

**TOWNSHIP OF MIDDLETOWN**  
**Zoning Board of Adjustment and Appeals**

1 Kings Highway, Middletown, NJ 07748-2594  
Physical Address: 900 Leonardville Road (Croydon Hall), Leonardo, NJ 07737

**JAMES HINCKLEY**  
*Chairman*



**AMY H. SARRNIKOLAOU, P.P., A.I.C.P.**  
*Director of Planning*

**ERIN URIARTE**  
*Zoning Board Secretary*

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**TECHNICAL MEMORANDUM**

**DATE:** September 13, 2021  
**BOARD:** Zoning Board of Adjustment and Appeals  
**APPLICATION:** Henry Gass and Denise Gass-Roskowski  
23 Briarcliff Place, Port Monmouth  
Block 234, Lot 6  
Residential (R-7) Zone  
Request for Certification of Pre-Existing Non-Conforming Use

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The Zoning Board heard testimony for the above-referenced application on August 23, 2021, and carried the application to the September 27, 2021 Zoning Board meeting in order for the Township Planner to obtain more information from the Tax Assessor. Specifically, the Board directed the Township Planner to find out from the Tax Assessor whether the subject property has been taxed as having two residential units on the property.

The Tax Assessor provided the attached property record card. The property record card reveals both the front dwelling and the area above the garage are being taxed as residential units. The reason the square footage of the area above the garage differs from the bottom area is due to the structure's gable roof. In these instances, the Tax Assessor takes 60% of the lower level to derive the second floor square footage as the second level is not square (see below).



The total square footage of the principal building is 876 s.f. and the heated area above the garage is approximately 360 s.f., totaling 1,236 s.f. of heated living area.

Based on the information provided by the Tax Assessor, it is confirmed that the subject property has been taxed as having two units on the property for a substantial amount of time.

**Report Prepared by:**

*Amy H. Sarrinikolaou*

Amy H. Sarrinikolaou, PP, AICP  
Director of Planning

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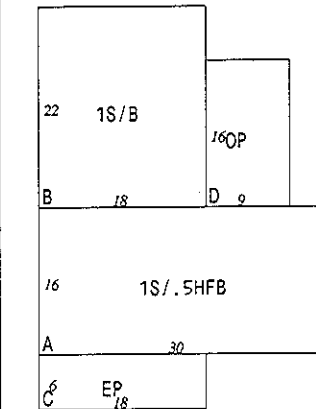
MIDDLETOWN TWLand Desc: 50X400 IRR  
 Block: 234 Bldg Desc: 1SF3G  
 Lot: 6 Addl Lots:  
 Qual: Acreage: 0.000 Class: 2

Owners Name: GASS, HENRY JR & ROSKOWSKI, DENISE  
 Street Address: 12 SMITH PL  
 City & State: MIDDLETOWN, NJ Zip: 07748  
 Property Location: 23 BRIARCLIFF PL

Land: 150,200  
 Impr: 83,000  
 Total: 233,200  
 Exempt:

Reval Date: 2020/10/01  
 Map: 13  
 Seq#: 15645 (#1 of 2)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS											
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.								
GASS, HENRY JR EXECUTOR	04/18/12	8945 /3344		1 25	2009	133500	80800	214300												
					2011	113500	74400	187900												
					2015	113500	81300	194800												
LAND CALCULATIONS					SITE INFORMATION				RESIDENTIAL COST APPROACH											
Frnt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	PAVED	Util:	SEW/WATER	Basement	Area	Rate	Const	Q/F	Mult	Value	
50	363			1.34		1.00		40200	Curbs:	YES	Gas:	YES	BASEMENT	876 x	9.520	+ 2160	x1.00	x1.00=	10500	
1	LOT(S)			1.00		1.00		110000	Sidewalk:		Elec:	YES	BASEMENT FINISH	240 x	13.440	+ 1218	x1.00	x1.00=	4444	
									Loc:		Topo:	LEVEL	Main Bldg							
													FIRST STORY	876 x	49.100	+22491	x1.00	x1.00=	65503	
Neigh:	PM58								Info By:	ESTIMATED	Date:	08/04/16	Heat/AC							
VCS:	R74	Front Ft Value:	600						Visits:	2	Collector:	MT	FORCED HOT AIR	876 x	2.380	+ 960	x1.00	x1.00=	3045	
Zone:	R-7	Acre Value:							Old B:	732	Prt'd:	08/24/21	AC (COMB DUCTS)	876 x	0.830	+ 2200	x1.00	x1.00=	2927	
Min Front:	75	Lot Value:	110000						Old L:	28	Card:	M CA	Plumbing							
Std Depth:	100	Land Value:	150,200										4 FIXTURE BATH	1 x	3185.000	+ 0	x1.00	x1.00=	3185	
													3 FIXTURE BATH	1- 2 x	2595.000	+ 0	x1.00	x1.00=	-2595	
													2 FIXTURE BATH	0- 1 x	1895.000	+ 0	x1.00	x1.00=	-1895	
													Fireplace							
													Attic							
													Deck/Patio							
													ENCLOSED PORCH	108 x	26.990	+ 1092	x1.00	x1.00=	4007	
													OPEN PORCH	144 x	10.760	+ 456	x1.00	x1.00=	2005	
													Garage							
													MD 9/7/16						0	
													Base Cost:	91126	CCF: 1.77				Cost New:	161293
													Net Cond:	0.35					Bldg Value:	55743
													Detached Items:							
													SHED 1STY	100 x	0.001	+ 0	x1.00	x0.25	x1.77=	0
													SHED 1STY	120 x	15.480	+ 890	x1.00	x0.25	x1.77=	1216
													ADDL BLDGS COMBINED FROM OTHER PRC CARD(S)							26,000
													Land:	150,200	Impr:	83,000	Total:	233,200		



A: 1S/.5HFB cd16r30  
 B: 1S/B u22cd22r18  
 C: EP d16cd6r18  
 D: OP u16r18cd16r9  
 E:  
 F:  
 G:  
 H:  
 I:  
 J:  
 K:  
 L:

480  
 396  
 108  
 144  
 0  
 0  
 0  
 0

M:  
 N:  
 O:  
 P:

Scale: 20

