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—
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April 11, 2024

The Borough of Bay Head Planning Board
81 Bridge Avenue
Bay Head New Jersey 08742

Re: Variance Application 193 Park Ave Bay Head NJ

Dear Mr. Chairman and Ladies and Gentlemen of the Planning Board:

Enclosed, please find an application and supporting documentation for a proposed development of the above referenced property. I have been retained by the applicants, Bruce and Lauren Kennedy, with regard to this application. After the proposed development, there shall be the following non-conforming conditions upon the property:

- An accessory side yard setback of 0.3 feet where 4 feet is the minimum required;
- A lot area of 4,900 square feet where 5,000 square feet is the minimum required; and
- A lot width and street frontage of 35 feet where 50 feet is the minimum permitted.

The applicants propose to remove the remnants of the existing residential structure, build a new house that will conform entirely to the Borough's land use requirements and install a swimming pool in the back yard. Kindly advise when this application is deemed complete and placed on the calendar for a hearing. If you have any questions, please do not hesitate to contact me.

Very Truly Yours,

William T. Gage

Enclosure

**BOROUGH OF BAY HEAD***Planning Board*

83 Bridge Ave., P.O. Box 248

Bay Head, NJ 08742

732-892-0638 Fax: 732-899-6494

DEVELOPMENT APPLICATIONApplication No. PBA-24-03

See the Development Application Instructions & Filing Procedures for detailed instructions on completing this application. This application, together with the required fee, attachments and supporting documentation, must be filed with the Board Clerk no later than twenty-one (21) days prior to the scheduled Board meeting date. If this application involves erecting a new structure or substantial alteration of an existing structure, applicants should consult with the Construction Official for compliance with the Borough's Flood Plain Regulations prior to filing this application.

APPLICANT INFORMATIONApplicant Name: Bruce Kennedy Jr. and Lauren KennedyAddress: 2 East Main StreetCity, State & Zip: Brookside New Jersey 07926Telephone: (609) 276-6767Fax: ()

If the applicant is not the Property Owner, the PROPERTY OWNER AUTHORIZATION section must be completed. Applicant is:

☒ Property Owner ☐ Tenant ☐ Contract Purchaser ☐ Other:

If the applicant is a corporation or partnership, the name, address and percentage of ownership of all persons owning 10% or more of the corporate stock or partnership interest must be disclosed. Applicant is:

☒ Individual(s) ☐ Corporation ☐ Partnership ☐ Other:

PROPERTY INFORMATIONStreet Address: 193 Park Avenue Block: 53 Lot: 12Lot Dimensions (feet): 35 x 140 Lot Area (square feet): 4,900 Corner Lot: ☐ Yes ☒ NoZoning District: ☒ R-50 ☐ R-10 ☐ B-1 ☐ B-2 ☐ B&B ☐ ConservationNumber of Buildings (including garages and storage sheds): 2Swimming Pool: ☒ Yes ☐ No
(Proposed)Current Use: ☐ Vacant☒ Single Family Residence☐ Multi-Family Residence.....# of Dwelling Unites: ☐ Commercial.....# of Units: Total Gross Floor Area (Square Feet): ☐ Hotel, Bed & Breakfast...# of Dwelling Units (Including Efficiencies): # of Rooms: ☐ Other: Proposed Use: Single Family Residence

☐ Yes ☒ No Does the proposal increase the present number of uses or dwelling units located on the property or within any building?
☒ Yes ☐ No Have there been any previous Planning Board (or former Zoning Board of Adjustment) hearings involving the subject property? If yes, attach a copy of the written decision(s).
☐ Yes ☐ No Are there any deed restrictions, covenants or easements effecting the subject property? If yes, attach a copy.
☐ Yes ☒ No Does applicant own adjacent property?
☐ Yes ☒ No Is adjacent property vacant?

Check all applicable items.

☐ Property is located within 200 feet of Borough of Mantoloking.
☐ Property is located within 200 feet of the Borough of Point Pleasant.
☐ Property is located within 200 feet of the Borough of Point Pleasant Beach.
☐ Property is located adjacent to a County Road.
☐ Property is located adjacent to a State Highway.

PROPOSAL INFORMATION. Summarize the proposed physical changes and use of the property.

Build an entirely conforming residential structure and install a
swimming pool upon the property.

LOT INFORMATION

	Required		Current	Proposed
Lot Width	<u>50</u>	Feet Min.	<u>35</u>	<u>35</u>
Lot Depth	<u>N/A</u>	Feet Min.	<u>140</u>	<u>140</u>
Lot Area	<u>5000</u>	S.F. Min.	<u>4900</u>	<u>4900</u>

ON-SITE PARKING INFORMATION

	Required		Current	Proposed
Parking Space	<u>2</u>	Min.	<u>2</u>	<u>2</u>

BUILDING INFORMATION

	Required		Current	Proposed
Front Yard	<u>20</u>	Feet Min.	<u>14.2</u>	<u>20</u>
Rear Yard	<u>10</u>	Feet Min.	<u>72.6</u>	<u>60.8</u>
Side Yard #1	<u>6</u>	Feet Min.	<u>0</u>	<u>6.1</u>
Side Yard #2	<u>6</u>	Feet Min.	<u>8.9</u>	<u>10.1</u>
Bldg. Height	<u>32.5</u>	Feet Max.	<u>23.25</u>	<u>28.5</u>
Bldg. Cov.	<u>35</u>	% Max	<u>28.3</u>	<u>28.5</u>
Accessory Bldg.	<u>4</u>	Feet Min.	<u>0.3</u>	<u>0.3</u>
Lot Cov.	<u>50</u>	%Max	<u>21.1</u>	<u>34.3</u>

BUILDING INFORMATION – Corner Lots Only

	Required		Current	Proposed
Front Yard #1		Feet Min.		
Front Yard #2		Feet Min.		
Side Yard #1		Feet Min.		
Side Yard #2		Feet Min.		
Bldg. Height		Feet Max.		
Bldg. Cov.		% Max		
Accessory Bldg.		Feet Min.		

ACTION REQUESTED

- ☐ Appeal Alleging Zoning Officer Error
 (N.J.S.A. 40:55D-70a)
☐ Interpretation of Zoning Map or Zoning Ordinance &
 Special Questions (N.J.S.A. 40:55D-70b)
☒ Request for "Bulk Variance" (N.J.S.A. 40:55D-70c)
☐ Request for Use Variance (N.J.S.A. 40:55D-70d)
☐ Request to Direct Issuance of a Permit to Build in Bed
 of Mapped Street (N.J.S.A. 40:55D-76a-1)
☐ Request to Direct Issuance of a Permit to Build on Lot
 not Abutting a Street (N.J.S.A. 40:55D-76a-2)
☐ Request for Issuance of Certificate of Non-
 Conforming Use (N.J.S.A. 40:55D-68)
☐ Conditional Use Approval (N.J.S.A. 40:55D-67)
☐ Waiver of Required Submissions
☐ Extend Time period for Previously approved
 Application

___ OTHER: _____

Major Site Plan Approval:

- ☐ Informal Review
☐ Preliminary Plat
☐ Final Plat
☐ Combined Preliminary & Final Plat
☐ Amended Preliminary & Final Plat
☐ Request for Exception to Site Plan Requirements &
 Standards (N.J.S.A. 40:55D-51b)
☐ Minor Subdivision Approval
 Major Subdivision Approval:
☐ Informal Review
☐ Preliminary Plat
☐ Final Plat
☐ Combined Preliminary & Final Plat
☐ Request for Exception to Subdivision Requirements &
 Standards (N.J.S.A. 40:55D-51a)

REASONS FOR APPROVAL(S). Summarize the reasons why the variance or other requested approval(s) can be granted without substantial detriment to public good or substantial impairment to the intent and purposes of the zone plan and zoning ordinance.

The new building shall be entirely conforming to the Borough land use code.

APPLICATION ATTACHMENTS. Please check all items which are attached to the application.

- ☒ Application Fee & Escrow Deposit Application Fee: \$ 350.00 Escrow Deposit: \$ 1,500.00
☐ Tax Collector Certification
☐ Zoning Officer Denial (for variance applications or Zoning Officer Appeal)
☒ Property Survey (all applications)
☒ Plot Plan
☒ Architectural Elevations and Floor Plan
☐ Photos of Property
☐ Environmental Impact Report (Site Plan Applications)
☐ Site Plan (Site Plan Applications)
☐ Subdivision

APPLICANT EXPERTS. (If applicable)

Attorney William T. Gage
 Address 536 Lake Avenue
Bay Head New Jersey 08742

Phone (732) 899-1200

Fax (732) 899-1192

Engineer Charles E. Lindstrom
 Address 136 Drum Point Road, Suite 6
Brick New Jersey 08724

Phone (732) 477-8900

Fax (732) 477-8026

Architect Jeff Schneider
 Address PO Box 356
Bay Head New Jersey 08742
 Phone (732) 892-8155
 Fax (732) 892-4331

Other _____
 Address _____

 Phone (_____) _____
 Fax (_____) _____

PROPERTY OWNER AUTHOTIZATION. If the Applicant is not the property owner, provide the following information:

Property Owner Name: _____

Address: _____

Subject to applicable penalties, I hereby certify the statements and information submitted with this application are true; that all surveys, plot plans and drawings accurately reflect the current condition of the subject property and I am the owner of the property which is the subject of the within application, and that said application is hereby authorized.

April 11, 2024
 Date

[Signature]
 Signature of Property Owner or Authorized Agent
 William T. Gage
 Attorney at Law of the State of New Jersey

REVIEW FEE ESCROW AGREEMENT & APPLICANT CERTIFICATION

Subject to applicable penalties, it is hereby certified the foregoing statements and information submitted with this application are true and that all surveys, plot plans and drawings accurately reflect the current conditions of the subject property. It is further certified the undersigned is the applicant, a general partner of partnership applicant or an authorized officer of a corporate applicant.

CHECK IF APPLICABLE ☐ I hereby certify the plans and specifications which accompany this application were prepared by me, as I am acting as the design of said building/alterations which is to be constructed by myself for my own occupancy or occupancy by my immediate family. The phrase "constructed by myself" does not mean that I intend to personally do the work but that I am the person undertaking the work as owner and principal.

In accordance with §18-59B (Schedule of Fees) of the Bay Head Land Use Ordinance, the applicant agrees to pay an amount equal to the fee(s) which the Planning Board pays to a professional engineer or planner to review the Development Application and agrees to pay an initial deposit and such other additional deposits as may be required to offset these special review costs incurred by the Planning Board. The Planning Board shall not be required to process the application or take further action in the application until such additional deposits are made by the applicant. In the event that additional deposits requested by the Planning Board remains unpaid for a period of sixty (60) days, this development application shall be deemed to be withdrawn and shall be dismissed without prejudice by the Planning Board. In the event the fees imposed are not paid, any development approvals granted shall be considered null and void.

Sworn to subscribed before me this

day of

Notary Public

[Signature]
 Signature of Applicant or Authorized Agent
 William T. Gage
 Attorney at Law of the State of New Jersey

FOR OFFICE USE ONLY

Applicant Name: _____ Block _____ Lot _____

Application No.: _____

Date Application Filed: _____

Date Application Certified Complete: _____

Scheduled Hearing Date: _____

Calculation of Application Fee & Escrow Deposit	Application Fee	Escrow Deposit	Total
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Totals	_____	_____	_____

Payments Received

Date	Cash/Check No.	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Professional Costs Charged to Escrow Deposit Total Escrow Deposit \$ _____

Date	Description	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Refund of Escrow Deposit Refund Due \$ _____

Date	Resolution No.	Check No.	Amount
_____	_____	_____	_____