

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Jeffery Rudell, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Tracey James, Administrative Assistant



Kurt Cavano, Member
Douglas MacMorris, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
James McNamara, Alternate No. 2

Sent
11-14-22

November 14, 2022

Via Email abf@shorepointarch.com and USPS

Ms. Andrea Fitzpatrick, AIA
Shore Point Architecture
108 S. Main Street
Ocean Grove, New Jersey 07756

RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022 /175
BLOCK 210 / LOT 14 - ALSO KNOWN AS 31 ½ Heck Avenue

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, December 13, 2022**. The meeting will be held virtually via Zoom at 7:00pm.

Log-in and Participant information is as follows:

Topic: December Monthly Meeting

Time: Dec 13, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85059751901?pwd=VS9mS3RpUFIVcVRJN2pKTFFXSE5QZz09>

Meeting ID: 850 5975 1901 Passcode: 543389

One tap mobile

+16469313860,,85059751901# US

+13017158592,,85059751901# US (Washington DC)

Dial by your location

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

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+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

Meeting ID: 850 5975 1901

Find your local number: <https://us02web.zoom.us/j/85059751901>

DESCRIPTION OF WORK:

Construct a 14'-4"x10'-10" one-story addition will be centered at the rear of the existing one-story structure is **CONFORMING**

The roof form of the proposed addition will be a gable and will be a 8:12 pitch to match the existing main roof pitch is **CONFORMING**

The addition will contain 5 total windows; 1 on the rear, 2 on the east side, and 2 on the west side. Windows will be Andersen 400 series, per architectural drawings.

The addition will be clad in new fiber cement clapboard siding, smooth finish, to match existing siding color and exposure, and 3-1/2 inch CPVC corner boards is **CONFORMING**.

The foundation will be parge coated and is **CONFORMING**

The proposed roof will be new asphalt roof shingles to match the existing is **CONFORMING** with CPVC rake trim and half-round gutters and leaders is **CONFORMING**. **Please provide a gutter/leader schedule.**

Replace the existing 3 lite side door with a Thermatru "Smoothstar" half-glass door, per cut sheet attached is **CONFORMING**. Remove existing front facing gable end vent and replace with clad wood window in same location, as indicated is **CONFORMING**

The site will also have a new upward airflow A/C Condenser at the rear of the property and is **CONFORMING**

The porch on the east side of the property will be repaired with "Aeratis" tongue and groove decking and is **CONFORMING**. **Please provide Aeratis color.**

DISCUSSION ITEMS:

Proposal to construct a 14'-4"x10'-10" one-story addition will be centered at the rear of the existing one-story structure as indicated in the above description of work.

You will need to provide **TWELVE (12)** sets of architectural plans, surveys, site plans, zoning approvals including color photos of the front of the house including photos of the entire affected area of the house, as well as the property survey, plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting on November 28, 2022**. Along with providing 12 hard copies, please also email a digital pdf version of your **complete** submission package.

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If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 897-4162, extension # 200 or via email tjames@neptunetownship.org.

Respectfully,

A handwritten signature in black ink that reads "Tracey James". The signature is written in a cursive, flowing style.

Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune

Cc: Matteo Ferraro (m.ferraro@shorepointarch.com)

HPC Tech Review Agenda 11/8/22 9:00am

Tech Review Team – Lucinda Heinlein & Jeffrey Rudell

31.5 Heck Avenue – 1889 – Giovanella –Numerous Alterations- Andrea/Shore Point – **MEETING REQUIRED**

Tech Review Team –

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OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

Block: 210 Prop Loc: 31 HECK AVE 1/2 Owner: GIOVANELLA, DAVID Square Ft: 757
 Lot: 14 District: 1335 NEPTUNE TOWNSHIP Street: 31 HECK AVE 1/2 Year Built: 1889
 Qual: Class: 2 City State: NEPTUNE, NJ 07753 Style: 1

Additional Information

Prior Block: 20 Acct Num: 00003940 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 570.02 Mtg Acct: Land Desc: 17X64 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 1SF Initial: 000000 Further: 000000
 Updated: 02/10/22 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HD-O Map Page: Acreage: 0 Taxes: 9130.50 / 7796.75

Sale Information

Sale Date: 12/07/21 Book: 9573 Page: 5799 Price: 1 NU#: 25

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	05/29/15	9117	7702	262000	10	141.49	GIOVANELLA, DAVID & BUCKMAN, LEIGH
More Info	12/07/21	9573	5799	1	25	0	GIOVANELLA, DAVID

