WILLIAM J. SHIPERS DAVID P. LONSKI

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

ROBERT J. MacNIVEN

FAX: (732) 210-4443

(1972-2020)

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

DARREN M. PFEIL* MARC P. CASWELL

OF COUNSEL: RONALD G. KERCADO GEORGE W. PRESSLER

*Admitted Attorney NJ, NY, & PA

September 29, 2021

VIA HAND DELIVERY

Borough of Belmar 601 Main Street Belmar, NJ 07719

ATTN.: APRIL CLAUDIO, Zoning Board Secretary

RE: JOSEPH AND NANCY SHAIMAN

300 11th Avenue, Belmar NJ 07719

Zoning Board of Adjustment Application

Dear Mrs. Claudio:

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

- 1. Sixteen (16) copies of the Zoning Board Application;
- 2. Sixteen (16) sets of the architect plans of Paul Lawrence, AIA of I House Architecture;
- 3. Sixteen (16) copies of the survey of Paul K. Lynch, dated November 1, 2019;
- 4. Minor Land Use Certificate;

Thank you in advance for your assistance with this matter.

Very truly yours,

DATED:

SHAMY SHIPERS & LONSKI, P.C.

Ву

By: |

OH DED

WJS|nic enclosures

cc: client

The undersigned acknowledges receipt of the 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

DEVELOPMENT APPLICATION

DATE RECEIVED:	APPLICATION NO:
RECEIVED BY:(Items above to be fill	FEE AMOUNT PAID:
Date Prepared: 7/20/2021 (Plea	se Print) Zone: R-75
Block(s): 102	Lot(s): <u>18</u>
Site Address: 300 11 th Avenue	
Name of Owner(s): <u>Joseph & Nancy Shaiman</u>	
Owner Address: 300 11th Avenue Belmar NJ 07719)
Phone #: <u>732-859-3715</u>	Email: jshaiman@ecc.net
Name of Applicant (if different than owner):	
Applicant Address:	
Phone #:	
	ce, AIA License #: 12441
	Δ, 1111 Litetise π. 12441
Firm Address: 1600 Highway 71 Suite 3 Belmar N.	
Phone #: 732-749-3525	Email: PL@ihousearchitecture.com
Name of Attorney Representing Applicant: William	J. Shipers Esq
Firm Address: 334 Milltown Road, East Brunswick	
Phone #: <u>732-210-4404</u>	Email: wshipers@ssandl.com

1. Application Request

	a.	The applicant is hereby requesting an app	lication 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 a section of the Ordinance: Steel With A explanation of the variances needed and as	required? If so, please specify the and provide a detailed ttach explanation hereto.
2.	<u>Items</u>	of Proposed Development	
	a.	Address: 300 11 th Avenue	
	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 p	provide # of each type)
		☐ Single Family Dwelling	☐ Accessory Use
		☐ Two Family Dwelling	☐ Addition
		☐ Other Residential	☐ Commercial Structure(s)
		☐ Other (Describe)	
		Number of units that will qualify as Afford	dable Unitsfor sale and for rent.
	firs	ry addition to the 'B' Street side of the mainst floor kitchen and second floor bedroom.	elopment: Applicant intends to add a 99 sq ft two n structure. This will allow modernization of the Additionally, the home during it's glory had a intends to rebuild a similar three bay garage.

Shaiman

Zoning Board of Adjustments Application Property Location: 300 11th Avenue

VARIANCE REQUESTS

	REQUIRED	EXISITING	PROPOSED
Lot Area	9,000 Sq. Ft	7,500 Sq. Ft.	7,500 Sq. Ft. (pre-existing)
Min. Lot Frontage	60 ft	50 ft 50 ft	(pre-existing)
Min Lot Diameter	30 ft	25 ft	25 ft (pre-existing)
Front Yard Setback- Porch	12 ft	11.32 ft	11. 32 ft (pre-existing)
Second Front Yard Setback (B Street) (Overlay Structure)	20 ft 20 ft	16.72 ft 19 ft	16.72 ft 19 ft
Side Yard Setback	5 ft	1.95 ft	1.95 ft (pre-existing)
Max. Building Coverage	25%	21.76 %	34.5 %
Detached Garage	18ft/1 story	0	20 ft /1.5 stories

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.

