

William T. Gage Esq.
536 Lake Avenue
Bay Head NJ 08742
(732) 899-1200

In the Matter of the Variance Application :
of Bruce Kennedy Jr. and Lauren Kennedy :
193 Park Avenue, Bay Head NJ : CERTIFICATION
Bay Head NJ 08742 :
Block 12 Lot 53 :

STATE OF NEW JERSEY)
: ss.
COUNTY OF OCEAN)

I, WILLIAM T. GAGE, of full age, do hereby certify as follows:

1. I am an Attorney at Law of the State of New Jersey representing Bruce Kennedy and Lauren Kennedy with regard to their application for a variance in the above captioned matter and, as such, have knowledge of the facts hereinafter stated.

2. In accordance with applicable statutory requirements, I caused a notice of hearing to be mailed to the attached list of property owners via certified mail on April 18, 2024. I have enclosed copies of the receipts as well as a copy of the notice.

I CERTIFY that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated:

April 25, 2024



William T. Gage Esq.

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AT&T
 P O Box 7207
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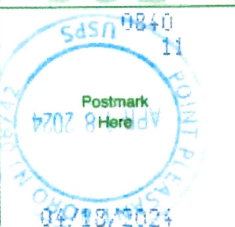
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751 Brick Blvd
Brick NJ 08723

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Borough of Bay Head
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P O Box 248
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Elizabeth H. Nicholas
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34 Washington St Rumson LLC
8 Oak Tree Lane
Rumson NJ 07760

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Diane Kruger
196 Park Avenue
Bay Head NJ 08742

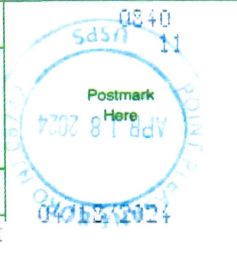
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Charles Maloof Living Trust
384 Western Ave
Bay Head NJ 08742

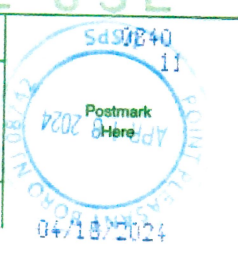
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Thomas P. Hughes
190 Park Ave
Bay Head NJ 08742

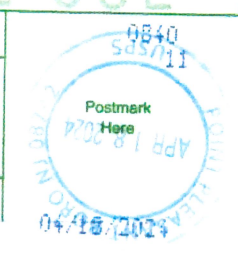
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Patrick L. Hynes &
Brenda Hynes
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 Living Trust
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 B. Russell
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Erinda Hayes
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 Bayville NJ 08721

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Lynne C. Kosobucki &
 Carol D. Kosobucki
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 Keyport NJ 07735

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Patricia R. Farrell
196 Bridge Ave
Bay Head NJ 08742

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Glen Rock NJ 07452

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William J. Kobasz
174 Bridge Ave
Bay Head NJ 08742

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Dale M. Osef & Claire E. Osef
175 Park Ave
Bay Head NJ 08472

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Virginia Moe
179 Park Ave
Bay Head NJ 08742

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June S. Pendino
183 Park Ave
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Nicholas Grieco &
 Clarissa Grieco
 187 Park Avenue
 Bay Head NJ 08742

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Graham Wallis & Sarah Wallis
 189 Park Ave
 Bay Head NJ 08742

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

Roy Mathisen & Mary Mathisen
 36 Marshall St
 West Caldwell NJ 07006

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Brick, NJ 08723

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Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

Marilyn J. Pedersen &
 Torry Pedersen
 30 Brant Drive
 Brick NJ 08723

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Monroe, NY 10950

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Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

Robert J. Elser &
 Elizabeth A. Elser
 152 Berry Road
 Monroe NY 10950

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Keyport, NJ 07735

OFFICIAL USE

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

Michael Palmisano
 86 First St
 Keyport NJ 07735

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Bay Head, NJ 08742

Certified Mail Fee	\$4.40
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
\$	\$0.00



Emily F. Boyan &
Joseph M. Boyan
192 Bridge Ave
Bay Head NJ 08742

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Westport, CT 06880

Certified Mail Fee	\$4.40
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
\$	\$0.00



John Caricato &
Mary Kay Caricato
27 Juniper Rd
Westport CT 06880

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New York, NY 10028

Certified Mail Fee	\$4.40
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
\$	\$0.00



Benjamin Kracauer &
Cynthia Kracauer
12 E 86th St Apt 530
New York NY 10028

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Brookside, NJ 07926

Certified Mail Fee	\$4.40
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
\$	\$0.00



Bruce Kennedy Jr &
Lauren Aubrey Kennedy
2 East Main Street #68
Brookside NJ 07926

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Verona, NJ 07044

Certified Mail Fee	\$4.40
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
\$	\$0.00



Patricia Kiernan
23 Sutton Place
Verona NJ 07044



April 16, 2024

Mr. Gage,

Attached is a list of the properties in Bay Head within 200 feet of Block 12 Lot 53. Also attached is a list of all the utility companies that need to be contacted.

Sincerely,

Mike Imbriaco, CTA
Assessor
Bay Head
(732) 892-0638
mimbriaco@bayheadnj.us

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
5 13	228 PARK AVE	15C	BOROUGH OF BAY HEAD BOX 248 BAY HEAD, NJ	08742
5 14	210 PARK AVE	2	NICHOLAS, GEORGE H & ELIZABETH H 210 PARK AVE BAY HEAD, NJ	08742
5 15	202 PARK AVE	1	34 WASHINGTON ST RUMSON LLC 8 OAK TREE LANE RUMSON NJ	07760
5 16	200 PARK AVE	2	EDWARDS, ANNE A 200 PARK AVE BAY HEAD NJ	08742
5 18	196 PARK AVE	2	KRUGER, DIANE 196 PARK AVENUE BAY HEAD NJ	08742
8 2	384 WESTERN AVE	2	MALOOF, CHARLES LIVING TRUST 384 WESTERN AVE BAY HEAD NJ	08742
8 3	386 WESTERN AVE	2	JACOBSEN, HERBERT K & PHYLLIS C 3485 HEMLOCK FARMS LORDS VALLEY, PA	18428
8.01 1	190 PARK AVE	2	HUGHES, THOMAS P 190 PARK AVE BAY HEAD, NJ	08742
11.01 1	188 PARK AVE	2	HYNES, PATRICK L & BRENDA 188 PARK AVE BAY HEAD NJ	08742
11.01 2	184 PARK AVE	2	CUMMING FAMILY TRUST 184 PARK AVE BAY HEAD NJ	08742
11.01 3	178 PARK AVE	2	JACOBSEN, KENNETH S & JOAN L 178 PARK AVE BAY HEAD NJ	08742
12 9	218 BRIDGE AVE 15	2	BEGGS, ANDREW 241 EIGHTH STREET JERSEY CITY NJ	07302
12 11	212 BRIDGE AVE	2	LICURSI, JOAN ROEBEN LIVING TRUST 212 BRIDGE AVENUE BAY HEAD NJ	08742

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
12 12	208 BRIDGE AVE	2	STUHLER, HUGH M & RUSSELL, B 208 BRIDGE AVE BAY HEAD, NJ	08742
12 13	204 BRIDGE AVE	2	HAYES, LINDA 7 CEDARCREST DR BAYVILLE NJ	08721
12 14	200 BRIDGE AVE	2	KOSOBUCKI, LYNNE C & CAROL D 86 FIRST STREET KEYPORT NJ	07735
12 16	196 BRIDGE AVE	2	FARRELL, PATRICIA R 196 BRIDGE AVE BAY HEAD, NJ	08742
12 18	180 BRIDGE AVE	2	SUMMIT INVESTMENT TRUST 12 HUDSON PL GLEN ROCK NJ	07452
12 19	174 BRIDGE AVE	2	KOBASZ, WILLIAM J 174 BRIDGE AVE BAY HEAD NJ	08742
12 28	175 PARK AVE	2	OSEF, DALE M & CLAIRE E 175 PARK AVE BAY HEAD NJ	08742
12 29	179 PARK AVE	2	MOE, VIRGINIA 179 PARK AVE BAY HEAD NJ	08742
12 30	183 PARK AVE	2	PENDINO, JUNE S 183 PARK AVE BAY HEAD, NJ	08742
12 31	187 PARK AVE	2	GRIECO, NICHOLAS & CLARISSA 187 PARK AVENUE BAY HEAD NJ	08742
12 32	189 PARK AVE	2	WALLIS, GRAHAM & SARAH 189 PARK AVE BAY HEAD NJ	08742
12 33	195 PARK AVE	2	MATHISEN, ROY & MARY 36 MARSHALL ST WEST CALDWELL, NJ	07006
12 35	201 PARK AVE	2	PEDERSEN, MARILYN J & TORRY 30 BRANT DRIVE BRICK, NJ	08723

