

WILLIAM J. SHIPERS  
DAVID P. LONSKI

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

FAX: (732) 210-4443

## SHAMY, SHIPERS & LONSKI, P.C.

ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION

334 MILLTOWN ROAD  
EAST BRUNSWICK, NJ 08816

(732) 210-4404  
www.SSandL.com

DARREN M. PFEIL\*  
MARC P. CASWELL

OF COUNSEL:  
RONALD G. KERCADO  
ROBERT J. MacNIVEN  
GEORGE W. PRESSLER

\*Admitted Attorney NJ, NY, & PA

REPLY TO EAST BRUNSWICK  
July 8, 2020

**VIA HAND DELIVERY**

Borough of Belmar  
601 Main Street  
Belmar, NJ 07719  
ATTN.: APRIL CLAUDIO, Zoning Board Secretary

RE: Kevin and Joanne Casey  
Property Location: 307 7<sup>th</sup> Ave, Belmar, New Jersey  
Zoning Board Application

Dear Mrs. Claudio:

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

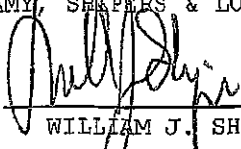
1. Sixteen (16) copies of the Zoning Board Application;
2. Sixteen (16) sets of the plot plan prepared by Joseph J. Kociuba, P.E., P.P. of KBA Engineering Services LLC;
3. Sixteen (16) sets of the plans of Brian Berzinskis, AIA of Grasso Design Group;
4. Sixteen (16) copies of the survey of the property prepared by William J. Fiore dated July 31, 2018;
5. Check in the amount of \$750.00 made payable to the Borough of Belmar for the escrow deposit;
6. Check in the amount of \$200.00 made payable to the Borough of Belmar for the application fee deposit.
7. Check in the amount of \$10.00 made payable to the Borough of Belmar which represents the fee for the 200 ft property owner list;

Upon receipt and review, please advise of the hearing date when this application can be heard by the Board and forward the property owner list to the undersigned.

Thank you in advance for your assistance with this matter.

Very truly yours,

SHAMY, SHIPERS & LONSKI, P.C.

By:   
WILLIAM J. SHIPERS

WJS|nic  
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](http://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: 7/7/2020 Zone: R-75

Block(s): 72 Lot(s): 4

Site Address: 307 Seventh Avenue

Name of Owner(s): Kevin and JoAnne Casey

Owner Address: 295 Middle Rd Holmdel NJ 07733

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

Name of Applicant (if different than owner): \_\_\_\_\_

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

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

Name of Professional Preparing Plan: Joseph Kociuba, P.E. P.P. License #: GE45850

Name of Firm: KBA Engineering Services, LLC

Firm Address: 2517 Route 35 Building E Suite 203, Manasquan NJ 08736

Phone #: (732) 722-8555 Email: \_\_\_\_\_

Name of Professional Preparing Plan: Brian Berzinskis, AIA License #: \_\_\_\_\_

Name of Firm: Grasso Design Group

Firm Address: 231 Highway 71 Manasquan NJ 08736

Phone #: 732-528-5850 Email: \_\_\_\_\_

Name of Attorney Representing Applicant: William J. Shipers, Esq.

Name of Firm: Shamy Shipers & Lonski, P.C.

Firm Address: 1007 A Main Street Belmar NJ 07719

Phone #: 732-210-4404 Email: wshipers@ssandl.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 checked="" 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 checked="" 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: See attached and provide a detailed explanation of the variances needed and attach explanation hereto.

**2. Items of Proposed Development**

a. Address: 307 7<sup>th</sup> 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 provide # of each type)

- |  |  |
|--|--|
| <input checked="" 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 0 for sale and 0 for rent.

e. Provide brief description of proposed development: Applicant intends to raze existing deferred maintained principal structure and garage and replace same with a new modern efficient single family home and detached two car garage. The application will: increase the existing sideyard set back, will reduce existing impervious lot coverage, will increase rearyard setback, increase accessory structure sideyard set back to conformity, increase accessory structure rearyard setback and will reduce the existing non-conforming curbcut to 12 ft, all to be in more conformity with the Zoning Code and Masterplan.

