

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

Block: 215 Prop Loc: 70 HECK AVE 1/2
 Lot: 5 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 2

Owner: BORRELLI, JOSEPH & VICKI
 Street: 180 MULBERRY DRIVE
 City State: MILFORD, PA 18337

Square Ft: 1148
 Year Built: 1920
 Style: 5

Additional Information

Prior Block: 54 Acct Num: 00009363
 Prior Lot: 891.01 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 10/30/18 Tax Codes: F02
 Zone: HDR1 Map Page:

Add Lots:
 Land Desc: 18X60
 Bldg Desc: 2S-F-O-1U
 Class4Cd: 0
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 8781.26 / 8709.79

Sale Information

Sale Date: 11/20/12 Book: 8983 Page: 3897 Price: 410000 NU#: 0

Sr18	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	BORRELLI, JOSEPH & VICKI 180 MULBERRY DRIVE MILFORD, PA 18337	286800 128200 415000	0	415000	2
<u>2019</u>	BORRELLI, JOSEPH & VICKI 180 MULBERRY DRIVE MILFORD, PA 18337	291900 120300 412200	0	412200	2
<u>2018</u>	BORRELLI, JOSEPH & VICKI 180 MULBERRY DRIVE MILFORD, PA 18337	291900 119400 411300	0	411300	2
<u>2017</u>	BORRELLI, JOSEPH & VICKI 70 1/2 HECK AVENUE OCEAN GROVE, NJ 07756	225600 110500 336100	0	336100	2

*Click on Underlined Year for Tax List Page

*Click Here for More History.

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Dawn Crozier, Administrative Officer
Kristie Dickert, Secretary



Douglas MacMorris, Member
Jeffery Rudell, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
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

July 9, 2020

Joseph & Vicki Borelli
180 Mulberry Drive
Milford, PA 18337

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2020-135
BLOCK 215, LOT 5 ALSO KNOWN AS 70½ HECK 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, 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>

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

"We would like to replace the six large windows on the first floor of our home as they are beyond repair. These windows are old triple track and are missing screens and/or storm windows or if they have one or more, they are broken, inoperable or unsightly. We are replacing them with Trimline EC200 windows, six over two (like originals). They will be the original size and shape and will have a clad exterior (white) with a wood interior. The new windows are simulated divided lights (no grilles) with rubbed bronze hardware."

Classification

According to the Assessor's records, the subject structure was constructed in 1920; this property is considered a Contributing Structure by date. Contributing structures include those dwellings originally constructed between 1910 and 1941 and consist 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. Proposed Trimline Eclipse Series EC200 Aluminum Clad Wood Windows with simulated divided lite (SDL) containing six (6) over two (2) lite grilles.

Compliance Issues

1. The Applicant should sufficiently demonstrate the need to replace these six original windows in lieu of repair. As an onsite exterior inspection performed by two (2) members of the Application Review Team has suggested this application cannot be Administratively Approved and therefore requires the review of the full Commission.
 - As per Section IV, Subsection E of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 17: Applicants must "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; 2) Retain existing window locations in existing structures; and 3) Retain the original size and shape of all existing window frame and sash." **Applicant must document condition of each window so as to warrant their replacement.**

Additional Request

1. Please provide this office with eleven (11) hard copies of the following by JULY 27, 2020:
 - a. Color Photo of the front of the home
 - b. Color Photos of windows proposed to be replaced (as submitted with application)
 - c. Catalog Cut/Specifications of the Trimline Windows being proposed (as submitted with application)
 - d. Any additional information/documentation in support of your application for window replacement which has not already been provided with your original application.
2. Please also provide the above-requested information via e-mail in the form of a .pdf file by JULY 27, 2020.

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.

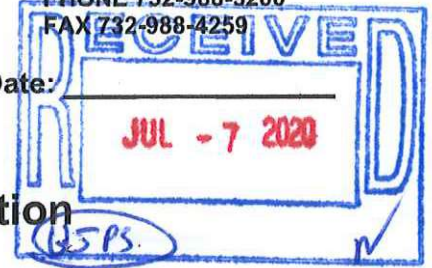
Cordially,



Kristie Dickert
HPC Secretary

Application #: HPC 2020-135

Application Date: _____



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 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 _____ | | |

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: 70 1/2 HECK AVE OCEAN GROVE
BLOCK: 215 LOT: 5 QUALIFIER: _____

OWNER INFORMATION

NAME(S): JOSEPH & VICKI BORRELLI
ADDRESS: 180 MULBERRY DR MILFORD PA 18337
PHONE: _____ EMAIL: _____

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): BORRELLI, JOSEPH & VICKI COMPANY: _____
ADDRESS: 180 MULBERRY DR MILFORD PA 18337
PHONE: _____ EMAIL: _____

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: OWNER

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

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

ARCHITECTURAL PERIOD / YEAR BUILT: 1920 ARCHITECTURAL STYLE: Craftsman

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.

We would like to replace the six large windows on the first floor of our home as they are beyond repair. These windows are old triple track and are missing screens AND/OR storm windows, or if they have one or more, they are broken, inoperable or unsightly.

We are replacing them with Tringine EC200 windows, six over two (like originals). They will be the original size and shape and will have a clad exterior (white) with a wood interior. The new windows are simulated divided lights (no grilles) with rubbed bronze hardware.

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.

Joseph & Vicki Borrelli

OWNER NAME - Please PRINT

Borrelli

OWNER SIGNATURE

07/02/2020

DATE

J Borrelli

APPLICANT NAME - Please PRINT

Borrelli

APPLICANT SIGNATURE

DATE

Joe and Vicki Borrelli
701/2 Heck Ave,
Ocean Grove



Vicki and Joe Borrelli
70 1/2 Heck Ave.
Ocean Grove, NJ
August 11, 2020

Historic Preservation Meeting
HPC Application No. HPC2020-135

Dear Members of the HPC,

The historical beauty of Ocean Grove is what drew us to this special town. We appreciate the influence of the HPC committee, which has contributed to our town being rated #5 in a recent NJ.com best Jersey Shore towns list. We understand that the committee takes pride in the appearance and history of Ocean Grove. We have a deep love for our town and hold the same pride in it that the committee does.

During our eight years here, we have repaired our Arts and Crafts house with pride and have kept it in good condition. While we are handy maintainers, we would like HPC to understand that all renovations of our house have been done by previous owners. The HVAC replacement in June is the first time we have submitted an application to the HPC. When our HVAC system failed, we found that we needed to apply for a zoning permit and an HPC Appropriateness Application. During this process we became aware of the requirement to apply for window replacement with the HPC. Even at this point, though the windows were already ordered and being custom made, we felt confident that we were adhering to town requirements as the windows we ordered were historically accurate by design. We felt these new windows were actually more historically accurate than the windows used in the previous renovations due to the fact that they have simulated divided lites interior and exterior.

Our goal with these new windows is to help restore the house to its original pre-midcentury appearance, before the installation of triple tracks. The decision to invest in new windows was not a conclusion we came to frivolously. We have painted and puttied our windows most every season and while we have tried to make our windows appear neat, they have never been functional. That is not to say they do not open, but they do not give us any protection from the elements. Because we keep up the windows it may be hard to appreciate their disrepair. We did much research online, in stores, and with a professional expert.

Preserving the history of our home is important to us. We have tried to maintain the original windows, but this is not practical when it takes precedence over energy saving or safety. We have chosen historically accurate windows to replace the pre-existing windows. These new windows come very close to the originals but without the ill-fitting energy inefficiency afforded by the old. The course we have decided to pursue is in the best interest of our home, the neighborhood, and the historical integrity of our town.

Thank you for your time.

Sincerely,
Joe and Vicki Borrelli

Windows To Go
1113 State Route 35N, Ocean,
NJ 07712
732-946-3697
windowstogonj@gmail.com
www.windowstogonj.com



Borrelli Residence

70-1/2 Heck Ave
Ocean Grove, NJ 07756

To Whom It May Concern:

This letter is to shed some light regarding the Borrelli residence at 70-1/2 Heck Ave in Ocean Grove. I have been informed by my client that they were denied approval on their project regarding window replacement due to the current function as well as the suggested replacement of aluminum storm windows.

My letter today is to present the reasons in favor of replacement of the Borrelli's windows:

1. The windows have soft points at the sill and blind stops. The wood is beginning to deteriorate. The softness was confirmed with a knife upon my re-inspection on 7/14 at 11am.
2. The interior of the stools, bottom rails, and walls in some areas has water damage. As we all know water infiltration and potential mold issues can wreak havoc on a home.
3. While the windows do in fact operate, they do not provide weatherstripping and are loose in the jambs, leaving little performance and encouraging continued water and air infiltration issues. The fact that they're not painted shut does not assist the Borrelli's in further water damage nor does it assist with air infiltration. The fact that these windows still operate is because they have spent hours every year maintaining them and with these issues, they feel it is time for replacement.
4. As I am sure we all would agree, aluminum storm windows, while assisting in efficiency do not hold to the original look of the home at 70 1/2 Heck Ave which dates to the early 1920's. The Borrelli's want to preserve their home to the original fenestration while providing energy efficiency and stopping the water damage. The closest replication to the original would be the proposed windows.

Like me, the Borrelli's respect and support the Preservation Board. The fact that there are checks and balances in place to maintain historic accuracy in such a wonderful town is a great thing. I believe we are all on the same page when we look at the beauty of the town and appreciate what the board has done to maintain that culture. We have had a long standing relationship with Ocean Grove in maintaining that history and would ask that the owners of 70-1/2 Heck Ave be allowed to reproduce the original appeal from their 1920's shore home that we all can appreciate.

If I can assist in any way, please know that I am at your disposal. Thank you for your time.

