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[Property Card](#)

Block: **241** Prop Loc: **107 BROADWAY** Owner: **107 BROADWAY AVE, LLC** Square Ft: **1770**  
 Lot: **8** District: **1335 NEPTUNE TOWNSHIP** Street: **107 BROADWAY** Year Built: **1890**  
 Qual: Class: **2** City State: **OCEAN GROVE, NJ 07756** Style: **5**

## Additional Information

Prior Block: **101** Acct Num: **00015328** Addl Lots: EPL Code: **0 0 0**  
 Prior Lot: **1048** Mtg Acct: Land Desc: **38X60** Statute:  
 Prior Qual: Bank Code: **0** Bldg Desc: **2S-F-L-1U** Initial: **000000** Further: **000000**  
 Updated: **07/16/20** Tax Codes: **F02** Class4Cd: **0** Desc:  
 Zone: **HDR1** Map Page: Acreage: **0** Taxes: **11452.14 / 6972.90**

## Sale Information

Sale Date: **12/21/18** Book: **9329** Page: **3732** Price: **330000** NU#: **19**

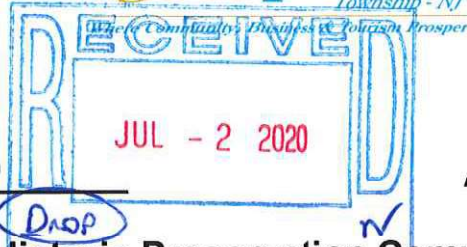
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<a href="#">More Info</a>	12/21/18	9329	3732	330000	19	162.55	107 BROADWAY AVE, LLC

## TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	107 BROADWAY AVE, LLC	340200	0	354400	2
	107 BROADWAY	14200			
	OCEAN GROVE, NJ 07756	354400			
<u>2019</u>	JOHNSON, DANIEL	316600	0	330000	2
	107 BROADWAY	13400			
	OCEAN GROVE, NJ 07756	330000			
<u>2018</u>	JOHNSON, DANIEL	351800	0	536400	2
	107 BROADWAY	184600			
	OCEAN GROVE, NJ 07756	536400			
<u>2017</u>	JOHNSON, DANIEL	358700	0	529600	2
	107 BROADWAY	170900			
	OCEAN GROVE, NJ 07756	529600			

\*Click on Underlined Year for Tax List Page

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



N 7/2/20

Fee \$25.00  
Escrow Fee \$1,800.00

HISTORIC PRESERVATION  
PHONE 732-988-5200  
FAX 732-988-4259

Application Date : 07/01/2020

Application No. : HPD 2020 - 001

## Historic Preservation Commission Certificate of Appropriates for Demolition

In accordance with Ordinance No. 07-46, an Applicant seeking to demolish or partially demolish a structure within the Historic District shall first submit an application for a demolition approval to the Secretary, Historic Preservation Commission, on forms prepared or otherwise prescribed by the Commission.

With this application, it is required that you submitted copies of any maps or surveys, photographs, reports of experts retained by the Applicant to be presented at the demolition hearing, and demolition plans. The demolition plans must clearly indicated the areas to remain and the areas to be demolished along with the demolition calculations. Please note, additional information or documents by be requested by the Commission.

Please complete this application in its entirety.

### PROPERTY IDENTIFICATION

ADDRESS: 107 Broadway, Ocean Grove

BLOCK: 241 LOT: 8 QUALIFIER: HD-R1

### OWNER INFORMATION

NAME(S): Aliaksandr Beliankou

ADDRESS: 107 Broadway, Ocean Grove

PHONE: [REDACTED] EMAIL: [REDACTED]

### APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Andrea Fitzpatrick, AIA COMPANY: Shore Point Architecture, PA

ADDRESS: 108 South Main Street, Ocean Grove, NJ 07756

PHONE: [REDACTED] EMAIL: [REDACTED]@m

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

Year Built: 1890 Architectural Classification: Key Structure Architectural Style: Eclectic

Are you applying for a partial demolition or demolition? ☒ Partial ☐ Full

Total Area of the Exterior of the Structure (including the roof). 4,811 Square Feet

Total Area of the Structured to Be Demolished. 1,826 Square Feet

Demolition Percentage. 37.9 %

Describe all proposed work to be conducted on or around the subject property below.

See attached.

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.

Ali Aleksandr Beliankov

OWNER NAME – Please PRINT

[Signature]  
OWNER SIGNATURE

6/13/20  
DATE

Andrea Fitzpatrick, AIA  
Shore Point Architecture, PA

APPLICANT NAME – Please PRINT

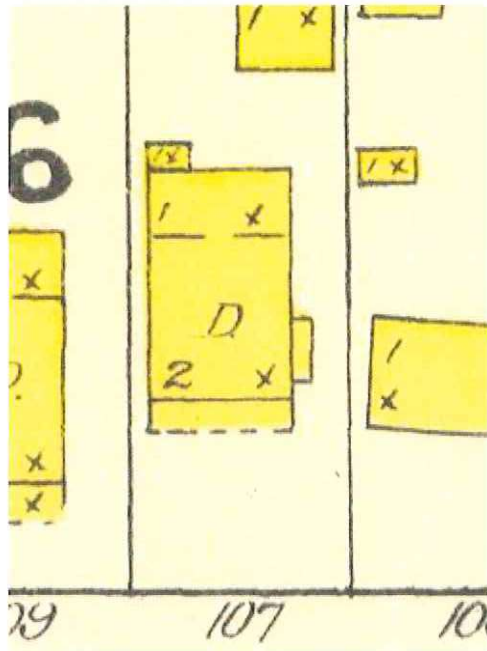
[Signature]  
APPLICANT SIGNATURE

07/01/30

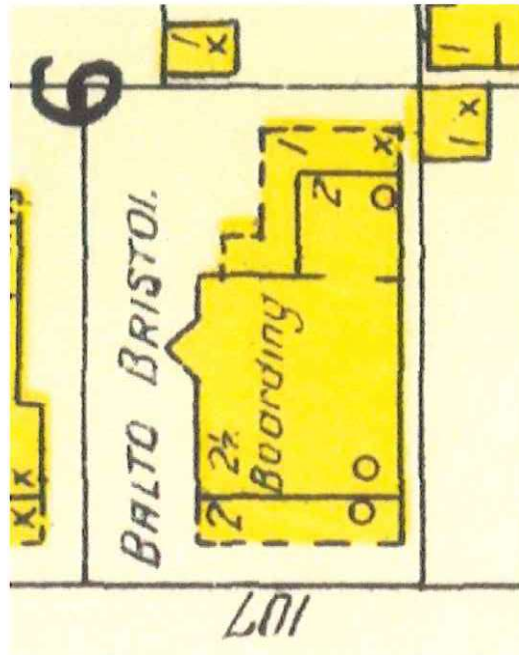
DATE

## 107 Broadway – Demolition Application Text

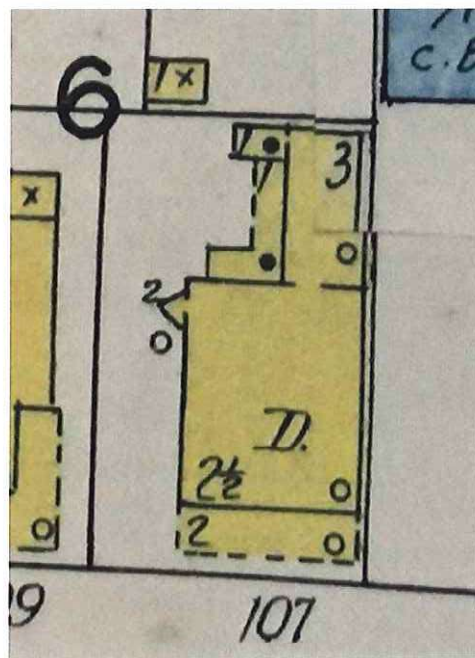
Tax records indicate the existing structure was constructed in 1890. It is eclectic in style with features of "Gothic" (steep front facing gable and decorative elements) and "Stick Style" (2-story full width front porch). Historic Sanborn Maps are included below for reference.



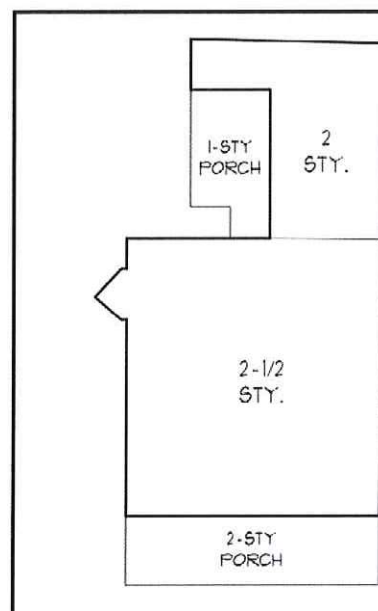
1890



1905



1930

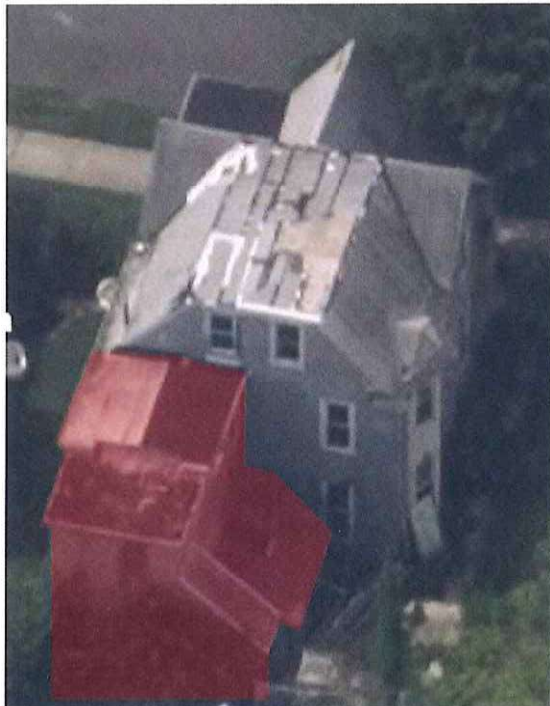
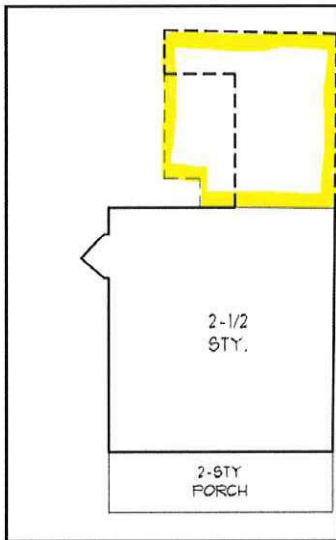


Existing Condition



Notes: Structure in the 1890 map does not appear to be the structure that exists on the site today. In the 1905 map, the front portion of the structure and the front porch appear to exist today, however the rear portion appears to have been altered. In the 1930 map, the front portion of the structure and the front porch appear to exist today, however the rear portion appears to have been altered.

