



**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 APPLICATION**

Application No. PBA-23-07

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 INFORMATION**

Applicant Name: Bruce Kennedy Jr and Lauren Kennedy  
 Address: 2 East Main Street  
 City, State & Zip: Brookside NJ 07926  
 Telephone: ( 609 ) 276-6767 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: 193 Park Avenue Block: 12 Lot: 53

Lot Dimensions (feet): 35 x 140 Lot Area (square feet): 4,900 Corner Lot:  Yes  No

Zoning District:  R-50     R-10     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 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.

Renovate and enlarge the residential structure. Install an in-ground swimming pool.

**LOT INFORMATION**

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

**ON-SITE PARKING INFORMATION**

	Required	Current	Proposed
Parking Space	2 Min.	2	2

**BUILDING INFORMATION**

	Required	Current	Proposed
Front Yard	20 Feet Min.	14.2	18.5
Rear Yard	10 Feet Min.	72.6	60.8
Side Yard #1	6 Feet Min.	0	0
Side Yard #2	6 Feet Min.	8.9	8.7
Bldg. Height	35 Feet Max.	23.25	28.5
Bldg. Cov.	35 % Max	28.3	31.5
Accessory Bldg.	4 Feet Min.	0.3	0.3
Lot Cov.	50 %Max	21.1	35.5

**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

- 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)

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 front yard setback non-conformity shall be improved. The building mass located within the west side setback shall be reduced. The air condition platform non-conformity in the west side setback shall be improved. The new non-conforming conditions of the pool equipment and yhe northeast corner of the house will be modest.

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 Esq  
 Address 536 Lake Avenue  
Bay Head NJ 08742

Engineer Charles E. Lindstrom  
 Address 136 Drum Point Road, Suite 6  
Brick NJ 08723

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

Phone ( 732 ) 477-8900  
 Fax ( 732 ) 477-8026

Architect Jeff Schneider  
Address PO Box 356  
Bay Head NJ 08742

Other \_\_\_\_\_  
Address \_\_\_\_\_

Phone ( 732 ) 892-8155  
Fax ( 732 ) 892-4331

Phone ( \_\_\_\_\_ ) \_\_\_\_\_  
Fax ( \_\_\_\_\_ ) \_\_\_\_\_

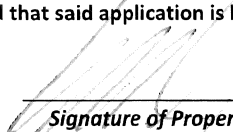
PROPERTY OWNER AUTHOTIZATION. If the Applicant is not the property owner, provide the following information:

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.

July 25, 2023  
Date

  
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.

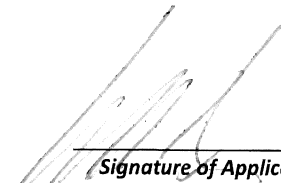
CHECK IF APPLICABLE [ ] I hereby certify the plans and specifications which accompany this application were prepared by me, as I am acting as the design of said building/alterations which is to be constructed by myself for my own occupancy or occupancy by my immediate family. The phrase "constructed 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 of Applicant or Authorized Agent

William T. Gage  
Attorney at Law of the State of New Jersey