

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 Maria Gaal :  
812 Main Avenue, Bay Head NJ : CERTIFICATION  
Bay Head NJ 08742 :  
Block 74 Lot 8 :

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

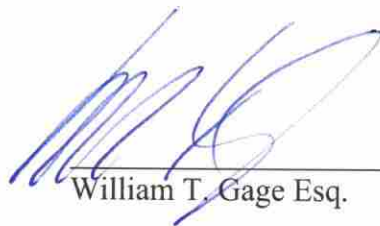
I, WILLIAM T. GAGE, of full age, do hereby certify as follows:

1. I am an Attorney at Law of the State of New Jersey representing Maria Gaal with regard to her 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 December 8, 2023. 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: *December 12, 2023*

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

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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  
12/08/2023

**Richard L. Wade**  
 46 Spring Brook Rd  
 Morristown NJ 07960

for Instructions

7022 2410 0000 1015 6655

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Mountain Lakes, NJ 07046

**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  
12/08/2023

**Eric Koza & Anjalee Nirgudkar**  
 50 Hillcrest Road  
 Mountain Lakes NJ 07046

for Instructions

7022 2410 0000 1015 6658

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

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  
12/08/2023

**James Motherway & Eileen Motherway**  
 815 Main Ave  
 Bay Head NJ 08742

for Instructions



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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
POINT PLEASANT BEACH, NJ 08742

**OFFICIAL USE**

Certified Mail Fee	\$4.25
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

0857  
99

Postmark  
Here

12/08/2023

\$5 William J. Wanke &  
Cheryl L. Wanke  
35 Strickland St  
Bay Head NJ 08742

for instructions

7022 2410 0000 1015 6672



October 17, 2023

Mr. Gage,

Attached is a list of the properties in Bay Head within 200 feet of Block 74 Lot 8. 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



VARIANCE REPORT

Ocean County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
69 5	60 STRICKLAND ST L6	2	WRIGHT, H TAYLOR & LINDSEY 25 DORCHESTER ROAD SUMMIT NJ	07901
70 3	834 CLAYTON AVE 3.01	2	BLUNDIN, J L & E % MOREA FINANCIAL 11070 TURTLEBEACH RD 202B NORTH PALM BEACH FL	33408
70 4	830 CLAYTON AVE 4.01	2	KMH CLAYTON ENTERPRISES LLC 131 HURON DRIVE CHATHAM NJ	07928
70 5	828 CLAYTON AVE 5.01 & 5.02	2	CANNON, THOMAS III 828 CLAYTON AVE BAY HEAD NJ	08742
70 6	818 CLAYTON AVE 6.01 & 6.02	2	PARISI, JOHN F 40 WEST PARK PLACE MORRISTOWN NJ	07960
70 7	808 CLAYTON AVE 7.01 & 7.02	2	PAPASIKOS, GEORGE J & D C TRUST 808 CLAYTON AVENUE BAY HEAD NJ	08742
70 15	55 STRICKLAND ST	2	ULLMANN, DONALD & SUSAN 1241 GULF OF MEXICO DR507 LONGBOAT KEY, FL	34228
73 1	780 MAIN AVE	15D	SACRED HEART CHURCH 751 MAIN AVE BAY HEAD, NJ	08742
73.01 1	801 CLAYTON AVE	15C	STATE OF N.J. STATE HOUSE TRENTON, NJ	08625
74 5	824 MAIN AVE	2	SHOOLBRAID, DONALD & DORIS 824 MAIN AVE BAY HEAD NJ	08742
74 6	818 MAIN AVE	2	JOHNSON, GEORGE W & LOIS 818 MAIN AVE BAY HEAD NJ	08742
74 7	814 MAIN AVE	2	MURPHY, JOSEPH & JOSEPHINE E 814 MAIN AVE FRONT BAY HEAD, NJ	08742
74 8	812 MAIN AVE	2	CETRULO-GAAL, DEAN & MARIA 812 MAIN AVE BAY HEAD NJ	08742

