

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 James and Madeline Gardner :  
150 Osborne Avenue, Bay Head NJ : CERTIFICATION  
Bay Head NJ 08742 :  
Block 1 Lot 42 :

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 James and Madeline Gardner 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 19, 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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Ocean County Planning Board  
129 Hooper Avenue  
Toms River NJ 08753

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State of New Jersey  
Dept of Transportation  
P O Box 600  
Trenton NJ 08625

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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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Public Service Electric & Gas  
Manager- Corporate Properties  
80 Plaza Park T6B  
Newark NJ 07102

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<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	04/17/2024

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300 Madison Avenue  
Morristown NJ 07960

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<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	04/17/2024

New Jersey Natural Gas  
1415 Wyckoff Road  
Wall NJ 07719

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<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	04/17/2024

Bell Atlantic New Jersey  
540 Broad Street  
Newark NJ 07102

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Freehold, NJ 07728

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<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	

Verizon NJ  
c/o OSP Engineering/Row  
999 W Main St Floor 2  
Freehold NJ 07728

for Instructions

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<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	

AT&T  
P O Box 7207  
Bedminster NJ 07921

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Extra Services & Fees (check box, add fee as appropriate)		80
<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	

AT&T  
4260 US Highway 1  
Monmouth Junction NJ 08852

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Extra Services & Fees (check box, add fee as appropriate)		80
<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	

Comcast Cablevision  
751 Brick Blvd  
Brick NJ 08723

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Toms River, NJ 08753

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<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	

Comcast Cablevision  
1256 Hooper Ave  
Toms River NJ 08753

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Borough of Bay Head  
Department of Public Works  
P O Box 248  
106 Bridge Avenue  
Bay Head NJ 08742

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Borough of Point Pleasant Beach  
Director of Public Works  
416 New Jersey Avenue  
Point Pleasant Beach NJ 08742

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Postage	\$0.68

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Steve & Susan Torrisi  
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Postage	\$0.68

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T164 Osborne Ave LLC  
P O Box 234  
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

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Postmark  
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Carolyn Bekes  
167 Uxbridge  
Cherry Hill NJ 08034

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Postage	\$0.68

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Jamie Errico  
156 Osborne 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	
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Postage	\$0.68	

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James & Madeline Gardner  
 1124 Bloomfield St  
 Hoboken NJ 07030

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Hoboken, NJ 07030

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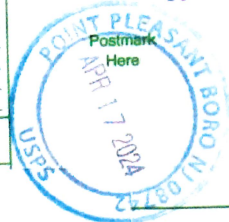
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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Bernard J Murphy  
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Shaun K & Margaret Morrissey  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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Jay & Diana Cooperman etal  
 130 Osborne Ave  
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Estero, FL 33928

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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	
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Ronald & Kathryn Puorro  
 20811 Torrey Pines Way  
 Estero FL 33928

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\$		\$0.00	80
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		

Paul Brennan & Esther Koai  
 157 Osborne Avenue  
 Bay Head NJ 08742

04/17/2024

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Spring Lake, NJ 07762

Certified Mail Fee	\$4.40		0840
\$		\$0.00	80
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		

Casa 155 LLC  
 408 Central Ave  
 Spring Lake NJ 07762

04/17/2024

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Point Pleasant Beach, NJ 08742

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\$		\$0.00	80
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		

Angelo & Rosemarie Cifelli  
 153 Osborne Ave  
 Bay Head NJ 08742

04/17/2024

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Millstone Township, NJ 08535

Certified Mail Fee	\$4.40		0840
\$		\$0.00	80
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		

R. W. Voorhees Jr &  
 P J Voorhees  
 219 Sweetmans Ln  
 Millstone NJ 08535

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Whippany, NJ 07981

Certified Mail Fee	\$4.40		0840
\$		\$0.00	80
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		

Lois V Tar & Lara Gallo etal  
 145 Bee Meadow Parkway  
 Whippany NJ 07981

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for Instructions

9589 0710 5270 2135 9742 22

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\$		\$0.00	80
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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		

Stephanie Vautravers  
 413 Grand St F905  
 New York NY 10002

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<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	
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Patricia Regan  
 145 Osborne Ave  
 Bay Head NJ 08742

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Frank Roerdomp  
 143 Osborne Ave  
 Bay Head NJ 08742

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
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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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Ralph W Voorhees Jr &  
 Patricia J. Voorhees  
 219 Sweetmans Ln  
 Millstone NJ 08535

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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John B Paoella  
 14 Wyndham Dr  
 Bay Head 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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Gatherine N Morgan  
 502 Delaware Ave  
 Point Pleasant Beach NJ 08742

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Hengo & Susan J. Prima  
 506 Delaware Ave  
 Point Pleasant Beach 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	

Henno A. & Susan J. Prima  
 506 Delaware Ave  
 Point Pleasant Beach NJ 08742

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Point Pleasant Beach, NJ 08742

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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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	

Dave L. Spencer  
 508 Delaware Ave  
 Point Pleasant Beach NJ 08742

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Oradell, NJ 07649

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<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	

Lisa Ballerini  
 319 Grove St  
 Oradell NJ 07649

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Eric M Hemion  
 512 Delaware Ave  
 Point Pleasant Beach NJ 08742

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Secaucus, NJ 07094

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
<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	
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Thomas M. & Linda M. Fitzgibbons  
 98 Lucht Place  
 Secaucus NJ 07094

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	80
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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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Gerald A Colagiovanni &  
 Antonetta Colagiovanni  
 516 Delaware Ave  
 Point Pleasant Beach NJ 08742

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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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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Michelle Keyes  
503 Delaware Ave  
Point Pleasant Beach NJ 08742

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Brick, NJ 08724

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

0840  
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04/17/2024

William & Donna Leinweber  
233 Colonial Drive  
Brick NJ 08724

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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

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80

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Postage	\$0.68
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William Beaver Jr &  
Susan Beaver  
507 Delaware Avenue  
Point Pleasant Beach NJ 08742

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

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80

Postmark  
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04/17/2024

John & Chantale Taurozzi  
509 Delaware Avenue  
Point Pleasant Beach NJ 08742

for Instructions



April 16, 2024

Mr. Gage,

Attached is a list of the properties in Bay Head within 200 feet of Block 1 Lot 42. Please note, there are properties located in Point Pleasant Beach that are also within 200 feet of the subject property so you will need to request a list from them as well. 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	Property Class	Owner Address City, State	Zip Code
1 36.02	170 OSBORNE AVE	2	BUDD, STEPHEN & HAYLEY 170 OSBORNE AVENUE BAY HEAD NJ	08742
1 38.01	168 OSBORNE AVE	2	TORRISI, STEVE & SUSAN 168 OSBORNE AVE BAY HEAD, NJ	08742
1 39	164 OSBORNE AVE	2	164 OSBORNE AVE LLC PO BOX 234 BAY HEAD, NJ	08742
1 40	160 OSBORNE AVE	2	BEKES, CAROLYN 167 UXBRIDGE CHERRY HILL, NJ	08034
1 41	156 OSBORNE AVE	2	ERRICO, JAMIE 156 OSBORNE AVE BAY HEAD, NJ	08742
1 42	150 OSBORNE AVE	2	GARDNER, JAMES & MADELINE 1124 BLOOMFIELD ST HOBOKEN, NJ	07030
1 43	146 OSBORNE AVE	2	GARDNER, JAMES & MADELINE 1124 BLOOMFIELD ST HOBOKEN NJ	07030
1 44	144 OSBORNE AVE	2	MURPHY, BERNARD J 144 OSBORNE AVE BAY HEAD NJ	08742
1 45	142 OSBORNE AVE	2	MORRISSEY, SHAUN K & MARGARET 142 OSBORNE AVE BAY HEAD NJ	08742
1 46	130 OSBORNE AVE	2	COOPERMAN, JAY & DIANA ETAL 130 OSBOURNE AVE BAY HEAD NJ	08742
3 3.01	159 OSBORNE AVE	2	PUORRO, RONALD & KATHRYN 20811 TORREY PINES WAY ESTERO FL	33928
3 4.01	157 OSBORNE AVE	2	BRENNAN, PAUL & KOAI, ESTHER 157 OSBORNE AVENUE BAY HEAD NJ	08742
3 5	155 OSBORNE AVE	2	CASA 155 LLC 408 CENTRAL AVE SPRING LAKE NJ	07762

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
3 6	153 OSBORNE AVE	2	CIFELLI, ANGELO & ROSEMARIE 153 OSBORNE AVE BAY HEAD, NJ	08742
3 7	151 OSBORNE AVE	1	VOORHEES, R W JR & P J 219 SWEETMANS LN MILLSTONE NJ	08535
3 8	149 OSBORNE AVE	2	TAR, LOIS V & GALLO, LARA ETAL 145 BEE MEADOW PARKWAY WHIPPANY NJ	07981
3 9	147 OSBORNE AVE	2	VAUTRAVERS, STEPHANIE 413 GRAND ST. F905 NEW YORK, NY	10002
3 10	145 OSBORNE AVE	2	REGAN, PATRICIA 145 OSBORNE AVE BAY HEAD, NJ	08742
3 11	143 OSBORNE AVE	2	ROERDOMP, FRANK 143 OSBORNE AVE BAY HEAD, NJ	08742
3 12	160 TWILIGHT RD	1	VOORHEES, RALPH W JR & PATRICIA J 219 SWEETMANS LN MILLSTONE NJ	08535
3 18	14 WYNDHAM DR	2	PAOLELLA, JOHN B 14 WYNDHAM DR BAY HEAD, NJ	08742



- 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: Gardner  
150 Osborne Avenue Bay Head NJ  
Block 1 Lot 42

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

# POINT PLEASANT BEACH BOROUGH

416 New Jersey Avenue  
Point Pleasant Beach, NJ 08742

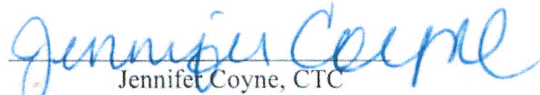
Re: 150 Osborne Ave Bay Head, NJ Owner: Gardner

Block: 1 Lot: 42

I certify that the attached copy is an accurate and complete list of property owners and addresses within 200 feet of the aforementioned 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.