As part of this application, we propose to remove the rear portion of the structure as indicated in the diagram below (dashed line, highlighted in yellow) and in the birds-eye images (highlighted in red). We believe the portion of the structure proposed for demolition was altered to its existing condition sometime after 1930.



For your reference, we included various photographs of the existing conditions below.



Front Elevation



East Elevation



East Elevation



West Elevation





West Elevation



West Elevation

Deborah Osepchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Leonard J. Steen, 2<sup>nd</sup> Vice Chair  
Steve R. Tombalakian Esq., HPC Attorney  
Dawn Crozier, Administrative Officer  
Kristie Dickert, Secretary



Douglas MacMorris, Member  
Jeffrey Rudell, Member  
Jenny Shaffer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
Linda Henderson, Alternate No. 2

## Historic Preservation Commission

25 Neptune Boulevard Neptune NJ 07753  
732-988-5200 ext. 204 Fax 732-988-4259

July 8, 2020

Andrea Fitzpatrick, AIA  
Shore Point Architecture, PA  
108 South Main Street  
Ocean Grove, NJ 07756

**RE: Historic Preservation Commission Partial Demolition App No. 2020-001**  
**Property Location: 107 Broadway also known as Block 241 Lot 8**  
**Description of Work: Partial Demolition 37.9%**

Dear Applicant:

You are hereby notified that your application has been reviewed by the Application Review Committee and has been scheduled for a public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, August 11, 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 of August 11, 2020  
**Time:** Aug 11, 2020 07:00 PM Eastern Time (US and Canada)

### Join Zoom Meeting

<https://us02web.zoom.us/j/83583112786?pwd=R1Q0WXRwdXZjU2c3eENKZTRDNUozUT09>

**Meeting ID:** 835 8311 2786

**Password:** 097767

### One tap mobile

+16465588656,,83583112786#,,,0#,,097767# US (New York)

+13017158592,,83583112786#,,,0#,,097767# US (Germantown)

### Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

**Meeting ID:** 835 8311 2786

**Password:** 097767

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



Deborah Osepchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Leonard J. Steen, 2<sup>nd</sup> Vice Chair  
Steve R. Tombalakian Esq., HPC Attorney  
Dawn Crozier, Administrative Officer  
Kristie Dickert, Secretary



Douglas MacMorris, Member  
Jeffrey Rudell, Member  
Jenny Shaffer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
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## Historic Preservation Commission

25 Neptune Boulevard Neptune NJ 07753  
732-988-5200 ext. 204 Fax 732-988-4259

As per the Neptune Township Land Ordinance No. 07-46, a minimum of ten (10) days prior to the Demolition or Partial Demolition Hearings, please submit the following to this office:

- ☐ Any and all escrow and application fees as required by the Neptune Land Development Ordinance for the within application;
- ☒ Executed Notice of Hearing mailed to all property owners within 200 feet of the subject property and all governmental or public entities as required under Neptune Township Ordinance, inclusive of the Township of Neptune Historical Society, Historical Society of Ocean Grove, State Office of Historical Preservation, State Historic Sites Committee, Office of Archaeology and Historic Preservation and the Department of the Interior and National Trust for Historic Preservation. **Hearing Notice must include the Log-In and Participation Details for the Zoom Meeting listed above.** Enclosed herewith please find a copy of the required 200 ft. list, certified by the Tax Assessor's office.
- ☒ Certification or Affidavit of Mailing of such Notice of Hearing to all property owners within 200 feet of the subject property and all governmental or public entities as required under Neptune Township Ordinance;
- ☒ Affidavit of Publication for publication of a notice of hearing which shall have been published no sooner than twenty (20) days prior to the scheduled hearing date or later than ten (10) days prior to the scheduled hearing date in an official newspaper of the Township of Neptune. **Notice of Hearing must include the Log-In and Participation Details for the Zoom Meeting listed above.** The within notice shall identify the nature of the application, a description of the application sought, the physical address of the subject property, the lot and block number, the date, time and location of the demolition hearing and the telephone number of the Commission Secretary who can provide additional information on the application;
- ☒ Eleven (11) Copies of any maps or surveys, photographs or reports of experts retained by the Applicant to be presented at the demolition hearing;
- ☒ Other: Eleven (11) copies of the proposed partial demolition plans and written summary of Findings of Facts

**Any item not checked above may have been received by the Commission already and it is not necessary to resubmit these items.**

### Please note the following:

1. The technical review team has conducted a preliminary review of your application and agrees the born on date for the house may be 1905; however, there is no supporting evidence that the structure outline as shown on the 1905 Sanborn has been altered. To justify demolition the applicant should be prepared to provide documentation that the original structure or the portion proposed to be demolished are structurally unsound. Additionally, please refer to Ordinance No. 07-46 - Section 10, Letter (h), which states: "The structural soundness and integrity of the structure and the economic feasibility of restoring, repairing or rehabilitating the structure so as to comply with the requirements of the applicable building codes as determined by a qualified professional. The within rehabilitation or restoration may include a gut renovation of the subject property or an adaptive reuse or revision to the property."

Deborah Osepchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Leonard J. Steen, 2<sup>nd</sup> Vice Chair  
Steve R. Tombalakian Esq., HPC Attorney  
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## Historic Preservation Commission

25 Neptune Boulevard Neptune NJ 07753  
732-988-5200 ext. 204 Fax 732-988-4259

Prior to the date fixed for the requisite demolition hearing requested herein, the Applicant shall make the subject property available to members of the Historic Preservation Commission for their review and inspection. The dates and times of inspection shall be arranged between the Commission Secretary and the Applicant and shall be at such times deemed convenient for Commission members to attend. The Applicant or his representative shall be present during any such inspection. 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 above, your hearing will be deferred to the next available meeting. **Please contact this office to schedule a site visit at least 10 days prior to the hearing date.**

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org). Should you have any questions or concerns please feel free to contact me at (732) 988-5200, extension 278.

Cordially,

Kristie Dickert  
HPC Secretary

cc: 107 Broadway Ave, LLC, Property Owner

107 Broadway  
Ocean Grove, NJ 07756  
Block: 241 Lot: 8

**BUILDING CODES:**  
REHABILITATION SUBCODE (NUAC 5/23-6)  
INTERNATIONAL RESIDENTIAL CODE - 2018 (NU EDITION); WHERE APPLICABLE

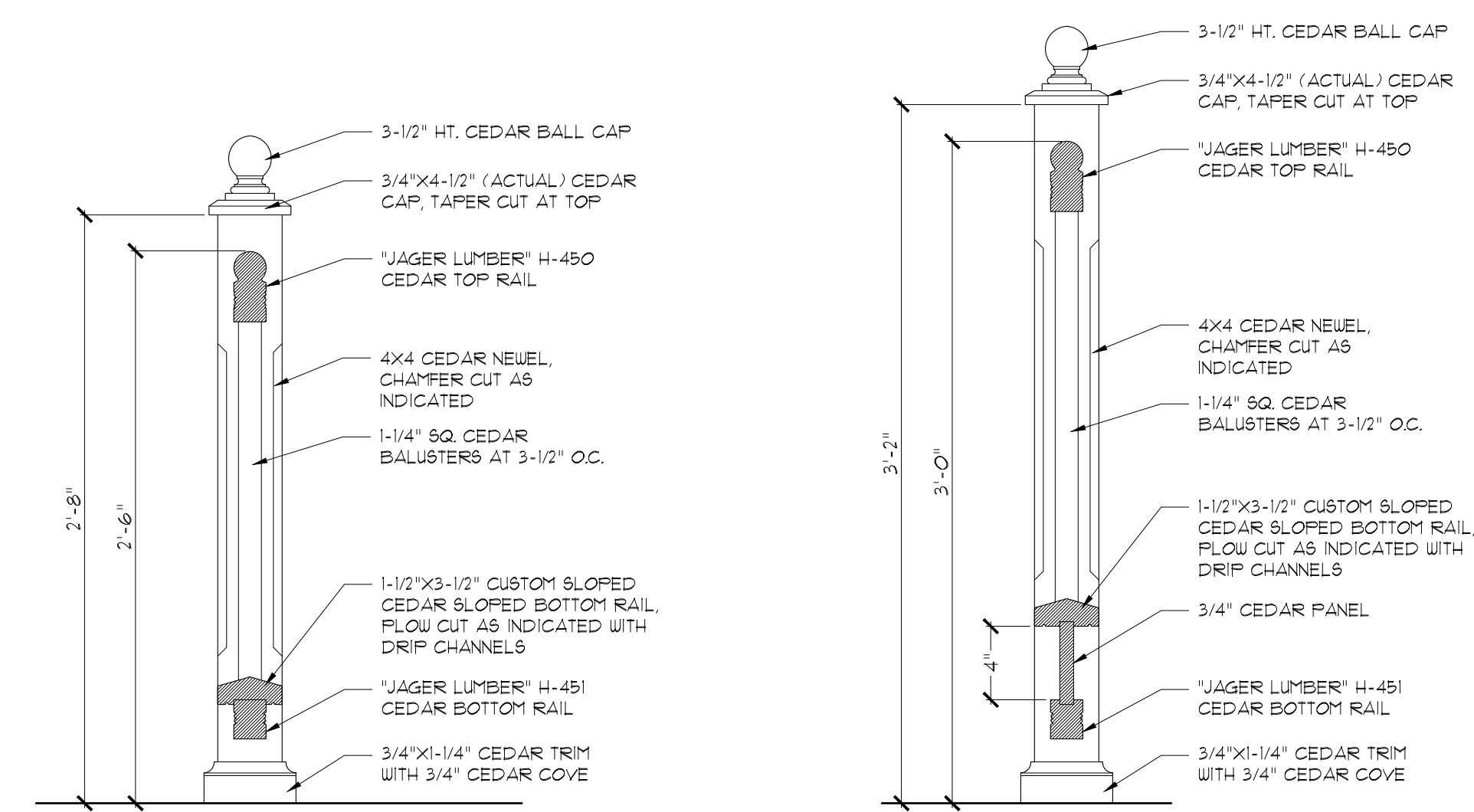
**BUILDING STATISTICS:**

<u><b>USE GROUP:</b></u>	R-2
<u><b>CONSTRUCTION CLASS:</b></u>	EXISTING NON CONFORMING 5B
<u><b>NUMBER OF STORIES:</b></u>	2 + HABITABLE ATTIC (BUILDING CODE)
<u><b>WIND SPEED (V<sub>W</sub>):</b></u> 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE V <sub>W</sub> DOES NOT EXCEED 130 MPH)	
<u><b>FLOOD ZONE:</b></u> THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA	

BUILDING AREA:			
	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	950 SQ. FT.	110 SQ. FT.	1060 SQ. FT.
SECOND FLOOR AREA	816 SQ. FT.	166 SQ. FT.	1042 SQ. FT.
THIRD FLOOR AREA	(UNFINISHED)	240 SQ. FT.	240 SQ. FT.
TOTAL	1826 SQ. FT.	516 SQ. FT.	2,342 SQ. FT.
CONSTRUCTION VOLUME	-- CU. FT.		

