



**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

**MINOR LAND USE - ZONING PERMIT**

BLOCK: 191 LOT: 10 SITE ADDRESS: 17A 20th Ave

- PROPERTY USE:  Residential Single Family  Residential Multi-Family # of units \_\_\_\_\_  Commercial
- PROPOSED PROPERTY USE/TYPE OF CONSTRUCTION: (CHECK ONE)
- Minor Subdivision  Major Subdivision  New House  Addition
- Accessory Use  Driveway  Swimming Pool  Sign/Awning
- Deck/Porch  A/C Unit  Fence  Generator

If other, please describe:

Brief description of proposal: Demo All Structures - Build new home  
will require BOA Meeting -  
with Engineer + 3 Architects

**IMPORTANT NOTE: Please attach a copy of the property survey and a sketch of proposal.**

The following information is required: Lot Size: 4000 sq. ft. +/- Zone: R-50

Setbacks: Front yard: 20' Rear yard: 33.50' Side Yard: 5' Total Side: 10' 15'

A/C Unit and Generator Setback	Existing	Proposed
Building Coverage	37 %	26.6 % <u>50</u>
Impervious Coverage	44.9 %	50.79 % <u>55</u>
Floor Area Ratio	73.5 %	41 % <u>45</u>
Height of Structure	16'	35' MAX

Owners Name: OWN BARBARA Date: 10.30.20  
Telephone #: 676 732-5822-1243

Approved  Denied Date: 10/27/20 Signature: TEB Baurh

Comments: Does not meet the setback side yard setback of 15ft.  
These parking spaces required on the plans  
need first approval by Planning Administrator

Application Fee \$150  
Residential Additions \$75  
Minor/Major Subdivision \$75  
Commercial Other \$75  
Permit/Other \$75  
Permit/Air Conditions/Comm/Other \$50  
Swimming Pool/Deck/Porch/Driveway \$65  
 Cash  Check  
Date Paid: 10.26.20



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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: 3-19-21  
 Block(s): 191  
 Lot(s): 10  
 Zone: B-50  
 Site Address: 122 Ave Belmar

Name of Owner(s): Dawn Sandmont  
 Owner Address: 122 20th Ave Belmar NJ 07719  
 Phone #: + 908 963 3532  
 Email: + dawn@partybluprints.com

Name of Applicant (if different than owner): James A/Burris  
 Applicant Address: 902 Main Street Belmar  
 Phone #: 732-522-1243  
 Email: 216urris@tjy.com

Name of Professional Preparing Plan: Michael Cannon  
 License #: \_\_\_\_\_  
 Name of Firm: Cannon Group  
 Firm Address: 1466 RT 88 n Brick NJ 08724  
 Phone #: 732-458-0003  
 Email: MTC AT Cannon group@pl.com

Name of Attorney Representing Applicant: \_\_\_\_\_  
 Name of Firm: \_\_\_\_\_  
 Firm Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**1. Application Request**

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

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditionally Exempt Site Plan
- Minor Site Plan
- Preliminary Major Site Plan
- Amended Preliminary, Final or Minor Subdivision
- Amended Preliminary, Final or Minor Site Plan
- Hardship or Flexible Bulk Variance ("C")
- Use Variance ("D")

Is a variance or conditional use approval required? Yes If so, please specify the section of the Ordinance: 40-5-19.1 and provide a detailed explanation of the variances needed and attach explanation hereto.

**2. Items of Proposed Development**

- a. Address: 122 20TH AVE BELMAR
- b. Zoning District: N-50
- 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
- Two Family Dwelling
- Other Residential
- Other (Describe) \_\_\_\_\_
- Accessory Use
- Addition
- Commercial Structure(s)

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 \_\_\_\_\_

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

Demolish Existing Home

Build New 2 1/2 Story home

MAINTAIN EXISTING REAR STRUCTURE FOR STORAGE

**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                      Date 3/19/21  
Applicant Initials                      Date 3-19-21

**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: James Hibberts, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the (Tenant or Contract Purchaser if applicable): Contractor.

Owner Initials                      Date 3/19/21  
Applicant Initials                      Date 3-19-21

**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.

Owner Initials                      Date 3/19/21  
Applicant Initials                      Date 3-19-21

7. Final Certification

Owner  
+ Dawn Sandomeno  
122 20th Ave.  
Belmar, NJ 07119

Signature: + Dawn Sandomeno

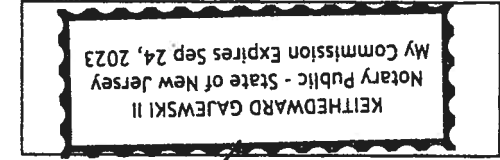
Applicant (if other than owner)  
James Alberts  
903 Main St  
Belmar NJ 07719

Signature: James Alberts

Name: Notary Public  
Keith Edward Gajewski II

Address: + Keith Edward Gajewski  
2101 Route 138  
Wall Township, NJ 07719

Signature: + Keith Edward Gajewski II



Seal: ✓

Stamp: ✓

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

Applicant

Company Name:

ALBERTS

Address:

902 MAIN STREET

DEMINIX NJ

Contact Name:

Jim ALBERTS

Signature:

*Jim Alberts*

Date Submitted:

3-19-21

Block:

191

Lot:

10

Street Address of Property:

122 20<sup>th</sup> AVE.

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

Professional Engineer/Architect

Company Name:

THE COMMON GROUP PC

Address:

1406 RT 88 W SUITE B2

BRICK NJ 08724

Contact Name:

MICHAEL T. CAMERON PE, PP, PLS

Signature:

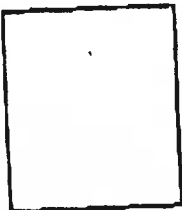
*Michael T. Cameron*

Date Submitted:

3-19-21

License No.:

MSPE413 34691



Seal

# VARIANCES - E = EXISTING CONDITION

- E- LOT SIZE - 5,000 sq ft Req - 4,000 sq ft Proposed
- E- LOT FRONTAGE - 50' Req - 40' Proposed
- E- LOT SHAPE - 30' Req - 35' Proposed
- E- SIDE YARD SET BACK - 5' required - Total 15' Both side
- E- 5' Proposed - Match side

Parking - 3 spaces required  
2 Proposed plus 3rd spot located in front yard set back

Building covers - 30% Req - 37.3% Proposed  
Existing Building coverage - 37%

1/2 STORY DECK - covers over partial Area of 2nd floor Deck

E- EXISTING STORAGE STRUCTURE - 3' set back req. 2' 1" Proposed

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

# SANDOMENO

122 TWENTIETH AVE.  
 BELMAR, NJ ZIP  
 MONMOUTH COUNTY

BUILDER:

# ALBURTUS

CHAMPION  
 MODULAR

CHAMPION MODULAR INC. - FACTORY  
 LIVERPOOL, PA. 17045

BRAND:



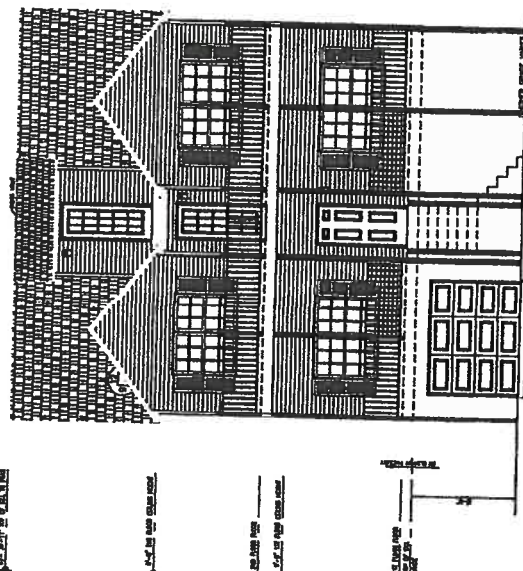
BUILDER:

ALBURTUS

CUSTOMER/PROJECT:

SANDOMENO

ENGINEER'S / ARCHITECT'S SEAL



**NOTES:**

- 1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
- 2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERNS)

**FRONT ELEVATION**

SITE CONDITIONS:	
GROUND BROW LOAD:	20 PSF
WIND SPEED:	130 MPH
EXPOSURE:	B
SEISMIC CATEGORY:	S
USE GROUP:	SINGLE FAMILY
CONSTRUCTION TYPE:	18 WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:	
FIRST FLOOR	888 SQ. FT.
SECOND FLOOR	888 SQ. FT.
SCREENED PORCH	888 SQ. FT.
TOTAL	1,776 SQ. FT.
OVERALL SIZE	28'0" x 30'0"
MODEL:	CUSTOM

BUILDER/OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	

MODIFICATIONS  
 10-18-20AN  
 1-12-21SAM

PD2  
 PD3

PROJECT:  
 42996  
 CUSTOM

TITLE:  
 COVER SHEET

DRAWN BY: BXP

DATE: 10-13-20

SCALE:

FILENAME: 42996\_PD

PD

SHEET:

COVER

PROPRIETARY AND CONFIDENTIAL  
 THESE DRAWINGS AND RELATED MATERIALS ARE THE PROPERTY OF CHAMPION  
 MODULAR HOMES AND SHALL BE KEPT IN CONFIDENCE BY THE USER



CHAMPION

MODULAR

CHAMPION MODULARS, INC. - FACTORY  
LIBERTY, PA. 17939



BUILDER: ALBURTUS

CUSTOMER/PROJECT: SANDOMENO

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

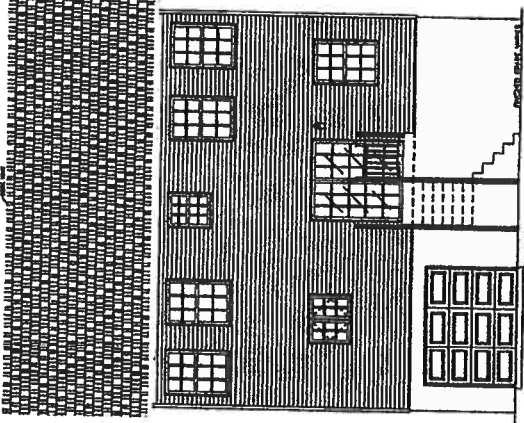
PROJECT: 42996  
CUSTOM

TITLE: ELEVATIONS

DRAWN BY: JGF  
DATE: 10-13-20  
SCALE:  
FILENAME: 42996\_P0  
P0

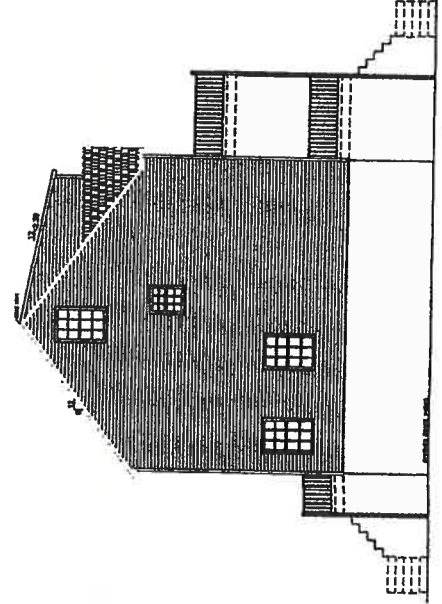
SHEET  
ELEVATIONS

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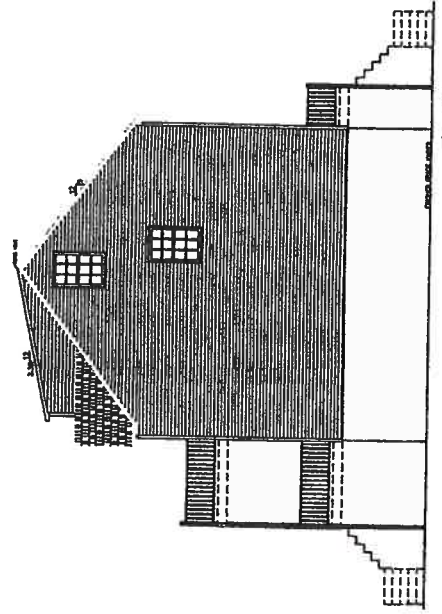
REAR ELEVATION

- ← 1/4" = 1'-0" (SEE PLAN)
- ← 1/4" = 1'-0" (SEE PLAN)
- ← 1/4" = 1'-0" (SEE PLAN)
- ← 1/4" = 1'-0" (SEE PLAN)
- ← 1/4" = 1'-0" (SEE PLAN)



LEFT ELEVATION

NOTES:  
1. LINES SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY



RIGHT ELEVATION

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 BUILDER / OWNER SIGNATURES: \_\_\_\_\_

CHAMPION

MODULAR

CHAMPION MODULAR, INC. - FACTORY 041  
LIVERPOOL, PA. 17055



BUILDER: ALBURTUS

CUSTOMER/PROJECT: SANDOMENO

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

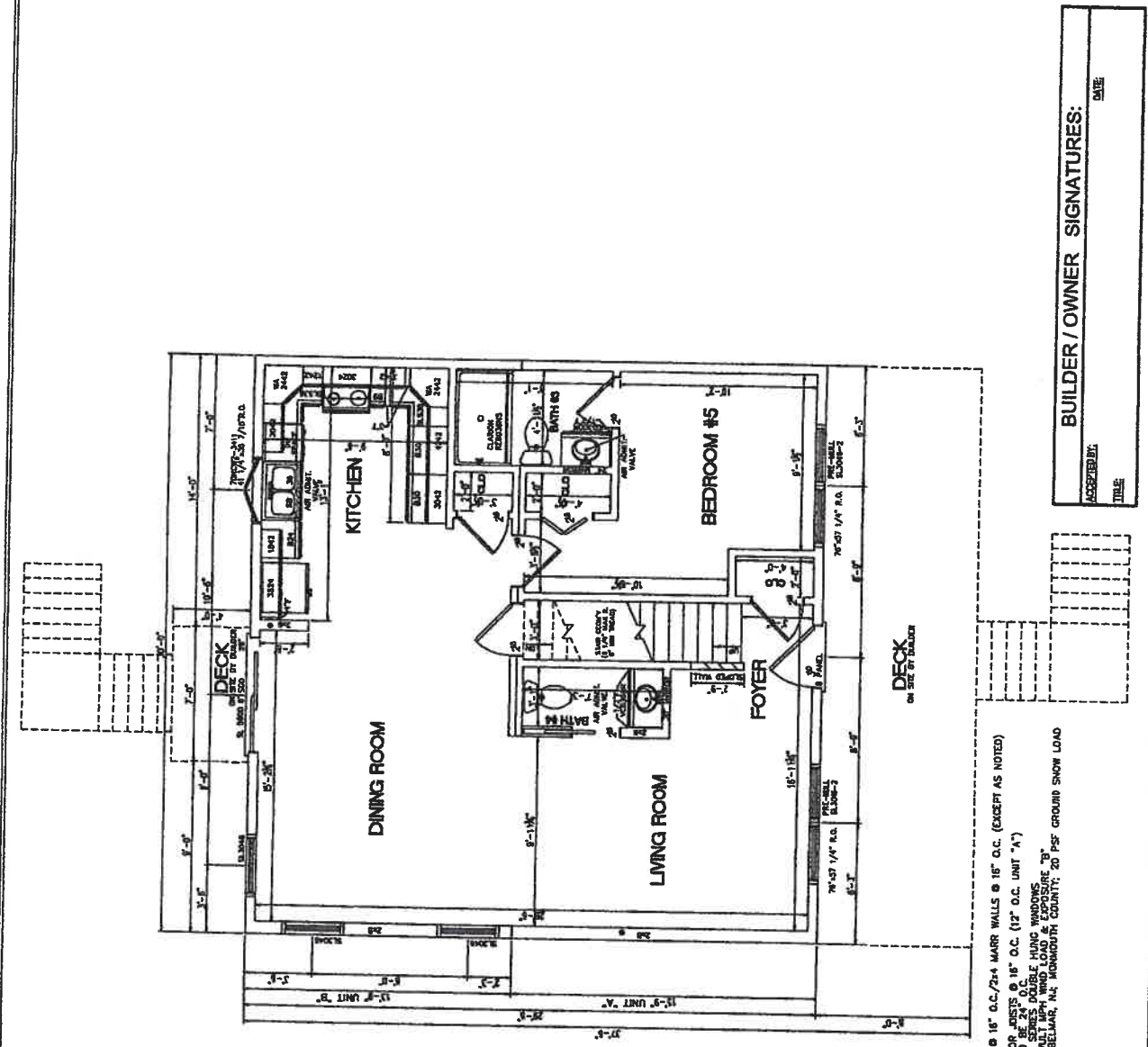
PROJECT: 42996  
CUSTOM

TITLE: FIRST FLOOR PLAN

DRAWN BY: RFE  
DATE: 10-13-20  
SCALE: 1/8" = 1'-0"  
FILENAME: 42996\_PD

SHEET: 1ST FLR

PROPRIETARY AND CONFIDENTIAL  
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- NOTES
1. EXTERIOR WALLS @ 16" O.C./24" MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
  2. 5'-0" CLO. HT.
  3. 2x10 SOFFIT FLOOR JOISTS @ 16" O.C. (12" O.C. UNIT "A")
  4. 2x10 SOFFIT FLOOR JOISTS @ 16" O.C. (12" O.C. UNIT "A")
  5. SILLING @ 3000 LB. PER LINEAL FOOT
  6. BASED ON 130 W.E.T. MPH WIND LOAD & EXPOSURE "B"
  7. SITE LOCATION: BELAIR, NJ; MONMOUTH COUNTY; 20 PSF GROUND SNOW LOAD

BUILDER / OWNER SIGNATURES:

DATE

CHAMPION

MODULAR

CHAMPION MODULAR, INC. - FACTORY  
LIVERPOOL, PA. 17045

BRAND:



BUILDER:

ALBURTUS

CUSTOMER/PROJECT:

SANDOMENO

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

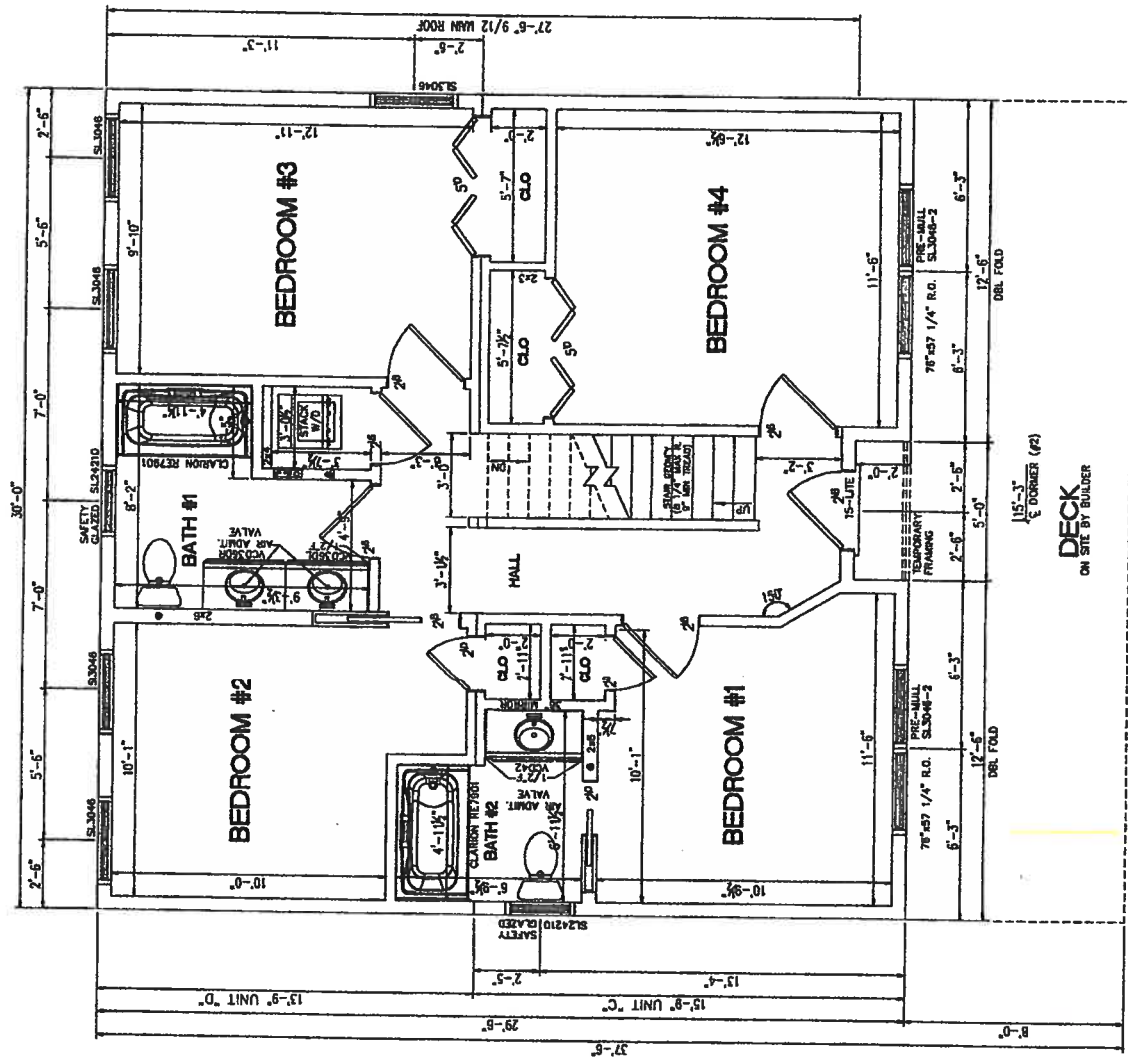
PROJECT:  
42996  
CUSTOM

TITLE:  
SECOND FLOOR PLAN

DRAWN BY:SPF  
DATE:10-13-20  
SCALE:3/16" = 1'-0"  
FILENAME:22996.PD

SHEET:  
2ND FLR

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BUILDER / OWNER SIGNATURES:  
ACCEPTED BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

- NOTES:
- 1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
  - 2. 8'-0" CLG HT.
  - 3. 2x10 SPP/FZ FLOOR JOISTS @ 16" O.C. (12" O.C. UNIT "C")
  - 4. GUP SYSTEM TO BE 24" O.C.
  - 5. SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS

CHAMPION

MODULAR

CHAMPION MODULAR, INC. - FACTORY #41  
LIVERPOOL, PA. 17045

BRAND:



BUILDER:

ALBURTUS

CUSTOMER/PROJECT:

SANDOMENO

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

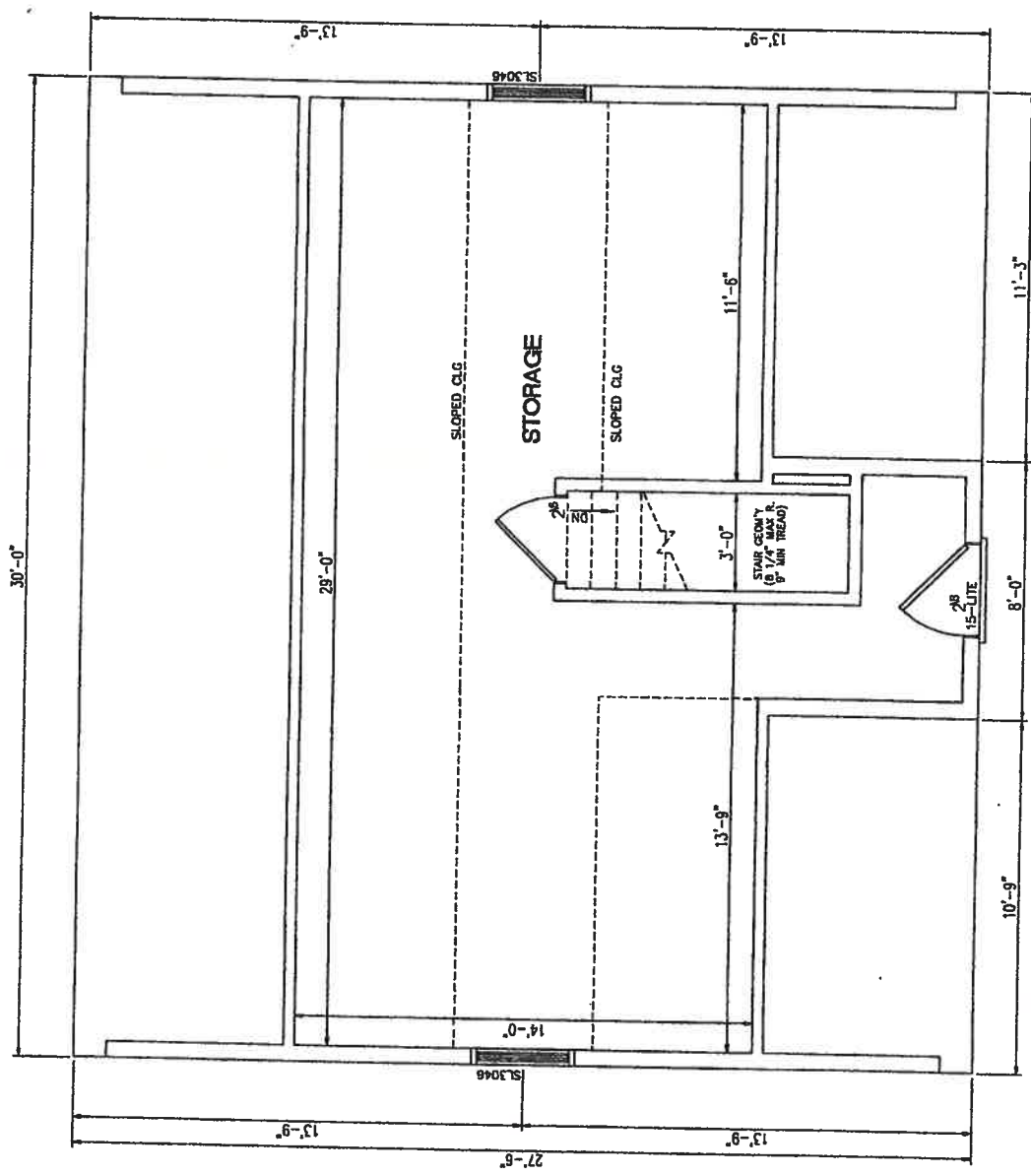
PROJECT: 42996  
CUSTOM

TITLE: THIRD FLOOR  
FLOOR PLAN

DRAWN BY: BWF  
DATE: 10-13-20  
SCALE: 3/16" = 1'-0"  
FILENAME: 42996\_PD

SHEET: 3RD FLR

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**PROPOSED 3RD FLOOR PLAN**  
ALL FINISH MATERIALS SUPPLIED AND INSTALLED ON-SITE BY BUILDER

BUILDER / OWNER SIGNATURES:

SIGNATURE:	DATE:
TITLE:	

113 20<sup>th</sup>.



Subject Property



1906 A Street

