



BOROUGH OF BAY HEAD
Planning Board
83 Bridge Ave., P.O. Box 248
Bay Head NJ 08742
732-892-0639 Fax: 732-899-6494

DEVELOPMENT APPLICATION

Application No. PBA-24-02

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 not 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 INFORMATION.

Applicant Name: James Gardner and Madeline Gardner
Address: 1124 Bloomfield Street
City, State & Zip: Hoboken New Jersey 07030
Telephone: (917) 544-1232 Fax: ()

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 INFORMATION.

Street Address: 150 Osborne Avenue Block: 1 Lot: 42
Lot Dimensions (feet): 50 x 140 Lot Area (square feet): 50 x 140 Corner Lot: ☐ Yes ☒ No
Zoning District: ☒ R-50 ☐ R-100 ☐ B-1 ☐ B-2 ☐ B&B ☐ Conservation
Number of Buildings (including garages and storage sheds): 2 Swimming Pool: ☐ Yes ☒ No

Current Use: ☐ Vacant

☒ Single Family Residence

☐ Multi-Family Residence.....# OF DWELLING UNITS: _____

☐ Commercial.....# OF UNITS: _____ TOTAL GROSS FLOOR AREA (SQUARE FEET): _____

☐ Hotel, Bed & Breakfast.....# OF DWELLING UNITS (INCLUDING EFFICIENCIES): _____ # OF ROOMS: _____

☐ Other: _____

Proposed Use: Single Family Residential

- ☐ 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 affecting 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.

Renovate and expand the front stoop and stairs.

LOT INFORMATION

	Required	Current	Proposed
LOT WIDTH	50 FEET MIN.	50	50
LOT DEPTH	N/A FEET MIN.	140	140
LOT AREA	5000 S.F. MIN.	7000	7000

ON-SITE PARKING INFORMATION

	Required	Current	Proposed
PARKING SPACES	2 MIN.	2	2

BUILDING INFORMATION

	Required	Current	Proposed
FRONT YARD	20 FEET MIN.	13'5"	11'10.25"
REAR YARD	10 FEET MIN.	37'7"	37'7"
SIDE YARD #1	6 FEET MIN.	4'2"	4'2"
SIDE YARD #2	6 FEET MIN.	20'1"	20'1"
BLDG. HEIGHT	35 FEET MAX.	27'10"	27'10"
BLDG. COV.	35 % MAX.	28.3	29
ACCESSORY BLDG.	4 FEET MIN.	5'1.6"	5'1.6"
Lot Cov.	50 %Max	30.7	32

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-70e)
- ☐ Interpretation of Zoning Map or Zoning Ordinance & Special Questions (N.J.S.A. 40:55D-70b)
- ☒ Request for "Bulk" Variances (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
 - ☐ Amended 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 proposal will create a more functional and attractive entrance porch while resulting in a minimal expansion of the front yard non-conforming condition.

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'S 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 _____
 Address _____
 Phone (_____) _____ Fax _____

Architect Peter D. Dorne
 Address 524 Main Avenue
Bay Head New Jersey
 Phone (732) 475-6212 Fax _____

Other _____
 Address _____
 Phone (_____) _____ Fax _____

PROPERTY OWNER AUTHORIZATION. 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.

February 26, 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 condition of the subject property. It is further certified the undersigned is the applicant, a general partner of a 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/alteration 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 on the application until such additional deposits are made by the applicant. In the event that additional deposits requested by the Planning Board remain 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

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Costs \$ _____

Refund of Escrow Deposit

Refund Due \$ _____

Date

Resolution No.

Check No.

Amount

_____	_____	_____	_____
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