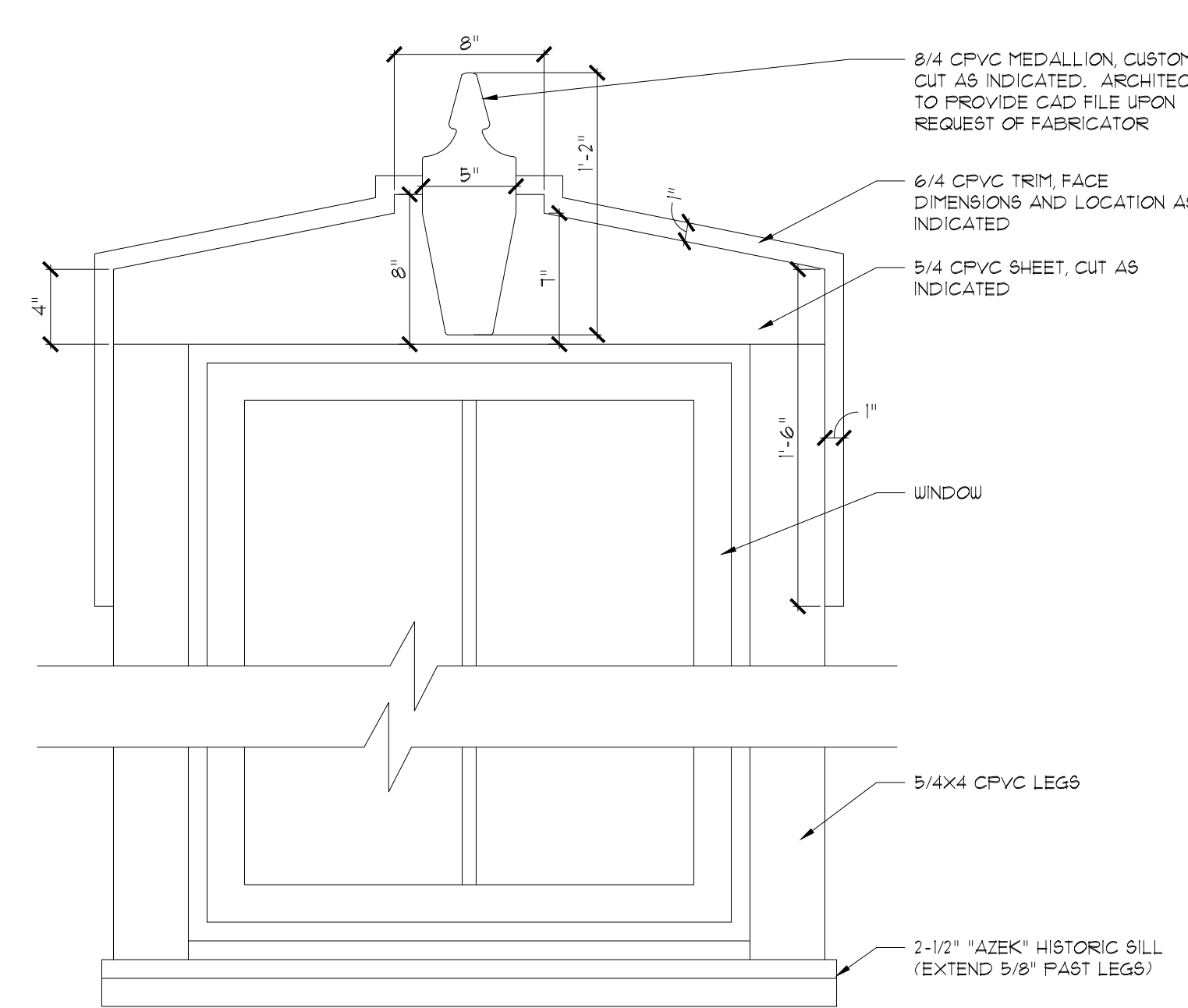
REQUIREMENTS FOR HD-R1 DISTRICT (HISTORIC DISTRICT - SINGLE FAMILY)			
	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	2309 SQ. FT.	2309 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	38.08 FT.	38.08 FT.
MINIMUM LOT FRONTAGE	30 FT.	38.08 FT.	38.08 FT.
MINIMUM LOT DEPTH	60 FT.	60.625 FT.	60.625 FT.
MINIMUM FRONT YARD SETBACK:	10 FT.	10.02 FT.	10.02 FT.
MINIMUM FRONT PORCH SETBACK:	4 FT.	3.12 FT.	3.12 FT.
MINIMUM SIDE YARD SETBACK: EAST			
BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT. 2 FT.	0.1 FT. 0.6 FT. (OVER)	0.1 FT. 0.6 FT. (OVER)
WEST			
BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT. 2 FT.	11.74 FT. 10.74 FT.	11.74 FT. 10.74 FT.
MIN. REAR YARD SETBACK	3.1 FT.	2.69 FT.	3.4 FT.
MAX. % BLDG. COVERAGE	85%	55%	55.6%
MAX. % TOTAL LOT COV.	90%	72.5%	79.4%
MAX. NUMBER OF STORIES	2.5	2.5	2.5
MAX. BUILDING HEIGHT (MP.)	35 FT.	25.9 FT.	25.9 FT.
MIN. IMPROVABLE LOT AREA	1000 SQ. FT.	1688 SQ. FT.	1688 SQ. FT.
MIN. IMPROVABLE AREA- DIAMETER OF CIRCLE (FEET)	21 FT.		
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

A-1 PROJECT INFORMATION, SITE PLAN, DETAILS  
A-2 EXISTING CONDITIONS, DEMOLITION CALCULATIONS  
A-3 FLOOR PLANS  
A-4 ELEVATIONS