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
12 36	209 PARK AVE	2	ELSER, ROBERT J & ELIZABETH A 152 BERRY ROAD MONROE NY	19050
12 47	WILLOW DRIVE	1	PALMISANO, MICHAEL 86 FIRST ST KEYPORT NJ	07735
12 49	192 BRIDGE AVE	2	BOYAN, EMILY F & JOSEPH M 192 BRIDGE AVE BAY HEAD NJ	08742
12 50	184 BRIDGE AVE	2	KRACAUER, BENJAMIN & CYNTHIA 12 E 86TH ST, APT 530 NEW YORK NY	10028
12 51	186 BRIDGE AVE	2	CARICATO, JOHN & MARY KAY 27 JUNIPER RD WESTPORT, CT	06880
12 53	193 PARK AVE	2	KENNEDY, BRUCE JR & LAUREN AUBREY 2 EAST MAIN STREET #68 BROOKSIDE NJ	07926
12 55	199 PARK AVE	2	KIERNAN, PATRICIA 23 SUTTON PLACE VERONA NJ	07044



- Ocean County Planning Board
129 Hooper Ave., Toms River, NJ 08753
- State of New Jersey Department of Transportation
PO Box 600, Trenton, NJ 08625
- State of New Jersey Department of Environmental Protection
1510 Hooper Ave., Toms River, NJ 08753
- U.S. Army Corps of Engineers
100 Penn Square East, Philadelphia, PA 19107
- Public Service Electric & Gas Company, Manager-Corporate Properties
80 Plaza Park, T6B, Newark, NJ 07102
- New Jersey Natural Gas
1415 Wyckoff Rd., Wall, NJ 07719
- Bell Atlantic New Jersey
540 Broad St., Newark, NJ 07102
- AT&T
PO Box 7207, Bedminster, NJ 07921
- Comcast Cablevision
751 Brick Blvd., Brick, NJ 08723
- Borough of Bay Head Department of Public Works
PO Box 248, 106 Bridge Ave., Bay Head, NJ 08742

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

TEL (732) 899-1200
FAX (732) 899-1192

April 9, 2024

Borough of Bay Head
81 Bridge Avenue
Bay Head NJ 08742

Re: Kennedy
193 Park Avenue Bay Head NJ
Block 53 Lot 12

Dear Sir or Madam:

Kindly provide me with a certified list of property owners within 200 feet of the above referenced property. I have enclosed my check in the amount of \$10.00 for this fee.

Very Truly Yours,

William T. Gage

William T. Gage

Enclosure

Notice to Property Owners
Within 200 Feet

WILLIAM T. GAGE
ATTORNEY AT LAW
536 LAKE AVENUE
BAY HEAD, NEW JERSEY 08742

TEL (732) 899-1200
FAX (732) 899-1192

April 17, 2024

Re: Variance Application: 193 Park Avenue Bay Head, New Jersey

Dear Sir or Madam:

PLEASE TAKE NOTICE that an application has been made to the Planning Board of the Borough of Bay Head in the County of Ocean and State of New Jersey affecting the property known as Block 12, Lot 53 on the Borough of Bay Head Tax Map on behalf of the owners, Bruce Kennedy Jr and Lauren Kennedy. Such property is commonly known as 193 Park Avenue Bay Head New Jersey. This notice is being sent to you as an owner of property or of property interest within 200 feet of the subject property.

The applicant requests the following relief:

1. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning an accessory side yard setback of 0.3 feet where 4 feet is the minimum required;
2. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a lot area of 4,900 square feet where 5,000 square feet is the minimum required;
3. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a lot width and street frontage of 35 feet where 50 feet is the minimum required; and
4. For such other variances, waivers or other relief as the Board shall deem necessary and appropriate.

The applicants propose to remove the remnants of the existing residential structure, build a new residential structure that conforms to the Borough land use requirements and install a swimming pool in the back yard. The cited non-conforming conditions either already exist and shall not be exacerbated as a result of this proposed development. All documents pertaining to this application are on file in the Office of the Clerk of the Borough of Bay Head in the Borough of Bay Head Municipal Building located at 83 Bridge Avenue, Bay Head New Jersey and may be inspected from Monday through Friday between the hours of 9:00 a.m. and 4:30 p.m. For the purpose of hearing comments upon, objections to or statements in support of the granting of this application, a special hearing is scheduled before the Borough of Bay Head Planning Board on May 1, 2024 at 6:30 p.m. in the Borough of Bay Head Municipal Building at which time any such comments, objections or statements with regard to this application may be presented. In order to do so, one must appear either in person or through an attorney at law.

Very Truly Yours,


William T. Gage