4/16/2024

Date



Jennifer Coyne, CTC

Point Pleasant Beach Asst. Municipal Tax Collector

## NOTICE MUST BE GIVEN TO THE AGENCIES CHECKED BELOW

- Ocean County Planning Board  
129 Hooper Avenue, Toms River NJ 08753
- State of New Jersey Department of Transportation  
1035 Parkway, Ewing Township, NJ 08618
- State of New Jersey Department of Environmental Protection  
1510 Hooper Avenue, Toms River NJ 08753
- U.S. Army Corps of Engineers  
100 Penn Square East, Philadelphia PA 19107
- Jersey Central Power & Light  
300 Madison Avenue, Morristown NJ 07960
- New Jersey Natural Gas  
1415 Wyckoff Road, Wall Township NJ 07719
- Verizon NJ  
c/o OSP Engineering/Row 999 W. Main St Floor 2 Freehold, NJ 07728
- AT&T  
4260 US Highway 1, Monmouth Junction NJ 08852
- Comcast Cablevision  
1256 Hooper Ave, Toms River, NJ 08753
- Borough of Point Pleasant Beach, Director of Public Works  
416 New Jersey Avenue, Point Pleasant Beach NJ 08742

VARIANCE REPORT (200 Ft)

Ocean County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
4 4	502 DELAWARE AVE.	2	MORGAN, CATHERINE N 502 DELAWARE AVE POINT PLEASANT BEACH NJ	08742
4 6	504 DELAWARE AVE.	1	PRIMA, HENNO & SUSAN J. 506 DELAWARE AVE. POINT PLEASANT BEACH, NJ	08742
4 8	506 DELAWARE AVE.	2	PRIMA, HENNO A. & SUSAN J. 506 DELAWARE AVE. POINT PLEASANT BEACH, NJ	08742
4 10	508 DELAWARE AVE.	2	SPENCER, DAWN L. 508 DELAWARE AVE. POINT PLEASANT BEACH, NJ	08742
4 12	510 DELAWARE AVE.	2	BALLERINI, LISA 319 GROVE ST ORADELL NJ	07649
4 14	512 DELAWARE AVE.	2	HEMION, ERIC M 512 DELAWARE AVE POINT PLEASANT BEACH NJ	08742
4 16	514 DELAWARE AVE.	2	FITZGIBBONS, THOMAS M & LINDA M 98 LUCHT PLACE SECAUCUS NJ	07094
4 18	516A DELAWARE AVE.	2	COLAGIOVINI, GERALD A. & ANTONETTA 516 DELAWARE AVE. POINT PLEASANT BEACH, NJ	08742
5 4	503 DELAWARE AVE.	2	KEYES, MICHELLE 503 DELAWARE AVE. POINT PLEASANT BEACH, NJ	08742
5 6	505 DELAWARE AVENUE	2	LEINWEBER, WILLIAM & DONNA 233 COLONIAL DRIVE BRICK NJ	08724
5 8	507 DELAWARE AVE.	2	BEAVER, WILLIAM JR & SUSAN 507 DELAWARE AVENUE POINT PLEASANT BEACH NJ	08742
5 10	509 DELAWARE AVE.	2	TAUROZZI, JOHN & CHANTALE 509 DELAWARE AVENUE POINT PLEASANT BEACH 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 16, 2024

Borough of Point Pleasant Beach  
415 New Jersey Avenue  
Point Pleasant Beach NJ 08742

Re: Gardner  
150 Osborne Avenue Bay Head NJ  
Block 1 Lot 42

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

WILLIAM T. GAGE

ATTORNEY AT LAW

536 LAKE AVENUE

Notice to Property Owners  
Within 200 Feet

BAY HEAD, NEW JERSEY 08742

TEL (732) 899-1200

FAX (732) 899-1192

April 17, 2024

Re: Variance Application: 150 Osborne 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 1, Lot 42 on the Borough of Bay Head Tax Map on behalf of the owners, James and Madeline Gardner. Such property is commonly known as 150 Osborne 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 a front yard setback of 11 feet 10.25 inches where 20 feet is the minimum required;
2. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a west side yard setback of 4 feet 2 inches where 6 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 renovate and expand the front stoop and stairs. 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. If you have any questions about this application, please do not hesitate to contact me.

Very Truly Yours,

  
William T. Gage