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 | ☒ Hardship or Flexible Bulk Variance ("C") |
| ☒ Minor Site Plan | ☐ Use Variance ("D") |
| ☐ Preliminary Major Site Plan | |
| ☐ Amended Preliminary, Final or Minor Subdivision | |
| ☐ 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: 313 14th Ave
- b. Zoning District: R-40
- 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)

- | | |
|---|--|
| ☒ Single Family Dwelling <u>1</u> | ☐ Accessory Use _____ |
| ☐ Two Family Dwelling _____ | ☐ Addition _____ |
| ☐ Other Residential _____ | ☐ Commercial Structure(s) _____ |
| ☐ Other (Describe) _____ | |

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

e. Provide brief description of proposed development: New home construction

with variances requested

Blkg Coverage: 37.5%, Imperv. Cov. 60.1%

Side Setback: 3'

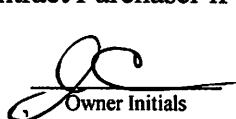
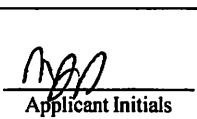
3. Consent for Site Review

- 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.

 11/25/2020  11/25/20
Owner Initials Date Applicant Initials Date

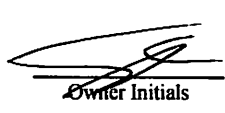
5. Certificate of Concurrence & Statement of the Landowner

- 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: Michael J. DeBlasi, PE, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.

 11/25/2020  11/25/20
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.

 11/25/20  11/25/20
Owner Initials Date Applicant Initials Date

7. **Final Certification**

Owner

Name: Joseph Custode

Address: 313 14th ave
Belmar N.J. 07719

Signature: [Signature]

Applicant (if other than owner)

Michael J DeBlasio, P.E.

307 9th Ave

Belmar, NJ 07714

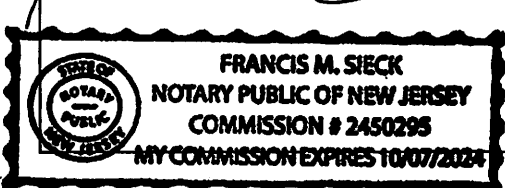
[Signature]

Notary Public

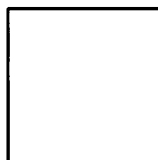
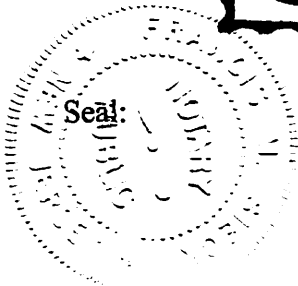
Name: Francis M. Sieck

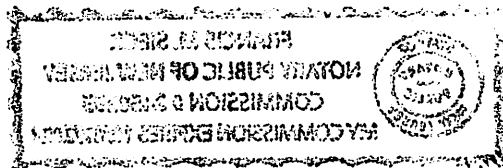
Address: 1408 L. Street
Belmar, NJ 07719

Signature: [Signature]

Stamp: 

Attorney on behalf of Applicant/Owner





Applicant continued

Company Name: Michael J DeBlasio P.E.

Address: 307 9th Ave
Belmar, NJ 07719

Contact Name: _____

Signature: Michael J DeBlasio

Date Submitted: 12/3/20

Block: 148 Lot: 13.01

Street Address of Property: 313 14th Ave

Professional Engineer/Architect

Company Name: Michael J DeBlasio, P.E.

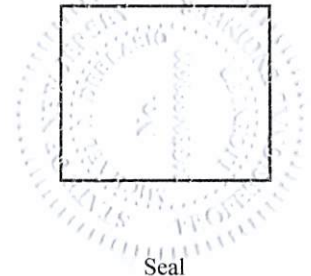
Address: 307 9th Ave
Belmar, NJ 07719

Contact Name: Michael DeBlasio

Signature: Michael J DeBlasio

Date Submitted: 12/3/20

License No.: 246E04998600





✓

Owner/Agent's Name: Michael J DeBacco, P.E. Date: 11/25/20
(please print)

Owner/Agent's Signature: [Signature]

Telephone #: 973-620-1885 Email Address: mike@debacoconstruction.com

(Zoning Officer Review)

☐ Approved ☒ Denied Date: 11/27/20 Signature: TED Branch

(Floodplain Administrator Review if applicable)

