

**Bay Head Planning Board**  
**April 15, 2015**

The meeting of the Bay Head Planning Board was held on Wednesday, April 15, 2015 at 7:30 PM.

Mr. Furze read the following statement: "Pursuant to the applicable portions of the NJ Public Meetings Act, adequate notice of this meeting was mailed to the Ocean Star and posted in the corridor of the Borough of Bay Head and filed with the Bay Head Borough Clerk."

Roll Call: William Furze, Verity Frizzell, Kathleen Tell, Edward Convey, William Curtis, Patricia Wojcik, Robert Hein, Kathleen Wintersteen, Mark Durham, John Henry Morris, Thomas Charlton, Frederick Applegate  
Absent: Bart Petrillo

The November 19, 2014 Minutes were approved on a motion by Edward Convey and seconded by Kathleen Tell. Roll call: YAYS: Edward Convey, Kathleen Tell, William Furze, Verity Frizzell, Patricia Wojcik, Kathleen Wintersteen, John Henry Morris, Thomas Charlton, Frederick Applegate

The December 17, 2014 Minutes were approved on a motion by Edward Convey and seconded by Verity Frizzell. Roll call: YAYS: Edward Convey, Verity Frizzell, Edward Convey, William Curtis, Patricia Wojcik, Robert Hein, John Henry Morris, Thomas Charlton

The January 21, 2015 Minutes were approved on a motion by Edward Convey and seconded by Kathleen Tell. Roll call: YAYS: Edward Convey, Kathleen Tell, William Furze, Patricia Wojcik, Robert Hein, Kathleen Wintersteen, John Henry Morris, Thomas Charlton, Frederick Applegate.

Mr. Furze stated the Board had for review the **Resolution** of Smatco, Ltd., 809 East Avenue, a/k/a Block 81, Lot 6 which was approved at the meeting of March 18, 2015. A motion was made by Verity Frizzell and seconded by Kathleen Wintersteen to approve the Resolution. Roll call: Verity Frizzell, Kathleen Wintersteen, William Furze, Edward Convey, John Henry Morris, Thomas Charlton. Absent: Kathleen Tell, William Curtis, Patricia Wojcik and Mark Durham.

Mr. Furze stated the first of the two **applications** on the agenda this evening is that of R. Grant and Betsy Brady, 157 Bridge Avenue, a/k/a Block 41, Lot 17.

Ms. Frizzell recused herself.

**William T. Gage, Esq.**, 536 Lake Avenue, Bay Head, NJ, attorney for the applicants came forth.

Mr. Gage stated the applicants seek to make alterations to the western side of the house. They would like to enclose a portion of the open porch and turn it into a powder room. They also wish to create a side entrance into the home, also on the west side of the property, to allow people to enter through a mud room, a non-living space. Applicants also desire to slightly move the

existing outside shower on the western side of the house, tear down the 65 square foot rear deck on the south side of the property, which is mostly steps, and construct a new 152 square foot deck on the eastern side of the house.

The following items were marked into evidence:

- A-1 Development application
- A-2 Zoning letter of denial dated 1/21/15
- A-3 Old Deed information dated 7/24/1912
- A-4 Survey dated 10/25/14
- A-5 Architectural drawings dated 12/31/14
- A-6 Review letter from Board Engineer dated 4/9/15
- A-7 Hearing Notice Certification, and notice itself
- A-8 Affidavit of Publication

Mr. Gage called the following as witnesses, who were sworn in by Mr. Zabarsky and who gave their testimony:

**Richard Grant Brady**, 157 Bridge Avenue.

**Charles E. Lindstrom, PE & PP**, from the firm of Lindstrom, Diessner & Carr, 136 Drum Point Road, Brick, NJ, who caused to have A-9, a color photo of the stairs and deck on the southern side of the house, marked into evidence.

Mr. Furze asked if there were any public comments; there being none, a caucus of the Board was taken.

A motion was made by Robert Hein and seconded by Kathleen Wintersteen, to approve the application with the conditions as discussed during the hearing.

Roll call: YEAS: Robert Hein, Kathleen Wintersteen, William Furze, Kathleen Tell, Edward Convey, William Curtis, Patricia Wojcik, Mark Durham, John Henry Morris. NAYS: None.

The second **application** on the agenda this evening is that of 229 East Avenue, LLC, 229 East Avenue, a/k/a Block 37, Lot 3.

Robert Hein recused himself as he is a neighbor.

**Kevin N. Starkey, Esq.**, 1593 Route 88 West, Brick, NJ, attorney for the applicant, came forth.

Mr. Starkey stated the partners of the entity which owns the property are Kevin and Tara Frerich who are in attendance this evening. Mr. Starkey further stated that just over a year ago, on March 19, 2014, this Board approved a Resolution with a couple of variances for the former owners, the Gross family. The Gross family transferred the property to his clients a couple of months ago. Mr. Starkey stated his client is coming in with some slight modifications to the Resolution and architectural plans approved by this Board a year ago.

Mr. Starkey stated there are 3 variances requested: 2 are due to pre-existing conditions, the lot frontage and the lot width, and the third is a rear yard setback which is essentially the same variance the Board has already considered.

The following items were marked into evidence:

- A-1 Development application
- A-2 Memorializing Resolution dated 3/19/14 for the Gross family
- A-3 Survey dated 10/15/14
- A-4 Plot plan dated 11/21/14
- A-5 Topographic survey dated 10/15/14
- A-6 Architectural drawings from Brandes Maselli dated 3/25/15 with attached copies of previously approved variance submittal from J.L. Walker architect, dated 1/16/14
- A-7 Review letter from Board Engineer dated 4/9/15
- A-8 Hearing Notice Affidavit
- A-9 Affidavit of Publication

Mr. Starkey called the following as witnesses, who were sworn in by Mr. Zabarsky:

**Michael Brandes**, Bernardsville, NJ, licensed architect.

**Charles E. Lindstrom, PE & PP**, of the firm of Lindstrom, Diessner & Carr, 136 Drum Point Road, Brick, NJ, who caused to have A-10, a color photo of the adjacent house and freestanding garage, marked into evidence.

Mr. Furze opened the meeting to the public; there being no comments, a caucus of the Board was taken.

A motion was made by John Henry Morris and seconded by Edward Convey to approve the application. Roll call: YEAS: John Henry Morris, Edward Convey, William Furze, Verity Frizzell, William Curtis, Patricia Wojcik, Kathleen Wintersteen. NAYS: Kathleen Tell, Mark Durham.

There was no Old Business, New Business, nor comments from the public.

A motion was made by Kathleen Tell and seconded by Kathleen Wintersteen to approve the **vouchers**. All in favor.

The meeting adjourned on a motion by Verity Frizzell and seconded by John Henry Morris. All in favor.

Respectfully submitted,

Claire S. Hense