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Douglas McKeon, Alternate No. 1
Linda Henderson, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 204 Fax (732)988-4259
kdickert@neptunetownship.org

Regular Mail
Electronic Mail:



May 7, 2020

Bahija Cleary
92 Embury Avenue
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-060
BLOCK 224 LOT 6 ALSO KNOWN AS 92 EMBURY AVENUE**

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, June 9, 2020 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
Time: Jun 9, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0elJyZz09>

Meeting ID: 839 7644 4365
Password: 951530
One tap mobile
+16465588656,,83976444365#,,1#,951530# US (New York)
+13126266799,,83976444365#,,1#,951530# US (Chicago)

Dial by your location
+1 646 558 8656 US (New York)
+1 312 626 6799 US (Chicago)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 839 7644 4365
Password: 951530
Find your local number: <https://us02web.zoom.us/j/kcBDckNzif>

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 the HPC Members before or at a hearing. The Applicant or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

- “1. Replace 27 windows of the house. The windows are mixed. Some of the windows are wood and “very old as it shows in the pictures, and when it rains, the water come in trough [sic] the old rotten [sic] wood”. Other windows are vinyl, broken, and cannot open.
2. “The new windows will be purchased from “Window Word” a good company that provid [sic] good service.” The windows will be white with 6 grids to look like the neighbors to the left side of 92 Embury Avenue.”

Classification:

According to the Tax Assessor’s Records the subject property was constructed in **1919**. Therefore it is considered a **Contributing Structure** (by date). Contributing Structures include those dwellings originally constructed between the 1910 and 1941 consisting primarily of Colonial Revival, Shingle Style, American Four-Square, Bungalow/Craftsman and other Late Pattern Book Victorian. **Key and contributing structures are most carefully scrutinized during the HPC review process.**

Compliant Items:

1. NONE

Non-Compliant Items/Issues:

1. **Replacement of Original Wood Windows.** According to the Applicant the windows were installed in 1919. The Applicant should be prepared to justify the need for replacement instead of restoration. Please review the following sections of the current Design Guidelines:
 - a. **As per Section IV, Subsection E. Windows, Page 17, No. 1.** Make every effort to repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version will be considered by the HPC when window size and shape is of the same proportion or configuration appropriate to the historic character of the dwelling. Please provide documentation justifying the need for replacement of the windows, instead of repairs and/or restoring.
 - b. **As per Section IV, Subsection E. Windows, Page 17, No. 4.** Preserve or reconstitute window transoms, associated hardware and trim.
2. **Window Trim.** As per the Applicant the window trim is not being replaced but will be painted. **The Applicant must provide the proposed paint color for the window trim;**
3. **Window Style and Material.** The current windows appear to be all wood two-over-two windows. The Applicant is proposing to install all vinyl 6-over-6 windows with true divided lights (TDL). Please review the following section of the current Design Guidelines:
 - a. **As per Section IV, Subsection E. Windows, Page 17, No. 5.** Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate;
 - b. **As per Section IV, Subsection E. Windows, Page 18, No. 6.** Windows should be manufactured in wood but could be clad in either metal or vinyl as an Owner’s choice. However, wood windows are always preferred.

Additional Information Request:

1. **The Applicant must provide 11 copies of the submitted color photographs documenting the condition of each window to be replaced and catalog cuts to this office by Friday, May 22, 2020;**
2. **Any additional documentation that may help demonstrate the condition of the windows to be replaced must be submitted to this office by Friday, May 22, 2020.**
3. **No new evidence or exhibits can be submitted during the meeting;**
4. **Additional information about the meeting can be found online at: <http://neptunetownship.org/agendas-minutes/historic-preservation-commission> once the agenda has been posted.**

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 278 or via email kdickert@neptunetownship.org.

Cordially,

A handwritten signature in blue ink that reads "Kristie Dickert". The signature is written in a cursive, flowing style.

Kristie Dickert
HPC Secretary



Property Location: 92 EMBURY AVE
Application No: HPC2020-060
Application Date: 03/06/2020

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS/BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER | | |

PROPERTY IDENTIFICATION

Property Address: 92 EMBURY AVE

Block: 224

Lot: 6

Qualifier:

OWNER INFORMATION

Name(s): BAHJA CLEARY

Address 92 EMBURY AVE OCEAN GROVE, NJ 07756

Phone: ()

Email: ()

APPLICANT INFORMATION

☒ Check if same as Owner

Names(s): BAHJA CLEARY

Company:

Address: 92 EMBURY AVE OCEAN GROVE, NJ 07756

Phone: ()

Email: ()

PROPERTY INFORMATION

Property Type?(check one)

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

Architectural Period / Year Built: 1919

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

As per the work described in the application, the Applicant proposes to:

1. Replace 27 windows of the house. The windows are mixed. Some of the windows are wood and "very old as it shows in the pictures, and when it rains, the water come in trough [sic] the old rotten [sic] wood". Other windows are vinyl, broken, and cannot open.

As per Section IV, Subsection E. Windows, Page 17, No. 1. Make every effort to repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version will be considered by the HPC when window size and shape is of the same proportion or configuration appropriate to the historic character of the dwelling. Please provide documentation justifying the need for replacement of the windows, instead of repairs and/or restoring.

Applicant must advise the Commission if any of the windows being replaced are original, if so, please be prepared to show the location of each original window and the need for replacement instead of repair and/or restoration. This can be done by taking a photo of the entire elevation of each side of the house and indicating which windows are original as well as which windows are proposed to be replaced. The photos that have been submitted do not indicate which side of the house or location of where the windows in the photo are located. Please also document the age, style, condition, and material of each of the existing windows proposed to be replaced.

As per Section IV, Subsection E. Windows, Page 17, No. 4. Preserve or reconstitute window transoms, associated hardware and trim.

Please advise if the existing trim will remain or be replaced. If being replaced please provide further details such as the material and profile of said trim.

2. "The new windows will be purchased from "Window Word" a good company that provid [sic] good service." The windows will be white with 6 grids to look like the neighbors to the left side of 92 Embury Avenue.

These windows cannot be administratively approved as the current home appears to have some original windows with 2 over 2 (2:2) style and must be inspected. Vinyl windows with interior metal material cannot be administratively approved and would require the review of the full Commission.

As per Section IV, Subsection E. Windows, Page 17, No. 5. Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate.

As per Section IV, Subsection E. Windows, Page 17, No. 7. Avoid clip on muntins, window grilles or grids. True divided light window pane assemblies are preferred. Simulated divided light window pane assemblies are acceptable.

Please advise the Commission if the windows are equipped with Ture Divided Lights (TDL) or Simulated Divided Light (SDL).

Section IV, Subsection E. Windows, Page 17, No. 9. Fabricate all replacement or new windows in historic proportions. Windows should be manufactured in wood but could be clad in either metal or vinyl as an Owner's choice. However, wood windows are always preferred.

Please confirm if the windows are all vinyl or manufactured in wood, cladded in vinyl. Submit a catalog cut that provides these details.

Incomplete Items:

1. A color photo of the entire front of the home must be provided.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, Kristie Dickert, 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:

Kristie Dickert, HPC Secretary
Land Use Department
25 Neptune Boulevard
Neptune, NJ 07756.



Kristie Dickert, HPC Secretary

Date:

3/12/20

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:

New Search	Assessment Postcard	Property Card
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Block:	224	Prop Loc:	92 EMBURY AVE	Owner:	CLEARY, BAHJA	Square Ft:	2475
Lot:	6	District:	1335 NEPTUNE TOWNSHIP	Street:	92 EMBURY AVENUE	Year Built:	1919
Qual:		Class:	2	City State:	OCEAN GROVE, NJ 07756	Style:	5

Additional Information

Prior Block:	86	Acct Num:	00013560	Addl Lots:		EPL Code:	0 0 0
Prior Lot:	931	Mtg Acct:		Land Desc:	31X60	Statute:	
Prior Qual:		Bank Code:	0	Bldg Desc:	2.5S-F-L-1U	Initial:	000000 Further: 000000
Updated:	03/05/20	Tax Codes:	F02	Class4Cd:	0	Desc:	
Zone:	HDR1	Map Page:		Acreage:	0	Taxes:	14667.45 / 14577.59

Sale Information

Sale Date:	02/07/20	Book:	9397	Page:	7537	Price:	500000	NU#:	26
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Sale	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	10/21/19	9379	5418	435000	26	158.60	KIRBY, GORDON & DONNA

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	TRURAN, PHYLLIS A % DAVID TRURAN POA PO BOX 53 HALCOTTSVILLE, NY 12438	349000 400600 749600	0	749600	2
<u>2019</u>	TRURAN, PHYLLIS A 57 SOUTH MAIN STREET #244 NEPTUNE, NJ 07753	314000 375900 689900	0	689900	2
<u>2018</u>	TRURAN, PHYLLIS A 57 SOUTH MAIN STREET #244 NEPTUNE, NJ 07753	314000 373000 687000	0	687000	2
<u>2017</u>	TRURAN, PHYLLIS A 57 SOUTH MAIN STREET #244 NEPTUNE, NJ 07753	266200 345400 611600	0	611600	2

*Click on Underlined Year for Tax List Page

*Click Here for More History

Application #: **HPC 2020-060**

Application Date: **3-6-2020**
 rec. 6421-cash

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input checked="" type="checkbox"/> PATIO | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

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: 92 Embury Ave, Ocean Grove, NJ, 07756
 BLOCK: 224 LOT: 6 QUALIFIER: _____

OWNER INFORMATION
 NAME(S): Bahija Cleary
 ADDRESS: 92 Embury Ave, Ocean Grove NJ 07756
 PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION
☒ Check if same as Owner
 NAME(S): _____ COMPANY: _____
 ADDRESS: _____
 PHONE: _____ EMAIL: _____

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: 1919 ARCHITECTURAL STYLE: _____

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.

To Whom it may concern,
1. 27 windows of the house mixed ~~was~~ Some of them are wood and very old as it shows in the pictures, and when it rains, the water comes in through the old rotten wood, and the other windows are vinyl and all broken and can't be open.
2. the new windows will be purchased from "Window World" a good company that provided a good material and good service. the windows will be white with 6 grids so the can look like our neighbor windows on the left side of 92 Embury Ave. Thank you.
Paint
~~Our house is very old and never had any work done from outside we would love to update it. Here are the colors we choose from your list.~~

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.

Bahija Cleary
OWNER NAME - Please PRINT

[Signature]
OWNER SIGNATURE

03/05/2020
DATE

APPLICANT NAME - Please PRINT

APPLICANT SIGNATURE

DATE

Unit type: SINGLE FAMILY
DWELLING

TOT2020-0020



Certificate of Inspection
Township of Neptune
Neptune, New Jersey
CODE ENFORCEMENT DIVISION

For: BAHJA CLEARY

Address: 92 EMBURY AVE

Date: 02/05/2020

Unit:

Block: 224

Lot: 6

Owner: KIRBY, GORDON & DONNA
92 EMBURY AVE
OCEAN GROVE, NJ 07756

Signature of Code Enforcement Inspector

THIS CERTIFICATE NOT TRANSFERABLE

Inspection Date: _____

Inspector: Kevin Diaz

Total # of Units: 1

Fee Paid: \$ 65.00

BAHJA CLEARY
59 KINGSLEY PLACE
OCEAN GROVE NJ 07756

emailed.

92 Embury Ave- Window Replacement

Classification:

According to the Tax Assessor's Record's the subject property was constructed in 1919. Therefore it is considered a Contributing Structure (by date). Contributing Structures include those dwellings originally constructed between the 1910 and 1941 consisting primarily of Colonial Revival, Shingle Style, American Four-Square, Bungalow/Craftsman and other Late Pattern Book Victorian. **Key and contributing structures are most carefully scrutinized during the HPC review process.**

Description of Work:

As per the work described in the application, the Applicant proposes to:

1. Replace 27 windows of the house. The windows are mixed. Some of the windows are wood and "very old as it shows in the pictures, and when it rains, the water come in trough [sic] the old rotten [sic] wood". Other windows are vinyl, broken, and cannot open.
2. "The new windows will be purchased from "Window Word" a good company that provid [sic] good service." The windows will be white with 6 grids to look like the neighbors to the left side of 92 Embury Avenue.

Dawn's notes:

At the time of submitted I advised the Applicant of the following:

1. Not to purchase the window until she gets approval from HPC;
2. HPC may request color photographs;
3. If the original windows are 2-over-2, if approved, they may require 2-over-2 be installed not 6-over-6 like the neighbors
4. She said the windows are wood-core. If the documents do not provide this information, she will need to submit it at a later time.
5. Site-visit will be requested

Section from Design Guidelines:

Section IV, Subsection E. Windows, Page 17, No. 1. Make every effort to repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version will be considered by the HPC when window size and shape is of the same proportion or configuration appropriate to the historic character of the dwelling. **Please provide documentation justifying the need to replacement the windows, instead of repairs and/or restoring. Please contact this office to schedule an on-site visit at least 10 days prior to the scheduled hearing date.**

Section IV, Subsection E. Windows, Page 17, No. 4. Preserve or reconstitute window transoms, associated hardware and trim. **Please advise if the existing trim will remain or be replaced. If being replaced please provide further details such as the material and profile.**

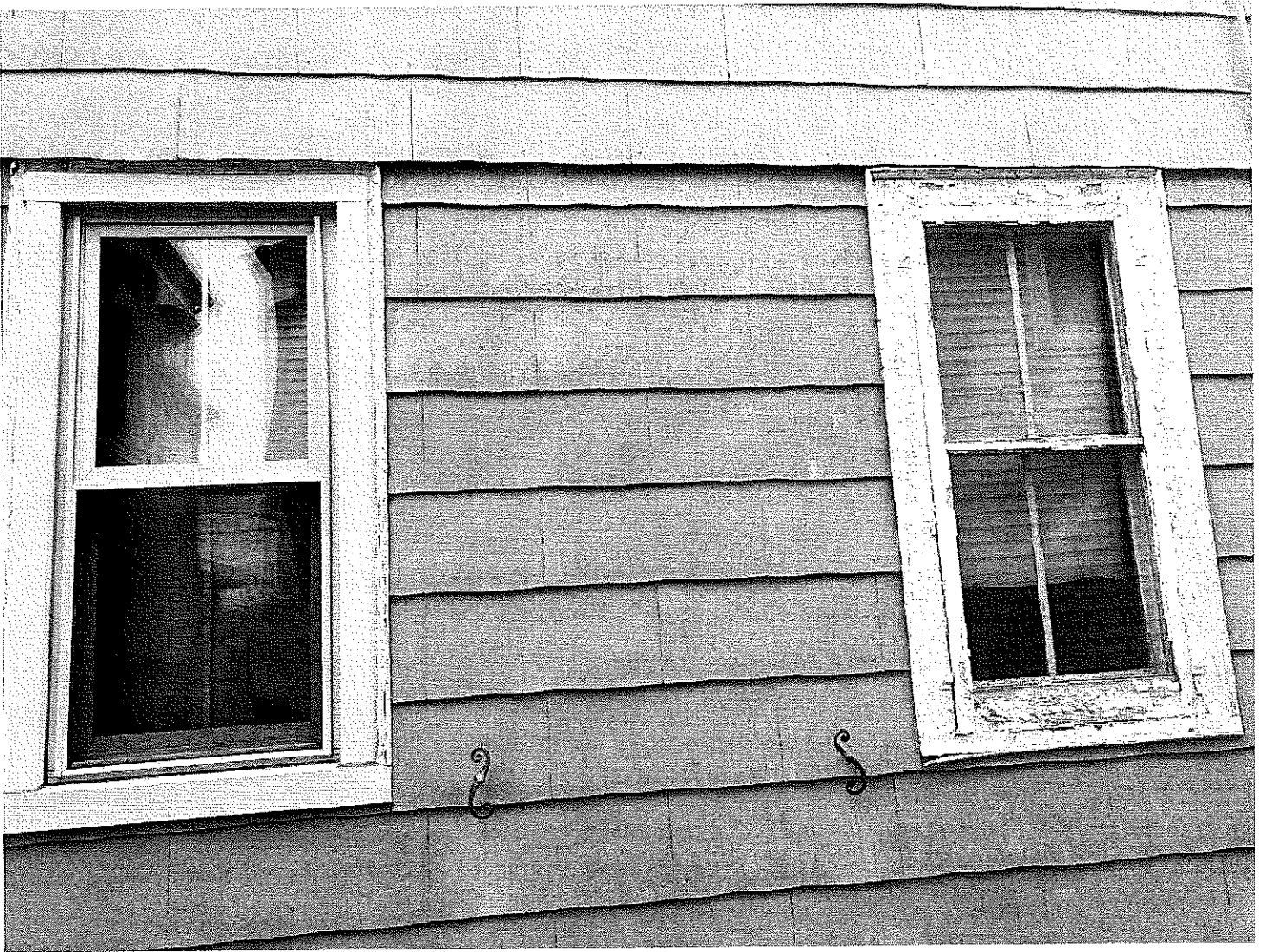
Section IV, Subsection E. Windows, Page 17, No. 5. Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate.

Section IV, Subsection E. Windows, Page 17, No. 7. Avoid clip on muntins, window grilles or grids. True divided light window pane assemblies are preferred. Simulated divided light window pane assemblies are acceptable. **Please advise the Commission if the windows are equipped with Ture Divided Lights (TDL) or Simulated Divided Light (SDL).**