☐ Approved ☐ Denied Date: _____ Signature: _____

Notes: SEE ATTACHED

Application Fees: Residential Home \$150 – Residential Addition \$75 – Non-Residential Use \$375 – Commercial Other \$75

Fence/Signs/Awnings/Air Conditions/Generators/Other \$50 – Minor/Major Subdivision \$75

Swimming Pool/Deck/Porch/Patio/Driveway - \$65.00

☐ Cash ☐ Check Date Paid: _____

313 14TH AV 148 / 13.01 11/27/20

BECAUSE OF LOT SIZE THIS WILL
REQUIRE A NUMBER OF VARIANCES

1 - BUILDING COVERAGE PERMITTED 30%
ROBESSED 37.5%

2 - LOT COVERAGE PERMITTED 55%
ROBESSED 60.1%

3 - SIDE YARD SETBACK REQUIRED 5 FT
ROBESSED 3 FT

4 - FRONT YARD SETBACK REQUIRED 20 FT
ROBESSED 17 FT. AVERAGE IS 16.18 FT (OK)

5 - AREA OVER PORCH IS REQUIRED
TO BE AN OPEN DECK WITH NO ROOF,
ROBESSED IS ROOFED

6 - DORMERS ARE PERMITTED TO BE
10 FT WIDE AND SETBACK BACK 2 FT
FROM THE EXTERIOR WALL BELOW.

DORMER & BALCONY ARE APPROXIMATELY 14 FT
7 - PROVIDE THE STORY 1/2 CALCULATIONS
AS DEFINED IN THE DEFINITIONS. THE
BALCONY DOES NOT MEET THE DEFINITION

12/3/20
NOW
COMPLIANT

MICHAEL J. DEBLASIO, P.E.

307 9TH Avenue, Belmar, NJ 07719

P: 973-620-1885 E:mike@deboconstruction.com

December 2, 2020

Borough of Belmar

Zoning Board of Adjustment

601 Main Street

Belmar, NJ 07719

To Whom It May Concern:

Please allow the below table to certify the average building setbacks of 14th Avenue, between B & C Street. Surveying was completed by Jeffrey S. Gunn, PLS, of Lakeland Surveying located at 4 West Main St in Rockaway, NJ. Survey with dimensions is attached hereto.

Property Address 14th Ave	Building Set Back	Porch Set Back
325	12.00	5.90
323	15.50	6.50
321	15.10	6.10
319	7.40	7.40
317	18.20	12.20
315	15.30	7.50
313	Subject Property	
311	35.20	
309	14.60	7.20
307	14.60	5.10
305	19.50	15.60
303	14.60	5.50
301	12.20	8.10
AVERAGE SETBACK	16.18	7.26
PROPOSED SETBACKS	17.00	12.00

As per this chart and my site plan, the proposed front yard setbacks for 313 14th Ave are conforming to the average setbacks of the block.

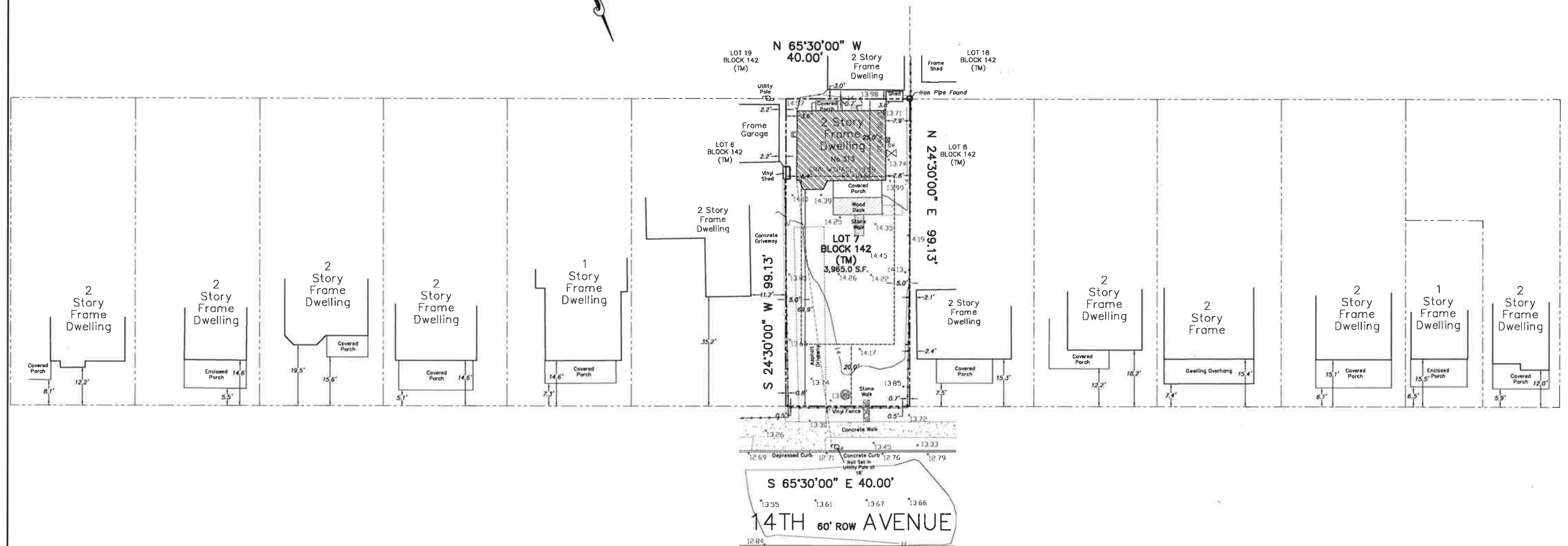
Regards,



Michael J. DeBlasio, P.E.

NJ Professional Engineer

Lic. #24GE04998600

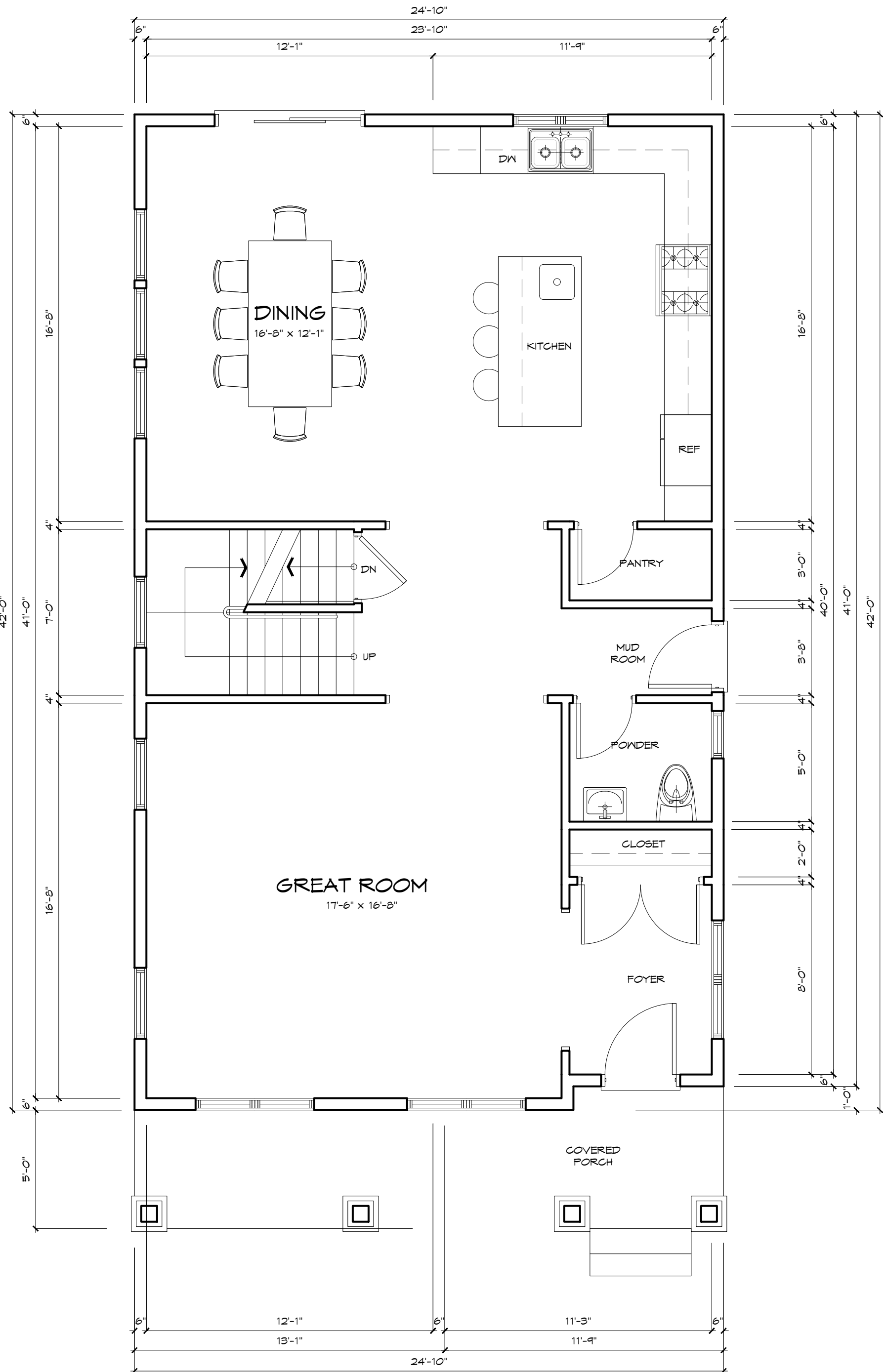


This survey certified to:
JOSEPH CUSTODE & BRIDGET SARO

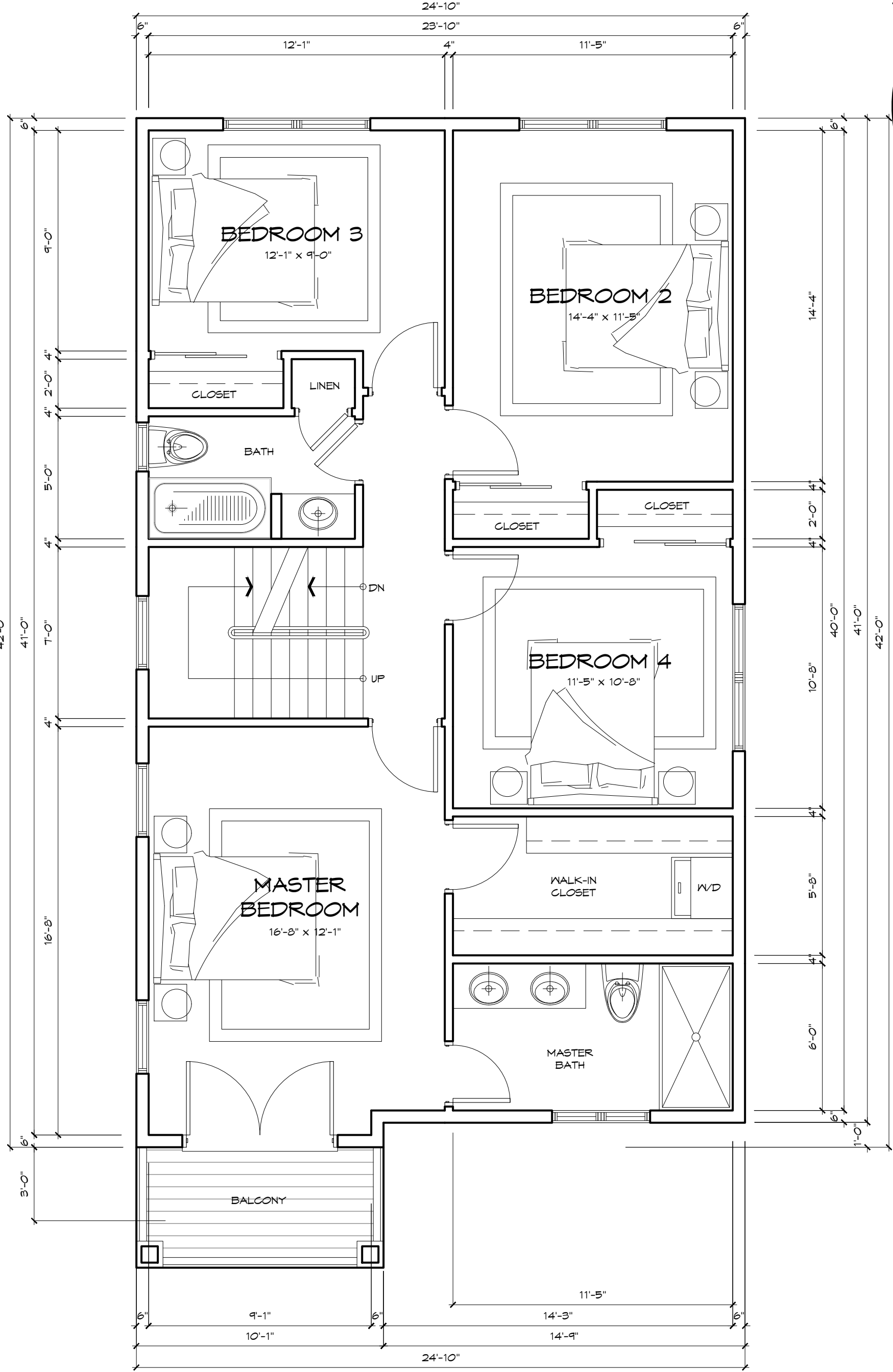
This survey references:
Deed Book 8574 Page 659

Notes:
Field Survey Performed on 09/11/2020
Vertical Datum NAVD88
Subject to an accurate title search
Subject to documents of record
Survey performed without the benefit of a complete title search and subject
to municipal restrictions, easements of record and other facts that a title
search may disclose.

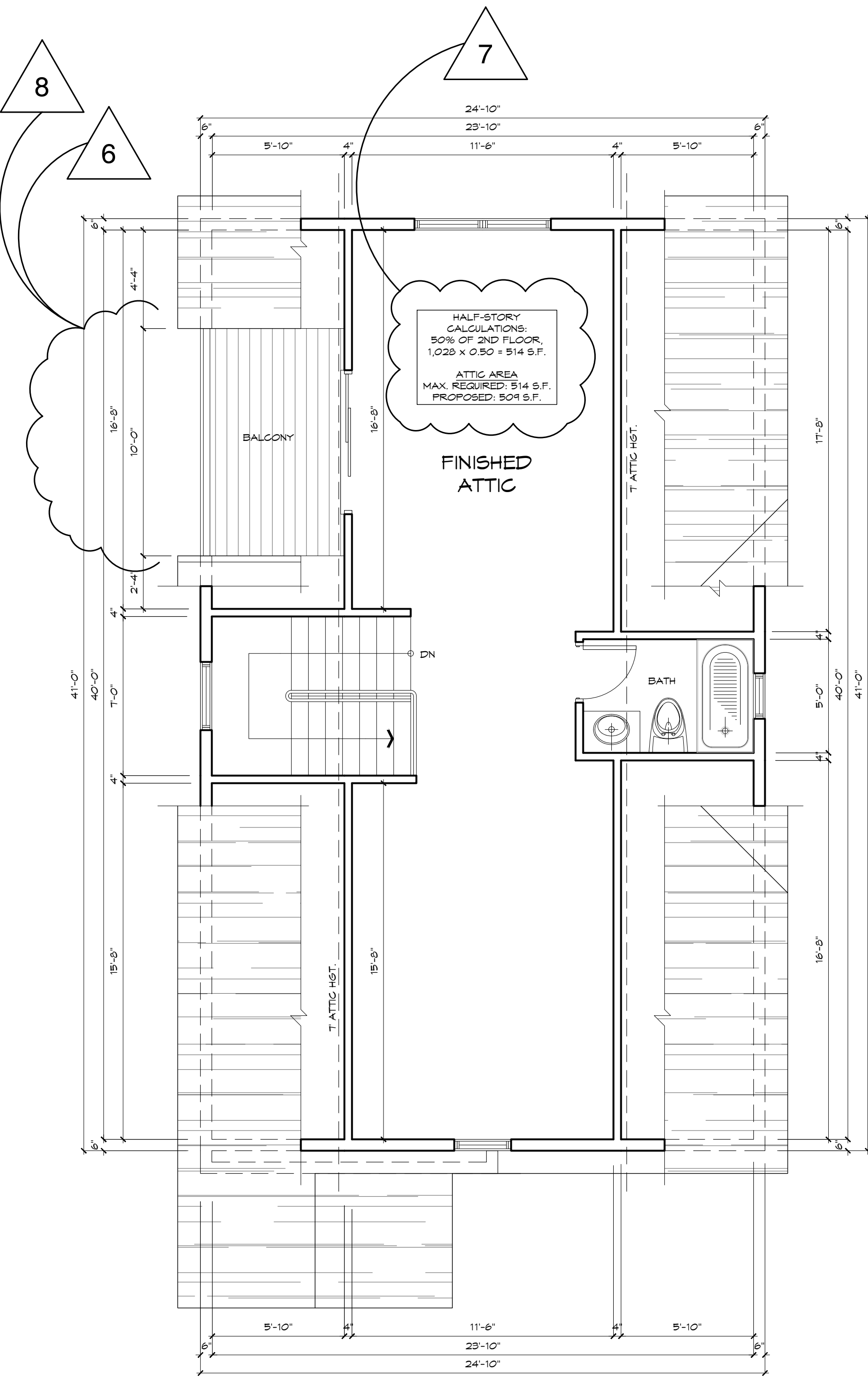
SURVEY OF PROPERTY Tax Lot 7 - Block 142 313 14th Avenue, Borough of Belmar Monmouth County, New Jersey				PROJECT NUMBER 202613	 Certificate of Authorization #246A28090000 4 West Main Street Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121 www.LakelandSurveying.com	Marc J. Cifone PROFESSIONAL LAND SURVEYOR	Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR	I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein.			GRAPHIC SCALE  1 inch = 20 ft.		
FIELD: JRS	DWN BY: JWS	CHECKED: JSJ	DATE: 11/23/20	SCALE: 1"=20'		Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339800	INITIALS	DATE	DESCRIPTION	REVISIONS			



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ATTIC PLAN
SCALE: 1/4" = 1'-0"

UGG DATA INTERNATIONAL RESIDENTIAL CODE 2018 NJ ED.	
USE GROUP	R-5
CONSTRUCTION TYPE	V-B
BUILDING HGT. (STORIES / FEET)	2 / 34'-5"
BUILDING AREA	
1ST FLOOR	1,031 GROSS S.F.
2ND FLOOR	1,028 GROSS S.F.
FINISHED ATTIC	541 GROSS S.F.
TOTAL	2,122 GROSS S.F.
BASEMENT	1,031 GROSS S.F.
COVERED PORCH	131 GROSS S.F.
BUILDING VOLUME	29,658 C.F.
FLOOR LIVE LOAD	40 PSF
OCCUPANCY LOAD	1 / 200 GROSS

LEGEND	
	TYPICAL EXTERIOR/INTERIOR PARTITION: SPEC. STUDS @ 16" O.C. IV GYP. BOARD FINISH (SEE PLANS TO SPEC. TYPE/LOCATION)
	1-HOUR FIRE RATED PARTITION: 2x6 STUDS @ 16" O.C. IV 5/8" TYPE X GYPSUM BOARD EACH SIDE (SEE DETAIL)
	SPEC. CONCRETE BLOCK FOUNDATION WALL
	NEW DOOR: SEE PLANS FOR INDIVIDUAL SIZES

ELECTRICAL LEGEND	
	3-WAY SWITCH
	SINGLE-POLE SWITCH
	DIMMER SWITCH
	GROUND FAULT
	WATERPROOF DUPLEX OUTLET
	TOP SWITCH OUTLET
	QUADRUPLUX OUTLET
	INCANDESCENT LIGHTING (SURFACE MOUNTED)
	SCONCE (WALL MOUNTED)
	RECESSED LIGHTING
	SMOKE DETECTOR 110V A/C INTERCONNECTED
	COMBINATION CARBON MONOXIDE / SMOKE DETECTOR 110V A/C INTERCONNECTED
	FLOOR / CEILING MOUNTED OUTLET
	FAN / LIGHT COMBINATION 50 CFM VENT TO EXTERIOR

