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REPLY TO EAST BRUNSWICK

July 14, 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 12<sup>th</sup> Ave, Block 111, Lot 16  
Zoning Board Matter- July 28, 2020 at 6PM**

Dear Mrs. Claudio:

As you are aware, the undersigned represents the applicants Lisa Marino and Harold Fudali, with regard to the above-referenced matter currently scheduled for a Zoning Board Hearing on Tuesday, July 28, 2020 at 6PM. Since the original submissions to the Borough on April 3, 2020, applicant has decided to alter the plans and eliminate the third story, which also will eliminate one variance request in their submission. As such, enclosed please find the following amended documents:

1. 16 sets of the plans of Nastasi Architecture;
2. 16 copies of the amended application page 2 of 4, with the attached amended variance request sheet.

Please circulate same to the Board members and professionals so they may review prior to the upcoming hearing. Any questions and/or concerns please do not hesitate to contact the undersigned at the above address.

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

**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 12<sup>th</sup> 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 renovation to an existing two story home and to construct a second floor addition in the rear of the home. The application will require new variances for sideyard set back of the addition, and a small increase in building coverage. The applicable variances are listed hereafter.

**Fudali/Marino**  
**Zoning Board of Adjustments Application**  
**Property Location: 206 12<sup>th</sup> Avenue**

**AMENDMENT TO PRIOR SUBMISSION OF APRIL 3, 2020**

**VARIANCE REQUESTS**

	REQUIRED	EXISTING	PROPOSED
Lot Area (Pre-existing Non-conforming use)	7,500 Sq. Ft	7,000 Sq. Ft.	7,000 Sq. Ft.
Front Yard Setback (Pre-existing Non-conforming use)	20 ft	18.8 ft	18.8 ft
Side Yard Setback (Pre-existing Non-conforming use)	5 ft	3.5 ft	3.5 ft
<b>Height- Stories</b>	<b>2 ½</b>	<b>2</b>	<b>2</b> <b>NO VARIANCE REQUEST</b>
Accessory Building Height-Stories (Pre-existing Non-conforming use)	1	2	2
<b>Max. Building Coverage</b>	<b>25%</b>	<b>27.7%</b>	<b>30.1%</b>

Any other variances the Zoning Board of Adjustment deem necessary.