



# 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)

Date Prepared: \_\_\_\_\_ (Please Print) Zone: R-75

Block(s): 102 Lot(s): 2

Site Address: 303 Tenth Avenue

Name of Owner(s): Vallario Properties, LLC

Owner Address: P.O. Box 595, Belmar, NJ 07719

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

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

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

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

Name of Professional Preparing Plan: Joseph Kociuba License #: GE45850

Name of Firm: KBA Engineering Services, LLC

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

Phone #: 732-722-8555 Email: joe@kbaengineers.com

Name of Attorney Representing Applicant: Andrew J. Karas, Esq.

Name of Firm: Fox Rothschild, LLP

Firm Address: 49 Market Street, Morristown, NJ 07960

Phone #: 973-548-3332 Email: akaras@foxrothschild.com

**1. Application Request**

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

- |  |  |
|--|--|
| <input checked="" 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"/> Other: _____  |
| <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? variance If so, please specify the section of the Ordinance: 40-5-1A and provide a detailed explanation of the variances needed and attach explanation hereto. **see attached**

**2. Items of Proposed Development**

- a. Address: 303 Tenth Avenue
- b. Zoning District: R-75
- c. Number of Existing Lots: 1 Number of Proposed Lots: 2
- d. For the construction of: (check all that apply and provide # of each type)
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Single Family Dwelling <u>2</u> | <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 \_\_\_\_\_ for sale and \_\_\_\_\_ for rent.

- e. Provide brief description of proposed development: \_\_\_\_\_
- The applicant proposes to subdivide the lot into two (2) lots, each lot having 6,750 sf. and measuring 45 ft. x 150 ft. Single-family homes will occupy both lots.
- \_\_\_\_\_
- \_\_\_\_\_

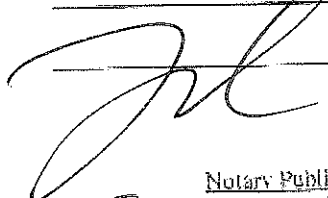




7. Final Certification

Name: Joshua Vallario<sup>Owner</sup>  
c/o Jost Vallario Properties, LLC

Address: P.O. Box 595  
Belmar, NJ 07719

Signature: 

Applicant (if other than owner)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: Thomas N. Panepinto<sup>Notary Public</sup>

Address: 154 D Highway 1300  
Waretown NJ 07719

Signature: 

Stamp: 

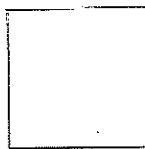
THOMAS N. PANEPINTO ATTORNEY AT LAW OF THE STATE OF NEW JERSEY
--

Attorney on behalf of Applicant/Owner

Andrew J. Karas, Esq.  
49 Market Street  
Morristown, NJ 07960

\_\_\_\_\_

Seal:



# Vallario Properties, LLC

Name of Applicant:

Application No.:

(Filled in by Borough)

Item #	Item Description	Subdivision			Site Plan			Variances				Applicant Mark			Borough Mark		
		Minor	Preliminary	Final Major	Minor	Preliminary	Final Major	"A" Variance	"B" Variance	"C" Variance	"D" Variance	Complies	Does Not Comply	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	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	Eighteen (18) 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	X	X	X	X	X	X			
11	Eighteen (18) copies of the Stormwater Management Report	X	X	X	X	X	X	X	X	X	X	X	X	X			
12	Eighteen (18) copies of the Traffic Report.	X	X	X	X	X	X	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	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	X			
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.																X

# Vallario Properties, LLC

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	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						
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						
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						
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						
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						
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						
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						
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						
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						
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						

# Vallario Properties, LLC

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	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	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	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	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	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	X	X	X	X	X	X				
33	Site Triangles	X	X	X	X	X	X	X	X	X	X	X	X	X				
34	Landscaping Plan	X	X	X	X	X	X	X	X	X	X	X	X	X				



# Vallario Properties, LLC

Name of Applicant: Vallario Properties, LLC  
 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	Final Major	Minor	Preliminary	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	
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			

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

38	Drainage Plan		X	X	X	X	X										X	
39	Utility Plan.		X	X	X	X	X										X	
40	Lighting Plan including luminaire calculations, specifications and details		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	
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X		X	X										X	

Vallario Properties, LLC

Name of Applicant:

Application No.:

(Filled in by Borough)

Applicant

Vallario Properties, LLC

Company Name:

P.O. Box 595

Address:

Belmar, NJ 07719

Joshua Vallario

Contact Name:

Signature: *Joshua Vallario*

Date Submitted:

102

Block:

2

Lot:

303 Tenth Avenue

Street Address of Property:

Professional Engineer/Architect

KBA Engineering Service

Company Name:

2517 Route 35, Bldg, E. Suite 203

Address:

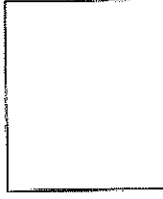
Manasquan, NJ 08736

Joseph Kociuba

Contact Name:

Signature:

Date Submitted:



Seal

GE45850

License No.:

### **RIDER**

The Applicant, Vallario Properties, LLC, is the owner of property located at 303 Tenth Avenue, Belmar, New Jersey (Block 102, Lot 2). The property is located in the R-75 Zone and measures 13,500 SF in lot area with lot frontage of 90 ft. Currently, there exists a single-family home on the lot along with a second dwelling unit on the second floor of the garage – an existing non-permitted use. The Applicant seeks to subdivide the lot into two (2) lots, each measuring 6,750 SF in area and having 45 ft. in lot frontage. Variance relief is required as the minimum lot area required in the R-75 zone is 7,500 SF and minimum lot frontage is 75 ft. The Applicant seeks to construct a single-family residence on each lot and eliminating the non-conforming dwelling unit over the garage. Aside from the variance for lot area and frontage, the residences that the Applicant seeks to construct will require no other variance relief.