

**Application #:** HPC

**Application Date:** \_\_\_\_\_

## 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 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 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: 120 Franklin Ave.

BLOCK: 276 LOT: 3.01 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): DAVID J. AND JULIA A. WARREN

ADDRESS: 120 FRANKLIN AVE, OCEAN GROVE, NJ 07756

PHONE: DAVE'S CELL 973.632.0109 EMAIL: DJWARREN411@EMAIL.COM

**APPLICANT INFORMATION**

☐ Check if same as Owner

NAME(S): Stephen Carlidge, AIA COMPANY: Shore Point Architecture, PA

ADDRESS: 108 South Main St.

PHONE: 732-774-6900 EMAIL: sjc@shorepointarch.com

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: 2012   ARCHITECTURAL STYLE: American 4-square

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): ZP25/0005   DATE APPROVED: 4/17/25

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.

see attached

**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.
- The information herein is correct and complete to the best of your knowledge.
- 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.**

DAVID J. WARREN

OWNER NAME – Please PRINT

[Signature]

OWNER SIGNATURE

1-16-2025

DATE

Stephen Carlidge

APPLICANT NAME – Please PRINT

[Signature]

4/17/25

DATE

# SHORE POINT ARCHITECTURE, PA

## HPC APPLICATION TEXT

Date: April 17, 2025  
SPA Job Number: 2025-03  
Property Address: 120 Franklin Ave. (Block 276, Lot 3.01)

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The existing property is a through-lot that contains frontage on Franklin Ave. and Stockton Ave.



FRANKLIN AVE. STREETSCAPE



STOCKTON AVE. STREETSCAPE

108 South Main Street Ocean Grove, NJ 07756  
P: 732. 774.6900 F: 732.774.7250

The property line boundary and the proposed work area is delineated on the aerial photograph below:



Summary of proposed work:

- Remove existing free-standing shed and clear/regrade the work area
- Construct 9.5'x15' in-ground plunge pool, as indicated
- Construct a slate pool patio (similar to existing patio design, photo provided)
- Install pool equipment on concrete pad, as indicated
- Install new wood / wrought iron fencing, as indicated (details provided on architectural drawing)
- Construct a new 30" height zoning compliant retaining wall, as indicated. Wall to be constructed of CMU and parge coated with a bluestone cap
- Install new landscaping elements as indicated

Shore Point Architecture, PA  
108 South Main Street Ocean Grove, NJ 07756  
P: 732. 774.6900 F: 732.774.7250

- Along Stockton Avenue frontage:
  - Replace or re-set exiting slate curbing (which is currently in very poor condition) in accordance with Township engineering standards
  - Remove existing broken concrete sidewalk and non-compliant pavers (currently in “grass strip” area), install a new concrete sidewalk, and plant a new grass strip, as indicated, and in accordance with Township engineering standards.

Appendix Photos:



Existing slate patio