



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING

601 Main Street
Post Office Box A
Belmar, NJ 07719

Phone: (732) 681-3700 x225

Fax: (732) 681-3434

Web: www.belmar.com

DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____

(Items above to be filled out by the Borough)

(Please Print)
Date Prepared: 11/11/2020 Zone: R-75

Block(s): 90 Lot(s): 3.01

Site Address: 900 Ocean Avenue

Name of Owner(s): Salmel Realty Investors, LLC

Owner Address: 1600 16th Ave Belmar NJ 07719

Phone #: 908-482-6116 Email: melocontractors@verizon.net

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Stuart M. Kovacs, PE License #: 25854

Name of Firm: _____

Firm Address: 107 McKnight Avenue Jamesburg NJ 08831

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Peter Serpico, RA License #: NJ13026

Name of Firm: Serpico Architect

Firm Address: 1201 Boynton Avenue Westfield NJ 07090

Phone #: 732-721-7426 Email: serpicoarchitect@gmail.com

Name of Attorney Representing Applicant: Timothy B. Middleton, Esq.

Name of Firm: _____

Firm Address: 2517 Highway 35 Building K Suite 101 Manasquan NJ 08736

Phone #: (732) 223-8171 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? Yes If so, please specify the section of the Ordinance: See attached and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 900 Ocean Ave
- b. Zoning District: R-75
- c. Number of Existing Lots: 1 Number of Proposed Lots: 1
- d. For the construction of: (check all that apply and provide # of each type)
- | | |
|--|--|
| ☐ Single Family Dwelling _____ | ☐ Accessory Use _____ |
| ☐ Two Family Dwelling _____ | ☐ Addition _____ |
| ☒ Other Residential <u>Condominium Complex</u> | ☐ 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: Applicant is Unit 1 owner of 900 Ocean Avenue, a condominium complex of mixed structures. Unit 1 is the corner unit on Ocean Avenue and 9th Avenue. Existing is a one story home. Applicant proposes to renovate the home and add a second floor addition, as well as, a roof entertainment deck. Applicant does not intend to increase the existing footprints, lot coverage or building coverage. All pre-existing variance conditions remain. Applicant is expanding a non-confirming use since it is a condominium. Applicant will also request variance/design waiver for a flat roof deck.

Salmel Realty Investors, LLC
Zoning Board of Adjustments Application
Property Location: 900 Ocean Avenue, Belmar NJ

VARIANCE REQUESTS

	REQUIRED	EXISTING	PROPOSED
Use	Single Family	Condominium	Condominium
Area, Corner Lot	9000 Sq Ft.	6,359 Sq Ft	6,359 Sq Ft
Frontage, Corner Lot	60 FT	57.5 FT	57.5 FT
Front Yard Setback 9 th Ave	20 FT	19.6 FT	19.6 FT
Lot Coverage (MAX)	50%	62 %	62 %
Roof Design			Flat

Any other variances the Zoning Board of Adjustment deem necessary.

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.

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

MM _____ _____ _____
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.

MM _____ MM _____
Owner Initials Date Applicant Initials Date

7. **Final Certification**

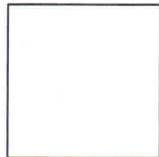
	<u>Owner</u>	<u>Applicant (if other than owner)</u>
Name:	<u>Samuel Realty Investors, LLC</u>	_____
Address:	<u>1600 16th Ave</u>	_____
	<u>Belmar NJ 07719</u>	_____
Signature:	<u>Michael Melarzo</u>	_____

	<u>Notary Public</u>
Name:	_____
Address:	_____

Signature:	<u>[Signature]</u>
Stamp:	

<u>Attorney on behalf of Applicant/Owner</u>
<u>Timothy B. Middleton, Esq</u>
<u>2517 Highway 35 - Building K Suite 101</u>
<u>Manasquan NJ 08736</u>

Seal:



BOROUGH OF BELMAR

APPLICATION CHECKLIST

SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Application No.: _____
(Filled in by Borough)

Name of Applicant:

Sahmel Realty Investors, LLC

Block:

90

Lot:

3.01

Street Address of Property:

900 Ocean Ave

Date Filed:

Type of Application

(Check all that apply)

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

☐	Final Major Site Plan
☐	Appeal of Zoning Officer's Decision ("A" Variance)
☐	Interpretation of Zoning Ordinance ("B" Variance)
☒	Hardship or Flexible Bulk Variance ("C" Variance)
☒	Use Variance ("D" Variance)

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

Notes:

- 1) An application shall not be considered complete until all applicable materials and information specified below have either been submitted, or a WRITTEN "Waiver Request" is made by the applicant for the non-submitted applicable item. Failure to submit a properly completed application checklist is reason for application incompleteness. Items denoted with an "X" are applicable for the type of application being submitted.
- 2) Applications for amended site plans and subdivisions shall comply with all checklist items below for site plans and subdivisions. Applications for extensions of time shall not be subject to the application checklist requirements below.

