



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)

(Please Print)

Date Prepared: 7/13/2020 Zone: R-40

Block(s): 140 Lot(s): 6

Site Address: 111 14th Avenue

Name of Owner(s): Joseph and Sandra Grant

Owner Address: 204 Panther Court, Franklin TN 37064

Phone #: _____ Email: _____

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

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

Name of Firm: M.B. Hearn Architects

Firm Address: 1007 B Main Street Belmar NJ 07719

Phone #: _____ 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 #: 732-974-3132 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: 111 14th Avenue

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 _____ Accessory Use _____

Two Family Dwelling _____ Addition _____

Other Residential _____ Commercial Structure(s) _____

Other (Describe) see below

Number of units that will qualify as Affordable Units 0 for sale and 0 for rent.

e. Provide brief description of proposed development: Applicant is the fee owner of the property located at 111 14th Ave. The property is one half of a duplex. It is one story and sits on a lot of 20.60/21.10 x 100 ft. applicant intends to renovate and extend the first floor and modernize same for contemporary living and to construct a new second floor above. In so doing, applicant shall reduce impervious coverage from 57.8% to 53.3% and eliminate that pre-existing variance condition. Applicant further intends to demolish an existing rear shed which has a nonconforming rear setback of 2.6 ft. The attached variances are required.

Grant
Zoning Board of Adjustments Application
Property Location: 111 14th Avenue

VARIANCE REQUESTS

	REQUIRED	EXISTING	PROPOSED
Lot Area (Pre-existing Non-conforming)	4,000 Sq. Ft	2,085 Sq. Ft.	2,085 Sq. Ft.
Lot Frontage (Pre-existing Non-conforming)	40 Ft	21.1 Ft.	21.1 Ft.
Max. Building Coverage	30%	41.5%	46.6%
Parking (Pre-existing Non-conforming)	2 spots	1 spot	1 spot
Front Yard Setback(Porch) (Pre-existing Non-conforming)	12 ft	11.1 ft	11.1 ft
Rear Yard Setback	25 ft	29.9 ft	21.5 ft
Side Yard Setback (Pre-existing Non-conforming)	5 ft	0 ft	0 ft
Total Side Yard Setback	10 ft	6.6 ft	5.1 ft

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.

SDRG 7-14-2020 _____ _____
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: _____, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.

SDRG 7-14-2020 _____ _____
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.

SDRG 7-14-2020 _____ _____
Owner Initials Date Applicant Initials Date

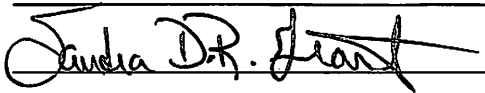
7. **Final Certification**

Owner

Applicant (if other than owner)

Name: Joseph and Sandra Grant

Address: 204 Panther Court
Franklin TN 37064

Signature: 

Notary Public

Attorney on behalf of Applicant/Owner

Name: _____

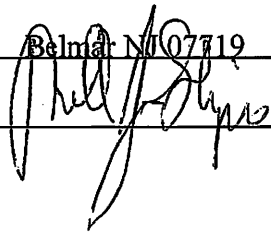
William J. Shipers, Esq.

Address: _____

1007 A Main Street

Signature: _____

Belmar NJ 07719



Stamp: 

Seal: 

**BOROUGH OF BELMAR
APPLICATION CHECKLIST**

Application No.: _____
(Filled in by Borough)

SUBDIVISIONS, SITE PLANS AND VARIANCE APPLICATIONS

Name of Applicant: Joseph's SANDRA GRANT Block: 140 Lot: 6

Street Address of Property: 111 14th Ave Date Filed: _____

Type of Application
(Check all that apply)

<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						
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					
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					
4	Application fee as required by Board Secretary or Borough Engineer.	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					

Name of Applicant:

GRANT, Joseph & SANDRA

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	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	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				
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					
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					
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.					X	X	X						X					

Name of Applicant: GRANT, JOSEPH & SANDRA

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					
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				
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				
19	Key map depicting the entire site plus 500 feet in all directions shall be provided on the plat.	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				
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				
22	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	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		
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		
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		
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		

Name of Applicant: GRANT, JOSEPH & SANDRA

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					
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					
29	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					
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					
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		
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		

Name of Applicant: GRANT, Joseph & SANDRA

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			
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			

Section 6 - Miscellaneous Items Required on the Plans or in the Submission Package

38	Drainage Plan		X	X	X	X	X	X									X			
39	Utility Plan.		X	X	X	X	X	X									X			
40	Lighting Plan including luminaire calculations, specifications and details		X	X	X	X	X	X									X			
41	Signing and Striping Plan including location and dimensions of all off street loading areas, parking requirement 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			
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X			X	X									X			