EVANS ARCHITECTS AIA

MATTHEW G. EVANS
ARCHITECT - PROFESSIONAL PLANNER

470 CHAMBERLAIN AVENUE
PATERSON NEW JERSEY 07522
973 942-9020
MATT@EVANSARCHITECTS.COM
WWW.EVANSARCHITECTS.COM

NEW
ONE FAMILY RESIDENCE
FOR
BLOCK 142, LOT 7
313 14TH AVENUE
BOROUGH OF BELMAR, NJ

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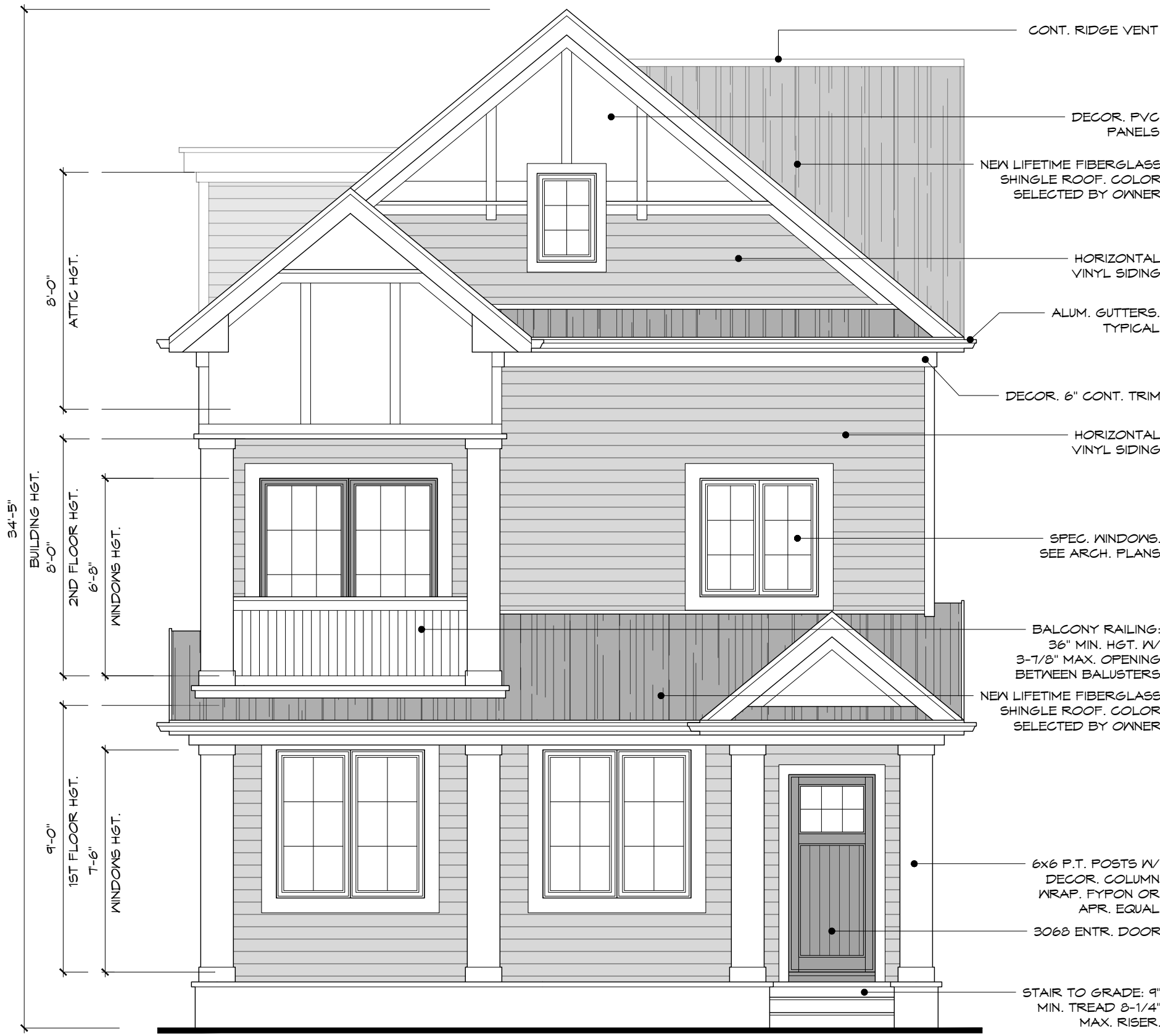
DRW BY	DATE	REV	COMMENT
D.K.	10.14.20		PRELIMINARY DRAWINGS
D.K.	10.25.20		CUSTOMER REVIEW
D.K.	11.20.20		CUSTOMER REVIEW
D.K.	11.30.20		ZONING BOARD REVISION (11.30.2020)

PROPOSED FLOOR PLANS

MATTHEW G. EVANS ARCHITECT • PLANNER	SHEET NUMBER
	A-1
R.A. LIC. NO. 13803 P.P. LIC. NO. 5662	

1

ZONING BOARD REVISION (11.30.2020)



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EVANS ARCHITECTS AIA

MATTHEW G. EVANS
ARCHITECT - PROFESSIONAL PLANNER

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D.K.	11.30.20		ZONING BOARD REVISION (11.30.2020)

PROPOSED ELEVATIONS

MATTHEW G. EVANS
ARCHITECT • PLANNER

SHEET
NUMBER

A-2

R.A. LIC. NO. 13803
P.P. LIC. NO. 5662