



# 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](http://www.belmar.com)

## DEVELOPMENT APPLICATION

DATE RECEIVED: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ FEE AMOUNT PAID: \_\_\_\_\_

(Items above to be filled out by the Borough)

Date Prepared: \_\_\_\_\_ (Please Print) Zone: CBD-1

Block(s): 86 Lot(s): 1

Site Address: 801-803 Main Street

Name of Owner(s): MB1 Belmar LLC

Owner Address: c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, New Jersey 07712

Phone #: (732) 643-5284 Email: jsk@ansellgrimm.com

Name of Applicant (if different than owner): same as above

Applicant Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Professional Preparing Plan: Daniel Governale, RA, AIA License #: COA 21AC00103800 NJ21A102022200

Name of Firm: Barlo Governale & Associates, LLC

Firm Address: 92 Mantoloking Road, Brick, New Jersey 08732

Phone #: (732) 477-7751 Email: dan@barloarchitecture.com

Name of Attorney Representing Applicant: Jennifer S. Krimko, Esq.

Name of Firm: Ansell Grimm & Aaron PC

Firm Address: 1500 Lawrence Avenue, Ocean, New Jersey 07712

Phone #: (732) 643-5284 Email: jsk@ansellgrimm.com

**1. Application Request**

a. The applicant is hereby requesting an application for the following:

- |   |  |
|---|--|
| <input type="checkbox"/> Minor Subdivision  | <input type="checkbox"/> Final Major Site Plan                     |
| <input type="checkbox"/> Preliminary Major Subdivision                            | <input type="checkbox"/> Appeal of Zoning Officer's Decision ("A") |
| <input type="checkbox"/> Final Major Subdivision                                  | <input type="checkbox"/> Interpretation of Zoning Ordinance ("B")  |
| <input type="checkbox"/> Conditionally Exempt Site Plan                           | <input type="checkbox"/> Hardship or Flexible Bulk Variance ("C")  |
| <input type="checkbox"/> Minor Site Plan  | <input type="checkbox"/> Use Variance ("D")                        |
| <input type="checkbox"/> Preliminary Major Site Plan                              | <input type="checkbox"/> Other: _____                              |
| <input type="checkbox"/> Amended Preliminary, Final or Minor Subdivision          |  |
| <input checked="" type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |  |

Is a variance or conditional use approval required? N/A 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: 801-803 Main Street
- b. Zoning District: CBD-1
- 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) N/A
- |   |  |
|---|--|
| <input type="checkbox"/> Single Family Dwelling _____ | <input type="checkbox"/> Accessory Use _____           |
| <input type="checkbox"/> Two Family Dwelling _____    | <input type="checkbox"/> Addition _____                |
| <input type="checkbox"/> Other Residential _____      | <input type="checkbox"/> Commercial Structure(s) _____ |
| <input type="checkbox"/> Other (Describe) _____       |  |

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

e. Provide brief description of proposed development: \_\_\_\_\_

The property is an existing, multi-tenanted commercial building. The primary tenant is Beach Haus Brewery, ("Brewery"), which is owned by the owner of the property. The Brewery's use is production, sales and consumption on premises of food, alcoholic beverages and the Brewery's beers. Applicant is seeking amended site plan approval for the addition of roof deck seating for the Brewery.

**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

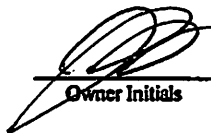
4/5/21  
Date

  
Applicant Initials

4/5/21  
Date

**5. Certificate of Concurrence & Statement of the Landowner N/A**

- 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): \_\_\_\_\_.

  
Owner Initials

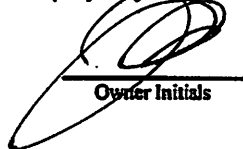
4/5/21  
Date

  
Applicant Initials

4/5/21  
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.

  
Owner Initials

4/5/21  
Date

  
Applicant Initials

4/5/21  
Date

**7. Final Certification**

Owner

Applicant (if other than owner)

Name: MB1 Belmar LLC \_\_\_\_\_

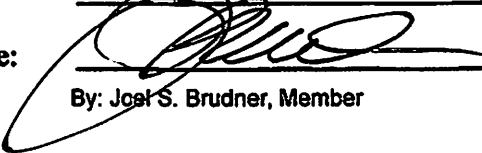
same as owner \_\_\_\_\_

Address: 801E Main Street \_\_\_\_\_

\_\_\_\_\_

Belmar, New Jersey 07719 \_\_\_\_\_

\_\_\_\_\_

Signature:  \_\_\_\_\_  
By: Jost S. Brudner, Member

\_\_\_\_\_

Notary Public

Attorney on behalf of Applicant/Owner

Name: Laura McCue \_\_\_\_\_

Jennifer S. Krimko, Esq. \_\_\_\_\_

Address: 1500 Lawrence Avenue \_\_\_\_\_

1500 Lawrence Avenue \_\_\_\_\_

Ocean NJ 07712 \_\_\_\_\_

Ocean, New Jersey 07712 \_\_\_\_\_

Signature:  \_\_\_\_\_

\_\_\_\_\_

Stamp: 

LAURA MCCUE NOTARY PUBLIC OF THE STATE OF NEW JERSEY MY COMMISSION EXPIRES MAY 1, 2024
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Seal: 