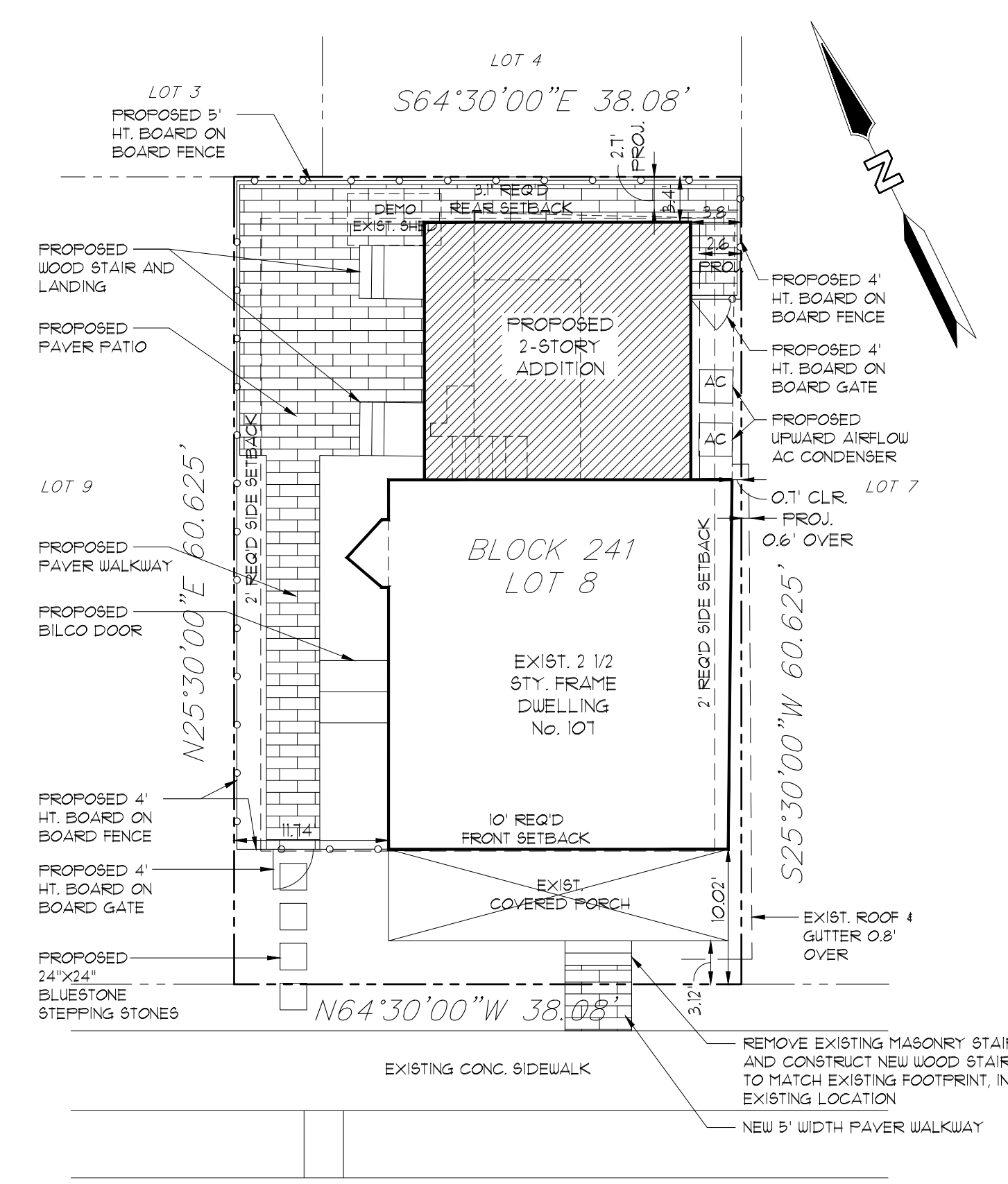


1ST FLR. PORCH NEWEL /  
RAILING DETAIL

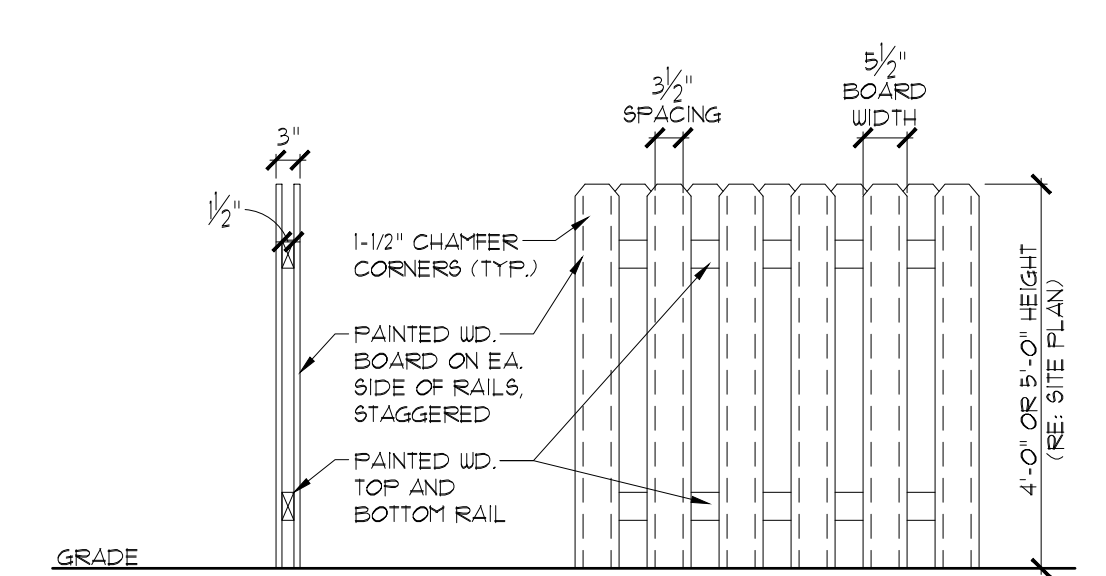
2ND FLR. PORCH NEWEL /  
RAILING DETAIL



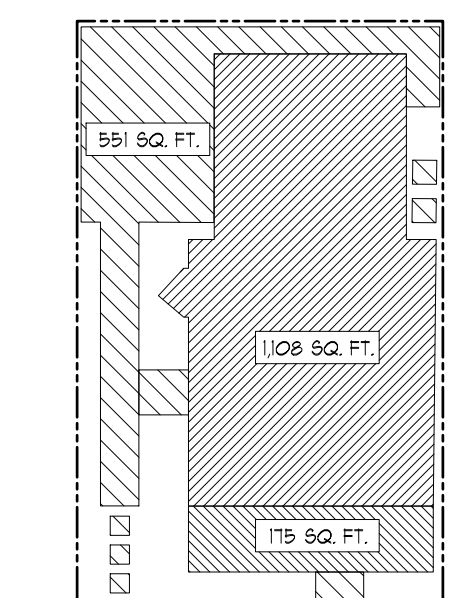
### ③ CUSTOM WINDOW CASING DETAIL



SITE INFORMATION TAKEN FROM SURVEY PREPARED BY MICHAEL J. WILLIAMS, PLS LIC. NO. 25800, DATED 12/03/18.



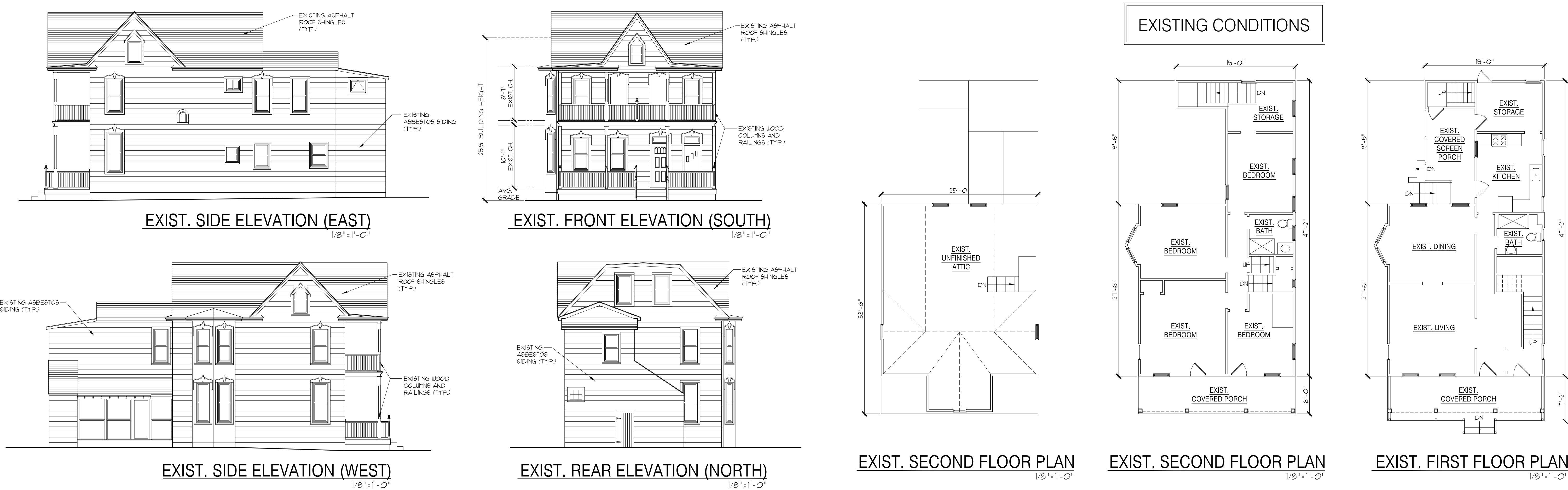
### BOARD-ON-BOARD FENCE DETAIL

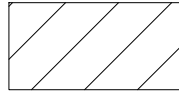



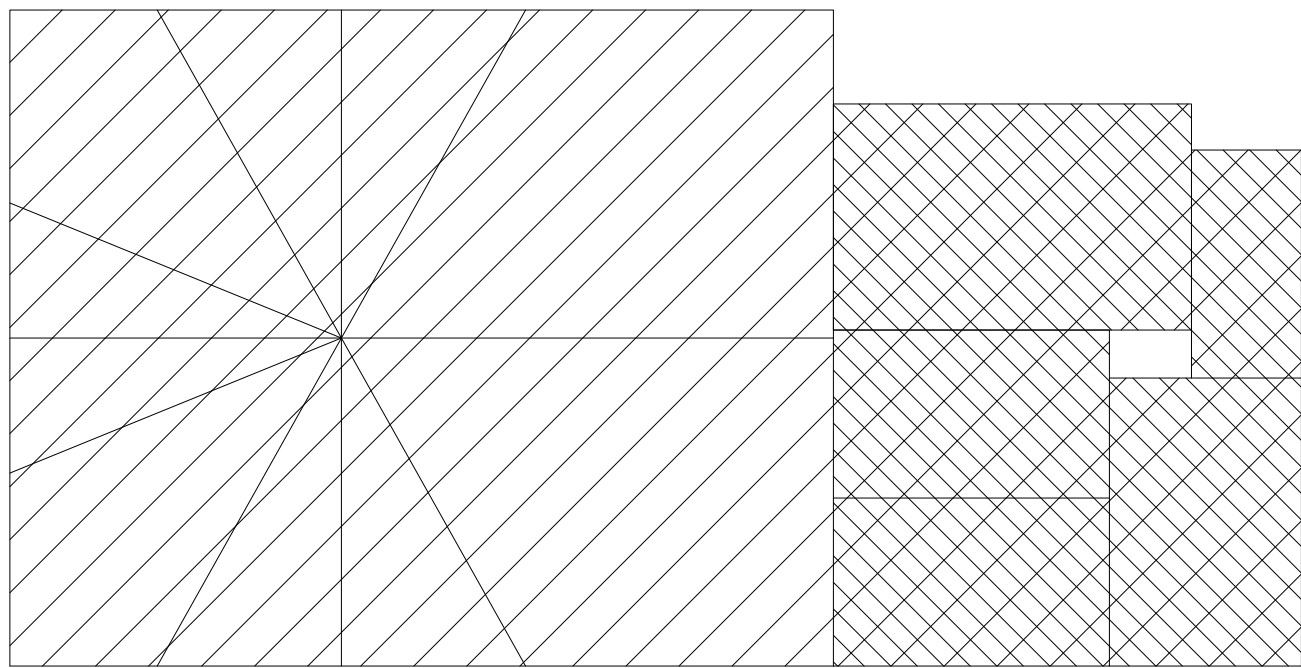
COVERAGE CALCS.

LOT AREA:	2,309 SQ. FT.
BUILDING COVERAGE:	1,283 SQ. FT. (55.6%)
LOT COVERAGE:	1,821 SQ. FT. (79.4%)



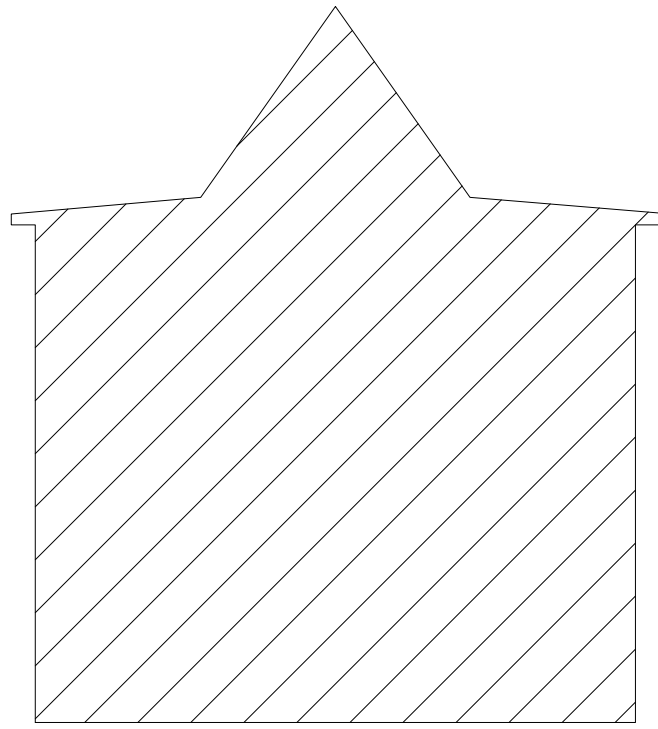


DEMOLITION CALCULATIONS	
DEMOLITION LEGEND	
AREA TO REMAIN:	
AREA TO BE DEMOLISHED:	
DEMOLITION CALCULATIONS	
TOTAL AREA:	4,811 SQ. FT.
AREA TO BE DEMOLISHED:	1,826 SQ. FT.
DEMOLITION PERCENTAGE:	37.9%
NOTE: THIS APPLICATION REQUIRES "PARTIAL DEMOLITION" FROM THE HPC	



