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DARREN M. PFEIL*

OF COUNSEL:
RONALD G. KERCADO
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*Admitted Attorney NJ, NY, & PA

REPLY TO EAST BRUNSWICK

April 3, 2020

VIA HAND DELIVERY

Borough of Belmar
601 Main Street
Belmar, NJ 07719
ATTN.: APRIL CLAUDIO, Zoning Board Secretary

**RE: Lisa Marino and Harold Fudali
Property Location: 206 12th Ave, Block 111, Lot 16
Zoning Board Application**

Dear Mrs. Claudio:

Relative to the above-referenced property, enclosed please find the following.

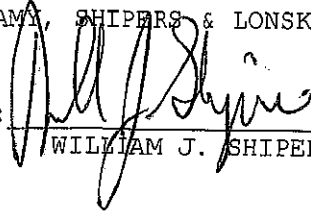
1. Eighteen (18) copies of the Zoning Board Application.
2. 18 sets of the plans of Nastasi Architecture;
3. A check in the amount of \$850.00 made payable to the Borough of Belmar for the application escrow fee;
4. A check in the amount of \$200.00 made payable to the Borough of Belmar for the application fee;
5. A check in the amount of \$150.00 made payable to the Borough of Belmar which represents the fee for the minor land use certification;
6. Minor Land Use-Zoning Permit (three copies with plans).

Please advise when this application can be listed for a hearing before the Board.

Thank you.

Very truly yours,

SHAMY, SHIPERS & LONSKI, P.C.

By: 
WILLIAM J. SHIPERS

WJS|nic
enclosures

SHORE AREA OFFICE: 1007 A MAIN STREET, BELMAR, NEW JERSEY 07719
PHONE (732) 974-3132



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

ZONING BOARD OF ADJUSTMENT

APPLICATION FORM

DEPARTMENT OF CONSTRUCTION, PLANNING

& ZONING



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING
601 Main Street
Post Office Box A
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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-75

Block(s): 111 Lot(s): 16

Site Address: 206 12th Avenue

Name of Owner(s): Lisa Marino and Harold Fudali

Owner Address: 206 12th Ave Belmar NJ 07719

Phone #: _____ Email: _____

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Nastasi, AIA License #: A11550

Name of Firm: Nastasi Architects

Firm Address: 321 Newark St Hoboken NJ 07030

Phone #: 201-653-2577 Email: _____

Name of Attorney Representing Applicant: William J. Shippers, Esq.

Name of Firm: Shamy Shippers & Lonski, P.C.

Firm Address: 1007 A Main St Belmar NJ 07719

Phone #: (732) 974-3132 Email: wshippers@ssandl.com

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 checked="" type="checkbox"/> Minor Site Plan | <input 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: See attached and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

a. Address: 206 12th Ave

b. Zoning District: R-75

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 checked="" 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 N/A for sale and _____ for rent.

e. Provide brief description of proposed development: Applicants propose a partial demolition of existing structure to allow for integration of new 3 story addition. New 3 story addition shall include new kitchen and living room on first floor, new master bedroom suite on second floor and new family room with balcony on third floor.

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

Name of Applicant: Lisa Murrub's Floral Furnish Block: 111 Lot: 10

Application No.: _____ (Filled in by Borough)

Sheet Address of Property: 2016 12th Ave Date Filed: _____

<input type="checkbox"/>	Minor Subdivision
<input type="checkbox"/>	Preliminary Major Subdivision
<input type="checkbox"/>	Final Major Subdivision
<input type="checkbox"/>	Conditionally Exempt Site Plan
<input checked="" type="checkbox"/>	Minor Site Plan
<input type="checkbox"/>	Preliminary Major Site Plan

Type of Application
(Check all that apply)

<input type="checkbox"/>	Final Major Site Plan
<input type="checkbox"/>	Appeal of Zoning Officer's Decision ("A" Variance)
<input type="checkbox"/>	Interpretation of Zoning Ordinance ("B" Variance)
<input checked="" type="checkbox"/>	Hardship or Flexible Bulk Variance ("C" Variance)
<input type="checkbox"/>	Use Variance ("D" Variance)

