



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: 2B20-05

RECEIVED BY: _____

FEE AMOUNT PAID: _____

(Items above to be filled out by the Borough)

Date Prepared: 2/17/2020 (Please Print) Zone: R-40

Block(s): 173 Lot(s): 8

Site Address: 1708 A "B" STREET

Name of Owner(s): LOUIS MANDIA

Owner Address: 1708 B ST. BELMAR

Phone #: 917 710 7081 Email: INFO@TEKTONARCHSTUDIO.COM

Name of Applicant (if different than owner): KONSTANTINOS ARAVANITIS, TEKTON ARCH STUDIO

Applicant Address: 337 RT 36, PORT MONMOUTH, NJ 07758

Phone #: 732-226-7135 Email: INFO@TEKTONARCHSTUDIO.COM

Name of Professional Preparing Plan: JACLYN S. FLOR PE License #: 246E045426

Name of Firm: ENGENUITY INFRASTRUCTURE

Firm Address: 12 BROAD ST, RED BANK, NJ 07701

Phone #: 732-741-3176 Email: ENGENUITY.NJ.COM

Name of Attorney Representing Applicant: N/A

Name of Firm: _____

Firm Address: _____

Phone #: _____ Email: _____

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 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 checked="" 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: TYPE D-USE, R-BULK and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 1708 A "B" ST.
- 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)

- | | |
|--|--|
| <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.
If installing A/C Unit or Generator, provide setback and location To conform -

- e. Provide brief description of proposed development: EXISTING house WAS
Demolished @ FIRE. PROPOSED NEW Dwelling.
SAME FOOTPRINT BUT w/ FULL SECOND
FLOOR (RATHER THAN GAPE).

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.

LM
Owner Initials

1-28-20
Date

KA
Applicant Initials

2/17/20
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: Konstantinos PRAVANOS otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): N/A.

LM
Owner Initials

1-28-20
Date

KA
Applicant Initials

2/17/20
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.

LM
Owner Initials

1-28-20
Date

KA
Applicant Initials

2/17/20
Date

7. **Final Certification**

Owner

Applicant (if other than owner)

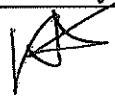
Name: Louis Mando

KONSTANTINOS ARAJANOS

Address: 1708 B St
Belmar, NJ 07719

TEKTON ARCH STUDIO LLC
337 RT 36

Signature: Louis Mando

PORT MONMOUTH, NJ 07758


Notary Public

Attorney on behalf of Applicant/Owner

Name: Diane Russo

N/A

Address: 40 Figurea Ave
SI NY 10312

Signature: Diane Russo

Stamp:

<p>Diane Russo Notary Public, State of New York No. 01RU6346850 Qualified in Richmond County Commission Expires August 22, 2020</p>

Seal: 

Applicant continued

Professional Engineer/Architect



Company Name: TEKTON ARCHITECTURE STUDIO LLC
Address: 337 RT 36
PO RT MORMON, NJ 07758

Company Name: TEKTON ARCHITECTURE STUDIO LLC
Address: 337 RT 36
PO RT MORMON, NJ 07758

Contact Name: KONSTANTINOS ARAVANITIS

Contact Name: CHESAIRE BUSBY HEMMERTER AIA

Signature:

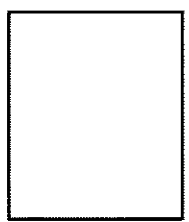
Signature:

Date Submitted: 2/17/2020

Date Submitted: 2/17/2020

Block: 173 Lot: 8

License No.: 21A00967600



Street Address of Property: 1708 A - B - ST. BELMAR, NJ

Seal

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

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	✓					
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	✓					
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	✓					
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							✓			
11	Eighteen (18) copies of the Stormwater Management Report	X	X	X	X	X	X							✓			
12	Eighteen (18) copies of the Traffic Report.	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							✓			
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			✓			
15	An affirmative statement in writing indicating how all applicable conditional use standards are met.				X	X	X							✓			

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

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				✓			
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				✓			
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				✓			
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				✓			
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				✓			
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				✓			
22	Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds.	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				✓			
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				✓			
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				✓			
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				✓			

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

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

