



# BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING  
 601 Main Street Phone: (732) 681-3700 x225  
 Post Office Box A Fax: (732) 681-3434  
 Belmar, NJ 07719 Web: [www.belmar.com](http://www.belmar.com)

## MINOR LAND USE – ZONING PERMIT

BLOCK: 190 LOT: 4 SITE ADDRESS: 107 19<sup>th</sup> Ave

PROPERTY USE:  Residential Single Family  Residential Multi-Family # of units 2  Commercial

PROPOSED PROPERTY USE/TYPE OF CONSTRUCTION: (CHOOSE ONE)

- |  |  |  |                                      |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Minor Subdivision     | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> New House     | <input type="checkbox"/> Addition    |
| <input type="checkbox"/> Accessory Use         | <input type="checkbox"/> Driveway          | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Sign/Awning |
| <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> A/C Unit          | <input type="checkbox"/> Fence         | <input type="checkbox"/> Generator   |

If other, please describe: \_\_\_\_\_

Brief description of proposal: Remove and Replace 7'x7' Rest landing and steps for back door

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

The following information is required: Lot Size: 60'x100' Zone: R-40

Setbacks: Front yard: 10.05' Rear yard: 50' Side Yard: 12.14' Total Side: 12.14' + 5.99' = 18.13'

A/C Unit and Generator Setback: \_\_\_\_\_

Building Coverage:	Existing: <u>39.38</u> %	Proposed: <u>39.38</u> % <u>30%</u>
Impervious Coverage:	Existing: <u>34</u> %	Proposed: <u>34</u> % <u>55%</u>
Floor Area Ratio:	Existing: <u>40.94</u> %	Proposed: <u>40.94</u> %
Height of Structure:	Existing: <u>1 1/2 story</u>	Proposed: <u>1 1/2 story</u>

Owners Name: Matthew Ranieri Date: 2/12/20  
(please print)

Owners Signature: [Signature] Telephone #: 908-331-0327

Approved  Denied Date: 2/19/20 Signature: TED Bianchi

Comments: EXPANSION OF A NON CONFORMING USE  
LOT COVERAGE IS NOT CORRECT AND IT NEEDS TO BE  
DONE BY THE SURVEYOR

Application Fees: Residential Home \$150  
 Residential Addition \$75  
 Minor/Major Subdivision \$75  
 Non-Residential Use \$375  
 Commercial Other \$75  
 Fence/Signs/Awnings/Air Conditions/Generators/Other \$50  
 Swimming Pool/Deck/Porch/Patio/Driveway \$65

Cash  Check

Date Paid: \_\_\_\_\_



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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: \_\_\_\_\_ (Please Print) Zone: R-40

Block(s): 190 Lot(s): 04

Site Address: 107-19<sup>th</sup> Ave, Belmar, NJ 07719

Name of Owner(s): Matthew & Marianne Ranieri

Owner Address: 107-19<sup>th</sup> Ave, Belmar NJ 07719

Phone #: 908-331-0327 / 908-331-0328 Email: NJMarianne@optonline.net  
Matt Marianne MGR1@optonline.net

Name of Applicant (if different than owner): Same as above

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

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

Name of Professional Preparing Plan: Paul Elia, AIA License #: 17011

Name of Firm: Elia Architecture & Interiors LLC

Firm Address: 3125 W. Queen Lane, Phila, PA 19129

Phone #: 215-848-6367 Email: Paul.elia@elia-architecture.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 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? Y If so, please specify the section of the Ordinance: 40-7 and provide a detailed explanation of the variances needed and attach explanation hereto.

**2. Items of Proposed Development**

- a. Address: 107 19<sup>th</sup> Avenue Belmar, NJ
- 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 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 checked="" type="checkbox"/> Other (Describe) <u>deck</u> |  |

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: The addition of a 6'x10' deck (60sf) raised to meet the existing first floor at 37" above finished grade. The deck would be constructed over existing paved patio. There would be NO increase in the impervious coverage. The required footings would be sawcut and installed below the existing concrete patio.

**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.

JM  
Owner Initials

3/31/2020  
Date

JM  
Applicant Initials

3/31/2020  
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: N/A, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): \_\_\_\_\_.

JM  
Owner Initials

3/31/2020  
Date

JM  
Applicant Initials

3/31/2020  
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.

JM  
Owner Initials

3/31/2020  
Date

JM  
Applicant Initials

3/31/2020  
Date

7. **Final Certification**

Owner

Applicant (if other than owner)

Name: Marianne Ranieri

N/A

Address: 107-19<sup>th</sup> Avenue

\_\_\_\_\_

Belmar, NJ 07719

\_\_\_\_\_

Signature: Marianne Ranieri

\_\_\_\_\_

Notary Public

Attorney on behalf of Applicant/Owner

Name: Leighann Scarpa

\_\_\_\_\_

Address: 3024 Route 516

\_\_\_\_\_

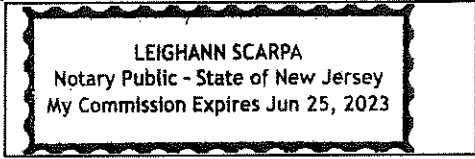
Old Bridge, NJ 08857

\_\_\_\_\_

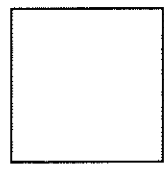
Signature: Leighann Scarpa

\_\_\_\_\_

Stamp:



Seal:

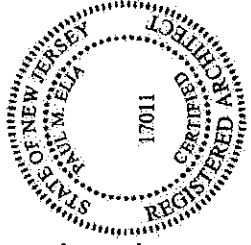


Applicant continued

Company Name: Mattheur & Marianne Ranieri  
Address: 107-19<sup>th</sup> Avenue  
Belmar, NJ 07719

Professional Engineer/Architect

Company Name: ELIA Architecture & Interiors, LLC  
Paul M. Elia, AIA



Address: \_\_\_\_\_  
\_\_\_\_\_  
3125 West Queen Lane  
Philadelphia, PA 19129  
215.848.6367  
Paul.elia@elia-architecture.com  
License No. 17011

*Paul M. Elia*

Signature: \_\_\_\_\_

Contact Name: \_\_\_\_\_  
Contact Name: Marianne Ranieri  
Marianne Ranieri  
3/31/2020

License No.: 17011

Block: 190 Lot: 04



**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	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	X	X	X								
11	Eighteen (18) copies of the Stormwater Management Report	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								
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								
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											

*Submitted*

*Submitted*

*✓*

*✓*



**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	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			✓			
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			✓			
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			✓			
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			✓			
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			✓			
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						
23	Area of parcel in square feet and acres, both to the nearest hundredth.	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						
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						
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						

**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, Filled 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	X	X	X	X							
33	Site Triangles	X	X	X	X	X	X	X	X	X	X							
34	Landscaping Plan	X	X	X	X	X	X	X	X	X	X				✓			