<input type="checkbox"/>	Amended Preliminary, Final or Minor Subdivision
<input type="checkbox"/>	Amended Preliminary, Final or Minor Site Plan
<input type="checkbox"/>	Extension of Time

- Notes:
- 1) An application shall not be considered complete until all applicable materials and information specified below have either been submitted, or a WRITTEN "Waiver Request" is made by the applicant for the non-submitted applicable item. Failure to submit a properly completed application checklist is reason for application incompleteness. Items denoted with an "X" are applicable for the type of application being submitted.
 - 2) Applications for amended site plans and subdivisions shall comply with all checklist items below for site plans and subdivisions. Applications for extensions of time shall not be subject to the application checklist requirements below.

Item #	Site Plan	Item Description	Subdivision			Site Plan				Variances				Applicant Mark			Township 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	

Section 1 - Administrative Completeness Requirements

1	Fourteen (14) copies of the completed Borough of Belmar "Development Application" forms.	X	X	X	X	X	X	X	X	X	X	X	X	X	X							
2	Fourteen (14) copies of the completed Borough of Belmar "Application Checklist" forms.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
3	Properly calculated escrow review fee with payment submitted via cash or individual check made out to the Borough of Belmar	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
4	Application fee as required by Board Secretary or Borough Engineer.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
5	Statement of Corporate or other Ownership on the form provided. (if applicable)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						

Name of Applicant: _____

Application No.: _____

(Filled in by Borough)

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

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	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	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	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	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	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	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	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	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	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	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	X	X	X	X	X

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				

Name of Applicant: _____

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 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	
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											
36	Locations of any solid waste and recyclable storage facilities.				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											
39	Utility Plan.		X	X	X	X	X											
40	Lighting Plan including luminaire calculations, specifications and details		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											
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X			X											



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

MINOR LAND USE – ZONING PERMIT

BLOCK: 111 LOT: 16 SITE ADDRESS: 206 12th Street

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

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

- Minor Subdivision Major Subdivision New House Addition
- Accessory Use Driveway Swimming Pool Sign/Awning
- Deck/Porch A/C Unit Fence Generator

If other, please describe: _____

Brief description of proposal: Partial demolition of back portion of existing structure to allow for integration of new 3-story addition. New 3-story addition shall include new kitchen and living room on first floor, new master bedroom suite on second floor and new family room with balcony on third floor.

IMPORTANT NOTE: Please attach a copy of the property survey and a sketch of proposal. Setbacks and Calculations must be on plan and certified by a licensed professional.

The following information is required: Lot Size: 7,000 SF Zone: R-75

Setbacks: Front yard: 18.8' Rear yard: 80.8' ^{-House} 72.6' ^{-Rear Porch} Side Yard: 3.5' Total Side: 21.22'

A/C Unit and Generator Setback: x

Building Coverage: Existing: 27.7 % Proposed: 28.8 %

Impervious Coverage: Existing: 28.8 % Proposed: 29 %

Floor Area Ratio: Existing: 39 % Proposed: 52 %

Height of Structure: Existing: 23.75' Proposed: 35'

The following information is required if applicable: Effective Flood Zone: Zone X: Minimal Flood Hazard

Advisory BFE: N/A Preliminary BFE: N/A

*If the property is in a flood zone a floodplain development permit application must be completed when submitting for construction permits.

Owner/Agent's Name: _____ Date: _____
(please print)

Owner/Agent's Signature: _____

Telephone #: _____ Email Address: _____

(Zoning Officer Review)

Approved Denied **Date:** _____ **Signature:** _____

(Floodplain Administrator Review if applicable)

Approved Denied **Date:** _____ **Signature:** _____

Notes: _____

Application Fees: Residential Home \$150 – Residential Addition \$75 – Non-Residential Use \$375 – Commercial Other \$75

Fence/Signs/Awnings/Air Conditions/Generators/Other \$50 – Minor/Major Subdivision \$75

Swimming Pool/Deck/Porch/Patio/Driveway - \$65.00

Cash Check **Date Paid:** _____