

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

Block: 249 Prop Loc: 73 COOKMAN AVE
 Lot: 13 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 2

Owner: HART, RICHARD & JENNIFER Square Ft: 2365
 Street: 410 SADDLE RIVER ROAD Year Built: 1890
 City State: UPPER SADDLE RIVER, NJ 07458 Style: 12

Additional Information

Prior Block: 50 Acct Num: 00008585
 Prior Lot: 1152 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 03/30/21 Tax Codes: F02
 Zone: HDR1 Map Page:

Addl Lots:
 Land Desc: 32X60
 Bldg Desc: 2SF
 Class4Cd: 0
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 9538.88 / 10119.14

Sale Information

Sale Date: 06/12/20 Book: 9421 Page: 8202

Price: 552000 NU#: 10

| Sr1a | Date | Book | Page | Price | NU# | Ratio | Grantee |
|---------------------------|----------|------|------|--------|-----|-------|--------------------------|
| More Info | 06/12/20 | 9421 | 8202 | 552000 | 10 | 82.88 | HART, RICHARD & JENNIFER |

TAX-LIST-HISTORY

| Year | Property Location | Land/Imp/Tot | Exemption | Assessed | Property Class |
|-------------|-------------------|--------------|-----------|----------|----------------|
| <u>2021</u> | 73 COOKMAN AVE | 305700 | 0 | 487200 | 2 |
| | | 181500 | | | |
| | | 487200 | | | |
| <u>2020</u> | 73 COOKMAN AVE | 287600 | 0 | 457500 | 2 |
| | | 169900 | | | |
| | | 457500 | | | |
| <u>2019</u> | 73 COOKMAN AVE | 252400 | 0 | 411800 | 2 |
| | | 159400 | | | |
| | | 411800 | | | |
| <u>2018</u> | 73 COOKMAN AVE | 252400 | 0 | 410600 | 2 |
| | | 158200 | | | |
| | | 410600 | | | |

*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



Neptune
Township - NJ
Where Community, Business & Tourism Prosper

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

September 23rd, 2021

Jennifer Hart

410 West saddle River Rd
Upper Saddle River, NJ 07458

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-173
BLOCK 249 LOT 13 ALSO KNOWN AS 73 Cookman 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=bUhpanZYMkI5enEwSEdyR2lITHpMZz09>

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/j/89303909435?pwd=bUhpanZYMkI5enEwSEdyR2lITHpMZz09>

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. applied to use a decorative web panel insert with the proposed Intex Dartmouth railing systems but such a pattern is historically inappropriate on a house as old as theirs. They will use Intex Dartmouth railing system without any inset decorative panels. Conforming
2. Agreed to remove the proposed limestone capstones along the edge of their concrete porch. The edge of their concrete porch will be left concrete and will NOT include limestone capstones. Conforming
3. They will use Azek bead board in the area of their porch ceiling. Conforming
4. They agreed to remove their proposed use of full-pane glass doors from the project. They agreed to use Anderson 400 Series French doors (3x5) with Simulated Divided Light. Conforming
5. The applicants clarified that they will be using 5" x 5" Azek-wrapped newel posts at the base of their stair rails. Conforming
6. Proposed use of pavers will not extend beyond the face of the house. Pavers will be brick-shaped and colored and will be laid in a running bond, basket weave, or herringbone pattern. Conforming
7. The proposed location and height of a wood front fence was deemed appropriate and will be painted to stained white. Conforming

Discussion Items:

1. Discuss the appropriateness of the proposed front porch addition. All materials having already been found to be Conforming, only the appropriateness of the addition itself remains to be reviewed by the full commission

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



Property Location: **73 COOKMAN AVE**
 Application No: **HPC2020-173**
 Application Date: **09/16/2020**

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 checked="" 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 checked="" 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 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 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 checked="" type="checkbox"/> WINDOWS |
|---|--|--|

PROPERTY IDENTIFICATION

Property Address: **73 COOKMAN AVE**

Block: **249**

Lot: **13**

Qualifier:

OWNER INFORMATION

Name(s): **HART, RICHARD & JENNIFER**

Address: **410 SADDLE RIVER ROAD UPPER SADDLE RIVER, NJ 07458**

Phone: **(732)547-1512**

Email: **jenniferhart4@yahoo.com**

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): **Chris Mott**

Company:

Address: **Po Box 37 OCEAN GROVE, NJ 07756**

Phone: **(973)945-3818**

Email: **mottbuilders@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)

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/NON-COMPLIANT ITEMS:**

- 1.) Chris Mott, the contractor, proposed replacing railings and columns on first floor porch with an Intex Web Pattern insert. This is a colonial revival element and is not appropriate for the style and period of this house. Non-Conforming (Please note: as previously approved, simple matchstick balusters are the appropriate element for this house. If the applicant wants to move forward with the proposed Intex Web Pattern insert, they will need to appear before the full board for review.)
2. The proposed two Anderson glass porch doors with center bars are Non-Conforming. As previously stated, porch doors for this style house should be 2 x 5 pane French doors or 3 x 5 pane French doors. Please provide a catalog cut for the appropriate proposed door. Non-Conforming
3. The applicant proposed extending the side-yard pavers, in a basket weave pattern, to the front of the property. Side pavers may NOT extend past the body of the house (not the front of the porch, but rather the body of the house, the front plane of the house). A narrow walkway, in the same pattern, IS allowed from the paved area to the sidewalk. Please provide a sketch showing the revised configuration of pavers. Non-Conforming
4. The applicant proposes a dog-eared cedar fence for the front yard. Per the guidelines, front fences must be painted white or green when placed in the front yard. Style and shape is Conforming. Please identify preferred color. Incomplete
5. Propose adding a bluestone edge to the existing concrete of porch. This is not historically appropriate. Porch edge lip should be concrete only, Painted Coventry Grey; no stone insert of any kind. Non-Conforming
5. Please provide a catalog cut for the proposed front entry doors. Incomplete

COMPLIANT ITEMS:

- 1.) Repair and paint concrete porch, stairs, and façade, with Coventry Grey HC-169 Conforming
2. Replace side steps to landing with Azek risers, and Dartmouth railing to match front porch.
- 4.) Add second floor porch and railings to match first-floor. Conforming Fiberglass decking on the second-floor porch. Conforming
5. Dartmouth extruded railing system, minus the Web Insert, is Conforming Replace side landing of house with Aeritis Gray. Conforming

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: 9/16/21

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: