

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 95 LOTS 5 & 7

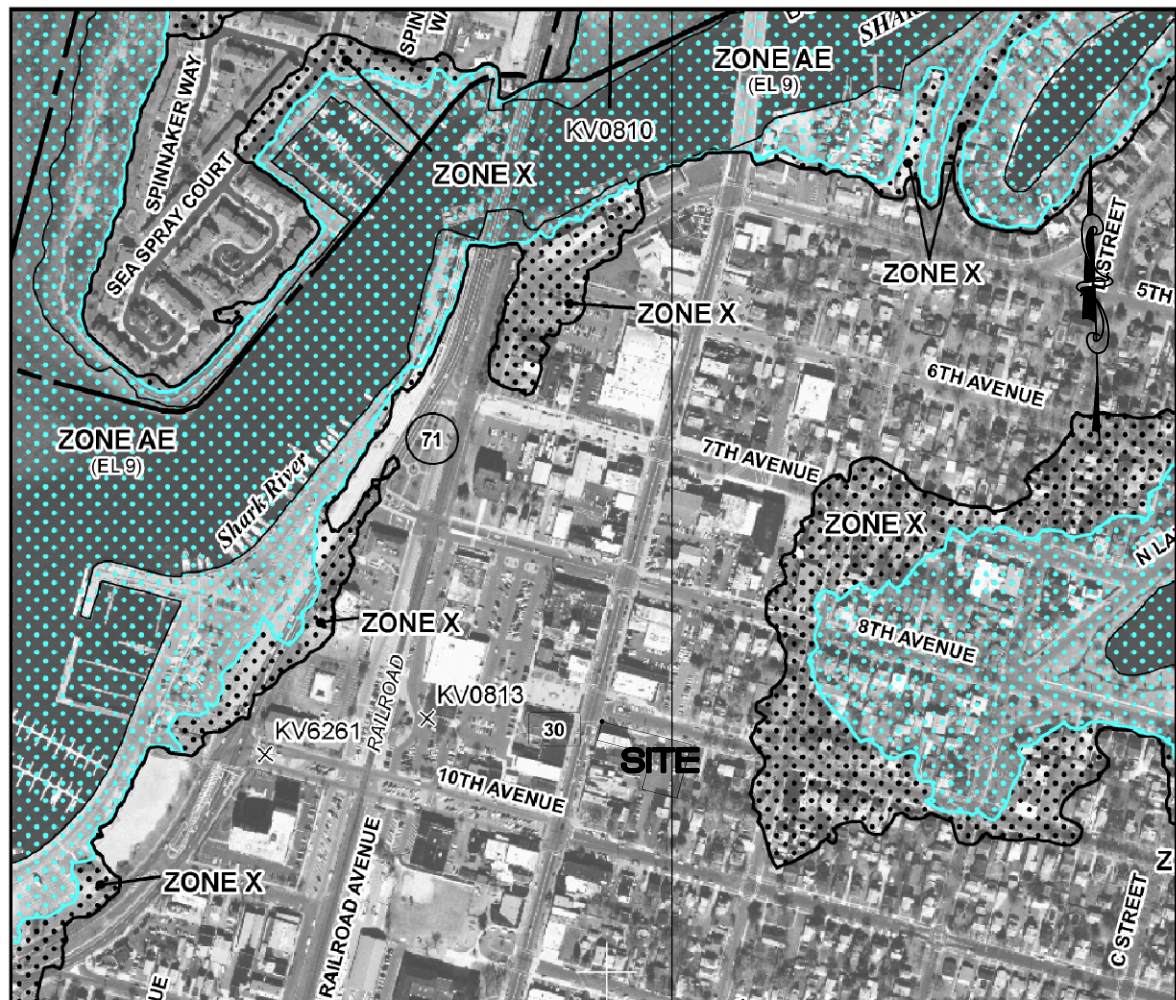
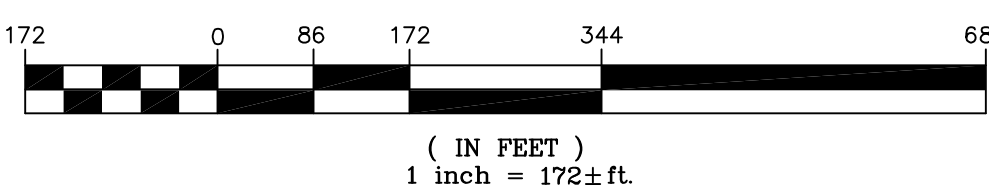
BLOCK	LOT	PROPERTY ADDRESS	OWNERS NAME	OWNERS ADDRESS
85	10	800 MAIN STREET	800 MAIN STREET PARTNERS U.R.,LLC	800 MAIN STREET STE 103 BELMAR NJ 07719
85	14, 15	808-810 MAIN STREET	SCHATZOWS VARIETY CORP.	38 ASCOT DRIVE WAYSIDE NJ 07712
85	18	610 NINTH AVE	BORO OF BELMAR	PO BOX A BELMAR NJ 07719
85	19	608 NINTH AVE	MORELLO, JOSEPH J & LORI ANN	608 NINTH AVENUE BELMAR NJ 07719
85	20	606 NINTH AVE	FERRARA, GERALD & KEELAN, JUDITH	215 MCCABE AVENUE BRADLEY BEACH NJ 07720
85	21	604 NINTH AVE	DALEY, JANE T	604 NINTH AVENUE BELMAR NJ 07719
85	22	600 NINTH AVE	PRESBYTERIAN CHURCH	600 NINTH AVENUE BELMAR NJ 07719
86	3	807.5 MAIN STREET	BORO OF BELMAR	PO BOX A BELMAR NJ 07719
86	4	809 MAIN STREET	JMS2 HOLDING, LLC	1 SOUTH RIVERSIDE DRIVE NEPTUNE NJ 07753
86	5	811 MAIN STREET	IGLAY, DONALD F & BARBARA A	811 MAIN STREET BELMAR NJ 07719
86	6	704 BELMAR PLAZA	KRP, LP	704 BELMAR PLAZA BELMAR NJ 07719
95	1	603 NINTH AVE	D'ALOIA, MARK A	1852 PORTSMOUTH WAY UNION NJ 07083
95	2	605 NINTH AVE	GIORDANO, THOMAS J & ELAINE	605 NINTH AVENUE BELMAR NJ 07719
95	3	607 NINTH AVE	ERDELYI, ROBERT & SONIA	607 NINTH AVENUE BELMAR NJ 07719
95	3.01	607.5 NINTH AVE	KAPETANAKIS, MIKE & ROSEANN	1152 DERMODY STREET CRANFORD NJ 07016
95	4	609 NINTH AVE	LOMAS, BRETT W & MICHELE	609 NINTH AVENUE BELMAR NJ 07719
