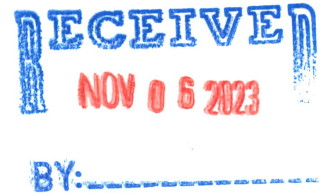


WILLIAM T. GAGE
ATTORNEY AT LAW
536 LAKE AVENUE
BAY HEAD, NEW JERSEY 08742
—
TEL (732) 899-1200
FAX (732) 899-1192



November 6, 2023

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

Re: Variance Application 1606 Bay 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, Andrew and Verity Frizzell, with regard to this application. After the proposed development, there shall be the following non-conforming conditions upon the property:

- A south side yard setback of 5.5 feet where 6 feet is the minimum required; and
- A walkway on the south side property line where 3 feet is the minimum required;

The applicants propose to remodel their existing home, replace an accessory structure, install a swimming pool and widen an existing walkway. 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
 732-892-0639 Fax: 732-899-6494

RECEIVED
 NOV 06 2023

DEVELOPMENT APPLICATION

BY: _____

Application No. PBA-23-10

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: Andrew and Verity Frizzell
 Address: 1606 Bay Avenue
 City, State & Zip: Bay Head New Jersey 08742
 Telephone: (732) 887-0104 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: 1606 Bay Avenue Block: 5 Lot: 12
 Lot Dimensions (feet): 51.87 x 175.6 Lot Area (square feet): 9,107 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 (Proposed)
 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 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.

The primary structure is being modified to make it more environmentally efficient. A new and conforming accessory structure and swimming pool are to be installed. A walkway shall be widened.

LOT INFORMATION

	Required	Current	Proposed
LOT WIDTH	50 FEET MIN.	51.87	51.87
LOT DEPTH	N/A FEET MIN.	175.6	175.6
LOT AREA	5000 S.F. MIN.	9,107	9,107

ON-SITE PARKING INFORMATION

	Required	Current	Proposed
PARKING SPACES	2 MIN.	2	2

BUILDING INFORMATION

	Required	Current	Proposed
FRONT YARD	20 FEET MIN.	29.7	29.7
REAR YARD	10 FEET MIN.	68.8	68.2
SIDE YARD #1	6 FEET MIN.	6	5.5
SIDE YARD #2	6 FEET MIN.	12.9	12.9
BLDG. HEIGHT	35 FEET MAX.	28.5	28.5
BLDG. COV.	35 % MAX.	22.4	26.8
ACCESSORY BLDG.	4 FEET MIN.	3.8	4.2
Lot Cov.	50 %Max	43.3	49.4

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

- 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)

OTHER: _____

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 non-conforming condition shall be minimal. An existing non-conforming condition shall be eliminated.

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 NJ 08742
 Phone (732) 899-1200 Fax (732) 899-1192

Engineer FWH Associates
 Address 1856 Route Route 9
Toms River NJ 08755
 Phone (732) 797-3100 Fax (732) 797-3223

Architect FWH Associates
 Address 2315 Bridge Avenue
Point Pleasant NJ 08742
 Phone (732) 797-3223 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.

November 6, 2023

 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

	<i>Application Fee</i>	<i>Escrow Deposit</i>	<i>Total</i>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Totals	_____	_____	_____

Payments Received

<i>Date</i>	<i>Cash/Check No.</i>	<i>Amount</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Professional Costs Charged To Escrow Deposit

<i>Date</i>	<i>Description</i>	<i>Amount</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Costs		\$ _____

Total Escrow Deposit \$ _____

Refund of Escrow Deposit

<i>Date</i>	<i>Resolution No.</i>	<i>Check No.</i>	<i>Amount</i>
_____	_____	_____	_____

Refund Due \$ _____