Application Circumstances Requiring Below																		
Item #	Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Township Mark			
		Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance	Complies	Waiver	N/A	Complies	Does Not Comply	N/A

Section 1 - Administrative Completeness Requirements

1	Fourteen (14) copies of the completed Borough of Belmar "Development Application" forms.	X	X	X	X	X	X	X	X	X	X	X	X	X				
2	Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	X	X	X	X	X	X	X	X	X	X	X	X	X				
3	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	X	X	X	X	X	X	X	X	X	X	X	X	X				
4	Application fee as required by Board Secretary or Borough Engineer.	X	X	X	X	X	X	X	X	X	X	X	X	X				
5	Statement of Corporate or other Ownership on the form provided. (if applicable)	X	X	X	X	X	X	X	X	X	X	X	X	X				

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	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	Fourteen (14) copies of the plans, signed and sealed by an architect or engineer licensed in the State of New Jersey	X	X	X	X	X	X	X	X	X	X	X	X				
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	
11	Eighteen (18) copies of the Stormwater Management Report	X	X	X	X	X	X	X								X	
12	Eighteen (18) copies of the Traffic Report.	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				
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				
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.					X	X	X								X	

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)

Section 2 – Plat Requirements

Item #	Item Description	Subdivision			Site Plan				Variances				Applicant Mark			Borough Mark		
		Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance	Complies	Does Not Comply	Waiver	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					
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				
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				
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				
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				
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				
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				
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				
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				
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				
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				

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)

Section 3 - General Plan Information Requirements

Item #	Item Description	Subdivision			Site Plan				Variances				Applicant Mark		Borough Mark			
		Minor	Preliminary Major	Final Major		Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance	Complies	Waiver	N/A	Complies	Does Not Comply	N/A
27	Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet.	X	X	X		X	X	X	X	X	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					
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					
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					
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					
32	Parking plan showing spaces, size, and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.	X	X	X		X	X	X							X			
33	Site Triangles	X	X	X		X	X	X							X			
34	Landscaping Plan	X	X	X		X	X	X	X	X	X	X	X	X				

Name of Applicant: _____

Application No.: _____
(Filled in by Borough)**Section 5 - Miscellaneous Items Required on the Plans or in the Submission Package**

Item #	Item Description	Subdivision			Site Plan				Variances				Applicant Mark			Borough Mark		
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance		Complies	Waiver	N/A	Complies	Does Not Comply	N/A
35	Soil borings documenting the permeability and seasonal high water table sufficiently enough to design the stormwater system, any septic systems and basement floor elevations.		X	X		X	X								X			
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								X			

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

38	Drainage Plan		X	X	X	X	X								X			
39	Utility Plan.		X	X	X	X	X								X			
40	Lighting Plan including luminaire calculations, specifications and details		X	X	X	X	X								X			
41	Signing and Striping Plan including location and dimensions of all off street loading areas, parking requirement calculations and actual number of spaces provided pre- vs. post construction. Graphically depict all and dimension (Section 188 - 106 & 107).		X	X	X	X	X								X			
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X		X	X								X			

Name of Applicant: _____

Application No.: _____

(Filled in by Borough)

Applicant

Professional Engineer/Architect

Company Name: Salmei Realty Investors, LLC
Address: 1600 11th Ave
Belmar NJ 07719

Company Name: Se Pico Architect
Address: 1201 Boynton Ave
Nestfield NJ 07090

Contact Name: MICHAEL MELANZO
Signature: Michael Melanzo

Contact Name: Peter Se Pico, RA
Signature: Peter Se Pico

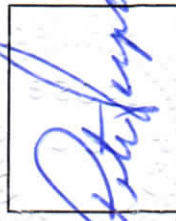
Date Submitted: _____

Date Submitted: 11/24/2020

Block: 90 Lot: 3.01

License No.: NJ13026

Street Address of Property: 900 Ocean Ave



Seal

STATEMENT OF CORPORATE OR OTHER OWNERSHIP

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

a. Individual _____

b. Corporation X _____

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: _____

Name: _____

Address: _____

Address: _____

Percentage Ownership: 100%

Percentage Ownership: _____

Signature: 11/11/20

Signature: Michael Melago

Date: _____

Date: _____

Name: _____

Name: _____

Address: _____

Address: _____

Percentage Ownership: _____

Percentage Ownership: _____

Signature: _____

Signature: _____

Date: _____

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: 11/11/2020 Zone: R-75

Block(s): 90 Lot(s): 3.01 Qualifier: _____

Site Address: 900 Ocean Ave

APPLICANT

OWNER

Name: Samuel Realty Investors, LLC Name: _____

Address: 1600 16th Ave Address: _____
Belmar NJ 07719

Signature: Michael Milano 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)