Section IV, Subsection E. Windows, Page 17, No. 9. Fabricate all replacement or new windows in historic proportions. Windows should be manufactured in wood but could be clad in either metal or vinyl as an

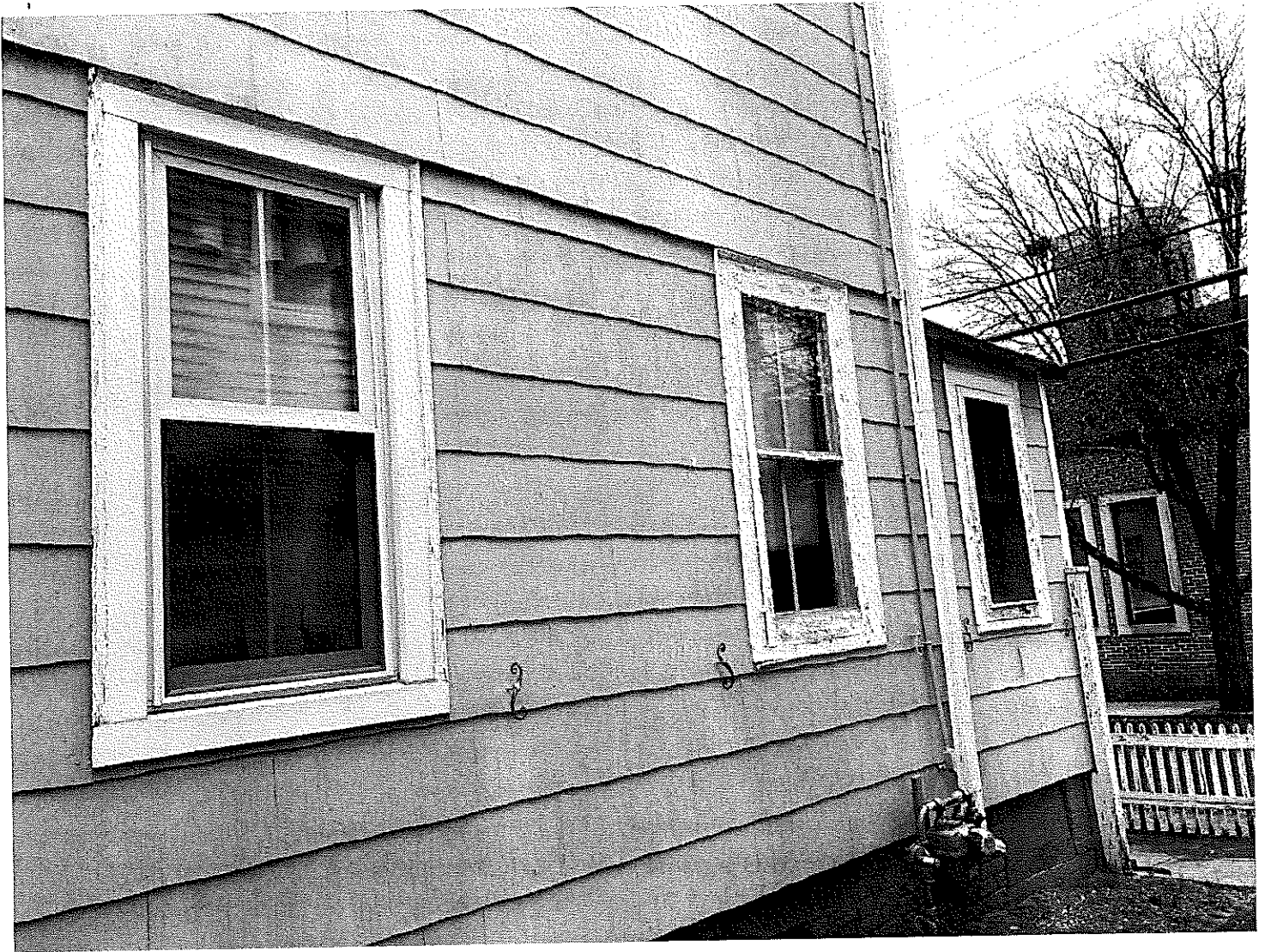
Owner's choice. However, wood windows are always preferred. **Please confirm if the windows are all vinyl or manufactured in wood, cladded in vinyl. Submit a catalog cut that provides these details.**



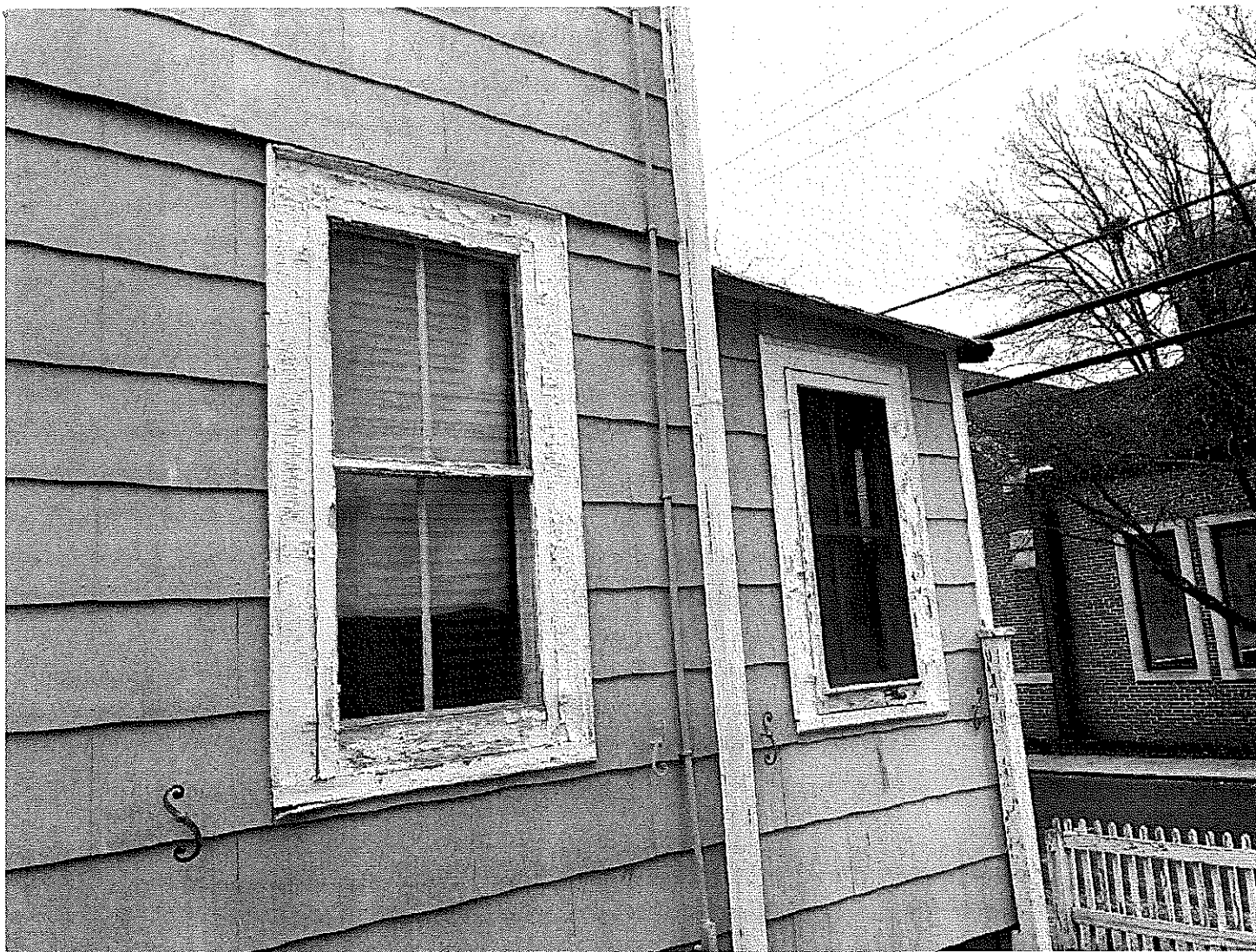
















Outlook

Search

New message

Reply Delete Archive Junk Sweep Move to Categorize Snooze

Favorites

Archive

sleeptight@news... 8

DoNotReply@unit...

Add favorite

Folders

Inbox 7333

Bahijas Files 5

Junk Email 612

Drafts 114

Sent Items

Deleted Items 2

Archive

Notes

Anna Jakow

Bahija Maha

Conversation Hist...

Morgage

Notes_0

Photos

SAT

New folder

Groups

New group

Re: Photo Of Double Hung Window With Grids

JC

Mon 2/24/2020 2:14 PM

You

Dear Bahija,

The new windows will be fusion welded white vinyl framed, and with stainless steel reinforcement inside. Each and every window is custom made to ensure you get exactly what is needed.

The exterior look of the new windows will match the exterior look of the existing windows in all respects. So the exterior color will match, the size and style will match, and the grid pattern will match. (The stainless steel is fully hidden inside the window structure.)

We do hundreds of jobs in associations every year and generally they insist that the appearance match the existing windows. So we have a great deal of experience with matching the look.

The windows come with a full lifetime warranty, which fully covers seal failure and accidental glass breakage. Thank you. Sincerely,

John, Window World of the Jersey Coast

On February 21, 2020 09:34:45 pm EST,

Hi, thank you for the picture, but I will need specifics about the windows how they are made and what are they made of.
Thank you

Get Outlook for iOS

Good afternoon Bahija,

Please find the attached photo that you requested from Tony.
If you have any questions you can reach our office at 732-417-5700. Thank you.

Sincerely,
Margie DeRogatis
Assistant Operations Manager
Window World of The Jersey Coast
732-417-5700 Phone
732-417-5757 Fax

--

DHTwo6over6GridsInsideView.jpg



Download



Full screen



Print



Save to OneDrive



To whom it may concern,

April 16th, 2020

I have small kids and Family, these windows are no longer safe, they are all broken, glass is every where and we have ~~to~~ to tape few to keep them in place until we replace them, we can't fix them, based on there age the wood shifted from side to side, and is very rotten.

- 1-
 - * glass windows are broken and loose
 - * the windows can't close evenly
 - * the chains holding the windows on the side are all broken, can't pull them up or down
 - * the windows are not sufficient
 - * when it rains we have leakage inside because of the rotten wood inside and out.

Cost: 3 times costly then replacement / we can't afford it.

- 2-
 - * The windows we are getting to replace the old ones are the same size as the one we have now
 - * The new windows are equipped with True divided lights (TDL), they are double hand 50/50 exactly as they are right now.
 - * yes they are TDL windows.

- 3- I attached all the colored pictures you asked for.

- 4- All the wood windows were installed in 1919 since the house was built
- 5- the house has ~~steel~~ already vinyl windows
7 window on the First floor all broken and cheaply made can't close or open.
- 6- The trims inside and out will not be replaced but painted
 - * The windows "the new ones" are equipped with true divided lights (TDL)
 - * The new windows are doublehand 50/50 exactly as they are right now

we will appreciate your help.
Thank you
Bahija Cleary

Bahija Cleary 4/29/22

To whom it may concern,

1. I circled the pictures and wrote a number on it one of them to match it with the one that needs to be replaced from inside.
2. The company will send a letter specifying about TDL or SDL
3. Windows are Vinyl.

Thank you



- * W-3500 Series
- * Customizable in $\frac{1}{8}$ " increments
- * Higher grade Low E insolation glaze
- * Energy-efficient. Energy star
- * Great for historical renovations

DOUBLE-HUNG WINDOWS

Window World

The windows
we are using

Both sashes of Window World Double-Hung Windows tilt in for easier, safer cleaning from inside your home.

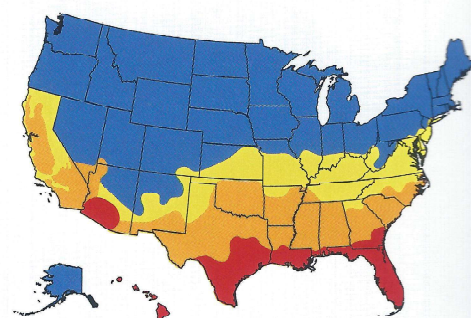


The exquisite design of Window World Double-Hung Windows is the perfect choice for those who want a beautiful, classic appearance. Functional beauty, easy maintenance, energy efficiency, and a wide selection of decorative options will help personalize your environment.

