

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

Block: 165 Prop Loc: 38 OLIN ST Owner: CUOMO, RICHARD M & SHILPA Square Ft: 1170
 Lot: 4 District: 1335 NEPTUNE TOWNSHIP Street: 38 OLIN STREET Year Built: 1885
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 21 Acct Num: 00004157 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 544.01 Mtg Acct: Land Desc: 30X57 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF 5/3/1 Initial: 000000 Further: 000000
 Updated: 06/07/21 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HD-O Map Page: Acreage: 0 Taxes: 13062.53 / 13029.02

Sale Information

Sale Date: 01/19/21 Book: 9480 Page: 2617 Price: 603550 NU#: 0
 Sr1a Date Book Page Price NU# Ratio Grantee
[More Info](#) 01/19/21 9480 2617 603550 103.94 CUOMO, RICHARD M & SHILPA

TAX-LIST-HISTORY

Year Property Location Land/Imp/Tot Exemption Assessed Property Class

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	38 OLIN ST	492500	0	627300	2
		134800			
		627300			
<u>2020</u>	38 OLIN ST	492500	0	626500	2
		134000			
		626500			
<u>2019</u>	38 OLIN ST	412500	0	511800	2
		99300			
		511800			
<u>2018</u>	38 OLIN ST	412500	0	511000	2
		98500			
		511000			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

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



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

July 21st, 2021

Donald J. Passman

1320 Allaire Ave
Ocean, NJ 07712

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-093
BLOCK 165 LOT 4 ALSO KNOWN AS 38 Olin Street**

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:

Alison Walby is inviting you to a scheduled Zoom meeting.

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=KzZla3dzOFBvcXB0SG90QmQwVDI3UT09>

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

Find your local number: <https://us02web.zoom.us/j/89262649167>

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

The existing east facing porch, with a second floor above is to be enclosed for an additional footprint is proposed; only a stair and landing. Replacing the exiting north facing stairs and a new stair and landing on the east side. Replacing steps on the south side of the porch. The wood siding is to be painted.

A privacy screen fence is proposed to enclose an outdoor shower. No additional building or impervious coverage is proposed.

Compliant Items:

1. Demo Calculations are below the 15%.
2. Landing floor material Aeratis Battleship Gray.
3. Proposed Darmouth Railing systems
4. 200 Series Double hung windows are compliant as a type of window, however need to be SDL and two over two.
5. Paint colors- Extra White, Buxton Blue, and Yarmouth Blue

Non-Compliant Items:

1. Proposed Frenchwood hinged Patio Door, it does not appear to be simulated divided light.
2. Front entrance door, four pane ¾ glass wood door.

Discussion Items:

1. Proposed landings and stairs.
2. Five foot proposed shower enclosure.

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 17nd) before the meeting September 28th 2021**. Along with providing 9 hard copies, please also email via .pdf.

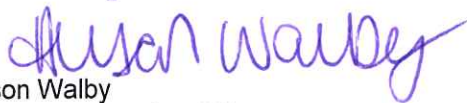
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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 2021-093

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- ☐ AC UNIT
- ☐ ADDITION
- ☐ ARBOR
- ☐ AWNING
- ☐ BALCONY
- ☐ CHIMNEY
- ☐ COLUMNS
- ☐ DECK
- ☐ DOOR REPLACEMENT
- ☐ DRIVEWAY
- ☐ EXTERIOR ALTERATIONS
- ☐ FENCE
- ☐ FLAGS / BANNERS
- ☐ FOUNDATION

- ☐ GATE
- ☐ GENERATOR
- ☐ GUTTERS & LEADERS
- ☐ HOT TUB
- ☐ LATTICE
- ☐ LIGHT FIXTURE
- ☐ NEW CONSTRUCTION
- ☐ ORNAMENTATION
- ☒ OUTDOOR SHOWER
- ☐ PAINT
- ☐ PATIO
- ☐ PIERS
- ☐ PORCH
- ☐ PORCH FAN

- ☐ RAILINGS
- ☐ RETAINING WALL
- ☐ ROOF
- ☐ SATELLITE DISH
- ☐ SHED
- ☐ SHUTTERS
- ☐ SIDING
- ☐ SIGN
- ☐ SKYLIGHT
- ☐ SOLAR
- ☐ STAIRS
- ☐ VENT
- ☐ WALKWAY
- ☐ WINDOWS

☒ OTHER IMPROV OF EXISTING EAST SIDE PORCH

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: 38 Olin St. Ocean Grove, NJ 07756

BLOCK: 165 LOT: 4 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Richard and Shilpa Cuomo

ADDRESS: 126 Bradford St. New Providence, NJ 07979

PHONE: 203-864-1198 EMAIL: richcuomo@hotmail.com

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Donald J. Passman

COMPANY: Passman Ercolino Architects, P.C.

ADDRESS: 1320 Alliance Ave Ocean, NJ 07712

PHONE: 732-531-8709 EMAIL: earchitects@aol.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: ca. 1880 ARCHITECTURAL STYLE: VERNAICULAR (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): _____ 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.

THE EXISTING EAST FACING PORCH, WITH A SECOND FLOOR ABOVE, IS
TO BE ENCLOSED FOR AN ADDITION TO THE FIRST FLOOR. NO
ADDITIONAL FOOTPRINT IS PROPOSED; ONLY A STAIR AND LANDING
(REPLACING THE EXISTING NORTH FACING STAIRS) AND A NEW
STAIR AND LANDING ON THE EAST SIDE (REPLACING STEPS ON
THE SOUTH SIDE OF THE PORCH. THE WOOD SIDING IS
TO BE PAINTED.

A PRIVACY SCREEN FENCE IS PROPOSED TO ENCLOSE AN OUTDOOR
SHOWER.

NO ADDITIONAL BUILDING OR IMPERVIOUS COVERAGES IS
PROPOSED.

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.

Richard Cuomo

OWNER NAME – Please PRINT

Richard Cuomo

OWNER SIGNATURE

5/6/21

DATE

APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **38 OLIN ST**

Application No: **HPC2021-093**

Application Date: **06/01/2021**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---|--|---|
| <input type="checkbox"/> AC UNIT
<input 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 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 checked="" type="checkbox"/> OUTDOOR SHOWER
<input 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 type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input type="checkbox"/> WINDOWS |
|---|--|---|

PROPERTY IDENTIFICATION

Property Address: 38 OLIN ST.

Block: 165

Lot: 4

Qualifier:

OWNER INFORMATION

Name(s): CUOMO, RICHARD M & SHILPA

Address 38 OLIN STREET OCEAN GROVE, NJ 07756

Phone: (703)864-1198

Email: richcuomo@hotmail.com

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): Donals J Passman

Company:

Address: 1320 Allaire Ave OCEAN, NJ 07712

Phone: (732)531-8709

Email: pearchitects@aol.com

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family
 ☐ Multifamily:
 ☐ 0 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use

Architectural Period / Year Built: 1880

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)

DATE APPROVED:

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 ITEMS:**

1. Please provide a condition report on the doors. This includes photographs and a written report. Once this is received you will receive a notice of hearing to attend a meeting in front of the full board. What needs to be discussed at the meeting are the replacement doors and the historic appropriateness of the addition.

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.

Date: _____

Alison Walby, HPC Administrative Officer/Secretary

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: