

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

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In the Matter of the Variance Application :  
of Andy Frizzell and Verity Frizzell :  
1606 Bay Avenue, Bay Head NJ : CERTIFICATION  
Bay Head NJ 08742 :  
Block 5 Lot 12 :

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

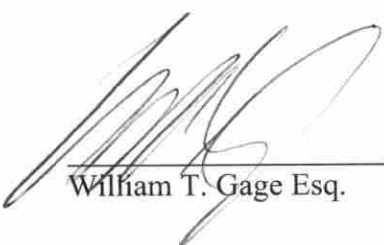
I, WILLIAM T. GAGE, of full age, do hereby certify as follows:

1. I am an Attorney at Law of the State of New Jersey representing Andy Frizzell and Verity Frizzell 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 January 5, 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: *January 9, 2024*

  
\_\_\_\_\_  
William T. Gage Esq.

7022 2410 0000 1015 6689

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07727

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Bay Head NJ 08742

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Paul Wollon &  
Rosemarie Wollen  
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Bay Head NJ 08742

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Thomas Vaughn &  
Angela Vaughn  
253 Evergreen Dr  
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John E. Evans &  
Kim M Evans  
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Bay Head NJ 08742

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Leonora Hayes  
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Bay Head NJ 08472

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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New Jersey Natural Gas  
1415 Wyckoff Road  
Wall NJ ~~07719~~  
07727

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AT&T  
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Verizon-New Jersey  
145 Chubb Way  
Branchburg NJ 08876

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

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**Current Owner**  
1503 Bay Avenue  
Point Pleasant 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	\$0.66	

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**Current Owner**  
701 Hance Place  
Point Pleasant NJ 08742

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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**Borough of Point Pleasant**  
Department of Public Works  
2233 Bridge Ave  
Point Pleasant NJ 08742

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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	\$0.66	

Postmark Here  
01/05/2024

**Current Owner**  
1300 Grand St Apt #624  
Hoboken NJ 07030

for Instructions

7022 2410 0000 1015 6979

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	\$0.00	99
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	\$0.66	

Postmark Here  
01/05/2024

**Current Owner**  
705 Hance Pl – Rear  
Pt Pleasant NJ 08742

for Instructions

7022 2410 0000 1015 6986

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	

Postmark Here  
01/05/2024

Current Owner  
707 Hance Pl  
Pt Pleasant NJ 08742

for instructions

7022 2410 0000 1015 7006

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South Nyack NY 10960

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	

Postmark Here  
01/05/2024

Current Owner  
40 Village Gate Way  
South Nyack NY 10960

for instructions

7022 2410 0000 1015 7020

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Point Pleasant Beach, NJ 08742

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	

Postmark Here  
01/05/2024

Current Owner  
1606 Jackson Street  
Point Pleasant NJ 08742

for instructions

7022 2410 0000 1015 6993

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Point Pleasant Beach, NJ 08742

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	

Postmark Here  
01/05/2024

Current Owner  
1600 Jackson St  
Pt Pleasant NJ 08742

for instructions

7022 2410 0000 1015 7013

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Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	

Postmark Here  
01/05/2024

Current Owner  
1604 Jackson St  
Pt Pleasant NJ 08742

for instructions

7022 2410 0000 1015 7037

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Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	

Postmark Here  
01/05/2024

Current Owner  
1608 Jackson St  
Pt Pleasant NJ 08742

for instructions

7022 2410 0000 1015 7044

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**Point Pleasant Beach, NJ 08742**

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Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	01/05/2024

Current Owner  
 702 Hance Place  
 Point Pleasant NJ 08742

Postmark Here

for Instructions

7022 2410 0000 1015 7051

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**Succasunna, NJ 07876**

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	01/05/2024

Current Owner  
 7 Perin Pl  
 Succasunna NJ ~~07867~~

Postmark Here

07876

for Instructions

7022 2410 0000 1015 7068

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**Point Pleasant Beach, NJ 08742**

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	01/05/2024

Current Owner  
 706 Hance Place  
 Point Pleasant NJ 08742

Postmark Here

for Instructions

7022 2410 0000 1015 7075

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**Point Pleasant Beach, NJ 08742**

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	01/05/2024

Current Owner  
 1605 Bay Ave  
 Pt Pleasant NJ 08742

Postmark Here

for Instructions

7022 2410 0000 1015 7082

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**Colonia, NJ 07067**

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0857
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<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	\$0.66	01/05/2024

Current Owner  
 512 Middlesex Ave  
 Colonia NJ 07067

Postmark Here

for Instructions





November 8, 2023

Mr. Gage,

Attached is a list of the properties in Bay Head within 200 feet of Block 5 Lot 12. Also attached is a list of all the utility companies that need to be contacted. Please note, this property is within 200 feet of properties located in Point Pleasant Borough, so a list from them is also necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Imbriaco".

