

April 27, 2021

Planning Board
Borough of Belmar
601 Main Street
Belmar, NJ 07719

**Re: Amended Site Plan
MB1 Belmar, LLC
801-803 Main Street
Block 86, Lot 1
Borough of Belmar
Our File BPB 21-02**

Dear Board Members:

Our office has received and reviewed an application submitted in connection with the above referenced project. Submitted with the application are the following documents:

- An architectural site plan consisting of one (1) sheet prepared by Daniel J. Governale, RA, AIA of Barlo Governale & Associates, LLC dated March 29, 2021, with no revisions.
- A plan of survey consisting of one (1) sheet prepared by Gerald J. Scarlato, P.L.S., of Clearpoint Services, Inc., dated June 25, 2013, with the latest revisions dated July 23, 2013.

The application has been deemed complete. Our office has reviewed the plans to determine if they conform with the Development Regulations and provide the following report.

1. Description of Property

- A. The site is comprised of one (1) lot consisting of a lot area of 24,000 square feet at the southwest corner of the intersection of Main Street and Eighth Avenue.
- B. The existing lot currently contains a masonry multi-tenanted building. The primary tenant is Beach Haus Brewery which provides product sales, consumption and dining on the premises.

- C. The Applicant is seeking amended site plan approval for the addition of 3,090 square feet of roof deck seating and bar area for the Brewery. The proposed addition will add approximately 152 seats.

2. Zoning and Land Use

- A. The property is located in the Seaport Village Redevelopment Area in which restaurants and brew pubs are a permitted use. The Seaport Village Redevelopment Plan permits properties south of Eighth Avenue and west of Main Street to Twelfth Avenue to continue to be governed by the permitted use provisions of the CBD-1 Zone District. Breweries are a permitted use within the CBD-1 Zone District.
- B. The proposed site plan requires Board approval for minor site plan. Testimony should be provided on how the parking requirements are being met.

3. Site Plan Comments

- A. The Seaport Village Redevelopment Plan requires residential uses to provided 3 parking spaces per 1,000 square feet of floor area. The proposed roof deck adds 3,090 square feet of space to the brewery requiring 9.27 parking spaces.
- B. The Redevelopment Plan permits a 50% shared parking allowance for combining weekday uses with evening/weekend uses in the same building.
- C. Testimony should be given regarding the existing parking, the new required parking spaces, and how the increase in parking demand will be met.
- D. The Applicant should provide testimony regarding the proposed hours of operation for the outdoor deck uses and the anticipated months in which the outdoor use will be operational.
- E. The Applicant shall comply with the Borough's noise ordinance.

4. Conditions of Approval

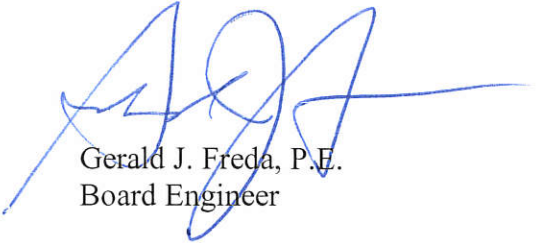
- A. Payment of any outstanding real estate taxes.
- B. Granting of any required construction permits.
- C. Performance Guarantees and Inspection Fees per Borough Ordinance.

D. Technical and Design Committee Review.

If you have any questions, or require additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E.
Board Engineer



Christine Bell, P.P., A.I.C.P.
Board Planner

GJF:mfl

cc: April Claudio, Board Secretary
Doug Kovats, Esq., Planning Board Attorney
Jennifer S. Krimko, Esq., Applicant's Attorney
Daniel J. Governale, RA, AIA, Applicant's Architect
Gerald J. Scarlato, P.L.S., Applicant's Surveyor

B/PB/21/21-02