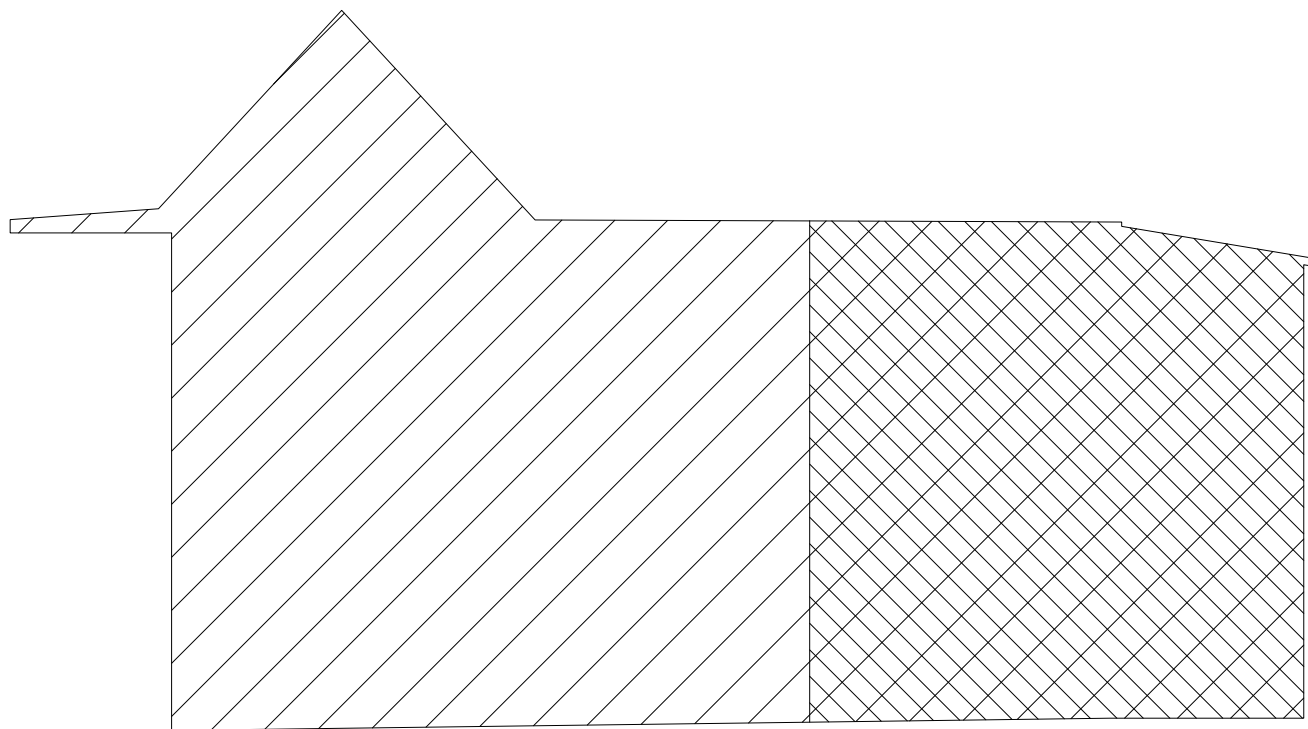
ROOF AREA

EXISTING TO REMAIN:	939 SQ. FT.
AREA TO BE DEMOLISHED:	441 SQ. FT.
TOTAL AREA:	1,379 SQ. FT.



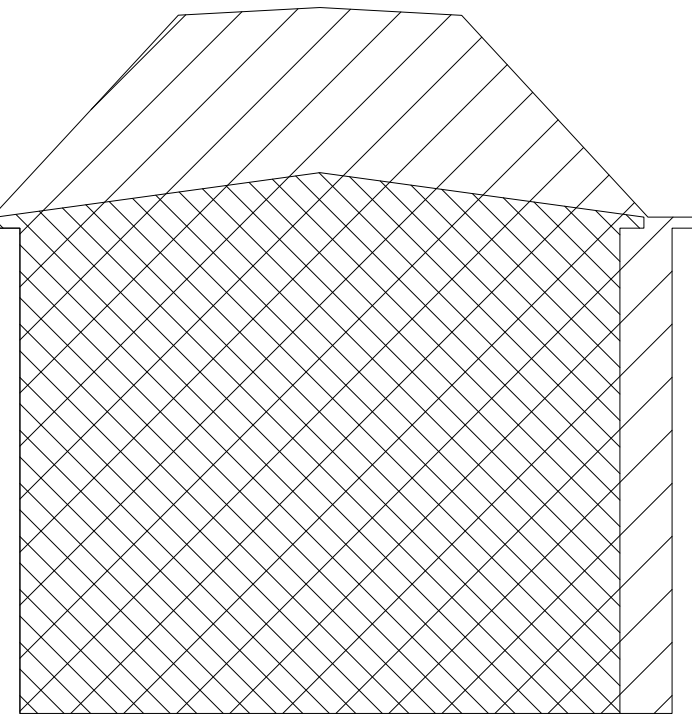
FRONT (SOUTH) WALL AREA

EXISTING TO REMAIN:	589 SQ. FT.
AREA TO BE DEMOLISHED:	0 SQ. FT.
TOTAL AREA:	589 SQ. FT.



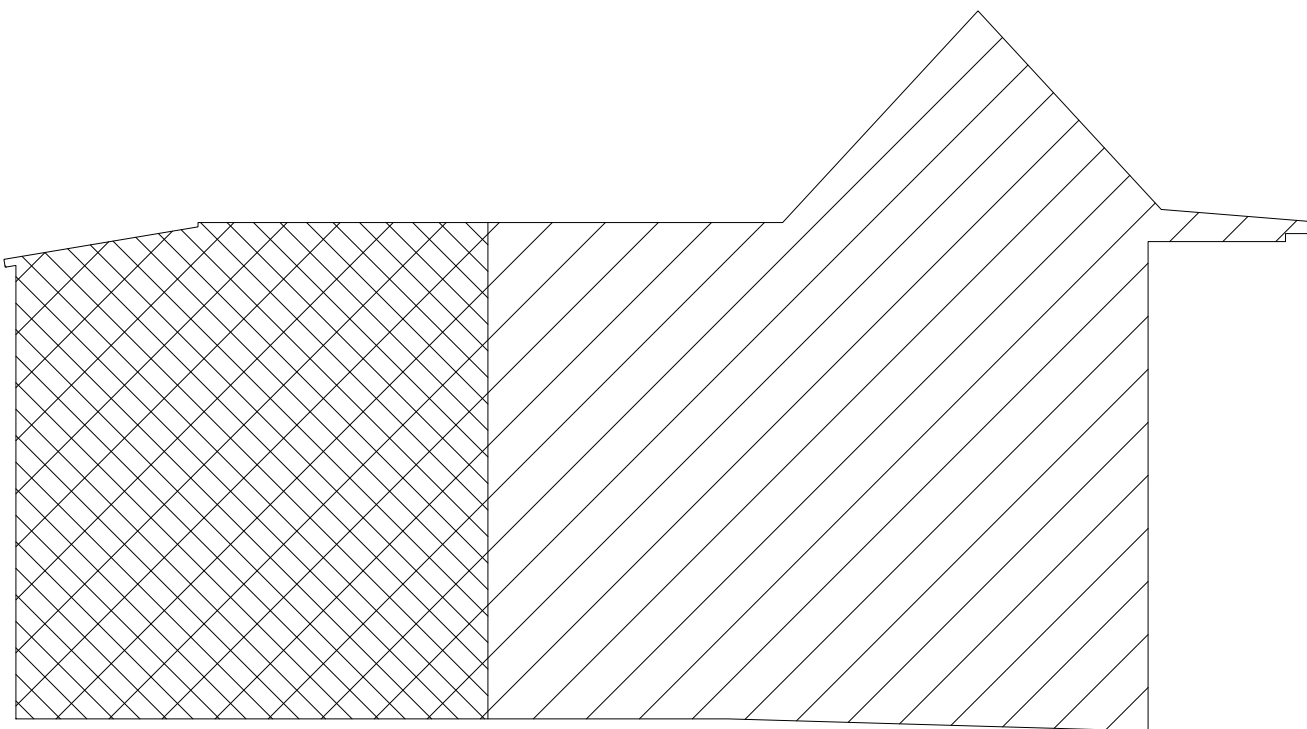
SIDE (EAST) WALL AREA

EXISTING TO REMAIN:	636 SQ. FT.
AREA TO BE DEMOLISHED:	421 SQ. FT.
TOTAL AREA:	1,051 SQ. FT.