Masterfully crafted with attention to every detail, Window World Windows are available in a full selection of styles to let you design the ideal window system for your home.



ENERGY STAR U.S. Climate Zones



Window World offers a variety of ENERGY STAR qualified glass packages specifically tailored to your climate zone.

The Following Features are Standard on all Window World Double-Hung Windows*:

- Vinyl frame and sashes are made tough and solid with a uPVC compound that will never chip, peel, crack, or warp.
- Multi-chambered sash and mainframe provide superior thermal efficiency.
- Warm-Edge Spacer System maximizes performance and longevity.
- Interlock at sash meeting rails creates a super-tight seal against air infiltration while adding security.
- Drop-in glazing for extra protection from the elements.

Plus These Additional Features:

- Dual vent stops for controlled ventilation and airflow.
- Full balance covers help protect against air infiltration while adding a finished appearance.
- Constant force balance system eliminates sash cords, weights, and pulleys. You'll benefit from smooth, comfortable fingertip operation.
- Tilt-in top and bottom sashes make cleaning safe and easy from inside the home.

Enhance Your Windows with These Options:

- SolarZone Insulated Glass Packages featuring Low-E glass and a Warm-Edge Spacer System for enhanced insulating performance.
- Full or half fiberglass screens provide ventilation while keeping insects out.
- Standard and contoured grids are placed between the panes for easy cleaning.

*Except coastal impact products.

All Window World Windows are manufactured to stringent ENERGY STAR requirements and testing guidelines set forth by the National Fenestration Rating Council (NFRC).



The National Fenestration Rating Council establishes test criteria that set the standard for performance ratings of window and door products. These consistent ratings provide accurate information on the energy performance of windows, doors, and skylights.



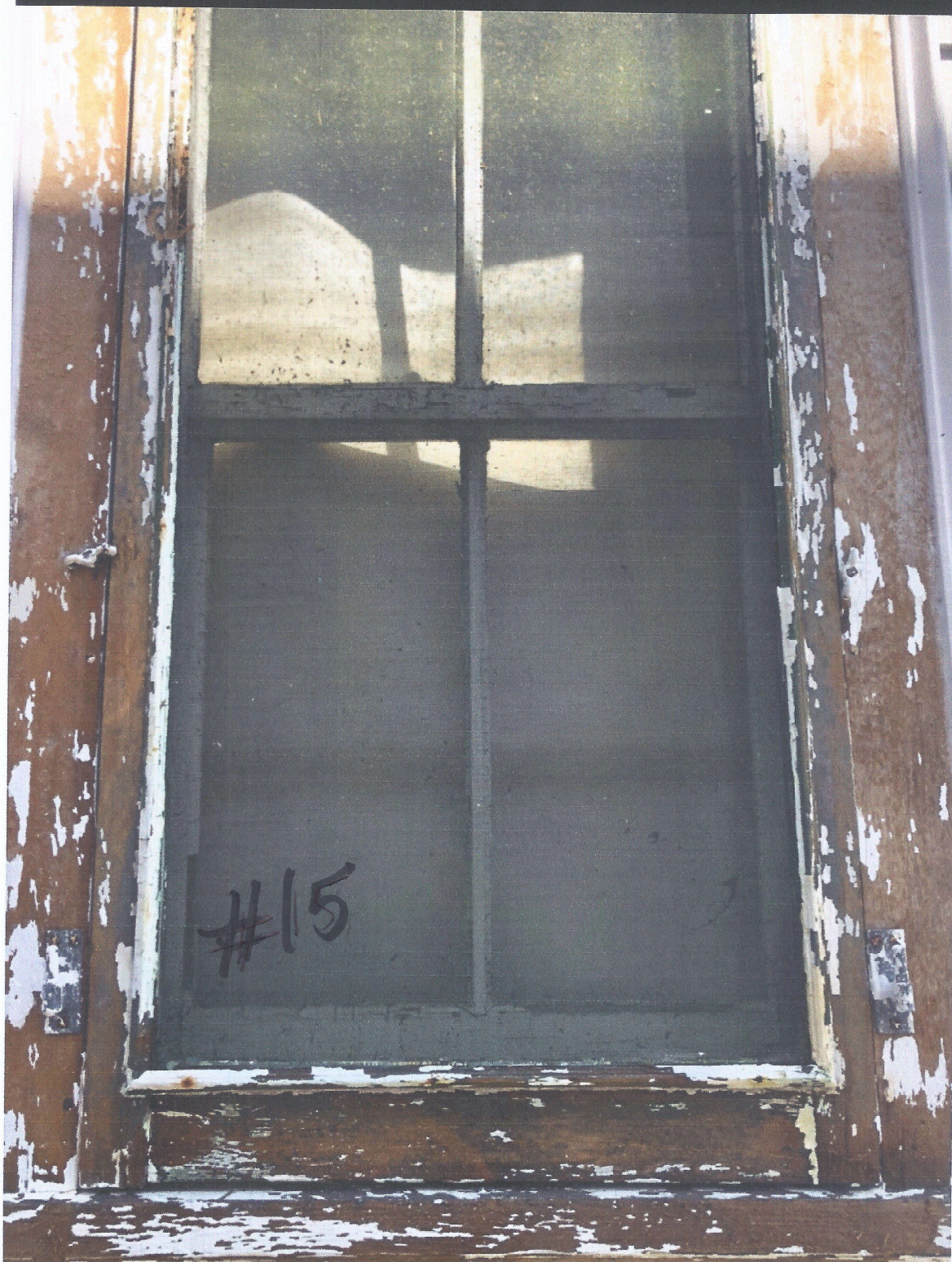
ENERGY STAR is a joint program between the U.S. Department of Energy (U.S. DOE) and the U.S. Environmental Protection Agency (EPA). It assists consumers in recognizing energy-efficient products and promoting the environmental and economic benefits of these products through labeling and other activities.



Back of the
house and
Side / right side
window #17

Back of the
House can't
close or open

~~#12~~ From
is inside #14



can't open or close
#16 From outside



~~#17~~

#17 B
Right side second Floor window

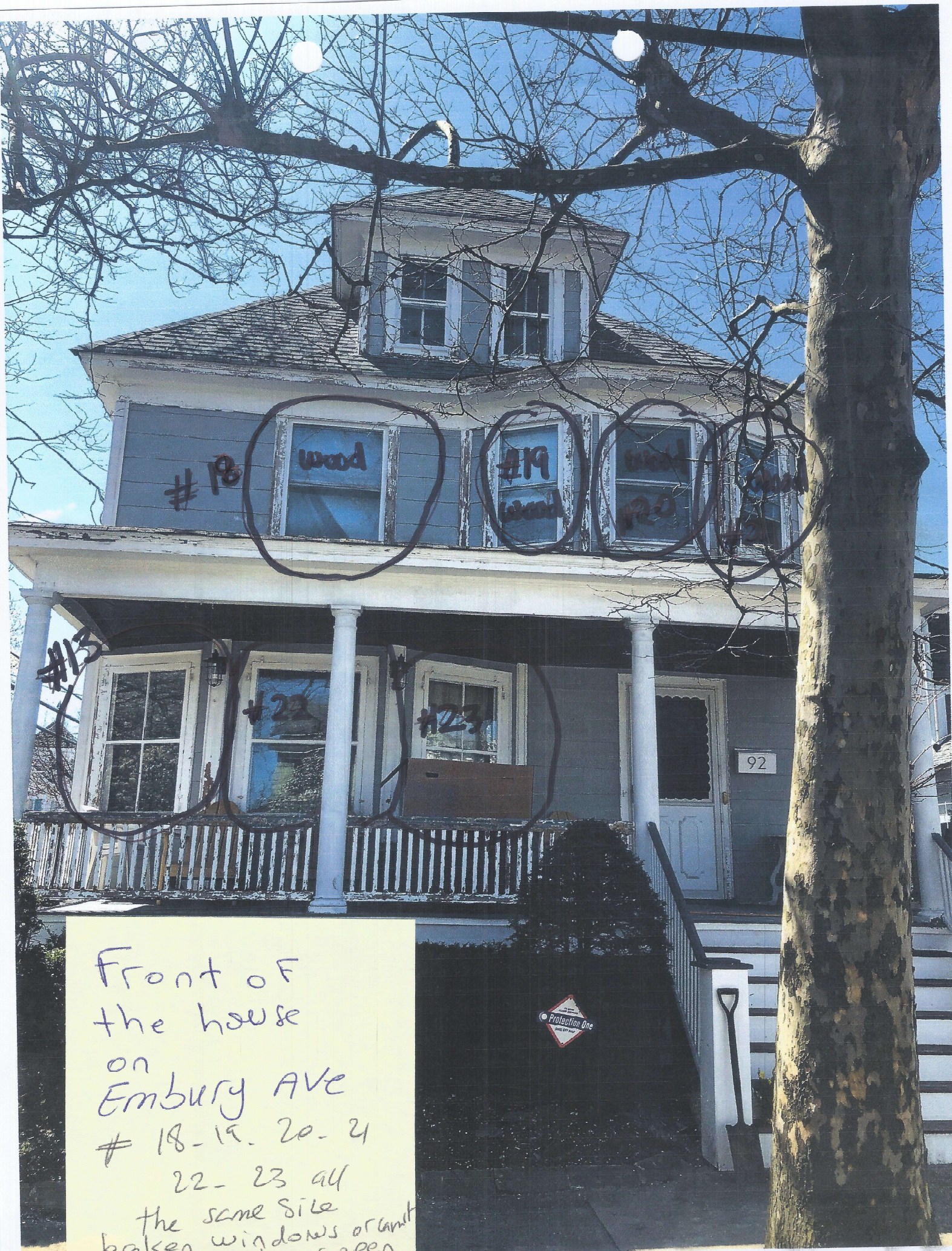
Front of
the house

on
Embury Ave

18-19. 20-21

22-23 all

the same size
broken windows or unit
glass or open



Front House

18

Be Front House
Second Floor bedroom
window, can't open
or close broken
metal ~~se~~ cord.