Warm regards,

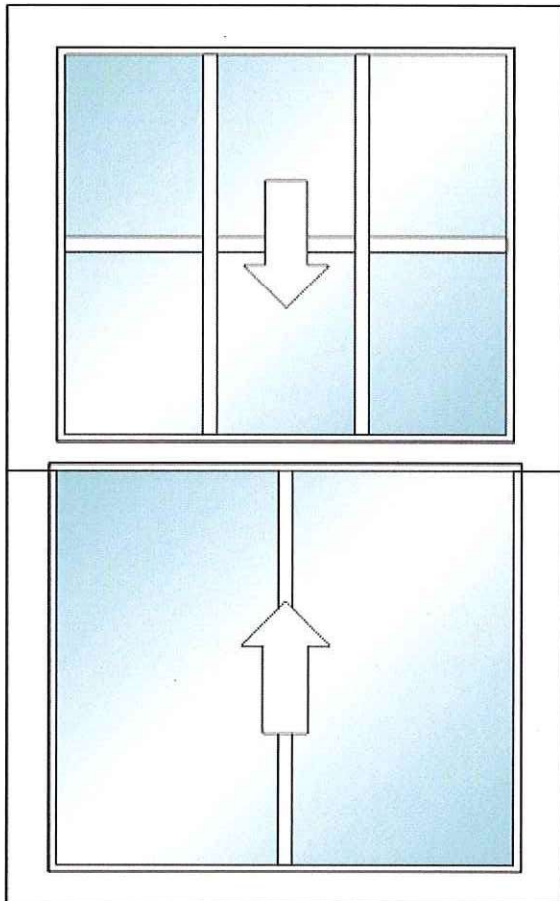
Dan Vogt
President

Eclipse Series**EC200**

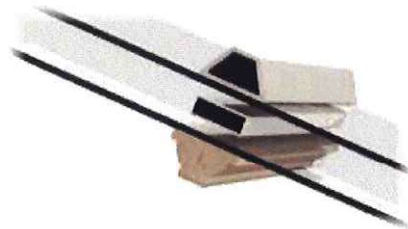
Aluminum Clad Wood • For Pocket Insert • Window

Window Replacement Choice

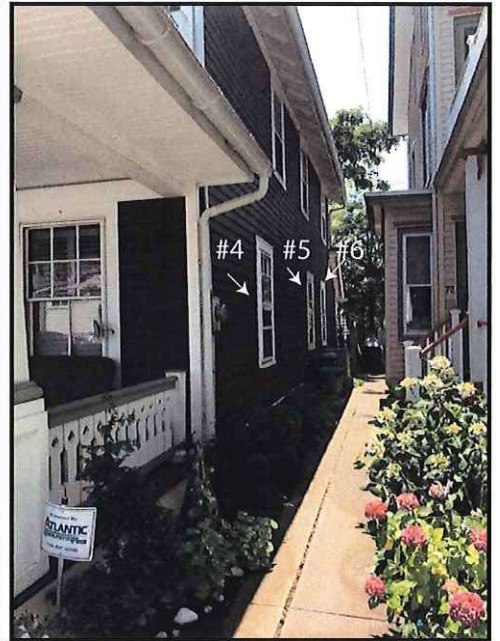
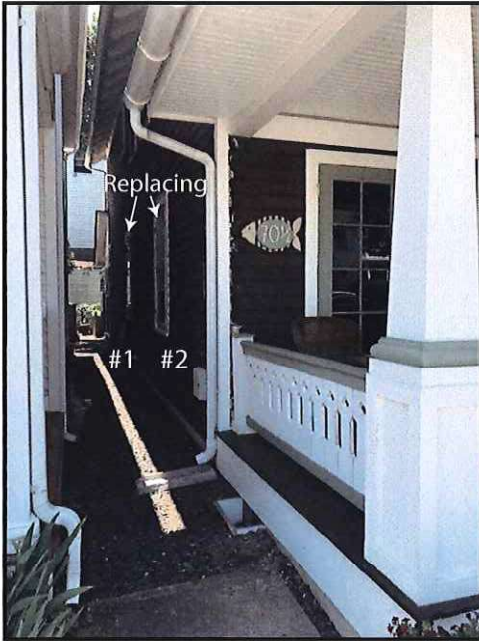
- Six over two lite grilles true to original windows

**SIMULATED DIVIDED LITE**

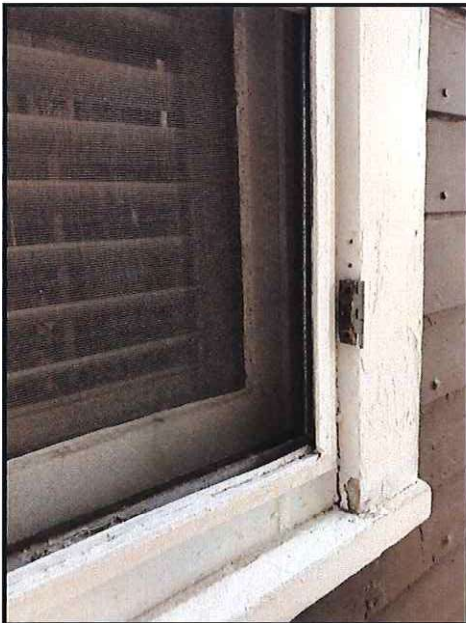
An authentic "putty glaze" look is achieved with the simulated divided lite (SDL) grille package in either $\frac{5}{8}$ " or $\frac{7}{8}$ " widths. The standard SDL system included permanently applied exterior aluminum/wood/cPVC muntins with the choice of removable or permanently applied wooden interior grilles. Also available with optional in-glass bronze spacer bar as shown.