**Casey**  
**Zoning Board of Adjustments Application**  
**Property Location: 307 7<sup>th</sup> Avenue**

**VARIANCE REQUESTS**

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 Sq. Ft	7,300 Sq. Ft.	7,300 Sq. Ft.
Min. Lot Frontage	60 ft	58.28 ft	58.28 ft
Front Yard Setback (South Lake Ave)	17.55 ft	15.07 ft	15.13 ft
Front Yard Setback Porch (7 <sup>th</sup> Ave)	10 ft	N/A.	6.60 ft
Side Yard Setback	5 ft	3.55 ft	5.20 ft chimney bump out
Max. Building Coverage	25%	38.76%	34.84%
Parking	3	2	2

Any other variances the Zoning Board of Adjustment deem necessary.



**7. Final Certification**

Owner

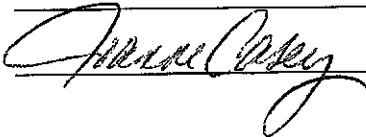
Applicant (if other than owner)

Name: Kevin and JoAnne Casey

\_\_\_\_\_

Address: 307 7<sup>th</sup> Avenue  
Belmar NJ 07719

\_\_\_\_\_

Signature: 

\_\_\_\_\_

\_\_\_\_\_

Notary Public

Attorney on behalf of Applicant/Owner

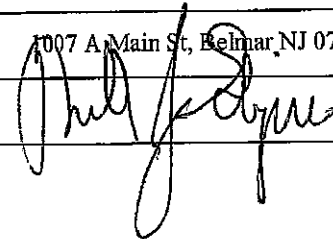
Name: \_\_\_\_\_

William J. Shippers, Esq.  
Shamy Shippers & Lonski, P.C.

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

1007 A Main St, Belmar NJ 07719

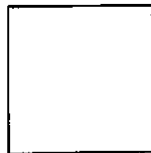
Signature: \_\_\_\_\_



Stamp:



Seal:



**BOROUGH OF BELMAR  
APPLICATION CHECKLIST  
SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS**

Application No.: \_\_\_\_\_  
(Filled in by Borough)

Name of Applicant: Cusey Block: 72 Lot: 4

Street Address of Property: 307 7th Avenue Date Filed: \_\_\_\_\_

<input type="checkbox"/>	Minor Subdivision
<input type="checkbox"/>	Preliminary Major Subdivision
<input type="checkbox"/>	Final Major Subdivision
<input type="checkbox"/>	Conditionally Exempt Site Plan
<input checked="" type="checkbox"/>	Minor Site Plan
<input type="checkbox"/>	Preliminary Major Site Plan

<input type="checkbox"/>	Final Major Site Plan
<input checked="" type="checkbox"/>	Appeal of Zoning Officer's Decision ("A" Variance)
<input type="checkbox"/>	Interpretation of Zoning Ordinance ("B" Variance)
<input checked="" type="checkbox"/>	Hardship or Flexible Bulk Variance ("C" Variance)
<input type="checkbox"/>	Use Variance ("D" Variance)

<input type="checkbox"/>	Amended Preliminary, Final or Minor Subdivision
<input type="checkbox"/>	Amended Preliminary, Final or Minor Site Plan
<input type="checkbox"/>	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.

Item #	Site Plan	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					



Name of Applicant: \_\_\_\_\_

Application No.: \_\_\_\_\_  
(Filled in by Borough)

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
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		
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			
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	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		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	Waiver	N/A	Complies	Does Not Comply	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	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	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	X	X			
19	Key map depicting the entire site plus 50.0 feet in all directions shall be provided on the plat.	X	X	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	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	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	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	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	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	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	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		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		X				
29	Scale, north arrow and reference meridian both written and graphic. The reference source (i.e. deed, Filled Map, etc.) of the meridian shall be identified.	X	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		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		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	X	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	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	X						X			
39	Utility Plan.		X	X	X	X	X	X	X						X			
40	Lighting Plan including luminaire calculations, specifications and details		X	X	X	X	X	X	X						X			
41	Signing and Striping Plan including location and dimensions of all off street loading areas, parking requirements 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	X						X			
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X				X	X						X			

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: 4/10/2020 Zone: R-75

Block(s): 72 Lot(s): 4 Qualifier: \_\_\_\_\_

Site Address: 307 7<sup>th</sup> Avenue

APPLICANT

OWNER

Name: JOANNE CASEY

Name: \_\_\_\_\_

Address: 295 MIDDLE RD

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

HOLMDEL, NJ 07733

Signature: [Signature]

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)