



# 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: 90 LOT: 3<sup>01</sup> SITE ADDRESS: 903 OCEAN AVE Unit # 2

PROPERTY USE:  Residential Single Family  Residential Multi-Family # of units 5  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: outdoor SHOWER ON LEFT side of house

Brief description of proposal: Install outside shower with changing AREA  
Approx 3'4" x 8'0" Enclosed with Vinyl Fence + Roof

**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.**

47.00' x 106.50'

**The following information is required:** Lot Size: 4545 sq ft Zone: \_\_\_\_\_

Setbacks: Front yard: \_\_\_\_\_ Rear yard: \_\_\_\_\_ Side Yard: \_\_\_\_\_ Total Side: \_\_\_\_\_

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

Building Coverage: Existing: \_\_\_\_\_ % Proposed: \_\_\_\_\_ %

Impervious Coverage: Existing: \_\_\_\_\_ % Proposed: \_\_\_\_\_ %

Floor Area Ratio: Existing: \_\_\_\_\_ % Proposed: \_\_\_\_\_ %

Height of Structure: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_

**The following information is required if applicable:** Effective Flood Zone: NONE

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.

Agent BEN KIRSCH

Owner/Agent's Name: Lucille Barbetta Date: Feb. 28<sup>th</sup>, 2020  
(please print)

Owner/Agent's Signature: [Signature] L Barbetta

Telephone #: 732-642-3700 Email Address: BENJAMINH.KIRSCH@gmail.com

(Zoning Officer Review)

Approved  Denied Date: 3/3/20 Signature: TED BIANCHI

(Floodplain Administrator Review if applicable)

Approved  Denied Date: \_\_\_\_\_ Signature: \_\_\_\_\_

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: 3-2-2020

3/3/20

- 1 - EXPANSION OF A NON CONFORMING USE
- 2 - APPLICATION IN COMPLETE
- 3 - SHOWER WITHIN THE COMBINED SIDE YARD SETBACK
- 4 - NEED BUILDING COVERAGE OF LOT INCLUDING SHOWER
- 5 - OVER ON LOT COVERAGE BY 20%

May 28,2020

To Borough of Belmar

From :Lucille Barbetta

903 Ocean Avenue unit#2

Zoning Board

April Claudio

PLEASE FIND ENCLOSED FOR SUBMISSION TO THE ZONING OUR APPLICATION FOR  
903 OCEAN AVENUE UNIT 2 BELMAR,NJ.

1 .WE ARE SEEKING RELIEF FROM ZONING AND SET BACKS TO CONSTRUCT AN OUTDOOR SHOWER  
4'0" by 9'0" on the South side of the house it will be 7feet 2 inches from the property line.The  
Shower will have vinyl walls and a covered ceiling per Belmar code.

2. WE ARE ALSO REQUESTING RELIEF FROM THE IMPERVIOUS COVERAGE OVERAGE.

THIS PROPERTY WAS SOLD AS 5 CONDOMINIUMS BY THE PREVIOUS OWNER AND ALL EXTERIOR WORK  
WAS COMPLETED PRIOR TO ANY OF US CLOSING. We WERE INFORMED THAT THE LOT AREA IS 4545  
SQ.FT. AND THE IMPERVIOUS SURFACE IS 3579 SQ. FT. OR 79% COVERAGE.

WE ASK FOR A VARIANCE FOR THIS EXCESS COVERAGE. THE OUTDOOR SHOWER DOES NOT ADD TO THIS  
IMPERVIOUS SURFACE .

PLEASE FIND ;

14 COPIES OF SURVEY FOR Block 90 lot 3.01 903 OCEAN AVENUE BELMAR,NJ UNIT 2

14 COPIES OF DEVELOPMENT APPLICATION

1-BOROUGH OF BELMAR APPLICATION CHECKLIST

- 1- CHECK MADE PAYABLE TO BOROUGH OF BELMAR FOR \$750.00 CK#1176
- 2- CHECK MADE PAYABLE TO BOROUGH OF BELMAR FOR \$ 10.00 CK#1177
- 3- Statement of corporate or other ownership.
- 4- Request for a Certified list of property owners.

Thank you for your prompt attention to this matter and your anticipated cooperation.

