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Block: 289	Prop Loc: 140 STOCKTON AVE	Owner: ARNO, COLIN STANLEY & ELIZABETH	Square Ft: 1500
Lot: 3	District: 1335 NEPTUNE TOWNSHIP	Street: 140 STOCKTON AVE	Year Built: 1946
Qual:	Class: 2	City State: OCEAN GROVE, NJ 07756	Style: 5
Prior Block: 135		Additional Information	
Acct Num: 00019731		Add Lots:	EPL Code: 0 0 0
Prior Lot: 2022		Land Desc: 50X60	Statute:
Prior Qual:		Bidg Desc: 2S-AL-L-1U	Initial: 000000 Further: 000000
Updated: 10/28/19		Class4Cd: 0	Desc:
Zone: HDR1		Acreege: 0	Taxes: 10564.69 / 10488.85
Map Page:		Sale Information	
Sale Date: 08/27/19		Book: 9368 Page: 7605	Price: 499000 NU#: 10

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	08/27/19	9368	7605	499000	10	94.57	ARNO, COLIN STANLEY & ELIZABETH

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	140 STOCKTON AVE	324700	0	505000	2
		180300			
		505000			
<u>2020</u>	140 STOCKTON AVE	335800	0	506700	2
		170900			
		506700			
<u>2019</u>	140 STOCKTON AVE	316000	0	471900	2
		155900			
		471900			
<u>2018</u>	140 STOCKTON AVE	316000	0	470700	2
		154700			
		470700			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

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Lucinda Heinlein, 1st Vice Chair
Jeffery Rudall, 2nd Vice Chair
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Ronald D. Cucchiaro, Esq., HPC Attorney
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Jenny Shaffer, Member
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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@neptunetownshlp.org

September 22nd, 2021

Shore Point Architecture
108 S Main Street
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-153
BLOCK 289 LOT 3 ALSO KNOWN AS 140 Stocton 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 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=VzlvGgzaE9scGFhRFhVSzVqTWd3QT09>

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>

Join by SIP
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. One story addition at the rear of the structure as indicated.
2. Covered porch at rear of structure.
3. Front porch alterations including new columns, railings, and newel posts. Existing porch floor and roof to remain.
4. Site upgrades include new brick paver path to rear yard and an upward air ac condenser on the west side of the property with a lattice screen panel as indicated.

Compliant Items:

1. T&G mahogany porch floor.
2. Asphalt roof shingles to match existing
3. Propose changing to square Permacast columns (6").

Discussion Items:

- 1.) Propose a one-story addition at the rear of the structure.
2. New French rear door. Door is in new addition, not original location.
3. New double hung rear Window near new rear single door is in addition, not original location.
4. New rear awning window rear. This is in the proposed addition, not in the original wall.
5. New set of rear double French doors.
7. Railing systems (columns, newels, rails, balusters). Materials are compliant, however please clarify spacing of the balusters. Railing height should be 30", not 36"
8. Proposed four foot extension of the body of the house at the first floor, out toward the rear. To be discussed
9. Proposed vinyl siding on first floor addition.
10. New additions to the rear of the property should be set back from the existing east and west plane of the house to indicate it is an addition.
11. Cedar top rail and cedar balusters. Materials are compliant however, please clarify baluster spacing.

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.

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