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SHAMY, SHIPERS & LONSKI, P.C.

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DARREN M. PFEIL*

OF COUNSEL:
RONALD G. KERCADO
ROBERT J. MacNIVEN
GEORGE W. PRESSLER

*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: Drew and Beth Fromkin
Property Location: 201 South Lake Drive
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 Christopher Rice, AIA;
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).
7. A check in the amount of \$10.00 for the 200 ft property owner list.

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
Belmar, NJ 07719
Phone: (732) 681-3700 x225
Fax: (732) 681-3434
Web: 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: 4/3/2020 (Please Print) Zone: R-50

Block(s): 61 Lot(s): 1.04

Site Address: 201 South Lake Drive

Name of Owner(s): Drew and Beth Fromkin

Owner Address: 231 Yellowknife Road Morganville NJ 07751

Phone #: _____ Email: _____

Name of Applicant (if different than owner): _____

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Joseph J. Kociuba, P.E., P.P. License #: GE45850

Name of Firm: KBA Engineering Services

Firm Address: 2517 Route 35 Building E Suite 203 Manasquan NJ 08736

Phone #: (732) 722-8555 Email: _____

Name of Professional Preparing Plan: Christopher Rice, AIA License #: 14432

Name of Firm: Rice and Brown Architects

Firm Address: 544 Washington Blvd, Sea Girt NJ 08750

Phone #: (732) 449-9055 Email: _____

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

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

Firm Address: 1007 A Main Street Belmar NJ 07719

Phone #: (732) 974-3132 Email: wshipers@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: 201 South Lake Drive

b. Zoning District: R-50

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 N/A for rent.

e. Provide brief description of proposed development: Applicant intends to construct an addition to the southerly portion of its lot. Currently existing is a deferred maintained detached two car garage which is 2.5 feet from the westerly neighbor. A pre-existing non-conforming condition. Said garage is also within 10 feet of principal structure. A pre-existing non-conforming condition. The garage will be razed and eliminate the two nonconformities. Applicant intends to construct a new 3 car attached garage facing east on A street. The garage will be attached to the existing structure by a mudroom with a new bath. Built in storage for foul weather clothing and shoes are included. Applicant also intends to add a 10'-7" by 8'-2" laundry upon the easterly face of the structure, containing modern washer and dryer sink and folding station for laundry. A new vestibule entry is also proposed on the northeast section of the home. The home will be improved with new siding, trim and roofing making a new beautiful appearance on this signature corner of town.

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.

DF POA
Owner Initials

4/3/20
Date

DF POA
Applicant Initials

4/3/20
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: _____, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.

DF POA
Owner Initials

4/3/20
Date

BF POA
Applicant Initials

4/3/20
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.

DF POA
Owner Initials

4/3/20
Date

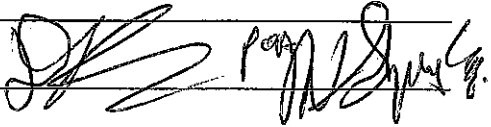
BF POA
Applicant Initials

4/3/20
Date

7. Final Certification

Owner
Name: Drew Franklin

Address: _____

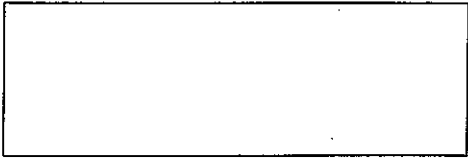
Signature: 

Applicant (if other than owner)

Notary Public
Name: _____

Address: _____

Signature: _____

Stamp: 

Attorney on behalf of Applicant/Owner

Seal: 

Fromkin
Zoning Board of Adjustments Application
Property Location: 201 South Lake Drive

VARIANCE REQUESTS

	REQUIRED	EXISTING	PROPOSED
Rear Yard Setback	35 ft	52.2 ft	10.02 ft
Max. Building Coverage	20	30.85	34.96
Max. Lot Coverage	40	19.68	52.99
Max Curb Cut	12	20.1	20.1

Any other variances the Zoning Board of Adjustment deem necessary.

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

Application No.: _____
(Filled in by Borough)

Name of Applicant: Drew's Bethn Fromkin Block: 01 Lot: 1.04

Street Address of Property: 201 Southlake Drive 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

<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	Property 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: FROMMELIN

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

Name of Applicant:

FROMMWIN

Section 2 – Plat Requirements

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

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	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					
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					
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					
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					
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					
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					
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					
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					
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					

Name of Applicant: FRUMVIA

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		
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		
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		
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		
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		
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	
33	Site Triangles	X	X	X				X	X	X							X	
34	Landscaping Plan	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								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										X		
40	Lighting Plan including luminaire calculations, specifications and details		X	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											X	
42	Traffic Signal Plan & Public Entrance Plan (if any).		X	X				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: 61 LOT: 1.04 SITE ADDRESS: 241 Southlake Drive

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: OWNER intends to remove old encroaching garage and construct a new 3 CAR garage, mudroom, laundry room and entry vestibule.

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: 10,622.13 Zone: R-50
 Setbacks: Front yard: 21.2 CORNER SLAKE Rear yard: 52.2 existing Side Yard: 14.5 existing Total Side: 35.7 CORNER LOT
 A/C Unit and Generator Setback: 24.76 prop. +20 ft from A St.

Building Coverage: Existing: 30.85 % Proposed: 34.96 %
 Impervious Coverage: Existing: 19.68 % Proposed: 52.99 %
 Floor Area Ratio: Existing: _____ % Proposed: _____ %
 Height of Structure: Existing: less than 35 Proposed: less than 35

The following information is required if applicable: Effective Flood Zone: _____

Advisory BFE: _____ Preliminary BFE: _____

*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: Drew Franklin Date: 4/30/20

Owner/Agent's Signature: (please print) DF B3 POA [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: _____