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Block: 267 Prop Loc: 113 PILGRIM PATHWAY Owner: HEKKER, JOHN M & JULIE M Square Ft: 2643  
 Lot: 11 District: 1335 NEPTUNE TOWNSHIP Street: 113 PILGRIM PATHWAY Year Built: 1890  
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 48 Acct Num: 00008313 Add Lots: EPL Code: 0 0 0  
 Prior Lot: 1734 Mtg Acct: Land Desc: 60X66 Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-AL-L-1U Initial: 000000 Further: 000000  
 Updated: 04/21/21 Tax Codes: F02 Class4Cd: 0 Desc:  
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 14167.58 / 16580.69

Sale Information

Sale Date: 02/06/20 Book: 9397 Page: 5377 Price: 760000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<a href="#">More Info</a>	02/06/20	9397	5377	760000		89.41	HEKKER, JOHN M & JULIE M

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	113 PILGRIM PATHWAY	367700	0	798300	2
		430600			
		798300			
<u>2020</u>	113 PILGRIM PATHWAY	348600	0	679500	2
		330900			
		679500			
<u>2019</u>	113 PILGRIM PATHWAY	311700	0	566800	2
		255100			
		566800			
<u>2018</u>	113 PILGRIM PATHWAY	311700	0	564900	2
		253200			
		564900			

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History.](#)

Deborah Osepchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Jeffery Rudell, 2<sup>nd</sup> Vice Chair  
Steven R. Tombalakian, Esq., HPC Attorney  
Ronald D. Cucchiaro, Esq., HPC Attorney  
Allison Walby, Administrative Officer



Douglas MacMorris, Member  
Leonard Steen, Member  
Jenny Shafer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
Kurt Cavano, Alternate No. 2

## OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753  
(732) 988-5200 Ext. 204 Fax (732)988-4259  
awalby@neptunetownship.org

September 22nd, 2021

Julie & John Hekker  
113 Pilgrim Pathway  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-090  
BLOCK 267 LOT 11 ALSO KNOWN AS 113 Pilgrim Pathway**

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, October 26th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of October 26th, 2021  
Time: Oct 26, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/86248944321?pwd=VzIvcGgzaE9scGFhRFhVSzVqTWd3QT09>

Meeting ID: 862 4894 4321  
Passcode: 625375  
One tap mobile  
+13017158592,,86248944321# US (Washington DC)  
+13126266799,,86248944321# US (Chicago)

Dial by your location  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)

Meeting ID: 862 4894 4321  
Find your local number: <https://us02web.zoom.us/j/86248944321?pwd=VzIvcGgzaE9scGFhRFhVSzVqTWd3QT09>

Join by SIP  
[86248944321@zoomcrc.com](mailto:86248944321@zoomcrc.com)

### **Preliminary Review Notes**

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual

hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

### Description of Work

1. Porch addition to existing house.
2. Relocate kitchen door at Franklin and exterior steps to center bay. Replace window to match existing.
3. Slide A/C condensers to left (existing condensers).
4. Add window to master bath floor two, to match existing.
5. Porch flooring tongue and groove composite wood.
6. Paint color- Wyndam Cream
7. New door ½ glass wooden
8. Porch, columns HBG round tapered 20"/ 24" bottom
9. Railings 1 ½ square- top rail Jaeger "Spanish Cedar" 4".

### Incomplete Items:

1. Cut sheet for porch and flooring, railing system, columns, new windows, roofing, color, plan for shielding relocated A/C unit, exposed piers, lattice materials.

### Compliant Items:

1. Paint Colors

### Discussion Items:

1. Moving and adding windows on a *key structure*.
2. Moving Doors
3. The historic appropriateness of the balcony, and wrap around portion of the first floor porch.

### Additional Request

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days (latest on October 15th ) before the meeting October 26th 2021**. Along with providing 9 hard copies, please also email via .pdf.

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](http://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) 988-5200, extension 204 or via email [awalby@neptunetownship.org](mailto:awalby@neptunetownship.org).

