

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 259 Prop Loc: 134 COOKMAN AVE Owner: EMNETT, ZACHARY Square Ft: 960
 Lot: 3 District: 1335 NEPTUNE TOWNSHIP Street: 134 COOKMAN AVE Year Built: 1899
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 129 Acct Num: 00019280 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 1462 Mtg Acct: Land Desc: 30X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-L-1U Initial: 000000 Further: 000000
 Updated: 07/20/21 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 8075.21 / 8704.71

Sale Information

Sale Date: 04/28/20 Book: 9416 Page: 1175 Price: 410000 NU#: 0
 Sr/a Date Book Page Price NU# Ratio Grantee
[More Info](#) 04/28/20 9416 1175 410000 94.46 EMNETT, ZACHARY

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	134 COOKMAN AVE	293100	0	419100	2
		126000			
		419100			
<u>2020</u>	134 COOKMAN AVE	264700	0	387300	2
		122600			
		387300			
<u>2019</u>	134 COOKMAN AVE	237000	0	352000	2
		115000			
		352000			
<u>2018</u>	134 COOKMAN AVE	237000	0	351100	2
		114100			
		351100			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Application #: HPC 2021-124

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

<input type="checkbox"/> AC UNIT <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ARBOR <input type="checkbox"/> AWNING <input type="checkbox"/> BALCONY <input type="checkbox"/> CHIMNEY <input type="checkbox"/> COLUMNS <input type="checkbox"/> DECK <input type="checkbox"/> DOOR REPLACEMENT <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> EXTERIOR ALTERATIONS <input type="checkbox"/> FENCE <input type="checkbox"/> FLAGS / BANNERS <input type="checkbox"/> FOUNDATION <input type="checkbox"/> OTHER _____	<input type="checkbox"/> GATE <input type="checkbox"/> GENERATOR <input checked="" type="checkbox"/> GUTTERS & LEADERS <input type="checkbox"/> HOT TUB <input type="checkbox"/> LATTICE <input type="checkbox"/> LIGHT FIXTURE <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ORNAMENTATION <input type="checkbox"/> OUTDOOR SHOWER <input checked="" type="checkbox"/> PAINT <input type="checkbox"/> PATIO <input type="checkbox"/> PIERS <input type="checkbox"/> PORCH <input type="checkbox"/> PORCH FAN	<input type="checkbox"/> RAILINGS <input type="checkbox"/> RETAINING WALL <input checked="" type="checkbox"/> ROOF <input type="checkbox"/> SATELLITE DISH <input type="checkbox"/> SHED <input type="checkbox"/> SHUTTERS <input checked="" type="checkbox"/> SIDING <input type="checkbox"/> SIGN <input checked="" type="checkbox"/> SKYLIGHT <input type="checkbox"/> SOLAR <input type="checkbox"/> STAIRS <input type="checkbox"/> VENT <input type="checkbox"/> WALKWAY <input checked="" type="checkbox"/> WINDOWS
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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. 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: 134 COOKMAN AVENUE
 BLOCK: 259 LOT: 3 QUALIFIER: _____

OWNER INFORMATION _____

NAME(S): ZACHARY EMNETT
 ADDRESS: 134 COOKMAN AVENUE, OCEAN GROVE, NJ
 PHONE: 636-578-8231 EMAIL: ZEMNETT@GMAIL.COM

APPLICANT INFORMATION _____

☐ Check if same as Owner

NAME(S): JOHN A. LOMBARDI COMPANY: JOHN ANTHONY ARCHITECTURE, LLC
 ADDRESS: 185 PRISCILLA DRIVE, LINCROFT, NJ 07036
 PHONE: 908-510-6973 EMAIL: JOHNALOMBARDI986@GMAIL.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 UseARCHITECTURAL PERIOD / YEAR BUILT: 1899 ARCHITECTURAL STYLE: AMERICAN FOUR SQUAREDoes 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/AZONING PERMIT ID# (from Zoning Permit): 555153002 DATE APPROVED: 07/01/2021Please 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.

Owner is seeking to add a bedroom addition over existing single story portion of home. The addition will require demolition of existing roof structure. Calculations have been included in this application showing the demolition is below the 15% threshold for partial demolition requirements.

Owner is proposing to match the roof slope and exposed rafter style over new second story bedroom with the existing roof to be demolished. Further, Owner is proposing to remove existing asbestos siding in rear of house and restore clapboard siding beneath. New wood siding to match the existing clapboard siding on addition is being proposed.

Owner is proposing to paint rear portion of house the following colors: Siding - Stonington Gray (HC-170)/ Window Crowns/ Exposed Rafters/ Roof Fascia - Buxton Blue (HC-149) / Window Trim and Fascia - Pure White (SW7005).

The addition proposes three new Andersen vinyl wrapped wood core windows with true - simulated divided light to match existing two-over-two of the existing windows. Owner is proposing AZEK window trim and Crown with Historic Sill to match the existing home windows style.

Lastly, Owner is proposing a single skylight in the new roof structure. The skylight will not be visible from the immediate sidewalk vicinity.

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.

ZACHARY EMNETT

OWNER NAME – Please PRINT



OWNER SIGNATURE

7-22-2021

DATE

JOHN A. LOMBARDI AIA

APPLICANT NAME – Please PRINT



APPLICANT SIGNATURE

07/22/2021

DATE

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
Alison Walby, Administrative Officer



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Douglas MacMorris, Member
Leonard Steen, Member
Jenny Shaffer, 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

August 12th, 2021

John Lombardi

185 Priscilla Drive
Lincroft, NJ 07738

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-124
BLOCK 259 LOT 3 ALSO KNOWN AS 134 Cookman Ave**

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 12th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Alison Walby is inviting you to a scheduled Zoom meeting.

Topic: Historic Preservation Commission Regular Meeting of October 12th, 2021
Time: Oct 12, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89303909435?pwd=bUhpanZYMkI5enEwSEdyR2lITHpMZZ09>

Meeting ID: 893 0390 9435

Passcode: 733863

One tap mobile

+13126266799,,89303909435# US (Chicago)

+16465588656,,89303909435# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 893 0390 9435

Find your local number: <https://us02web.zoom.us/j/89303909435?pwd=bUhpanZYMkI5enEwSEdyR2lITHpMZZ09>

Join by SIP

[89303909435@zoomcrc.com](https://us02web.zoom.us/j/89303909435?pwd=bUhpanZYMkI5enEwSEdyR2lITHpMZZ09)

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. Owner is seeking to add a bedroom addition over existing single story portion of home. The addition will require demolition of existing roof structure. Calculations have been included in this application showing the demolition is below the 15% threshold for partial demolition requirements.
2. Proposing to match the roof slope and exposed rafter style over new second story bedroom with the existing roof to be demolished. Further, owner is proposing to remove existing asbestos siding in rear of house and restore clapboard siding beneath. New wood siding to match the existing to match the existing clapboard siding on addition is being proposed.
3. Proposing to paint rear portion of the house the following:
 - a. Siding- stonington gray
 - b. Window crowns/exposed rafters/roof fascia- buxton blue
 - c. Window trim/fascia- pure white
4. The addition proposes three new Anderson vinyl wrapped wood core windows with true simulated divided light to match existing two over two of the existing windows. Owner is proposing AZEL window trim and crown with historic sill to match the existing home window style.
5. Owner is proposing a single skylight in the new roof structure. The skylight will not be visible from the immediate sidewalk vicinity.

Compliant Items:

1. Half Round Gutters
2. Colors
3. Anderson windows and window surrounds

Discussion Items:

1. Skylight
2. Addition (lack of rear windows), window placement
3. Addition in its entirety as well as historic appropriateness

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 1st) before the meeting October 12th 2021**. Along with providing 9 hard copies, please also email via .pdf.

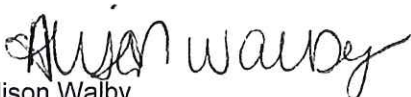
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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.

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.

Cordially,



Alison Walby
HPC Administrative Officer