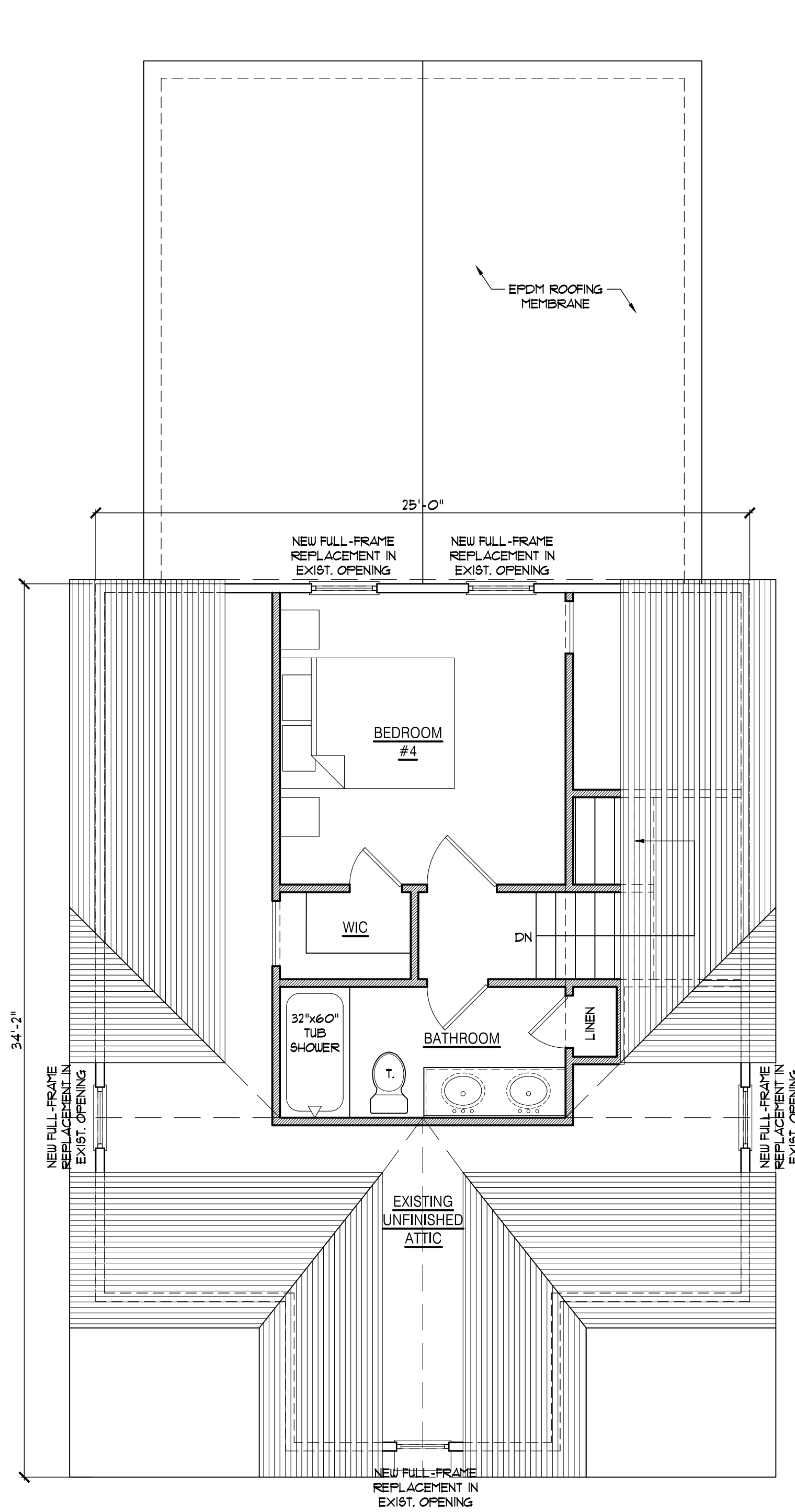
REAR (NORTH) WALL AREA

EXISTING TO REMAIN:	186 SQ. FT.
AREA TO BE DEMOLISHED:	543 SQ. FT.
TOTAL AREA:	729 SQ. FT.



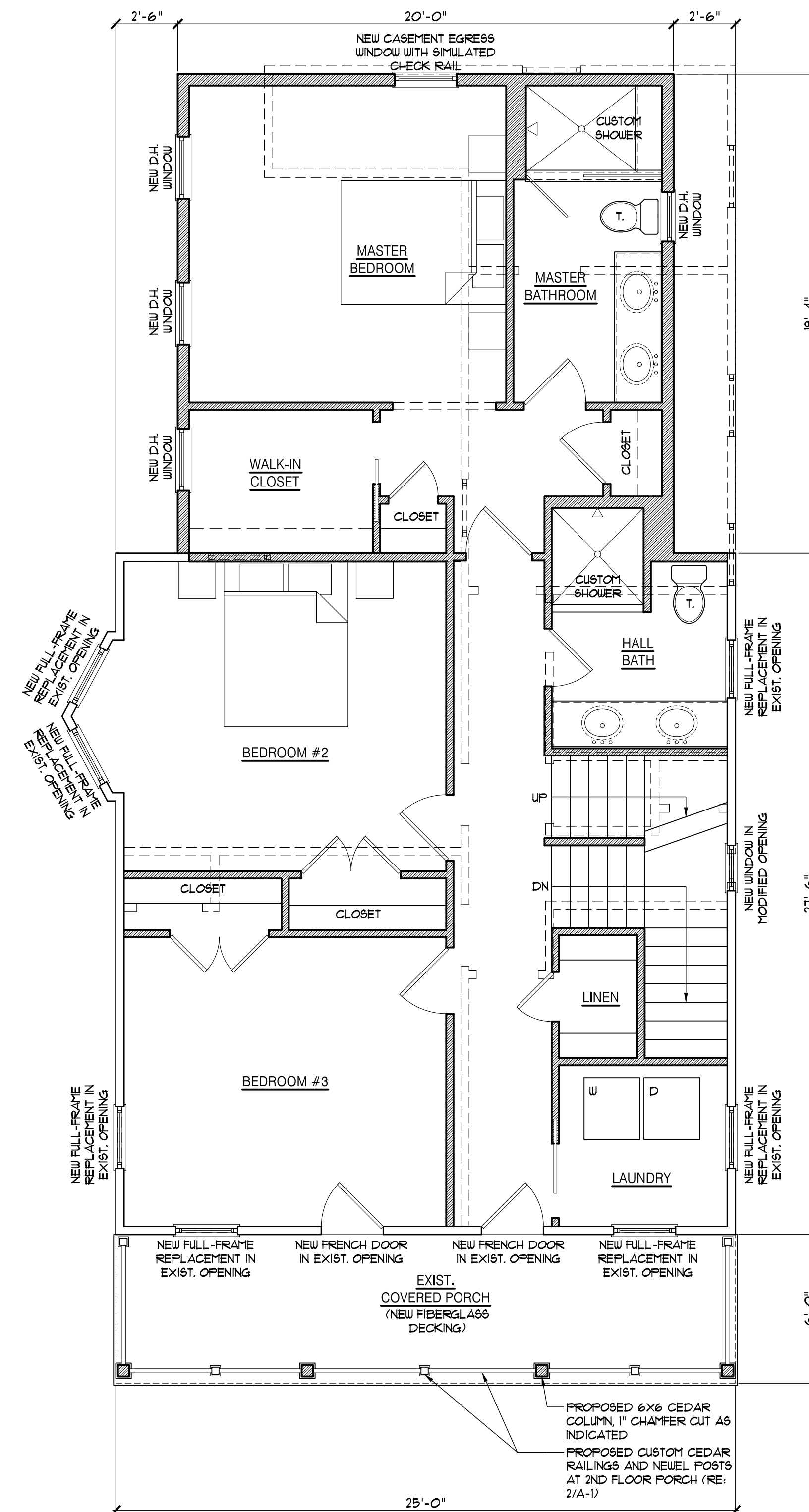
SIDE (WEST) WALL AREA

EXISTING TO REMAIN:	636 SQ. FT.
AREA TO BE DEMOLISHED:	421 SQ. FT.
TOTAL AREA:	1,051 SQ. FT.



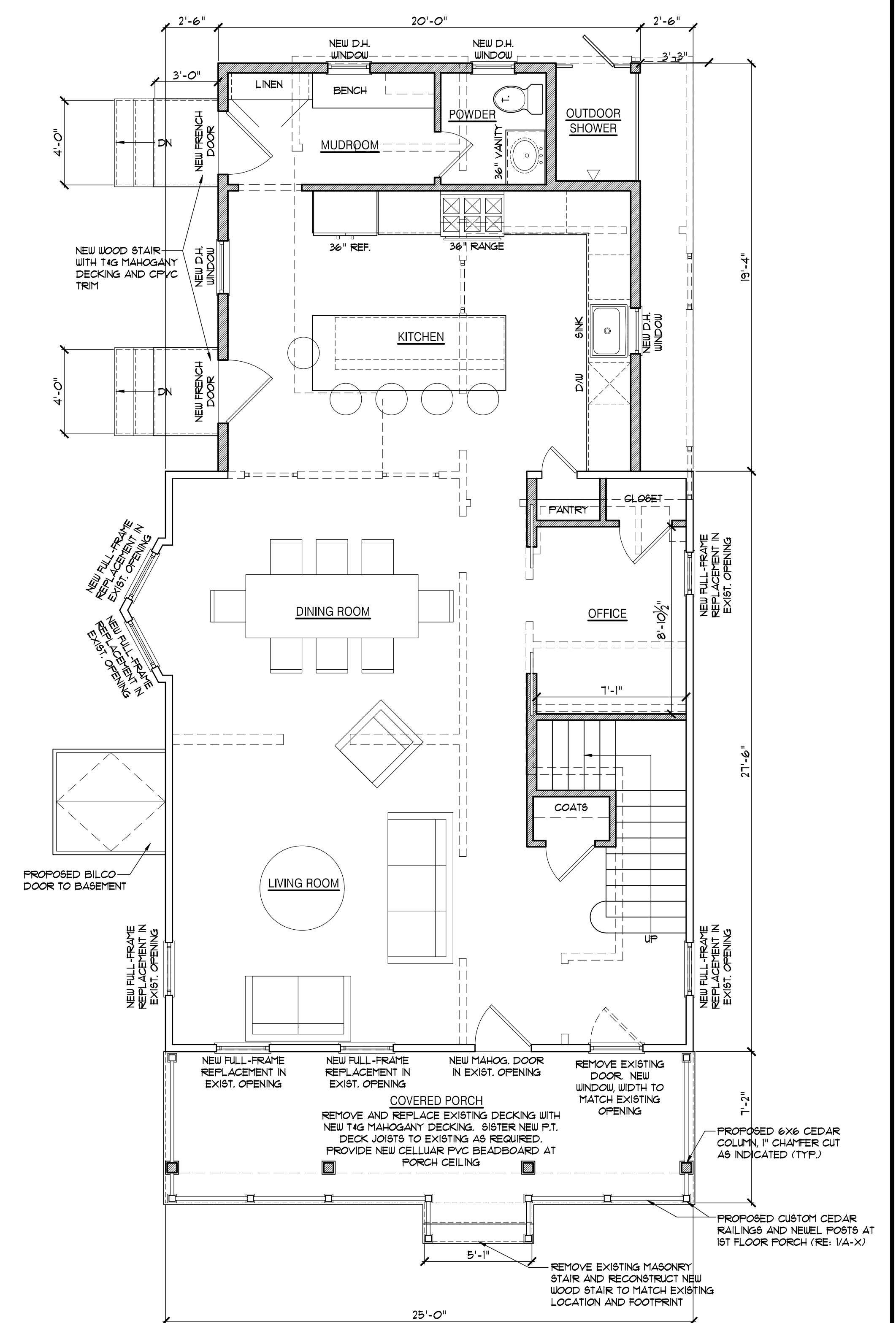
HABITABLE ATTIC PLAN  
1/4" = 1'-0"

LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW WD. FRAME WALL CONSTRUCTION



SECOND FLOOR PLAN  
1/4" = 1'-0"

