

Anthony Longo
Cynthia Longo
1501 B Street
Belmar, NJ 07719
732-581-1876
aclongo@verizon.net

January 28, 2021

Borough of Belmar
601 Main Street
Belmar, NJ 07719
Attn: April Claudio,
Municipal Clerk/Registrar Planning, Zoning, & Construction

RE: Property Location 1501 B Street, Belmar, NJ : Block 152 Lot 1
Application to the Board of Adjustment

Dear Ms. Claudio,

Relative to the above referenced property, enclosed please find the following:

1. Fourteen (14) copies of the completed "Development Application" forms.
2. Fourteen (14) copies of the engineering plans, signed and sealed by KBA Engineering Services.
3. Fourteen (14) copies of the architect plans, signed and sealed by Grasso Design Group.
4. Check in the amount of \$750 payable to the Borough of Belmar for the escrow deposit.
5. Check in the amount of \$10.00 payable to the Borough of Belmar for the fee to obtain the 200 foot property owner list.
6. Municipal Tax Status Request form.
7. Eighteen (18) copies of the written explanation for the waiver requests.

Thank you for your assistance in this matter.

Kind Regards,

Anthony Longo

Cynthia Longo



BOROUGH OF BELMAR

DEPARTMENT OF
CONSTRUCTION, PLANNING & ZONING
601 Main Street

Phone: (732) 681-

3700 x225

Post Office Box A
Belmar, NJ 07719

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
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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: 1/28/2021 (Please Print) Zone: R-40

Block(s): 152 Lot(s): 1

Site Address: 1501 B St.

Name of Owner(s): Anthony + Cynthia Longo

Owner Address: 1501 B St. Belmar NJ 07719.

Phone #: 732 581-1876 Email: ACLONGO@verizon.net

Name of Applicant (if different than owner): N/A

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Joseph J. Kociuba License #: GE45850

Name of Firm: KBA Engineering Services, LLC

Firm Address: 2517 Rt 35, Bldg E, Suite 203 Manasquan NJ 08736

Phone #: 732-722-8555 Email: Plans@KBAengineers.com

Name of Attorney Representing Applicant: N/A

Name of Firm: _____

Firm Address: NIA

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: See Attached and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 1501 B. St
- 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 <u>1 car garage</u> |
| ☐ 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.

If installing A/C Unit or Generator, provide setback and location _____

Rear of dwelling (west) 9.33 ft

e. Provide brief description of proposed development: _____

New home construction replacing 1903 cape.

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.

<u>AC</u>	<u>01/28/2021</u>	<u>W</u>	<u>01/28/2021</u>
Owner Initials	Date	Applicant Initials	Date
CC	1/28/21	CC	1/28/21

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): _____.

<u>AC</u>	<u>01/28/2021</u>	<u>AC</u>	<u>01/28/2021</u>
Owner Initials	Date	Applicant Initials	Date
CC	1/28/21	CC	1/28/21

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.

<u>AC</u>	<u>01/28/2021</u>	<u>AC</u>	<u>01/28/2021</u>
Owner Initials	Date	Applicant Initials	Date
CC	1/28/21	CC	1/28/21

7. Final Certification

Owner
Name: Anthony Longo
Address: Cynthia Longo
1501 B St Belmar NJ 07719
Signature: Anthony Longo
Cynthia Longo

Applicant (if other than owner)
NIA

Notary Public
Name: JOSEPH P CUTRONE JR
Address: 1123 3rd Ave
Spring Lake NJ 07762
Signature: [Signature]
Stamp:

[Blank Stamp Box]

Attorney on behalf of Applicant/Owner
NIA

Seal: **JOSEPH P CUTRONE JR**
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2432919
MY COMMISSION EXPIRES APRIL 22, 2023



Applicant continued

Professional Engineer/Architect

Company Name:

GRASSO DESIGN GROUP

Address:

231 Hwy 71

SECOND FLOOR WEST

MANASQUAN, NJ 08736

Contact Name:

BRIAN BERZINSKIS

Signature:

B. Berzinski

Date Submitted:

JAN 27

Block:

Lot:

19482

Street Address of Property:

1501 B St. Belmar NJ 07719



Seal

Applicant continued

Professional Engineer/Architect

Company Name: _____

Company Name: _____

Address: _____

Address: _____

KBA Engineering Services, LLC

2517 Rte 35, Bldg E, Ste 203

Manasquan, NJ 08736

Contact Name: _____

Contact Name: _____

Signature: _____

Signature: _____

Date Submitted: _____

Date Submitted: _____

Block: _____

Lot: _____

License No.: GE45850

Street Address of Property: _____

1501 B St. Belmar NJ 07719.



Seal

Waiver request:

Anthony Longo/ Cynthia Longo
1501 B Street
BLOCK 152, LOT 1

1. Existing lot contains 1903 Cape Code style home with full basement. Soil boring revealed seasonal high water table depth 44" at elevation 10.14 and water table depth at 58" at elevation 8.97. Although lot is not in a flood zone, water from Superstorm Sandy's surge reached the northeast corner of property per www.njfloodmapper.org/datasource link to "Sandy Surge Extent Map Services". More concerning to applicants is the rising water table combined with historic rains such as Hurricane Irene which produced as much as 10" of rain combined with wet antecedent conditions. Applicants are seeking to rebuild with basement to allow for dwelling's mechanicals and storage for such storms. Applicants are seeking height of structure at 38 ft, which exceeds the height limitation of 35 ft.
2. Applicants are seeking parking variance as single family home with 4 or more bedrooms require 3 off street parking spaces. Property is a corner lot, where depth of lot at driveway is only 60 ft. To fit the 3 spaces each 9 ft x 20 ft, applicants are proposing double width driveway with accommodating curb cut.

Variances requested:

1. Building height:

Belmar Code Schedule 40-5-1A states in a R-40 residential zone, maximum building height of principal structure is 35 ft.

Proposed: Principle structure height at 38 ft.

2. Driveway/Parking

Belmar Code Section 40.9.2b states for residential developments, off-street parking shall be provided as set forth in Exhibit 40-9-1, which states 3 off street parking spaces are required for a 4 bedroom single family detached housing unit.

Belmar Code Section 40-7.31c states driveway...may flair out to accommodate width of garage doors plus 2 feet on each side of driveway.

Proposed: 24 ft width driveway to accommodating 3 off street parking spaces.

3. Relief for any and all other Variances / Design Waivers/ Submission Waivers which are deemed necessary, or which may become necessary during the public hearing process.