If you need anything else please contact Ben Kirsch at 732-642-3700

Benjaminhkirsch@gmail.com



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## DEVELOPMENT APPLICATION

DATE RECEIVED: 1 APPLICATION NO: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ FEE AMOUNT PAID: \_\_\_\_\_

(Items above to be filled out by the Borough)

Date Prepared: MAY 20<sup>th</sup>, 2020 (Please Print) Zone: \_\_\_\_\_

Block(s): 90 Lot(s): 3.01

Site Address: 903 OCEAN AVENUE UNIT 2

Name of Owner(s): LUCILLE BARBETTA

Owner Address: 903 OCEAN AVENUE #2 BELMAR, NJ

Phone #: 732-688-2998 Email: BARBETTA L @ AOL.COM

Name of Applicant (if different than owner): LUCILLE BARBETTA

Applicant Address: 903 OCEAN AVENUE #2 BELMAR, NJ

Phone #: 732-688-2998 Email: BARBETTA L @ AOL.COM

Name of Professional Preparing Plan: MASER / GLEN LLOYD License #: \_\_\_\_\_

Name of Firm: MASER CONSULTING

Firm Address: 331 NEWMAN SPRINGS RD RED BANK, NJ 07701

Phone #: 732-383-1950 Email: \_\_\_\_\_

Name of Attorney Representing Applicant: NONE

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 checked="" type="checkbox"/> Hardship or Flexible Bulk Variance ("C") IMPERVIOUS SURFACE |
| <input type="checkbox"/> Minor Site Plan                                 | <input checked="" type="checkbox"/> Use Variance ("D") SIDEYARD SETBACK                         |
| <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? \_\_\_\_\_ If so, please specify the section of the Ordinance: \_\_\_\_\_ and provide a detailed explanation of the variances needed and attach explanation hereto.

**2. Items of Proposed Development**

a. Address: 903 OCEAN AVENUE BELMAR, NJ

b. Zoning District: Multi-Family

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 checked="" type="checkbox"/> Accessory Use <u>Outside shower</u> |
| <input type="checkbox"/> Two Family Dwelling _____    | <input 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.

If installing A/C Unit or Generator, provide setback and location \_\_\_\_\_

e. Provide brief description of proposed development: \_\_\_\_\_

Outside shower on South side of House.  
4'-0" - 9'-0" with covered roof

IMPERVIOUS SURFACE VARIANCE

**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.

x LB                      4/30/20                      x LB                      4/30/20  
Owner Initials                      Date                      Applicant Initials                      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: Lucille Barbetta, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable):

x LB                      4/30/20                      x LB                      4/30/20  
Owner Initials                      Date                      Applicant Initials                      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.

x LB                      4/30/20                      x LB                      4/30/20  
Owner Initials                      Date                      Applicant Initials                      Date

7. Final Certification

	<u>Owner</u>	<u>Applicant (if other than owner)</u>
Name:	<u>Lucille Barbetta</u>	<u>BEN Kirsch</u>
Address:	<u>903 OCEAN AVE UNIT #2</u> <u>Belmar, NJ</u>	<u>903 OCEAN AVE UNIT #2</u> <u>BELMAR, NJ.</u>
Signature:	<u>Lucille Barbetta</u>	<u>B. Kirsch</u>

	<u>Notary Public</u>	<u>Attorney on behalf of Applicant/Owner</u>
Name:	<u>Barbara A. Kennedy</u>	_____
Address:	<u>73 Queen Ann Rd</u> <u>Brick, NJ 08723</u>	_____
Signature:	<u>Barbara A. Kennedy</u>	_____

Stamp: 

Barbara A Kennedy  
Notary Public  
New Jersey

  
My Commission Expires 5-26-2024  
No. 2166225

Seal:

Applicant continued

Professional Engineer/Architect

Company Name:

Company Name:

Address:

Address:

Contact Name:

Contact Name:

Signature:

Signature:

Date Submitted:

Date Submitted:

Block:

License No.:

Street Address of Property:

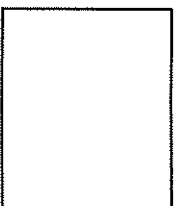
903 Ocean Ave #2 Belmar, NJ

90

Lot: 301

4-30-2011

Luella Barbetta



Seal