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Block: 245 Prop Loc: 52 ABBOTT AVE Owner: BURMAN, RONALD S Square Ft: 1342
 Lot: 6 District: 1335 NEPTUNE TOWNSHIP Street: 52 ABBOTT AVENUE Year Built: 1904
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 40 Acct Num: 00007091 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 653 Mtg Acct: Land Desc: 40X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF 7/3/1 Initial: 000000 Further: 000000
 Updated: 11/30/20 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 11536.31 / 12189.91

Sale Information

Sale Date: 10/17/16 Book: 9195 Page: 98 Price: 528000 NU#: 0
 Sr1a Date Book Page Price NU# Ratio Grantee
[More Info](#) 10/17/16 9195 98 528000 90.27 BURMAN, RONALD S

TAX-LIST-HISTORY

| Year | Property Location | Land/Imp/Tot | Exemption | Assessed | Property Class |
|-------------|-------------------|--------------|-----------|----------|----------------|
| <u>2021</u> | 52 ABBOTT AVE | 395800 | 0 | 586900 | 2 |
| | | 191100 | | | |
| | | 586900 | | | |
| <u>2020</u> | 52 ABBOTT AVE | 372200 | 0 | 553300 | 2 |
| | | 181100 | | | |
| | | 553300 | | | |
| <u>2019</u> | 52 ABBOTT AVE | 363200 | 0 | 533100 | 2 |
| | | 169900 | | | |
| | | 533100 | | | |
| <u>2018</u> | 52 ABBOTT AVE | 363200 | 0 | 531800 | 2 |
| | | 168600 | | | |
| | | 531800 | | | |

*Click on Underlined Year for Tax List Page

[*Click Here for More History.](#)

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Lucinda Heinlein, 1st Vice Chair
Jeffery Rudell, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
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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@neptunetownship.org

September 10th, 2021

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

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-155
BLOCK 245 LOT 6 ALSO KNOWN AS 52 Abbott 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:

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=bUhpZYMkR2lITHpMZW09>

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/u/kcupXhsfKX>

Join by SIP

89303909435@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.

Compliant Items:

1. Addition to have Cedar Clapboard
2. Anderson 400 Series windows (one over one) for the addition.
3. Wood window casings to match existing historic window profiles.
4. All items painted to match existing.
5. Existing one story shed on East elevation to be demolished.
6. Existing wood basement access door to be replaced with a new metal Bilco door.
7. Remove storm door placed over window on the west side. Repair siding and match window trim to existing.

Discussion Items:

1. Add addition at second floor rear is proposed, as indicated in drawings, over a previous addition. The proposed addition appears to be an extrusion of the existing rear addition and does not contain the required step downs and step-inward dimension. Additions should clearly show they are additions.
2. One story addition with outdoor shower enclosure and storage to be constructed.
3. Remove existing rotted wood attic window and replace with new wood clad window to match. (Anderson 400?) Missing Condition report. Is window original?
4. Construct new roof overhand over existing rear stair, as indicated.

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