



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)

Date Prepared: 5/5/2021 (Please Print) Zone: R-75

Block(s): 93 Lot(s): 11

Site Address: 902 D Street, Belmar, NJ 07719

Name of Owner(s): Christopher Biniek

Owner Address: 902 D Street, Belmar, NJ 07719

Phone #: 609-468-4131 Email: chris.biniek@gmail.com

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

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Mary Hearn, AIA License #: C-12055

Name of Firm: M.B. Hearn Architecture, LLC

Firm Address: 1007B Main St, Belmar, NJ 07719

Phone #: 732-556-9055 Email: mhearn@mbhearn.com

Name of Attorney Representing Applicant: N/A

Name of Firm: _____

Firm Address: _____

Phone #: _____ Email: _____

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 checked="" 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"/> Amended Preliminary, Final or Minor Subdivision | |
| <input type="checkbox"/> 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: Please See Attached and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

a. Address: 902 D Street, Belmar, NJ 07719

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)

- | | |
|---|--|
| <input type="checkbox"/> Single Family Dwelling _____ | <input type="checkbox"/> Accessory Use _____ |
| <input type="checkbox"/> Two Family Dwelling _____ | <input checked="" 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 0 for sale and 0 for rent.

If installing A/C Unit or Generator, provide setback and location Per plans.

e. Provide brief description of proposed development: _____

Addition and alternations to existing single family residence and possible reconstruction of existing detached garage.

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.

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

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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.

CRB 5/5/21 CRB 5/5/21
Owner Initials Date Applicant Initials Date

7. **Final Certification**

	<u>Owner</u>	<u>Applicant (if other than owner)</u>
Name:	<u>Christopher Biniek</u>	<u>N/A</u>
Address:	<u>902 D Street</u>	
	<u>Belmar, NJ 07719</u>	
Signature:	<u><i>Chris Biniek</i></u>	

	<u>Notary Public</u>	<u>Attorney on behalf of Applicant/Owner</u>
Name:	<u>Lucille Baginski</u>	<u>N/A</u>
Address:	<u>150 Anderson Ave</u>	
	<u>Wallington NJ 07057</u>	
Signature:	<u><i>Lucille Baginski</i></u>	

Stamp:

LUCILLE BAGINSKI NOTARY PUBLIC OF NEW JERSEY My Commission Expires Aug. 11, 2023
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Seal:

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Applicant continued

Professional Engineer/Architect

Company Name: _____
Company Name: M.B. Hearn Architecture, LLC

Address: _____
Address: 1007B Main St

Belmar, NJ 07719

Contact Name: _____
Contact Name: Mary Hearn, AIA

Signature: _____
Signature: *Mary Hearn*

Date Submitted: _____
Date Submitted: 5-5-21

Block: 93 Lot: 11 License No.: C-12055

Street Address of Property: 902 D Street, Belmar, NJ 07719

Seal



Applicant: Christopher Biniek
Block 93: Lot 11
902 D Street, Belmar, NJ

Bulk Variances Sought:

1. Building Coverage - 39.7% existing, 42.6% proposed, where 30% maximum is allowed. (Schedule 40-5-1A.1)
2. Rear Yard Setback, Principal - .3 FT is existing, .3 FT is proposed, where 40 FT minimum is required. (Schedule 40-5-1A)
3. Side Yard Setback, Principal - 2.6 FT is existing, 2.6 FT is proposed, where 5 FT minimum is required. (Schedule 40-5-1A)
4. Side Yard Setback, Accessory - 2.0 FT is existing, 2.0 FT is proposed, where 3 FT minimum is required. (Schedule 40-5-1A)
5. Rear Yard Setback, Accessory - 1.5 FT is existing, 1.5 FT is proposed, where 3 FT minimum is required. (Schedule 40-5-1A)
6. Exterior mechanical equipment distance to property line - .9 FT is existing, .9 FT is proposed where 5 FT minimum is required. There is no section to reference.