95	8	902 MAIN STREET	SHEPPARD, ALFRED II & WAYNE	902 MAIN STREET BELMAR NJ 07719
95	9	904 MAIN STREET	LI NICK LLC	920 CRESTVIEW DRIVE JOHNS CREEK GA 30024
95	10	906 MAIN STREET	ZHONG GENG REALTY LLC	47 BROADRIPPLE DR PRINCETON NJ 08540
95	11	908 MAIN STREET	908 MAIN, LLC	1540 ROUTE 138 STE 301 WALL NJ 07719
95	12	910 MAIN STREET	FA HONG, LLC	910 MAIN STREET BELMAR NJ 07719
95	13	914 MAIN STREET	CONNOR, WM E & HENRIETTA ANNE	416 SIXTH AVENUE BELMAR NJ 07719
95	14	612 TENTH AVE	BORO OF BELMAR	PO BOX A BELMAR NJ 07719
95	15	610 TENTH AVE	YEAGER HOLDINGS, LLC	610 TENTH AVENUE BELMAR NJ 07719
95	16	608 TENTH AVE	CHALLELLA, JOYCE L	608 TENTH AVENUE BELMAR NJ 07719
95	17	606 TENTH AVE	DOWNEY, PATRICIA P	606 TENTH AVENUE BELMAR NJ 07719
95	18	604 TENTH AVE	MARZARELLA, SAMUEL J	604 TENTH AVENUE BELMAR NJ 07719
95	19	602 TENTH AVE	MARZARELLA, SAMUEL J	602 TENTH AVENUE BELMAR NJ 07719
95	22.01	903 E STREET	WALSH, THOMAS & GLORIA	108 CLAIREWOOD CT GREENVILLE SC 29615
95	22.02	901 E STREET	WILLIAMS, GEORGE M III & RANDOLYN	901 E STREET BELMAR NJ 07719
96	1, 2	901 MAIN STREET	GUINCO, JOHN A JR	99 CRINE ROAD COLTS NECK NJ 07722
96	3	917 MAIN STREET	EXECUTIVE CORPORATE SERVICES, INC	PO BOX 344 ALLENWOOD NJ 08720
96	4	919 MAIN STREET	BORO OF BELMAR	PO BOX A BELMAR NJ 07719
96	5	921 MAIN STREET	YARNOLD, BART MITCHELL, TRUSTEE	803 A STREET BELMAR NJ 07719
96	6	925 MAIN STREET	THE MACGOWAN AGENCY INC	1401 THIRD AVENUE SPRING LAKE NJ 07762