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



- 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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
5 7	1616 BAY AVE	2	LUPICH, GEORGE & GRACE M 1616 BAY AVE BAY HEAD, NJ	08742
5 8	1614 BAY AVE	2	DE AMICUS, JOSEPH 1614 BAY AVE BAY HEAD NJ	08742
5 9	1610 BAY AVE	2	POGGI, JOHN T & BOSSOW, SUSAN 1610 BAY AVENUE BAY HEAD NJ	08742
5 11	1608 BAY AVE	2	DEVLIN, ROBERT A JR & SENKEL, TARA 2435 ORCHARD CREST BLVD MANASQUAN, NJ	08736
5 12	1606 BAY AVE	2	FRIZZELL, VERITY L & RUSSELL A 1606 BAY AVE BAY HEAD NJ	08742
5 13	228 PARK AVE	15C	BOROUGH OF BAY HEAD BOX 248 BAY HEAD, NJ	08742
85 2	254 EVERGREEN DR	2	HODER, DAVID & DONNA 254 EVERGREEN DRIVE BAY HEAD NJ	08742
86 1	257 EVERGREEN DR	2	WOLLEON, PAUL & ROSEMARIE 257 EVERGREEN DR BAY HEAD, NJ	08742
86 2	253 EVERGREEN DR	2	VAUGHAN, THOMAS & ANGELA 253 EVERGREEN DR BAY HEAD NJ	08742
86 3	249 EVERGREEN DR	2	LURVEY, KATHY S 249 EVERGREEN DRIVE BAY HEAD NJ	08742
86 4	245 EVERGREEN DR	2	EVANS, JOHN E & KIM M 245 EVERGREEN DR BAY HEAD NJ	08742
86 5	241 EVERGREEN DR	2	HAYES, ROBERT & LEONORA 241 EVERGREEN DRIVE 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

November 8, 2023

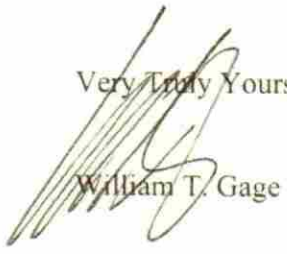
Borough of Bay Head  
81 Bridge Avenue  
Bay Head NJ 08742

Re: Frizzell  
1606 Bay Avenue, Bay Head NJ  
Block 5 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

Enclosure

WILLIAM T GAGE 55-7216/2212 1357  
ATTORNEY AT LAW-ATTORNEY BUSINESS ACCOUNT  
536 LAKE AVENUE  
BAY HEAD, NJ 08742  
DATE November 8, 2023

PAY TO Borough of Bay Head \$ 10.00  
THE ORDER OF  
Ten xx/100-----  
DOLLARS

 MANASQUAN BANK  
1874

MEMO Frizzell

⑆ 221272167⑆ 0370000248⑆ 1357



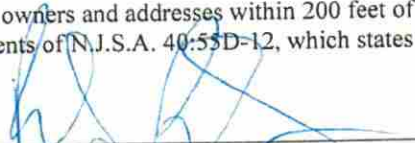
# BOROUGH OF POINT PLEASANT

OCEAN COUNTY, NEW JERSEY

Re: Block 5 Lot 12  
Property is in Bay Head

The attached copy is an accurate and complete list of property owners and addresses within 200 feet of the property. They must be given notice pursuant to the requirements of N.J.S.A. 40:55D-12, which states that notice must be given at least ten (10) days before hearings.

Date: November 3, 2023

  
Robyn Palughi, C.T.A.  
Point Pleasant Borough Tax Assessor

Notification must be given to the agencies checked below:

- Ocean County Planning Board  
119 Hooper Ave., Toms River, NJ 08753
- State of New Jersey Department of Transportation  
1035 Parkway, 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
- Jersey Central Power & Light  
300 Madison Ave, Morristown, NJ 07960
- New Jersey Natural Gas  
1415 Wyckoff Road, Wall, NJ 07719
- AT & T  
1 AT & T way, Bedminster, NJ 07921
- Verizon – New Jersey  
145 Chubb Way, Branchburg, NJ 08876
- Comcast Cablevision  
1701 JFK Blvd., Philadelphia PA 19103
- Borough of Point Pleasant Department of Public Works  
2233 Bridge Ave. Point Pleasant, NJ 08742
- Obtain a list from