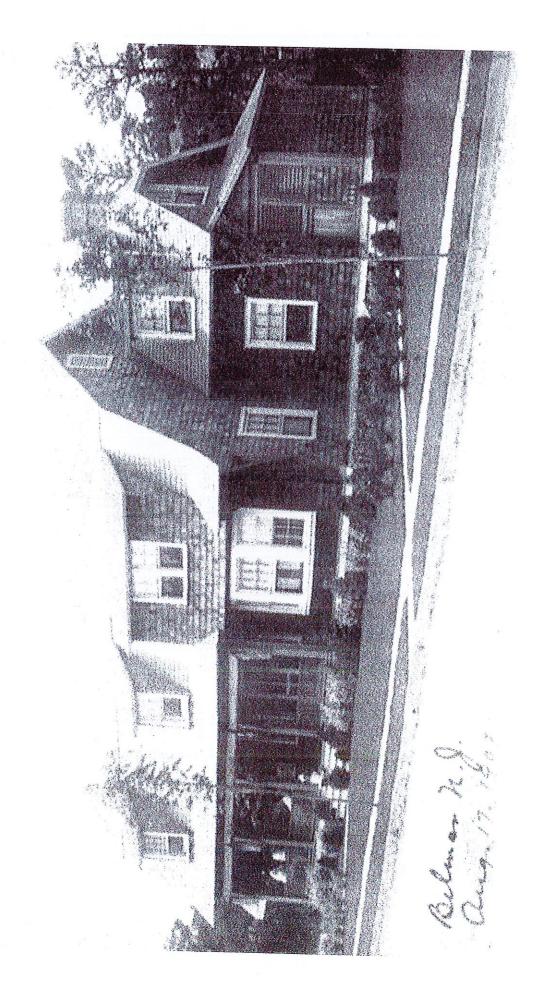
		officer to enter the subje	ect premises for the purp	ose of performing a s	ite inspection and review.
		Owner Initials	7/20/202, Date	Applicant Initials	Date
5.	<u>Ce</u>	rtificate of Concurrence	e & Statement of the L	<u>andowner</u>	
	a.	I hereby certify that I arplans presented to the Pl			and that I concur with the
	b.	Application is made with agreement of purchase of			n in accordance with the e applicant.
	c.	Permission is hereby gra Applicant, to submit the Contract Purchaser if app	ne proposed developm	other, other, other, other, on my be	rwise known as the half as the: (Tenant or
		Owner Initials	7 20 2021 Date	Applicant Initials	Date

6. Escrow Agreement

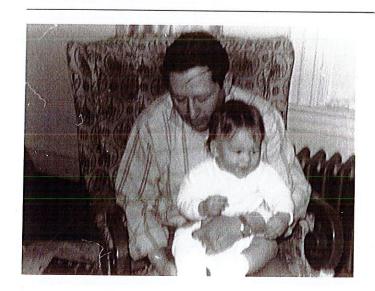
- a. The ordinances of the Borough of Belmar require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow 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.

(5)	2/20/2021		
Owner Initials	Date	Applicant Initials	Date

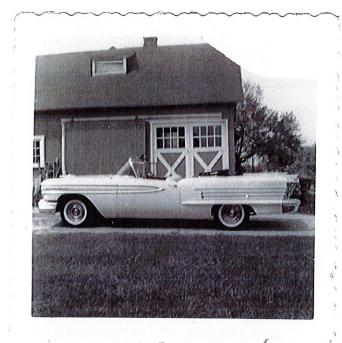
7.	Final Certific	<u>cation</u>	
		Owner	Applicant (if other than owner)
	Name:	Joseph Shaman	
	Address:		
	Signature:	Joseph Gramm	
	Name:	Notary Public	Attorney on behalf of Applicant/Owner
	Address:		East Brunsmck N 08/10 William J. Shipers, Esq
	Signature:		William J. Shipers, ESQ
	Stamp:		
	Seal:		

















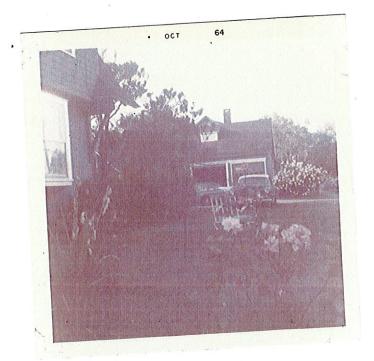












APPLICATION CHECKLIST BOROUGH OF BELMAR

SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Name of Applicant: Joseph & Nancy Shew man

Block:

(Filled in by Borough)

Lot:

Application No.:

Street Address of Property:

300 11th Avenua

Type of Application

Date Filed:

(Check all that apply)

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

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

Notes:

Preliminary Major Site Plan

Minor Site Plan

Conditionally Exempt Site Plan

Final Major Subdivision Preliminary Major Subdivision Minor Subdivision

J

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 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 applicable for the type of application being submitted. 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

Section 1 - A Fourteen (1	Item #	Site Plan	2: 2:	
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		provided. (if applicable)	Statement of Corporate or other	Eugmeer.	Application ice as required by Board Secretary or Borough	Application			rioperly calculated escrow review fee with payment	Dropoult.	"Application Checklist" forms	Fourteen (14) copies of the completed Borough of Belmar		"Development Application" forms	Fourteen (14) copies of the completed Borough of Belmar
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	applicable conditional use standards are met.	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.	descriptions including metes and bounds for all easements, covenants and deed restrictions affecting the property in question.	raffic Repo	Report (16) copies of the Stormwater Management	Impact Report, If applicant is requesting a waiver provide a letter stating such.	an architect or engineer licensed in the State of New Jersey	submitted as part of the package.	within the Cler	Item Description	
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Section 2 - Plat Requirements

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	Law a	rough	the B	40163	bearings in degrees, minutes and seconds. Area of parcel in square feet and some 1.	oor a	by re	forma	key map depicting the entire site plus directions shall be provided on the plat.	and graphic. The reference source (i.e. etc.) of the meridian shall be identified	f	than
	accordance with the Map Filing Law and Borough Code.	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 considered.	be set (if applicable) in accordance with Map Filing Law. Approval signature blocks for the Board Chairman &	hundredth. Togation and decreases.	in feet and seconds.	setbacks, lot coverage, height, floor area ratio and density both required and proposed.	prepared and date of last revision by revision block. Provide Zoning Schedule Tables for parcel indicating all	Title block containing contact information of professional, lot and block number site or exhaustice.	us 500	and graphic. The reference source (i.e. deed, Filed Map, etc.) of the meridian shall be identified.	, and di	Plat drawn to scale not smaller than 1 inch = 100 feet or larger than 1 inch = 20 feet. Name and address of property owner/amiliant Name.
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Section 3 - General Plan Information Requirements

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		Landscaping Plan	Site inangles	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.	Parking plan showing spaces, size, and type girle width	lot and block number, site or subdivision name, date prepared and date of last revision by revision block.	Title block containing contact information of professional	relation to surrounding area, with two hundred foot (200) offset shown and block and lots labeled.	Key map showing location of parcel to be considered in	and graphic. The reference source (i.e. deed, Filed Map, etc.) of the meridian shall be identified.	Scale, north arrow and reference meridian both written	30" x 42".	Sheet size shall be no smaller than 11" > 17" 24" - 27"		Plans drawn to scale not smaller than 1 inch = 50 feet or
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Section 5 - Miscellaneous Items Required on the Plans or in the Submission Package

Subdivision

Site Plan

Applicant Mark

Borough Mark

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	37	36	35		Item #	
Section 6 - Miscellaneous Items Required on the Plans or in the Submission Package	(i.e. curb, pavement, fences, sidewalk, lighting, etc.).	facilities.	high water table sufficiently enough to design the stormwater system, any septic systems and basement floor elevations.	Coil horizon documenting at	Item Description	
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