

[New Search](#)
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Block: 144 Prop Loc: 29 PITMAN AVE Owner: COOMBER, JEAN A. Square Ft: 2251
 Lot: 16 District: 1335 NEPTUNE TOWNSHIP Street: 29 PITMAN AVENUE Year Built: 1920
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 23 Acct Num: 00004654 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 504.02 Mtg Acct: Land Desc: 30X54 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF Initial: 000000 Further: 000000
 Updated: 10/30/18 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HD-O Map Page: Acreage: 0 Taxes: 14634.61 / 14821.48

Sale Information

Sale Date: 09/25/02 Book: 8159 Page: 794 Price: 470000 NU#: 0

Sr1a Date Book Page Price NU# Ratio Grantee

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	29 PITMAN AVE	489500	0	713600	2
		224100			
		713600			
<u>2020</u>	29 PITMAN AVE	489500	0	701900	2
		212400			
		701900			
<u>2019</u>	29 PITMAN AVE	409500	0	634900	2
		225400			
		634900			
<u>2018</u>	29 PITMAN AVE	409500	0	633200	2
		223700			
		633200			

*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

July 7th, 2021

Joseph Walker III

2157 Old Mill Road
Sea Girt, NJ 08750

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-091
BLOCK 144 LOT 16 ALSO KNOWN AS 29 Pitman 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, September 28th, 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 September 28th, 2021
Time: Sep 28, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89262649167?pwd=KzZla3dzOFBvcXBoSG9OQmQwVDI3UT09>

Meeting ID: 892 6264 9167

Passcode: 534083

One tap mobile

+13017158592,,89262649167# US (Washington DC)

+13126266799,,89262649167# 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: 892 6264 9167

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. Siding- Remove vinyl siding and related assemblies underneath in prep for installation of new siding. Install new Hardiplank clapboard siding over new Densglass fire-rated sheathing over new plywood sheathing.
2. Trim- Certaineed (Azek or equal) composite trim.
3. Porch- Custom mahogany wood railing to match existing. Azek composite trim wrap at square porch columns. Mahogany tongue and groove decking at first floor. Fiberglass membrane floor finish and drip edge at upper floors. Framing and found existing to remain.
4. Windows and porch doors- Marvin Elevate clad exterior windows.

Discussion Items:

1. Siding Replacement (color)
2. Bay window removal
3. Trim; materials "Azek or Equal"
4. Condition of existing columns; appropriateness of size and style and number
5. Appropriateness of Ultrex as an acceptable window material
6. Second floor porch; reconfiguring windows and second floor east and south elevation
7. Appropriateness of opaque window glass (second floor west elevation)

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 September 2nd) before the meeting September 14th 2021**. Along with providing 9 hard copies, please also email via .pdf.

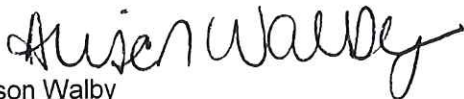
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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



Property Location: **29 PITMAN AVE**
 Application No: **HPC2021-091**
 Application Date: **05/28/2021**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> AC UNIT
<input checked="" type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input checked="" type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input checked="" type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input checked="" 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 checked="" type="checkbox"/> LATTICE
<input type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input checked="" type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input 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 type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PROPERTY IDENTIFICATION

Property Address: 29 PITMAN AVE
 Block: 144

Lot: 16

Qualifier:

OWNER INFORMATION

Name(s): COOMBER, JEAN A.
 Address 29 PITMAN AVENUE OCEAN GROVE, NJ 07756
 Phone: (732) 600-0264 Email: drrross@onsitenj.com

APPLICANT INFORMATION

☐ Check if same as Owner
 Names(s): Joseph Walker Company:
 Address: 2157 Old Mill Road Sea Girt, NJ 08750
 Phone: (732) 558-0613 Email: jwalkeriii@gmail.com

PROPERTY INFORMATION

Property Type?(check one)
☐ Single Family ☐ Multifamily: 0 Units ☐ Commercial ☐ Condo ☐ Mixed Use

Architectural Period / Year Built: 1890

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) 554980181

DATE APPROVED: 05/28/2021

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**INCOMPLETE/NON-COMPLIANT ITEMS:**

1. Siding- please provide a condition report for the siding. This includes removing a sufficient amount of the siding on each elevation so we can see what is underneath the vinyl siding. Is it original siding? Please refer to our Guidelines, page 20 section F. numbers 1 and 2. A site visit will be necessary once some of the siding is removed.
2. Trim- Azek is compliant however we need to first know the condition of the existing siding.
3. Porch elements- Are the existing windows original? What was the original configuration of the windows (2 over 1?). Proposing casement egress windows but others double hung- please see our Guidelines page 17 section G number 1 about changing window locations and sizes.
4. What is the spacing of the ballusters?
5. What will the fiberglass membrane be?
6. How are the windows being reconfigured?

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:

6/24/21**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:

Application #: **HPC** _____

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

<input checked="" type="checkbox"/> AC UNIT <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ARBOR <input type="checkbox"/> AWNING <input type="checkbox"/> BALCONY <input checked="" type="checkbox"/> CHIMNEY <input checked="" type="checkbox"/> COLUMNS <input type="checkbox"/> DECK <input checked="" type="checkbox"/> DOOR REPLACEMENT <input type="checkbox"/> DRIVEWAY <input checked="" 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 checked="" type="checkbox"/> LATTICE <input type="checkbox"/> LIGHT FIXTURE <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ORNAMENTATION <input type="checkbox"/> OUTDOOR SHOWER <input type="checkbox"/> PAINT <input type="checkbox"/> PATIO <input type="checkbox"/> PIERS <input checked="" type="checkbox"/> PORCH <input type="checkbox"/> PORCH FAN	<input checked="" type="checkbox"/> RAILINGS <input type="checkbox"/> RETAINING WALL <input 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 type="checkbox"/> SKYLIGHT <input type="checkbox"/> SOLAR <input checked="" 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: 29 PITMAN AVENUE
 BLOCK: 71 LOT: 23 QUALIFIER: _____

OWNER INFORMATION

NAME(S): MRS. JEANIE & DR. ROSS COOMBER
 ADDRESS: 29 PITMAN AVENUE
 PHONE: [REDACTED] (732) 600-0264 EMAIL: jc@jeaniecoomber.com
drross@onsitenj.com

APPLICANT INFORMATION

☐ Check if same as Owner
 NAME(S): JOSEPH L. WALKER III COMPANY: J L WALKER III ARCHITECT LLC
 ADDRESS: 2157 OLD MILL ROAD, SEA GIRT NJ 08750
 PHONE: 732-558-0013 EMAIL: jwalkeriii@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 Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: COMBINED FEATURES

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): _____ DATE APPROVED: _____

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:

- SURVEY
- ARCH DRAWINGS
 - PLAN + EXT. ELEVATIONS
 - DEMO PLANS
 - DEMOLITION CALCULATION DWGS
- NARRATIVE
- SANBORN MAPS
- PHOTOS
- MATERIAL CUT SHEETS

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.

Ross Combs
OWNER NAME - Please PRINT

[Signature]
OWNER SIGNATURE

5/27/21
DATE

JOSEPH L. WALKER III - ARCHITECT
APPLICANT NAME - Please PRINT

[Signature]
APPLICANT SIGNATURE

5-28-2021
DATE