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Block: 118 Prop Loc: 75 MT CARMEL WAY Owner: RICHMARK PROPERTIES, LLC Square Ft: 2748  
 Lot: 6 District: 1335 NEPTUNE TOWNSHIP Street: 301 MAIN STREET PO BOX179 Year Built: 1890  
 Qual: Class: 4C City State: ALLENHURST, NJ 07711 Style:

Additional Information

Prior Block: 59.01 Acct Num: 00010249 Addl Lots: EPL Code: 0 0 0  
 Prior Lot: 217 Mtg Acct: Land Desc: 32X60 Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 3S-F-C-6U Initial: 000000 Further: 000000  
 Updated: 08/20/21 Tax Codes: F02 Class4Cd: 29 Desc:  
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 10864.94 / 10823.25

Sale Information

Sale Date: 01/21/20 Book: 9394 Page: 1480 Price: 575000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<a href="#">More Info</a>	01/21/20	9394	1480	575000		90.63	RICHMARK PROPERTIES, LLC

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	75 MT CARMEL WAY	310200	0	521100	4C
		210900			
		521100			
<u>2020</u>	75 MT CARMEL WAY	310200	0	521100	4C
		210900			
		521100			
<u>2019</u>	75 MT CARMEL WAY	310200	0	521100	4C
		210900			
		521100			
<u>2018</u>	75 MT CARMEL WAY	310200	0	521100	4C
		210900			
		521100			

\*Click on Underlined Year for Tax List Page

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

Deborah Osepchuk, Chair  
Luchida Heinelein, 1<sup>st</sup> Vice Chair  
Jeffery Rudell, 2<sup>nd</sup> Vice Chair  
Steven R. Tombalakian, Esq., HPC Attorney  
Ronald D. Cucchiara, Esq., HPC Attorney  
Allison Walby, Administrative Officer



Douglas MacMorris, Member  
Leonard Steen, Member  
Jenny Shaffer, Member  
Joseph Wlerzbinsky, 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 22nd, 2021

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

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-157  
BLOCK 118 LOT 6 ALSO KNOWN AS 75 Mt Carmel Way**

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](mailto: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. A six family proposed changing to a three family.

## Compliant Items:

1. The basement below the first floor will be demolished and will be replaced with parge coated piers.
2. New second and third floor porch will be fiberglass.
3. Install permacast column at the first and second floor porches, along with new railings and newels (intex Dartmouth)
4. New wood stairs to have mahogany treads with Azek risers.
5. First floor porch to be T&G mahogany.
6. Fire escaped and exterior wood stairs to be demolished.
7. Grade level door to basement will be removed and a new Bilco door will be installed.
8. Removal of k-style gutters replaced with half round.
9. Removal of roof replaced with timberline shingles.

## Discussion Items:

1. Proposed new door, landing, and stair to be installed on west elevation at new egress door.
2. Proposed window replacements, alterations, and new fenestrations, are compliant in materials, but a condition report is needed for all original windows. A site visit is also needed. Please schedule at your convenience.

## Incomplete Items:

1. Proposed trim material to be Azek. Please provide a condition report on existing window trims before replacement materials are considered.
2. Proposed demolition of chimney(s) requires a site visit prior to board consideration. Please schedule a visit at your convenience.
3. Proposed replacement of chicklet windows with new, custom chicklet windows. Please provide more information on the proposed window being offered as a chicklet alternative.
4. Modifications to existing front porch. First and second floor porch to be demolished and rebuilt due to rotting (third-floor porch to remain). Please submit condition reports for all porch areas to be demolished.
5. Proposed use of Versatek newels. Please provide a cat/cut. Incomplete
6. Proposed new beadboard porch ceiling to be installed. Please specify materials.

## 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](http://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](mailto:awalby@neptunetownship.org).

Cordially,

  
Alison Walby  
HPC Administrative Officer