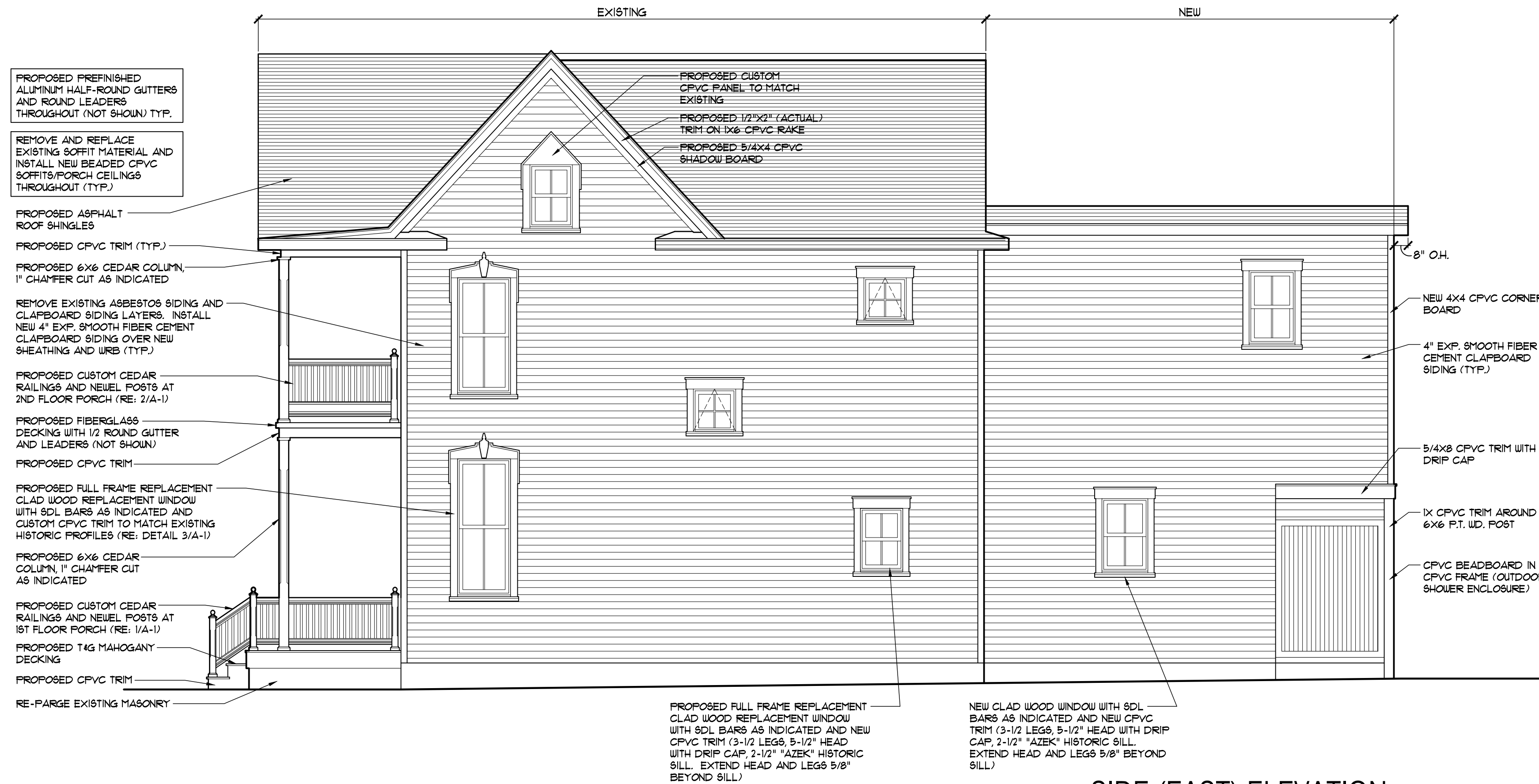
LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW WD. FRAME WALL CONSTRUCTION



FIRST FLOOR PLAN  
1/4" = 1'-0"

LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW WD. FRAME WALL CONSTRUCTION

DATE	REVISION/SUBMISSION
06/15/20	ZONING/UPC DEMO/DOA



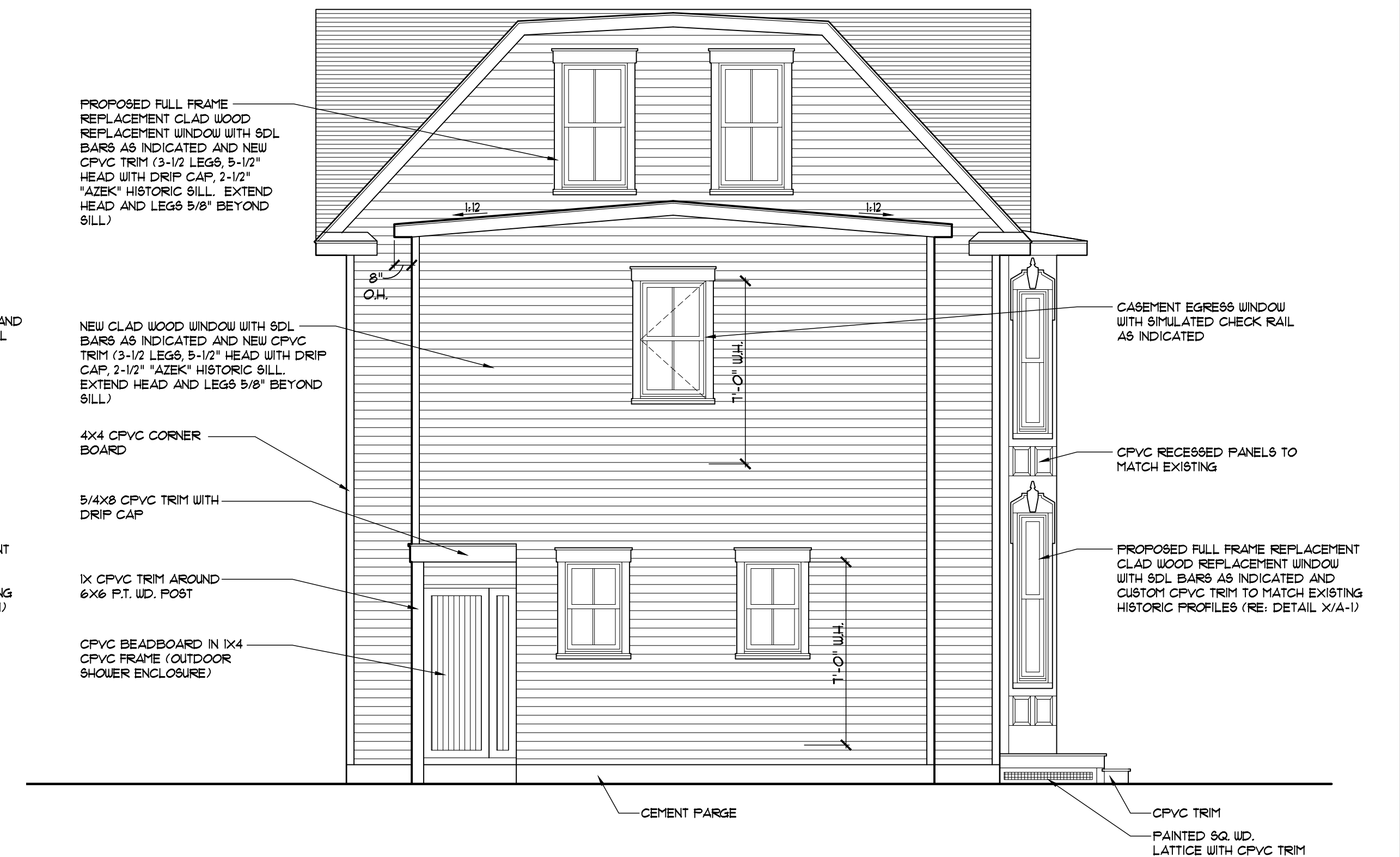
SIDE (EAST) ELEVATION  
1/4"=1'-0"



FRONT (SOUTH) ELEVATION  
1/4"=1'-0"



SIDE (WEST) ELEVATION  
1/4"=1'-0"



REAR (NORTH) ELEVATION  
1/4"=1'-0"



## 107 Broadway – Findings of Fact

**(a)** The classification of the structure as a key structure, contributing structure, supporting structure or other structure as determined by the Historic Preservation Commission

*Tax records indicate the existing structure was constructed in 1890, therefore this structure is classified as a “Key Structure” by date.*

**(b)** The age or approximate age of the current structure together with the age or approximate age of any additions to the structure.

*Based on our review of the Sanborn maps, we believe the front (main portion) of the structure was construction sometime around 1905. We believe the rear portion was constructed or significantly altered from its original form sometime after 1930.*

**(c)** The specific architectural style of the structure, if such architectural style can be identified.

*The style of the front (main portion) of the existing structure (which is scheduled to remain) is an eclectic mix that is predominantly of a Gothic Style, as it includes (from the “Guidelines”): wall surface extending into gable without break, steeply pitched roof with steep cross gables, and windows extending into gables with pointed top shapes. As Gothic Style houses typically contain full width one-story front porches, the existing full width two-story porch (which is likely original) is more common in the Stick Style. The rear portion of the house (scheduled for demolition) consists of a series of additions with flat roofs and a long shed roof over the secondary stair. There is no distinct architectural style in this location.*

**(d)** The existing ownership, historical ownership, current use and historical use of the structure.

*The 1905 Sanborn map indicates the property was a Boarding House. No additional significant information was found upon completion of historic research.*

**(e)** The rationale or reasoning of the applicant for requesting demolition or partial demolition.

*The Owner would like to modify the rear portion of the house / construct an addition. Per page 13. Of the “Guidelines,” all proposed additions should be positioned as to extend from the rear of the sides of the building.*

*The existing rear portion of the building presents several challenges in its existing condition including:*

- Close proximity to eastern property line which requires fire rating of exterior walls, inability to install new windows or relocate existing windows, and unique zoning issues such as the inability to construct an overhang or install gutters without variance approval.*
- Structural issues including persistent roof leaks that have deteriorated structural members. Additionally, a portion of this space is an enclosed porch with a steeply sloped floor that would have to be completely reframed / reconstructed to be safe / comfortable as habitable space. There are undersized, over-spanned framing members, many of which have been cut and / or notched beyond code allowances, that would have to be removed and replaced in their entirety. There is also a lack of wall sheathing, which is a key component to providing shear strength and for allowing for a proper and efficient thermal envelope in a heated and cooled environment.*

- *Lack of a proper foundation which would require reconstruction and / or underpinning in small sections at a time, which would be very challenging due to the close proximity to the neighboring property line. Extensive shoring of adjacent grade would likely be required along with an engineered shoring plan.*

*The location of the existing rear portion of the structure along with the existing structural conditions would make this portion of the building very difficult (but not impossible) and very costly to modify. Additionally, the proximity to the property line would limit the ability to install historically appropriate window openings and overhangs.*

*Removal of the existing rear portion of the structure and construction of a new addition will allow for:*

- *The positioning of the addition to be in full compliance with zoning regulations*
- *A design that is in full compliance with the HPC design guidelines*
- *The positioning of the addition will eliminate fire-hazard concerns due to proximity of the property line*
- *The positioning of the addition will eliminate the need for costly and extensive shoring along the eastern property line to facilitate proper foundation repairs*

*The front (historic) portion of the structure is scheduled to remain. The rear portion of the structure, per the Sanborn maps, has been reconstructed or significantly modified from its original form.*

*The items outlined above form the rationale for requesting partial demolition of the rear portion of the structure, as indicated.*

**(f)** The architectural and/or historical importance of the structure and its status within the Historic District or national listings of such properties after notification by the Historic Preservation Commission to the appropriate agency(s) charged with this responsibility including, but not limited to, State Office of Historic Preservation, State Historic Sites Committee, Office of Archaeology and Historic Preservation, Department of the Interior and National Trust for Historic Preservation.

*The structure is listed on the HPC's "Properties of Architectural/Historic Importance in Ocean Grove" and is a "Key Structure" by date. It is located on a prominent street (Broadway), but not in the "flare."*

**(g)** Any examples, displays or designs which adopt or promote a seashore style or vernacular including design features and craftsmanship located at the subject property that could not be reproduced easily inclusive of brackets, finials, window openings, glass windows, pents, decks, porches, rooflines or such other exterior features.

*The items outlined in (g) above exist at this property, however they are primarily located in the original, front portion of the structure, which is scheduled to remain. In the areas scheduled for demolition at the rear of the property, we do not believe there are any significant architectural features that exist that could not be easily replicated. No original windows exist in the areas scheduled for demolition.*

**(h)** The structural soundness and integrity of the structure and the economic feasibility of restoring, repairing or rehabilitating the structure so as to comply with the requirements of the applicable building codes as determined by a qualified professional. The within rehabilitation or restoration may include a gut renovation of the subject property or an adaptive reuse or revision to the property.

*The rear portion of the structure (scheduled for demolition) was expanded and modified numerous times since the house was constructed. It was partially gutted by a previous owner of the property. As such, the poor structural condition including leaking roofs (and resultant structural damage), significantly sloped floors, over notched joists, and inadequate foundation system are all highly visible. To restore this area to code compliance would require a full removal and reconstruction of all structural components, remaining finishes, windows, window framing, roof sheathing, and roofing membrane.*

**(i)** The impact of the demolition or partial demolition on the Historic District and the surrounding neighborhoods within the Historic District compared with the existing condition of the property.

*The proposed area to be demolished is not visible from the street. The original, historically significant portion of the structure will be fully retained and will not alter the existing Broadway streetscape. As such we believe that the proposed demolition will have no negative impact on the Historic District.*

**(j)** The effect such demolition or partial demolition will have upon the economic base of both the surrounding neighborhood and Historic District.

*The proposed demolition will allow for the removal of numerous inappropriate and structurally unsound additions and alterations to the existing structure (which have fallen into a state of disrepair). It will allow for a full restoration of the existing, original portions of the structure. We believe this will have a positive impact on the economic base of both the surrounding neighborhood and the Historic District.*

**(k)** The effect the demolition or partial demolition would have upon the public's interest in architectural, historic and aesthetic matters generally including the maintenance of an existing streetscape, massing or historic continuity that the structure may be associated with.

*As the front original portion of the structure is scheduled to remain and the demolition is limited to the rear portions of the structure which have been added / significantly modified over time and have fallen into a state of disrepair, we believe the proposed demolition would have no negative impact on the above mentioned items. The Broadway elevation will not be impacted as a result of the proposed demolition.*

**(l)** The importance of the structure to the Township of Neptune and the Historic District to the extent that such demolition or partial demolition would result in the loss of an architecturally and/or historically significant structure to the detriment of the public interest.

*The front portion of this structure is important and historically significant to the historic district and will remain. The removal of the rear portions, which have been added / significantly modified over time and have fallen into a state of disrepair will have no negative impact on the importance of the structure or its architectural significance.*

**(m)** The extent to which the structure represents an historic era by design, location and/or massing or retains a design or craftsmanship indicative of the period that it could not be reproduced or reproduced only with great difficulty.

*The front portion of the structure clearly represents the historic era by design, detailing and massing and as such, it will be preserved. Demolition of the rear portions, which have been added / significantly modified over time and have fallen into a state of disrepair will have no negative impact on architectural integrity of the historic structure.*



**(n)** The location of the subject property in relation to prominent areas or streets featured within the Historic District whose removal would negatively impact on the seashore vernacular found in the Historic District.

*As the front original portion of the structure is scheduled to remain and the demolition is limited to the rear portions of the structure which have been added / significantly modified over time and have fallen into a state of disrepair, we believe the proposed demolition would have no negative impact on the above mentioned items. The prominent Broadway elevation will not be impacted as a result of the proposed demolition. It will be preserved.*



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July 30, 2020

**Via Email [applegals@gannett.com](mailto:applegals@gannett.com)**

Asbury Park Press  
Attn: Sharon Beckett, Legal Publication Department  
3601 Highway 66  
Neptune, New Jersey 07754

RE: 107 Broadway Ave LLC/HPC Application  
PQ: 107 Broadway  
Block 241, Lot 8  
Our File No. 93998-0

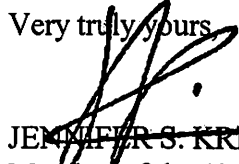
Dear Sharon:

With regard to the above-referenced matter, enclosed herein please find a Notice of Hearing, which we ask you to publish in your newspaper not later than **Saturday, August 1, 2020**. Should this deadline pose a problem, please contact my office immediately.

Please forward your invoice, together with an Affidavit of Publication to my attention as soon as possible.

My best.

Very truly yours,

  
JENNIFER S. KRIMKO  
Member of the Firm

July 30, 2020

Page 2

JSK:lm

Attachment

c.c. Aliaksandr Beliankou (w/enc.) Via Email [alexbelenkovmail@yahoo.com](mailto:alexbelenkovmail@yahoo.com)  
Andrea Fitzpatrick, AIA (w/enc.) Via Email [a.fitzpatrick@shorepointarch.com](mailto:a.fitzpatrick@shorepointarch.com)  
Kristie Dickert, HPC Secretary (w/enc.) Via Email [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org)  
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TOWNSHIP OF NEPTUNE

IN THE MATTER OF THE APPLICATION OF  
ANDREA FITZPATRICK, AIA, OF SHORE POINT  
ARCHITECTURE, PA FOR PREMISES KNOWN  
AS LOT 8 IN BLOCK 241 ON THE OFFICIAL TAX  
MAP OF THE TOWNSHIP OF NEPTUNE

**NOTICE OF HEARING**

PLEASE TAKE NOTICE that the Historic Preservation Commission (HPC) of the Township of Neptune will hold a virtual/remote public hearing on Tuesday, August 11, 2020 at 7:00 p.m. to consider the application of Andrea Fitzpatrick, AIA of Shore Point Architecture, PA (on behalf of the owner, 107 Broadway Ave LLC) with regard to property known as Lot 8 in Block 241 as shown on the Official Tax Map of the Township of Neptune and located at 107 Broadway in the Ocean Grove section of the Township of Neptune, New Jersey.

Due to the current Coronavirus/COVID-19 State Directives, this meeting is being held **virtually/remotely via ZOOM**. You are hereby notified that you are invited to participate in this remote hearing and present any and all comments you may have to the granting of said approvals. Instructions on how to access the meeting via ZOOM are listed below.

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or landline phone to log into the meeting. To join the ZOOM meeting via computer, enter the link below into your web browser and when prompted, type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/83583112786?pwd=R1Q0WXRwdXZjU2c3eENKZTRDNUozUT09>

Meeting ID: 835 8311 2786  
Password: 097767

To join the ZOOM meeting via telephone, dial any of the following numbers and enter the Meeting ID and Password when prompted:

**One tap mobile:**

+16465588656,,83583112786#,,,0#,,097767# US (New York)  
+13017158592,,83583112786#,,,0#,,097767# US (Germantown)

**Dial by your location:**

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

Meeting ID: 835 8311 2786  
Password: 097767

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



**PUBLIC PARTICIPATION IN ZOOM MEETING:**

At the direction of the Commission Chairperson, you will be permitted to participate during the public portion of the hearing, either by asking questions and/or cross examining the witnesses or making a statement when the Applicant concludes its case. The Commission Chairperson will limit public comments to 5 minutes per person. If you have any questions for the Applicant or its professionals prepared in advance, please email them to the Commission Secretary at [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) prior to the meeting. Your question(s) will be read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, please email them to the Commission Secretary at [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) in advance of the meeting so they may be marked into evidence. For those who are in opposition of the application, you have the right to obtain an attorney to represent you, although this is not a requirement.

**PUBLIC INSPECTION OF APPLICATION MATERIALS:**

You will be able to access the application materials via the following Neptune Township website page: <http://neptunetownship.org/agendas-minutes/historic-preservation-commission>

**ALTERNATE ACCESS TO APPLICATION FILES:**

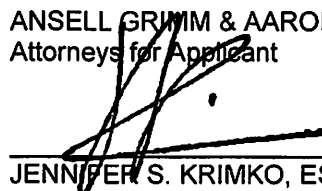
If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Commission Secretary, Kristie Dickert, at (732) 988-5200 ext. 278 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org). If you wish to view the files in person, you may schedule an appointment with the Commission Secretary. If you wish for a particular file to be emailed to you, you must request that file with 72 hours advanced notice. You may also contact the undersigned attorney at (732) 643-5284 or [jsk@ansellgrimm.com](mailto:jsk@ansellgrimm.com) to discuss alternative options available.

**THE APPLICATION:**

Pursuant to Section 907 of the Land Development Ordinance of the Township of Neptune, Applicant seeks approval from the HPC for a Demolition Permit for the partial demolition (37.9%) of the rear portion of the existing, 2 ½ story dwelling to facilitate construction of a new, second story addition along with other renovations.

PLEASE TAKE FURTHER NOTICE that you are invited to attend this virtual/remote public hearing either by web conference or telephone as outlined above to present any and all comments you may have to the granting of said Demolition Permit. The application and supporting documents are on file with the office of the HPC, Neptune Municipal Complex, 25 Neptune Boulevard, Neptune, New Jersey and are available for inspection as outlined above. Any questions can be addressed to the Commission Secretary at (732) 988-5200 ext. 278, or by contacting the undersigned attorney at (732) 643-5284 or [jsk@ansellgrimm.com](mailto:jsk@ansellgrimm.com) (1500 Lawrence Avenue, Ocean, New Jersey 07712). The within application may be adjourned or carried by the HPC without further publication or notice.

ANSELL GRIMM & AARON, P.C.  
Attorneys for Applicant

  
\_\_\_\_\_  
JENNIFER S. KRIMKO, ESQ.

July 30, 2020