Cordially,

  
Alison Walby  
HPC Administrative Officer

Application #: HPC 2021-090

Application Date: 5/22/21

## Historic Preservation Commission Certificate of Appropriateness Application

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> AC UNIT                     | <input type="checkbox"/> GATE              | <input type="checkbox"/> RAILINGS       |
| <input type="checkbox"/> ADDITION                    | <input type="checkbox"/> GENERATOR         | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR                       | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF           |
| <input type="checkbox"/> AWNING                      | <input type="checkbox"/> HOT TUB           | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY                     | <input type="checkbox"/> LATTICE           | <input type="checkbox"/> SHED           |
| <input type="checkbox"/> CHIMNEY                     | <input type="checkbox"/> LIGHT FIXTURE     | <input type="checkbox"/> SHUTTERS       |
| <input type="checkbox"/> COLUMNS                     | <input type="checkbox"/> NEW CONSTRUCTION  | <input type="checkbox"/> SIDING         |
| <input type="checkbox"/> DECK                        | <input type="checkbox"/> ORNAMENTATION     | <input type="checkbox"/> SIGN           |
| <input checked="" type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER    | <input type="checkbox"/> SKYLIGHT       |
| <input type="checkbox"/> DRIVEWAY                    | <input type="checkbox"/> PAINT             | <input type="checkbox"/> SOLAR          |
| <input type="checkbox"/> EXTERIOR ALTERATIONS        | <input type="checkbox"/> PATIO             | <input type="checkbox"/> STAIRS         |
| <input type="checkbox"/> FENCE                       | <input type="checkbox"/> PIERS             | <input type="checkbox"/> VENT           |
| <input type="checkbox"/> FLAGS / BANNERS             | <input checked="" type="checkbox"/> PORCH  | <input type="checkbox"/> WALKWAY        |
| <input type="checkbox"/> FOUNDATION                  | <input type="checkbox"/> PORCH FAN         | <input type="checkbox"/> WINDOWS        |
| <input type="checkbox"/> OTHER _____                 |  |   |

**Please complete this application in its entirety.**

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at [www.neptunetownship.org](http://www.neptunetownship.org). Please type or print legibly with ink.

**Incomplete applications will not be accepted.**

**REQUIRED INFORMATION:** *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

**PROPERTY IDENTIFICATION**

ADDRESS: 113 Pilgrim Pathway  
BLOCK: 267 LOT: 11 QUALIFIER: HDR 1

**OWNER INFORMATION**

NAME(S): John, Julie Hekker  
ADDRESS: 113 Pilgrim Pathway  
PHONE: 203-912-9030 EMAIL: jhekk@aol.com

**APPLICANT INFORMATION**

Check if same as Owner

NAME(S): \_\_\_\_\_ COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

Lessee  Agent  Architect  Contractor  Attorney  Other: \_\_\_\_\_

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

Single Family  Multifamily: \_\_\_\_\_ Units  Commercial  Condo  Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: 1/2 square Victorian?

Does your project include demolition of 15% or more of exterior of existing structure?  YES  NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project?  YES  NO  N/A

ZONING PERMIT ID# (from Zoning Permit): 55.3606745 DATE APPROVED: 4/19/2021

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

**Describe all proposed work to be conducted on subject property below.** Be sure to include all colors and materials to be used. Attach additional pages if necessary.

- Porch addition to existing house
- Relocate kitchen door at Franklin and exterior steps to center bay. Replace window to match existing.
- Slide A/c condensers to left (existing condensers).
- Add window to master bath floor two, to match existing.
- Porch flooring HPC approved tongue & groove composite wood. Plans attached. Zoning approval on file.
- paint color previously approved. Wyndam Cream
- new door 1/2 glass wooden
- porch columns HBG - round - tapered 20" → 24" bottom
- railings 1 1/2 square - top rail - Jaeger "Spanish Cedar" 4"

**By signing this application, the Applicant and Owner agree to the following:**

- \* • Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete. *\* we can meet you at your convenience*
- The information herein is correct and complete to the best of your knowledge. *203 912 9030*
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

**By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.**

Julie Hekker

OWNER NAME - Please PRINT

Julie Hekker

OWNER SIGNATURE

5/22/21

DATE

APPLICANT NAME - Please PRINT

APPLICANT SIGNATURE

DATE