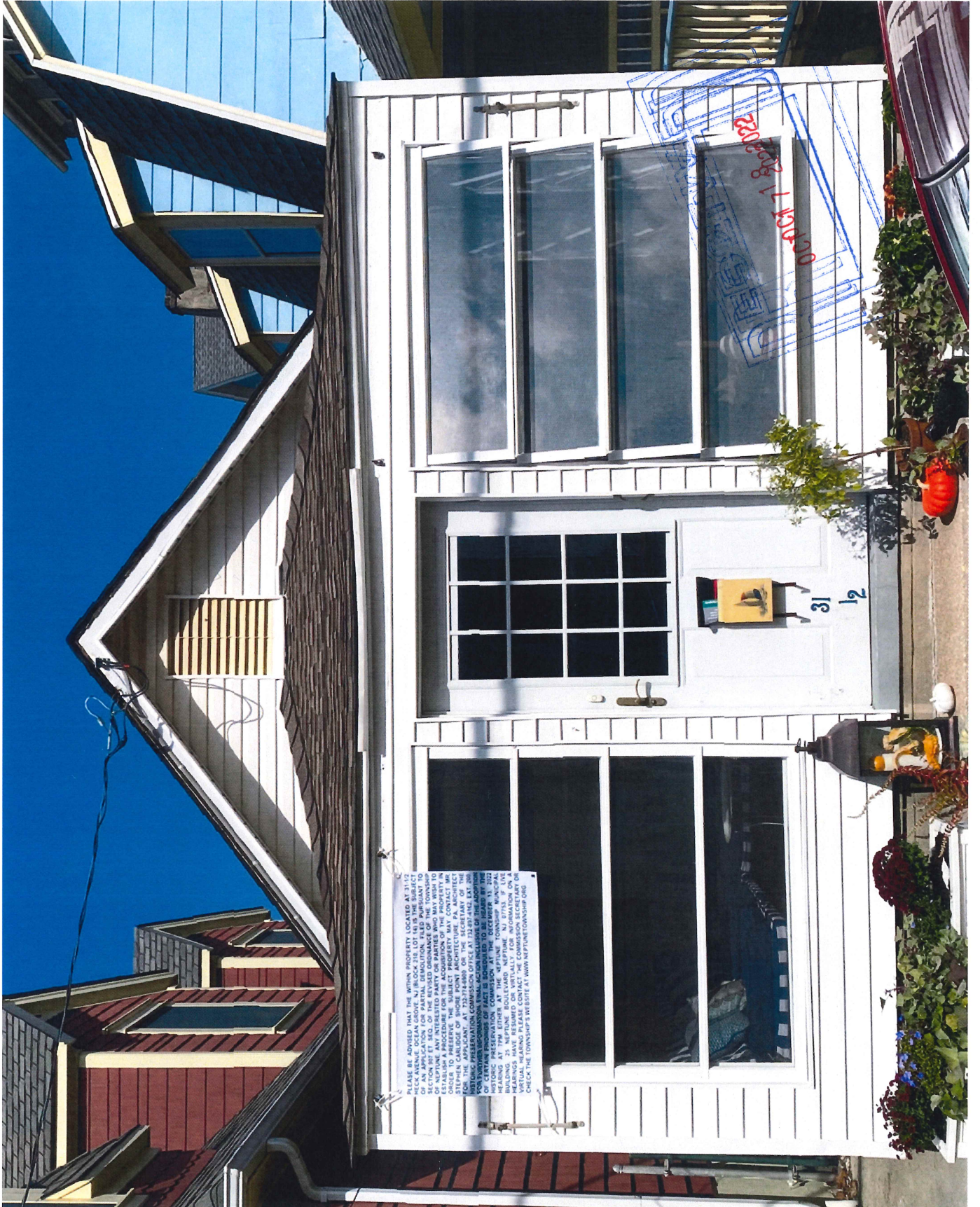
TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2022	31 HECK AVE 1/2	329700 84800 414500	0	414500	2
2021	31 HECK AVE 1/2	374400 65200 439600	0	439600	2
2020	31 HECK AVE 1/2	374400 61800 436200	0	436200	2
2019	31 HECK AVE 1/2	374400 61800 436200	0	436200	2

[Terms of Use](#)

Rel 2022-1

Cond P 18/22 14



PLEASE BE ADVISED THAT THE WITHIN PROPERTY LOCATED AT 3115
 HECK AVENUE, OCEAN GROVE, NJ (BLOCK 376, LOT 14) IS THE SUBJECT
 OF AN APPLICATION FOR AN HISTORIC PRESERVATION REVIEW UNDER
 SECTION 1817 ET SEQ. OF THE REVISED ORDINANCE OF THE TOWNSHIP
 OF NEPTUNE. ANY INTERESTED PARTY/ADJACENT PROPERTY OWNER
 ORDER TO PRESERVE THE SUBJECT PROPERTY MAY CONTACT THE
 HISTORIC PRESERVATION COMMISSION AT 202-737-4889 OR THE SECRETARY OF THE
 HISTORIC PRESERVATION COMMISSION OFFICE AT 734 50 7454. LOCATION
 OF CERTAIN PROPOSALS IS SCHEDULED TO BE HEARD BY THE
 HISTORIC PRESERVATION COMMISSION ON OCTOBER 15, 2020 AT 7:00 PM
 BUILDING 25, NEPTUNE BOULEVARD, NEPTUNE, NJ. MAILING ROOM, 1A
 VIRTUAL. HAVING PLEASE CONTACT THE COMMISSION SECRETARY OR
 CHECK THE TOWNSHIP'S WEBSITE AT WWW.NEPTUNETOWNSHIP.ORG