Proposed Window Replacement (6)



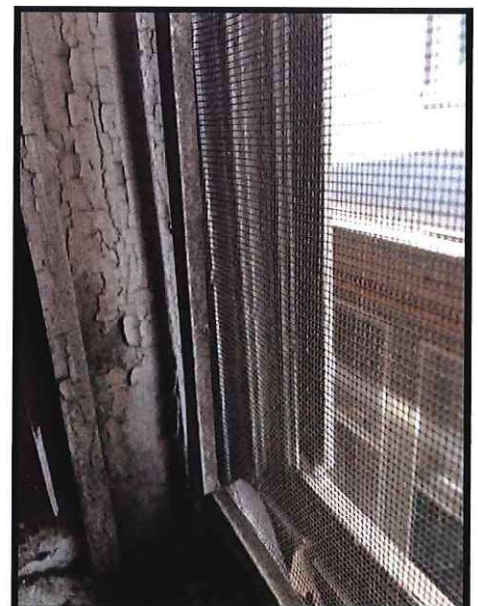
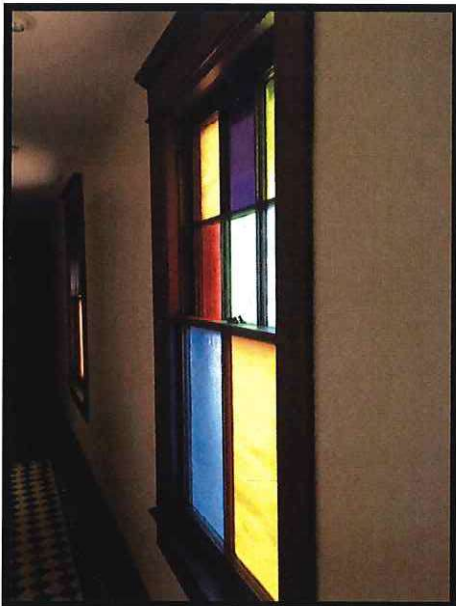
Condition- Inoperable out of tracks, torn, and/or missing screens and storm windows



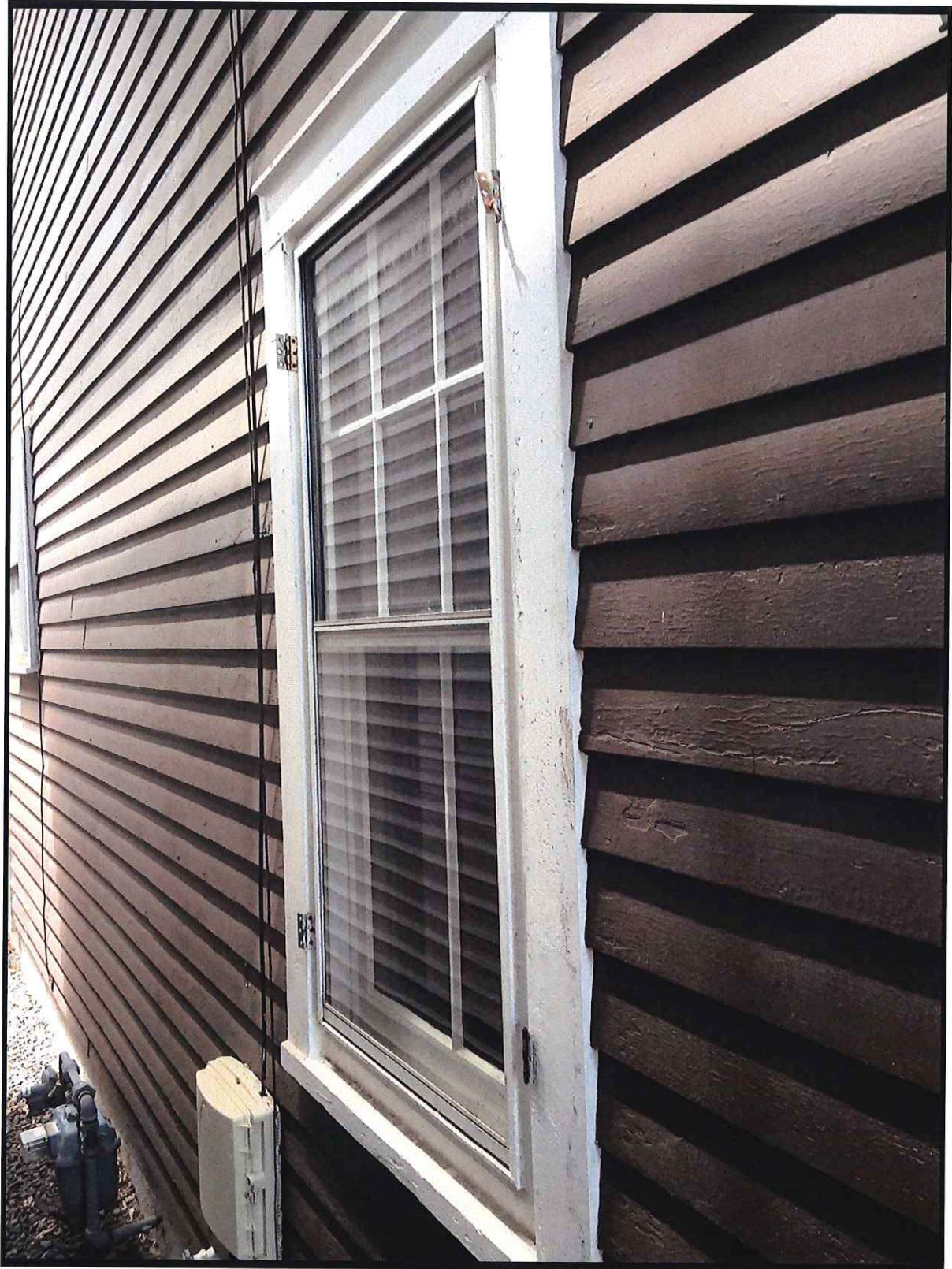
First Floor Window's Condition (6)



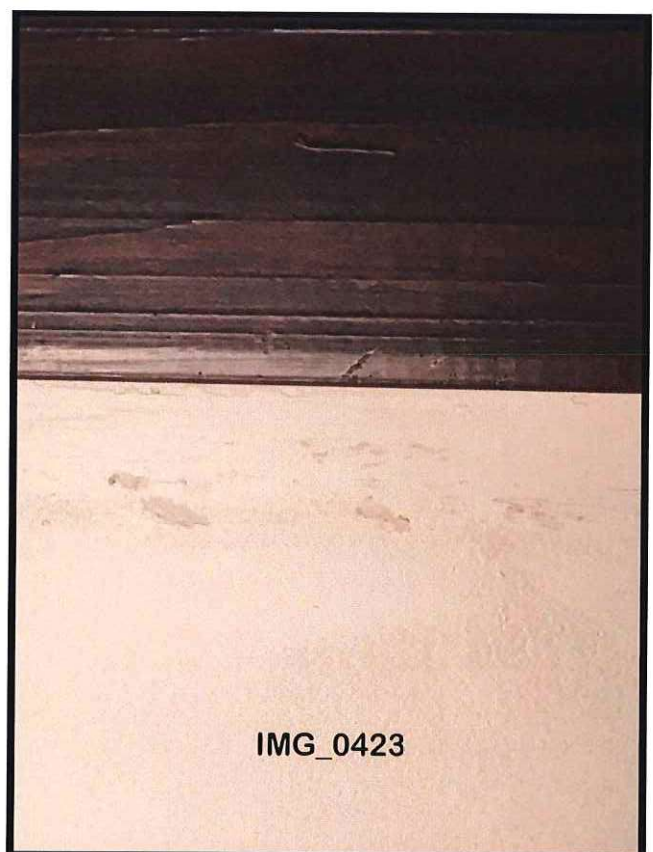
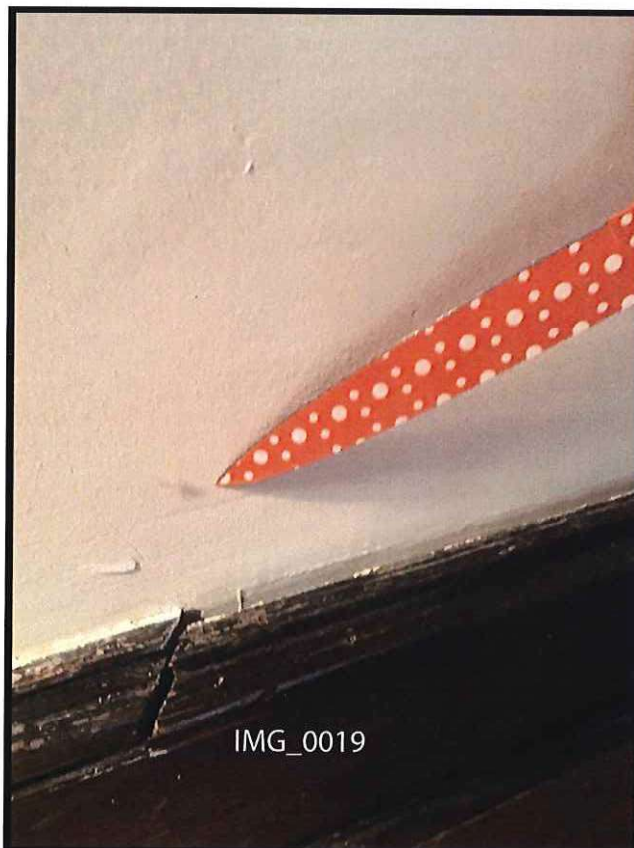
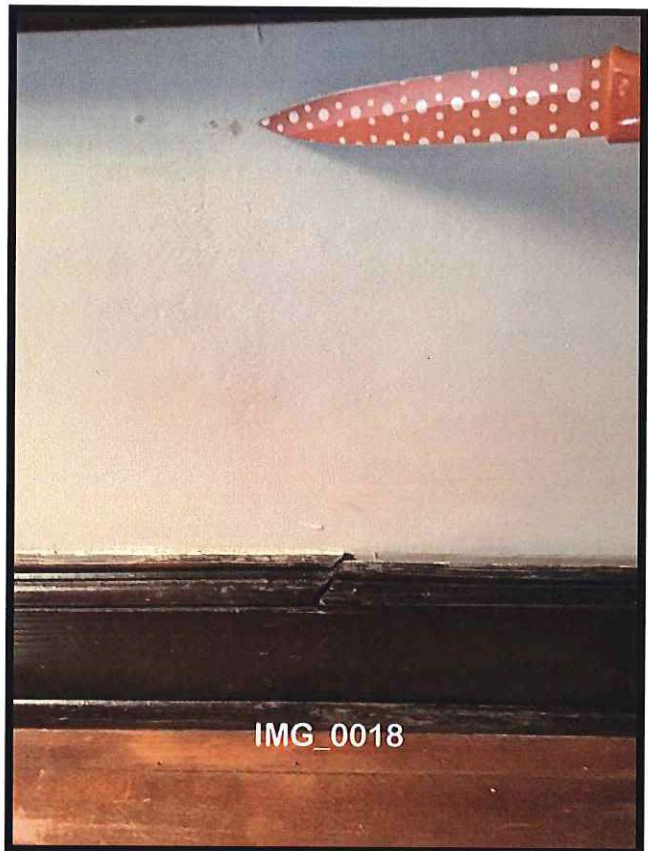
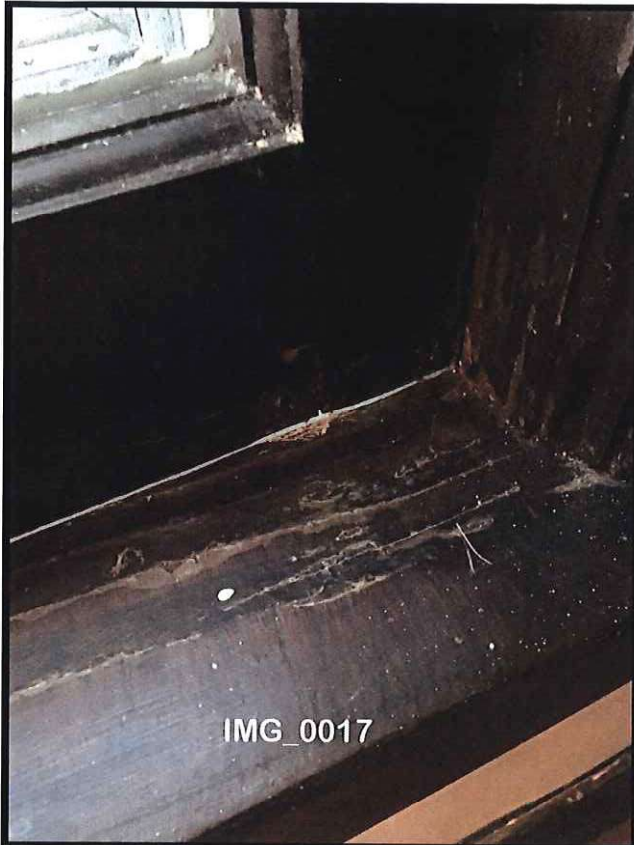
Window condition without repairs shown in two windows on second floor-lovely stained glass hallway windows which do not need to function. We would never replace them, but we will repair them.



WINDOW #1



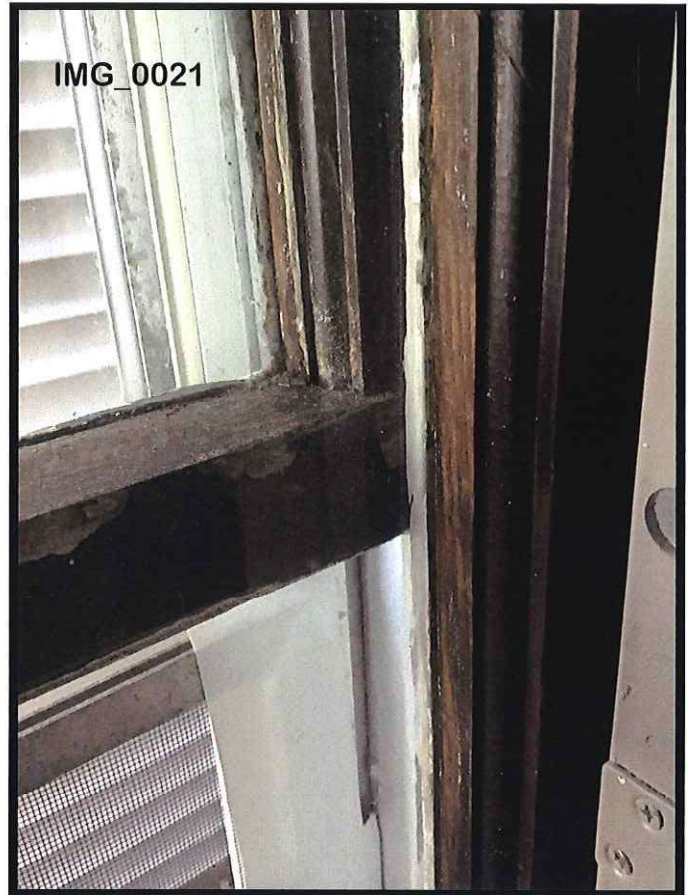
WINDOW #1- WATER DAMAGE ON SILL AND INSIDE WALL



WINDOW #2



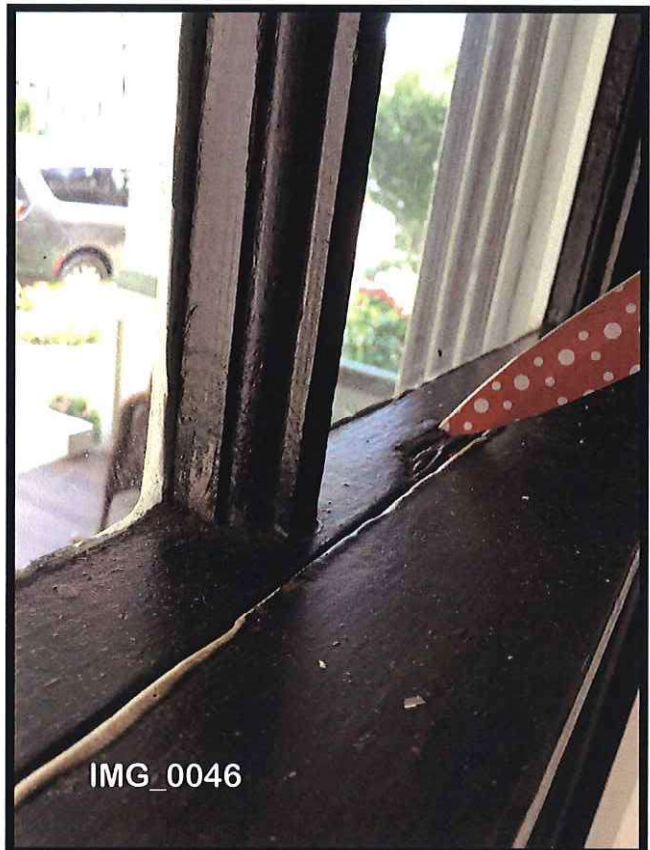
WINDOW #2- WATER DAMAGE ON SASH



WINDOW #3



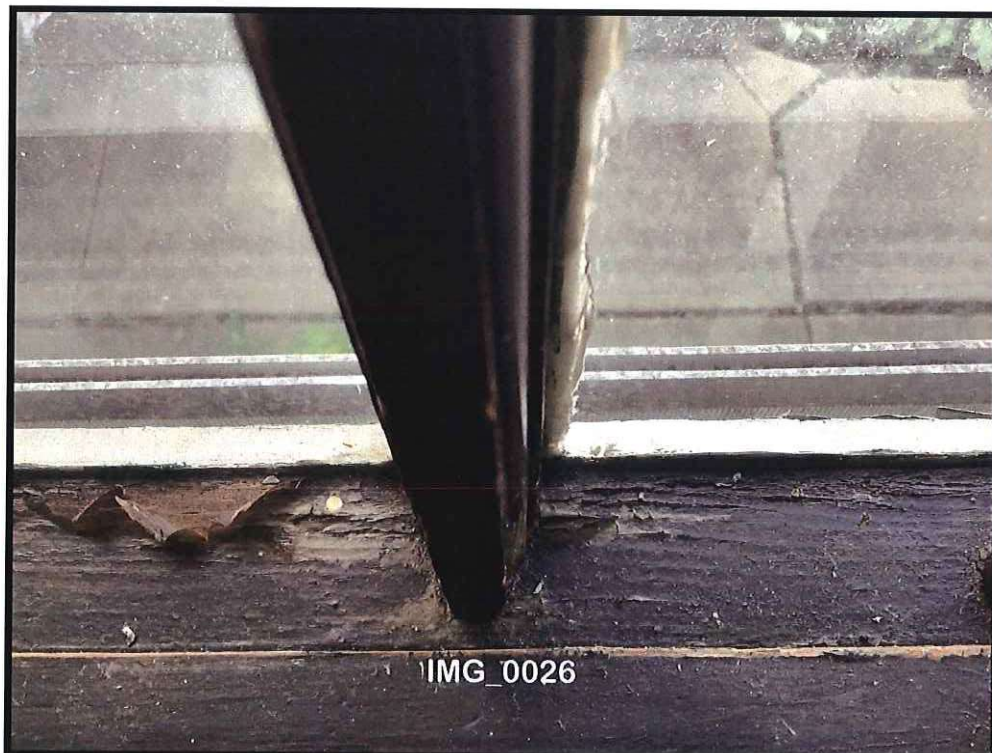
WINDOW #3- WATER DAMAGE AND ROT ON SASH AND SILL