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
268 5	1503 BAY AVE	4A	CURRENT OWNER 1503 BAY AVENUE POINT PLEASANT NJ	08742
268 6	1507 BAY AVE	2	CURRENT OWNER 1300 GRAND ST APT #624 HOBOKEN NJ	07030
268 7	701 HANCE PL	2	CURRENT OWNER 701 HANCE PLACE POINT PLEASANT NJ	08742
268 8	705 HANCE PL	2	CURRENT OWNER 705 HANCE PL -REAR PT PLEASANT, NJ	08742
268 9	707 HANCE PL	2	CURRENT OWNER 707 HANCE PL PT PLEASANT NJ	08742
274 1	1600 JACKSON ST	2	CURRENT OWNER 1600 JACKSON ST PT PLEASANT NJ	08742
274 2	1602 JACKSON ST	2	CURRENT OWNER 40 VILLAGE GATE WAY SOUTH NYACK NY	10960
274 3	1604 JACKSON ST	2	CURRENT OWNER 1604 JACKSON ST PT PLEASANT, N J	08742
274 4	1606 JACKSON ST	2	CURRENT OWNER 1606 JACKSON STREET POINT PLEASANT NJ	08742
274 5	1608 JACKSON ST	1SF	CURRENT OWNER 1608 JACKSON ST PT PLEASANT NJ	08742
274 11.02	702 HANCE PL	1	CURRENT OWNER 702 HANCE PLACE POINT PLEASANT, NJ	08742
274 11.03	704 HANCE PL	2	CURRENT OWNER 7 PERIN PL SUCCASUNNA NJ	07867
274 11.04	706 HANCE PL	2	CURRENT OWNER 706 HANCE PLACE POINT PLEASANT NJ	08742

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
274 13	1605 BAY AVE	4A	CURRENT OWNER 1605 BAY AVE PT PLEASANT NJ	08742
274 15	1607-09 BAY AVE	4A	CURRENT OWNER 512 MIDDLESEX AVE COLONIA NJ	07067

CURRENT OWNER  
1503 BAY AVENUE  
POINT PLEASANT NJ 08742

CURRENT OWNER  
1300 GRAND ST APT #624  
HOBOKEN NJ 07030

CURRENT OWNER  
701 HANCE PLACE  
POINT PLEASANT NJ 08742

CURRENT OWNER  
705 HANCE PL -REAR  
PT PLEASANT, NJ 08742

CURRENT OWNER  
707 HANCE PL  
PT PLEASANT NJ 08742

CURRENT OWNER  
1600 JACKSON ST  
PT PLEASANT NJ 08742

CURRENT OWNER  
40 VILLAGE GATE WAY  
SOUTH NYACK NY 10960

CURRENT OWNER  
1604 JACKSON ST  
PT PLEASANT, N J 08742

CURRENT OWNER  
1606 JACKSON STREET  
POINT PLEASANT NJ 08742

CURRENT OWNER  
1608 JACKSON ST  
PT PLEASANT NJ 08742

CURRENT OWNER  
702 HANCE PLACE  
POINT PLEASANT, NJ 08742

CURRENT OWNER  
7 PERIN PL  
SUCCASUNNA NJ 07867

CURRENT OWNER  
706 HANCE PLACE  
POINT PLEASANT NJ 08742

CURRENT OWNER  
1605 BAY AVE  
PT PLEASANT NJ 08742

CURRENT OWNER  
512 MIDDLESEX AVE  
COLONIA NJ 07067



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

TEL (732) 899-1200

FAX (732) 899-1192

November 9, 2023

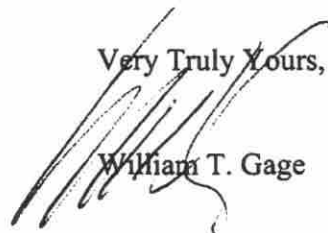
Borough of Point Pleasant  
2233 Bridge Avenue  
Point Pleasant NJ 08742

Re: Frizzell  
1606 Bay Avenue, Bay Head NJ  
Block 5 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

Enclosure

Notice to Property Owners  
Within 200 Feet

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

TEL (732) 899-1200

FAX (732) 899-1192

January 5, 2024

Re: Variance Application: 1606 Bay 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 5, Lot 12 on the Borough of Bay Head Tax Map on behalf of the owners, Andy and Verity Frizzell. Such property is commonly known as 1606 Bay 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 applicants request the following relief:

1. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a south side yard setback of 5.5 feet where 6 feet is the minimum required;
2. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a walkway on the south side property line where 3 feet is the minimum required; and
3. For such other variances, waivers or other relief as the Board shall deem necessary and appropriate.

The applicants propose to remodel their existing home, replace an accessory structure, install a swimming pool and widen an existing walkway. 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 hearing is scheduled before the Borough of Bay Head Planning Board on January 17, 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