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
74 9	49 STRICKLAND ST 10	2	NAPOLIELLO, JO-ANN & MANHEIMER, N 49 STRICKLAND ST BAY HEAD NJ	08742
74 11	45 STRICKLAND ST	2	31 EGBERT LLC 847 MOUNTAIN AVE WESTFIELD NJ	07090
74 12	43 STRICKLAND ST	2	SALTER FAMILY TRUST 43 STRICKLAND ST BAY HEAD, NJ	08742
74 13	808 MAIN AVE	2	ROMANO, DEBRA L 3 SYCAMORE LANE MORRISTOWN, NJ	07960
74 19	814 MAIN AVE REAR	2	SCHNEIDER, KATHERINE 17 WEST 67TH ST APT 2D NEW YORK NY	10023
74 20	810 MAIN AVE	2	ZUVER, ALEXANDER & MICHELLE 810 MAIN AVENUE BAY HEAD NJ	08742
78 5	819 MAIN AVE	2	WADE, RICHARD L 46 SPRING BROOK RD MORRISTOWN, NJ	07960
78 6	815 MAIN AVE	2	MOTHERWAY, JAMES & EILEEN 815 MAIN AVE BAY HEAD, NJ	08742
78 7	813 MAIN AVE	2	KOZA, ERIC & NIRGUDKAR, ANJALEE 50 HILLCREST ROAD MOUNTAIN LAKES NJ	07046
78 8	35 STRICKLAND ST	2	WANKE, WILLIAM J & CHERYL L 35 STRICKLAND ST 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

October 16, 2023

RECEIVED  
OCT 16 2023

BY: \_\_\_\_\_

Borough of Bay Head  
81 Bridge Avenue  
Bay Head NJ 08742

Re: Gaal  
812 Main Avenue Bay Head NJ  
Block 74 Lot 8

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  
ATTORNEY AT LAW-ATTORNEY BUSINESS ACCOUNT  
536 LAKE AVENUE  
BAY HEAD, NJ 08542

55-7216/2212

1337

DATE October 16, 2023



PAY TO THE ORDER OF Borough of Bay Head \$ 10.00  
Ten and 00/100-----  
DOLLARS



MEMO

⑆221272167⑆ 0370000248⑆ 1337

LOOK FOR FRAUD-DETERING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-SENSITIVE MICR DETAILS ON BACK.

RECEIVED  
OCT 18 2023

BY: \_\_\_\_\_

WILLIAM T. GAGE

ATTORNEY AT LAW

536 LAKE AVENUE

BAY HEAD, NEW JERSEY 08742

Notice to Property Owners  
Within 200 Feet

TEL (732) 899-1200

FAX (732) 899-1192

December 8, 2023

Re: Variance Application: 812 Main 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 74, Lot 8 on the Borough of Bay Head Tax Map on behalf of the owner, Maria Gaal. Such property is commonly known as 812 Main 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 33.7 feet where 35 feet is the minimum required;
2. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a south side yard setback of 1.3 feet to the deck and 7.5 feet to the dwelling where 10 feet is the minimum required;
3. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a combined side yard setback of 11.8 feet where 25 feet is the minimum required;
4. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a rear yard setback of 9.2 feet to the deck where 15 feet is the minimum required;
5. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning a building coverage of 41.8% where 35% is the maximum permitted;
6. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning an accessory side yard setback of 4 feet to the swimming pool where 10 feet is the minimum required;
7. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning an accessory front yard setback of 10 feet to the swimming pool where 35 feet is the minimum required;
8. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning an accessory front yard setback of 28.2 feet to the air conditioning platform where 35 feet is the minimum required;



9. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) concerning no street frontage where 100 feet is the minimum required;
10. For such other variances, waivers or other relief as the Board shall deem necessary and appropriate.

The applicant proposes to install a swimming pool and relocate the air conditioning platform in the front (east) yard. The great majority of the cited non-conforming conditions currently exist. 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 December 20, 2023 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