

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

Block: 257 Prop Loc: 158 LAWRENCE AVE Owner: CASARELLA, GERARDO & JOAN E Square Ft: 1698
 Lot: 10 District: 1335 NEPTUNE TOWNSHIP Street: 158 LAWRENCE AVE Year Built: 2001
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Prior Block: 148 Acct Num: 00021145
 Prior Lot: 1497.01 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 10/28/20 Tax Codes: F02
 Zone: HDR1 Map Page:

Additional Information

Addl Lots: EPL Code: 0 0 0
 Land Desc: 34X65 Statute:
 Bldg Desc: 2S-AL-L-1U Initial: 000000 Further: 000000
 Class4Cd: 0 Desc:
 Acreage: 0 Taxes: 9747.38 / 10364.23

Sale Information

Sale Date: 07/01/20 Book: 9428 Page: 8074 Price: 520000 NU#: 0
 Sr1a Date Book Page Price NU# Ratio Grantee
[More Info](#) 07/01/20 9428 8074 520000 89.90 CASARELLA, GERARDO & JOAN E

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	158 LAWRENCE AVE	306400	0	499000	2
		192600			
		499000			
<u>2020</u>	158 LAWRENCE AVE	234200	0	467500	2
		233300			
		467500			
<u>2019</u>	158 LAWRENCE AVE	201700	0	420600	2
		218900			
		420600			
<u>2018</u>	158 LAWRENCE AVE	201700	0	403000	2
		201300			
		403000			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

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

John Lombardi

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-150
BLOCK 257 LOT 10 ALSO KNOWN AS 158 Lawrence 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. Porch

Conforming Items

1. Proposing the removal of the smaller front gable. Since the house is from 2001 and is not historic, removal of such a secondary gable is allowed. Removal of the gable will necessitate patching part of the front façade with vinyl to match existing. We agreed that minor repair of the façade with vinyl would be allowed.
2. Proposed railing systems (Intex Dartmouth) is conforming.

Discussion Items

1. Proposed second floor front facing sliding glass doors are not conforming.

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.

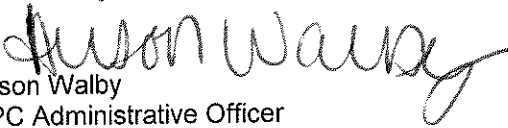
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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

Application #: HPC 2021-150

Application Date: August 25, 2021

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 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. 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: 158 Lawrence Avenue, Ocean Grove, NJ

BLOCK: 257 LOT: 10 QUALIFIER: _____

OWNER INFORMATION _____

NAME(S): Jerry Casarella

ADDRESS: 158 Lawrence Avenue, Ocean Grove, NJ

PHONE: 201-709-2677 EMAIL: JerryJC@comcast.net

APPLICANT INFORMATION _____

Check if same as Owner

NAME(S): John A. Lombardi COMPANY: John Anthony Architecture LLC

ADDRESS: 185 Priscilla Drive, Lincroft, NJ 07738

PHONE: 908-510-6973 EMAIL: John@JohnAnthonyArch.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: 2001 ARCHITECTURAL STYLE: Queen Anne

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): 555365967 DATE APPROVED: 7/22/2021

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.

Owner plans to demolish an existing single story porch and construct a new two-story open air porch. Owner is proposing the following design items to be considered by HPC:

1. New masonry pier foundations with brick veneer and diagonal lattice between (Glen Gary Olde England Thin Brick)
2. New Composite T&G Decking (Timbertech in Mahogany)
3. New 3' high Intex "Dartmouth" newel posts and railings w/ 1-1/2" balusters 4" O.C.
4. New 8"x8" Azek wrapped Columns
5. New Fiberglass Decking on Second Level Porch
6. New Azek Trim and Bead-board soffit for entire house.
7. New Vinyl Wrapped Wood-Core Sliding Door for access to second level porch
8. New Timberline HDZ Shingles in Oyster Gray for New Porch Roof and to replace existing roof over house.
9. Replace existing K-gutter system with 5" Half Round Gutter and Leaders.

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.

Jerry Casarella

OWNER NAME – Please PRINT

J. Casarella

OWNER SIGNATURE

8/26/2021

DATE

John Lombardi

APPLICANT NAME – Please PRINT

[Signature]

APPLICANT SIGNATURE

8/26/2021

DATE



Property Location: 158 LAWRENCE AVE
 Application No: HPC2021-150
 Application Date: 08/30/2021

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---|--|---|
| <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 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 | | |

PROPERTY IDENTIFICATION

Property Address: 158 LAWRENCE AVE

Block: 257

Lot: 10

Qualifier:

OWNER INFORMATION

Name(s): CASARELLA, GERARDO & JOAN E

Address 158 LAWRENCE AVE OCEAN GROVE, NJ 07756

Phone: (201)709-2677

Email: jerryjc@comcast.net

APPLICANT INFORMATION

- Check if same as Owner

Names(s): John Lombardi

Company:

Address: 185 PRISCILLA DRIVE LINCROFT, NJ 07738

Phone: (908)510-6973

Email: john@johnanthonyarch.com

PROPERTY INFORMATION

Property Type?(check one)

- Single Family Multifamily: 0 Units Commercial Condo Mixed Use

Architectural Period / Year Built:

Architectural Style:

Demolition hearing required? YES NO

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

Zoning Permit Acquired? YES NO N/A

Zoning Permit ID# (from Zoning Permit) 555365967

DATE APPROVED: 07/22/2021

APPLICATION REVIEW NOTES:

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below:

Description of Work

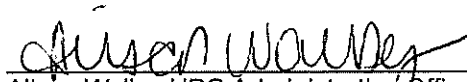
Proposes new second floor porch, extension of first floor porch, addition of a second-floor, sliding door, and installation of ½ round gutters.

After reviewing the Applicant's plans, Tech members had some concerns regarding the appropriateness of the second-floor porch, the proposed extension of the first floor porch, the the proposed new roofline of said porches. There is also some concern regarding how proposed additions will resolve with the sidewalk area and the bermed front yard. We invite the architect to schedule a Zoom meeting with Tech to discuss. Please note that sliding porch doors (proposed for the second-floor) are non-compliant.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, Alison Walby, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Alison Walby, HPC Administrative Officer/Secretary
Administration Offices
25 Neptune Boulevard
Neptune, NJ 07756.



Alison Walby, HPC Administrative Officer/Secretary

Date: _____

9/8/21

IMPORTANT INFORMATION:

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: