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— LLC —

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September 25, 2020

Via Hand Delivery & Email cmcnally@beachhaven-nj.gov

Colleen McNally, Secretary
Beach Haven Land Use Board
300 Engleside Ave.
Beach Haven, NJ 08008

Re: Brennan Minor Subdivision
Block 170, Lot 2
415 N. Bay Ave, Beach Haven, NJ 08008
Hearing Date: October 5, 2020

Dear Ms. McNally:

Enclosed please find the following in support of the above-referenced application:

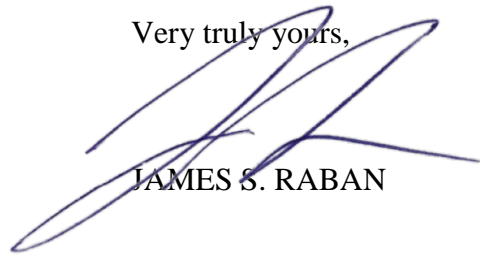
1. 5 copies of Minor Subdivision Plan prepared by James Brzozowski, of Horn, Tyson & Yoder, Inc. dated December 6, 2019, with a most recent revision date of September 8, 2020; and
2. 5 copies of Floor Plans and Elevations prepared by David A. Gaffin, Architect, of Studio Tagland Designs, LLC, dated September 2, 2020.

The application is hereby amended in accordance with the revised plans. The Applicant seeks to subdivide Block 170, Lot 2 into two 50-foot by 80-foot residential building lots as shown on the minor subdivision plan submitted with the application. Each of the proposed lots would front on Bay Avenue. However, driveway access to the corner lot will be via Fifth St. All existing improvements at the site will be removed. Variances are requested for each of the proposed lots where a minimum lot area of 5,000 square feet is required for new residential subdivisions and a lot area of 4,000 square feet is proposed for each lot.

If you have any questions with regard to the foregoing, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Colleen McNally
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Very truly yours,



JAMES S. RABAN

JSR:dh

Encl.

Cc: John Brennan (via email) (w/ enc.)
Frank Little, Jr., P.E.(via email and regular mail) (w/ enc.)
Stuart Snyder, Esq. (via email and regular mail) (w/ enc.)
James Brzozowski, P.E., P.P. (via email) (w/ enc.)
David A. Gaffin, Architect (via email) (w/enc.)
Christine Nazzaro-Cofone (via email) (w/ enc.)