AERIAL VIEW

SOURCE-NEARMAP 2020

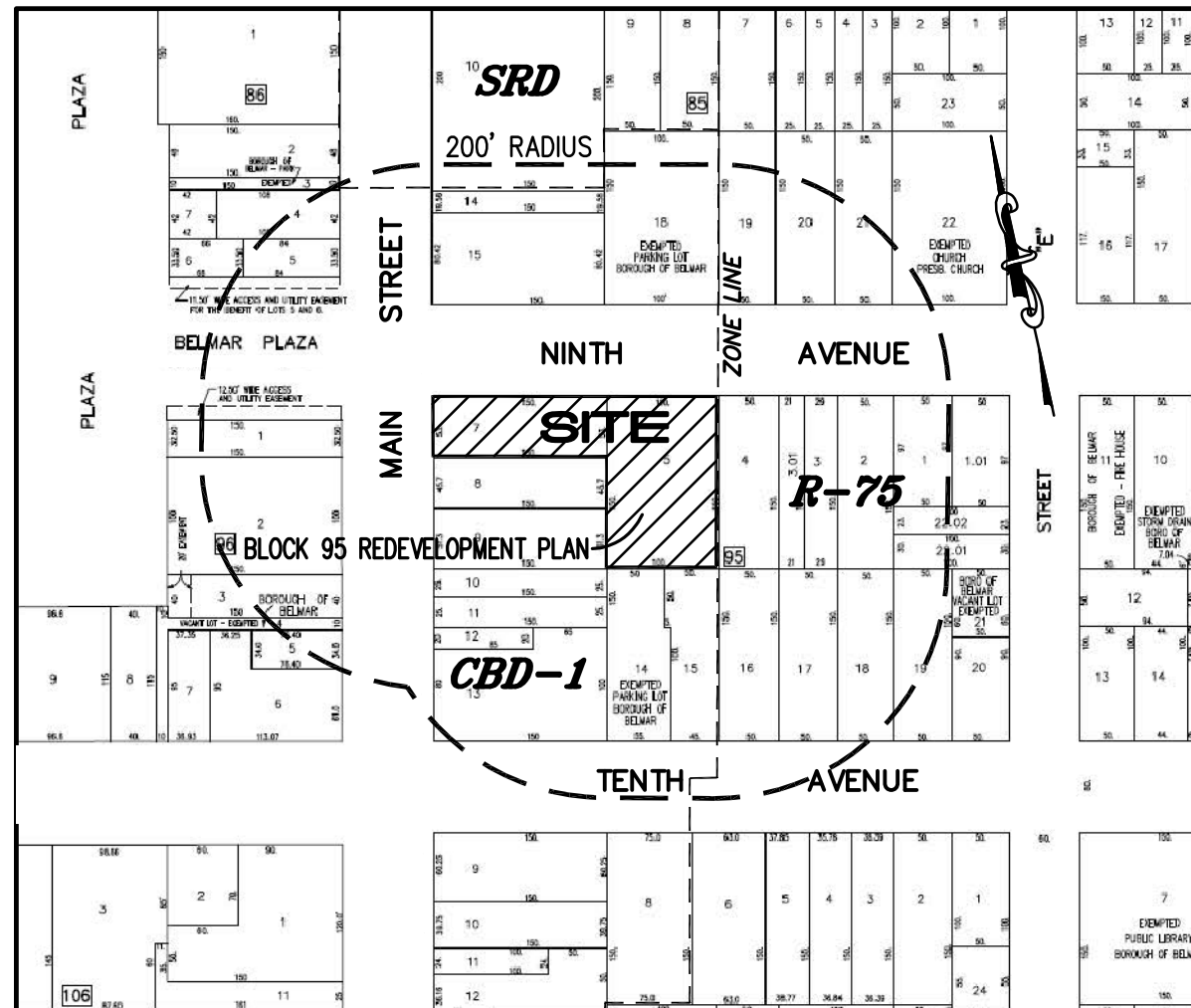
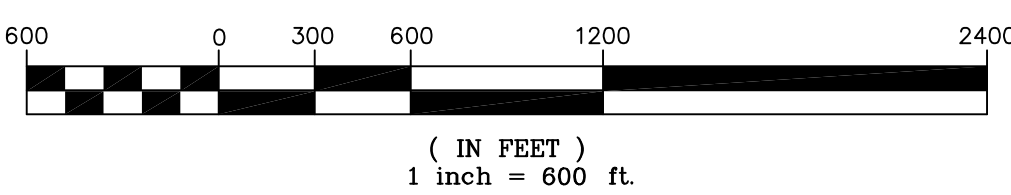
GRAPHIC SCALE



FLOOD MAP

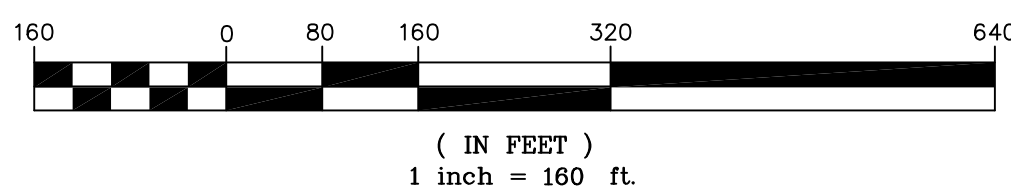
FIRM - MONMOUTH COUNTY, NJ MAP# 34025C0342F PANEL 342 OF 457

GRAPHIC SCALE



TAX MAP/KEY MAP

GRAPHIC SCALE



D. APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF BELMAR

DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

E. To be signed before the issuance of a building permit.

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(If improvements installed.)

BOROUGH ENGINEER _____ DATE _____

(If bond posted.)

BOROUGH CLERK _____ DATE _____

A. APPLICATION NO. _____

BLOCK 95 LOTS 5 & 7
ZONE: - CBD-1/BLOCK 95 REDEVELOPMENT PLAN

B. I CONSENT TO THE FILING OF THIS PLAN (OR PLAT) WITH THE PLANNING BOARD OF THE BOROUGH OF BELMAR.

APPLICANT: (LOTS 5 & 7, BLOCK 95) SACHEM POND, LLC PO BOX 126, AVON, NJ 07717 DATE _____

OWNER: (LOTS 5 & 7, BLOCK 95) SACHEM POND, LLC PO BOX 126, AVON, NJ 07717 DATE _____

C. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

Richard Difolco
RICHARD DIFOLCO, P.E., P.P. NJ LICENSE # 24343 DATE 20 MAR 2020

INDEX OF SHEETS

SHEET No.	DESCRIPTION	ISSUE DATE	REVISION DATE
1 OF 9	TITLE SHEET		10 JUN 2020
2 OF 9	EXISTING CONDITION - DEMOLITION	PLAN 20 MAR 2020	
3 OF 9	SITE PLAN		10 JUN 2020
4 OF 9	GRADING & UTILITIES PLAN	20 MAR 2020	
5 OF 9	SOIL EROSION & SEDIMENT CONTROL PLAN	20 MAR 2020	
6 OF 9	LANDSCAPE PLAN	20 MAR 2020	
7 OF 9	LIGHTING PLAN	20 MAR 2020	
8 OF 9	CONSTRUCTION DETAILS		10 JUN 2020
9 OF 9	SOIL EROSION CONTROL DETAILS	20 MAR 2020	

LIST OF UTILITIES

Jersey Central Power & Light Co.
Attn: Craig Mandel
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962

Verizon New Jersey Inc.
Attn: Ralph Sotomayor - ROW
5100 Belmar Boulevard
Farmingdale, NJ 07727

Dave Kuyendall, Engineering
Monmouth Cablevision
1501 18th Avenue
Post Office Box 58
Freehold, NJ 07728

Monmouth County Planning Board
Hall of Records Annex, 2nd Floor
E. Main Street
P.O. Box 1255
Freehold, NJ 07728

Public Service Electric and Gas Company
Manager - Corporate Properties
80 Park Plaza, T68
Newark, NJ 07102

Borough of Belmar
P.O. Box A
Belmar, NJ 07719

GENERAL INFORMATION

- PROPERTY BEING KNOWN AS BLOCK 95 AND LOTS 5 & 7 AS SHOWN ON TAX MAP SHEET # 16. THE SITE IS KNOWN AS THE BLOCK 95, LOTS 5 & 7 REDEVELOPMENT PLAN AS ADOPTED BY THE BOROUGH OF BELMAR ON DECEMBER 17, 2019.
- TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAP OF TAX MAP LOTS 5 AND 7 BLOCK 95 BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY RONNIE VAN HUSS, NJPLS # 35889 DATED 11/08/16. BOUNDARY SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "ALTA/ACSM LAND SURVEY, PREPARED FOR BANK OF AMERICA" PREPARED BY GALLAS SURVEY GROUP, GREGORY S. GALLAS, NJPLS #36244 DATED 5/6/15 AND REVISED TO 1/28/16.
- THE SITE TO BE DEVELOPED IS LOCATED IN THE CBD-1 CENTRAL BUSINESS DISTRICT ZONE DISTRICT. THE SITE IS LOCATED IN THE COASTAL METROPOLITAN PLANNING AREA.
- SITE TO BE SERVICED BY EXISTING PUBLIC WATER AND SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE ARE AVAILABLE ON NINTH AVENUE.
- SITE CONTAINS 22,950 SQUARE FEET (0.5268 Acres)
- THE PROPOSED DEVELOPMENT IS IN FULL COMPLIANCE WITH THE BLOCK 95, LOTS 5 & 7 REDEVELOPMENT PLAN. APPLICANT PROPOSES TO CONSTRUCT A FOUR-STORY, 12,959 SQ FT MIXED USE BUILDING CONTAINING 3,000 SQ FT OF OFFICE/RETAIL SPACE ON THE GROUND FLOOR. THE FOUR STORY BUILDING WILL PROVIDE THREE RESIDENTIAL FLOORS OVER THE GROUND FLOOR ENTRY LOBBY, THE OFFICE/RETAIL USE, AND THE ENCLOSED PARKING AREAS. THE BUILDING WILL CONTAIN A TOTAL OF 30 RESIDENTIAL APARTMENT UNITS. FIFTEEN (15) ONE-BEDROOM APARTMENT UNITS AND FIFTEEN (15) TWO-BEDROOM APARTMENT UNITS ARE PROPOSED. ONSITE PARKING AREAS ARE PROPOSED. RECONSTRUCTION OF ROADWAY AREAS, SIDEWALK AREAS, CURBING AND PARKING CONFIGURATION IS PROPOSED ALONG A PORTION OF NINTH AVENUE. RECONSTRUCTION OF SIDEWALK AREAS ARE PROPOSED ON MAIN STREET. A SIX FOOT HIGH SOLID FENCE IS PROPOSED ALONG THE EASTERLY SITE BOUNDARY WHICH IS A RESIDENTIAL PROPERTY ZONE BOUNDARY.
- THE APPLICANT PROPOSES TO CONSOLIDATE LOT 5 AND LOT 7 INTO ONE NEW LOT. THE NEW LOT NUMBER IS TO BE ASSIGNED BY THE BOROUGH TAX ASSESSOR.
- ALL EXISTING BUILDINGS, WALKWAYS, SERVICE CONNECTIONS, FENCES, ETC. ON LOTS 5 AND 7 ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE AS NOTED AND SHOWN ON THE PLAN.
- PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING).

BULK REQUIREMENTS AS PER BLOCK 95 LOTS 5 & 7 REDEVELOPMENT PLAN

MINIMUM LOT AREA: 7,000 SQ FT
LOT AREA PROVIDED: LOT 5 = 15,000 SQ FT
LOT 7 = 7,950 SQ FT
TOTAL CONSOLIDATED LOT AREA PROVIDED = 22,950 SQ FT (0.5268 AC.)

MINIMUM LOT WIDTH: 50 FT.
LOT WIDTH PROVIDED: LOT 5 = 100.0 FT.
LOT 7 = 53.0 FT.

MINIMUM FRONT YARD SETBACK: 0 FT.
FRONT YARD SETBACK PROVIDED: MAIN STREET = 1.0 FT.
NINTH AVENUE = 0.67 FT.

MINIMUM REAR YARD SETBACK: A MINIMUM FORTY FOOT BUILDING SETBACK SHALL BE PROVIDED ALONG ANY RESIDENTIAL PROPERTY ZONE BOUNDARY, OTHERWISE MINIMUM REAR YARD SETBACK IS 10 FEET.
REAR YARD SETBACK PROVIDED: 18.33 FT. (REAR YARD ABUTS THE CBD-1 ZONE)

MINIMUM SIDE YARD SETBACK: A MINIMUM FORTY FOOT BUILDING SETBACK SHALL BE PROVIDED ALONG ANY RESIDENTIAL PROPERTY ZONE BOUNDARY.
SIDE YARD SETBACK PROVIDED: 41 FT. (SIDE YARD ABUTS THE R-75 ZONE)
SIX FOOT HIGH SOLID FENCE IS PROVIDED ALONG RESIDENTIAL PROPERTY ZONE BOUNDARY AND THE PARKING AREA IS SETBACK 3 FEET FROM THE PROPERTY LINE TO THE INSIDE FACE OF THE PROPOSED CURB.

MAXIMUM DENSITY: 57 RESIDENTIAL UNITS/ACRE
DENSITY PROVIDED: 30 UNITS / 0.5268 AC. = 56.95 RU/AC
MAXIMUM BUILDING FAR: 2.0 (FAR CALCULATIONS DO NOT APPLY TO INTERIOR PARKING AREAS)
BUILDING FAR PROVIDED: FIRST FLOOR = 5,478 SQ FT
BUILDING FAR PROVIDED: SECOND FLOOR = 14,290 SQ FT
BUILDING FAR PROVIDED: THIRD FLOOR = 14,290 SQ FT
BUILDING FAR PROVIDED: FOURTH FLOOR = 11,648 SQ FT
TOTAL BUILDING FAR: 45,706 SQ FT/22,950 SQ FT = 1.991

MAXIMUM IMPERVIOUS SURFACE: EXISTING IMPERVIOUS PERCENTAGE PRIOR TO DEMOLITION OR 80%, WHICHEVER IS GREATER.
MAXIMUM IMPERVIOUS SURFACE ALLOWED = EXISTING IMPERVIOUS AREAS OF SITE PRIOR TO DEMOLITION = 20,867 SQ FT OR 90.92%
IMPERVIOUS SURFACE PROVIDED = 20,695 SQ FT OR 90.18%

MAXIMUM BUILDING HEIGHT: 4 STORIES
BUILDING HEIGHT PROVIDED: 4 STORIES
BUILDINGS WITH INTERIOR PARKING:
1. STREET FRONTING BUILDINGS MAY NOT EXCEED 46 FEET AT THE STREET-LINE MEASURED TO THE ROOF DECK OF A FLAT ROOF. PROVIDED: < 45'-11 1/2"
2. MAXIMUM HEIGHT OF THE EAVE OF A 4-STORY BUILDING SHALL NOT EXCEED 46 FEET AND THE AVERAGE HEIGHT OF THE ROOF BETWEEN THE EAVE AND THE PEAK OF THE ROOF SHALL NOT EXCEED 46 FEET. PROVIDED: < 45'-11 1/2"
3. MAXIMUM HEIGHT OF PARAPET LINE OF A FLAT ROOF SHALL NOT EXCEED 52 FEET ABOVE GRADE AS MEASURED FROM THE CENTERLINE OF THE STREET UPON WHICH THE BUILDING FRONTS. PROVIDED: < 51'-11 1/2"
4. ANY PORTION OF A BUILDING WHICH IS BOTH (a) WITHIN 75 FEET OF A STREET PROPERTY LINE ALONG 9TH AVENUE AND (b) WITHIN 50' OF A RESIDENTIAL ZONE PROPERTY LINE SHALL NOT EXCEED 3 STORIES AND 36 FEET IN HEIGHT, MEASURED TO THE ROOF DECK OF SAID PORTION OF A BUILDING. PROVIDED: < 35'-11 1/2"

PARKING CALCULATIONS

USE	REQUIRED RATIO	REQUIRED PARKING
NON-RESIDENTIAL USE - 3,000 SQ FT	2 Spaces/1000 SQ FT	3000 SQ FT x 2 Spaces/1000 SQ FT = 6 SPACES
RESIDENTIAL UNITS - (30)	1.5 Spaces/1 UNIT AND/OR: WHICHEVER IS GREATER	30 UNITS x 1.5 Spaces/1 UNIT = 45 SPACES
15 ONE-BEDROOM + 15 TWO-BEDROOM = 45 BEDROOMS	1.0 Space/BEDROOM	45 BEDROOMS x 1.0 Space/BEDROOM = 45 SPACES

PROPOSED PARKING	LOCATION	PROVIDED
ON-STREET PARKING	NINTH AVENUE	1 NEW SPACE
ON-SITE PARKING	EXTERIOR SURFACE = 19, INTERIOR GARAGE = 25	44 SPACES
		TOTAL PROVIDED 45 SPACES** SEE BELOW

SHARED PARKING ALLOWANCE = 50% OF THE PARKING REQUIREMENT OF THE EVENING/WEEKEND USE MAY BE MET THROUGH PARKING ALREADY PROVIDED FOR THE WEEKDAY USE

OFFICE AND GENERAL RETAIL	WEEKDAY USE	6 SPACES	SHARE 6 WEEKDAY USE SPACES
RESIDENTIAL	EVENING/WEEKEND USE	45 SPACES	PERCENT USED = 6/45 = 13.3% (COMPLIES <50%)

PARKING SUMMARY	
REQUIRED RESIDENTIAL PARKING USING SHARED PARKING ALLOWANCE (45-6 = 39)	39 SPACES
REQUIRED NON-RESIDENTIAL PARKING	6 SPACES
TOTAL REQUIRED AND PROVIDED NEW PARKING	45 SPACES

** A DESIGN WAIVER IS REQUESTED FOR PROVIDING "TANDEM PARKING".
A TOTAL OF 45 SPACES ARE PROVIDED SHOWING COMPLIANCE WITH THE PARKING REQUIREMENT. IN ADDITION, THE APPLICANT IS PROPOSING FIVE (5) ADDITIONAL "TANDEM SPACES" (DESIGNATED AS PARKING SPACES # 45 - # 49). THESE FIVE EXTRA SPACES ARE NOT REQUIRED, BUT ARE PROPOSED TO PROVIDE ADDITIONAL ONSITE RESIDENT PARKING.

OWNER & APPLICANT: LOTS 5 & 7, BLOCK 95
SACHEM POND, LLC
PO BOX 126
AVON, NJ 07717
PHONE (732) 521-2900
FAX (609) 395-8289

CAD Drawing 753-1										Block 95 Lot 5 & Lot 7 BOROUGH OF BELMAR MONMOUTH COUNTY, NEW JERSEY										PRELIMINARY & FINAL MAJOR SITE PLAN RESIDENCES AT 900 MAIN TITLE SHEET										 JKR Engineering and Planning Service, LLC <i>Richard M. J. J.</i> Certification of Authorization No. 0404281189100 49 NOMCO ROAD FREEHOLD, NEW JERSEY 07728 Tel. (732) 780-4108 Fax (732) 431-9450 email: JKR@JKRENGERING.COM 03-20-2020 DATE RICHARD BIFOLCO REGISTERED PROFESSIONAL ENGINEER, N. J. LC. No. 24543 EXPIRATION DATE 03-20-2025										1. 6-10-20 REUSE PER TRC COMMENTS										BY CHKD. REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															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