WINDOW #4



WINDOW #4- WATER DAMAGE AND ROT ON SASH



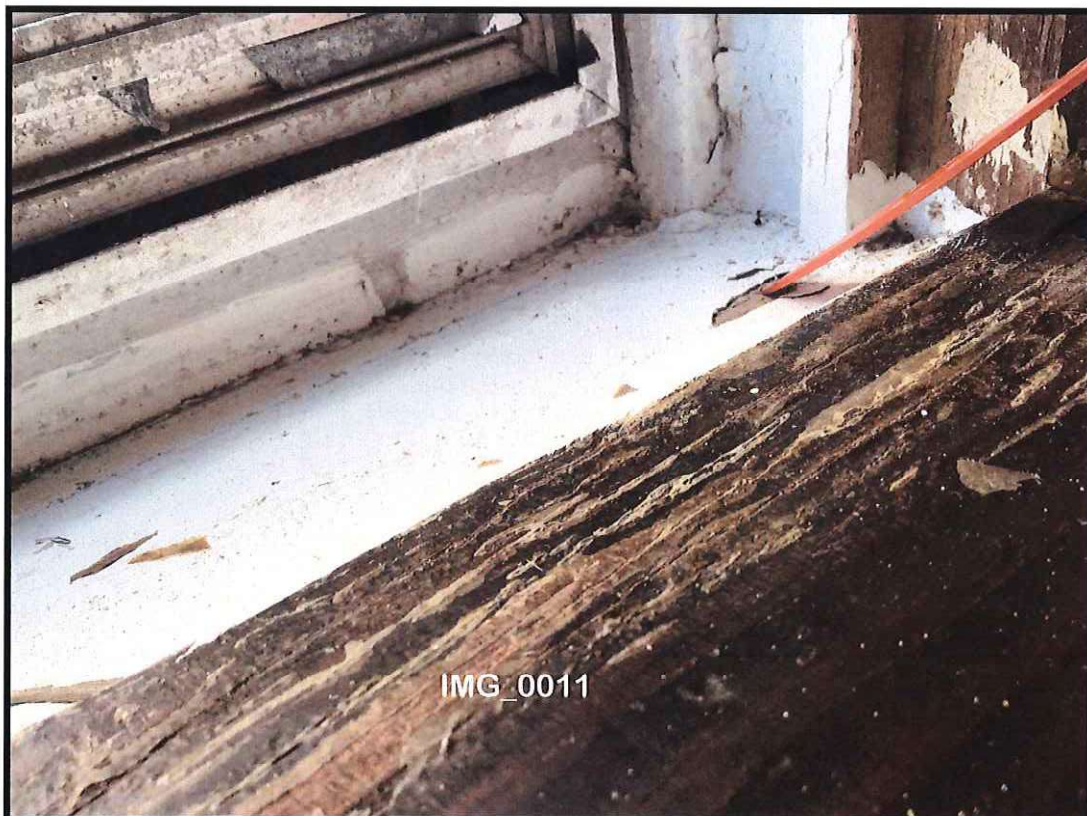
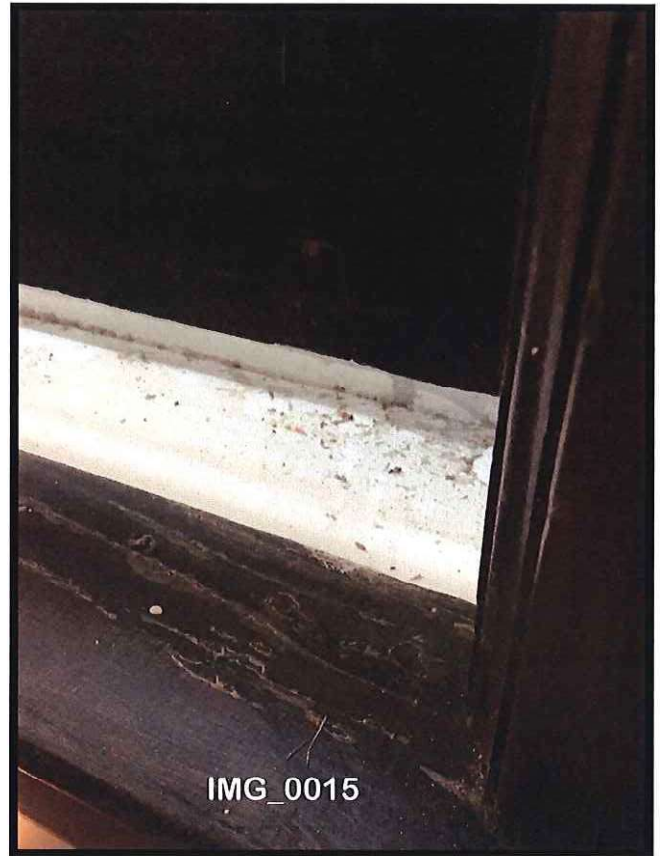
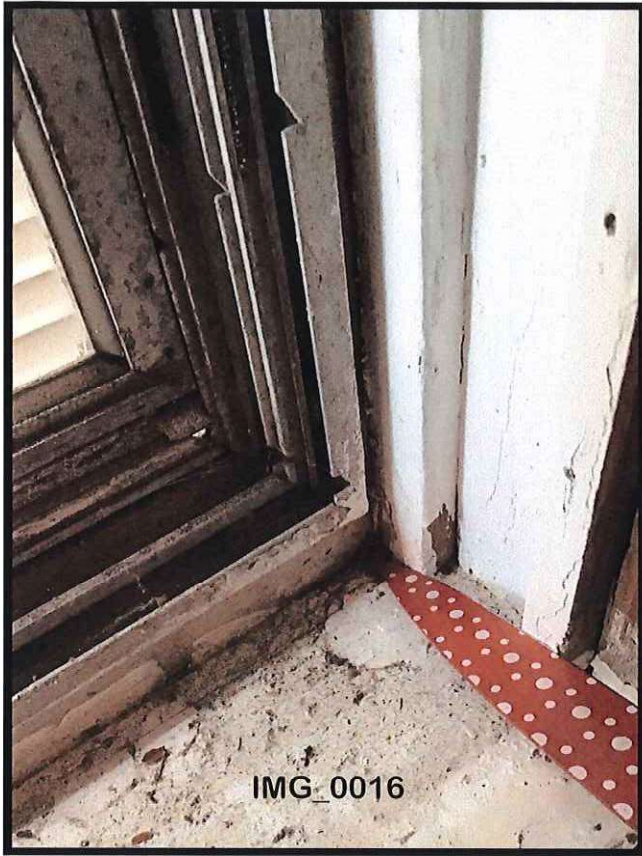
WINDOW #4- WATER DAMAGE AND ROT ON SASH AND SILL



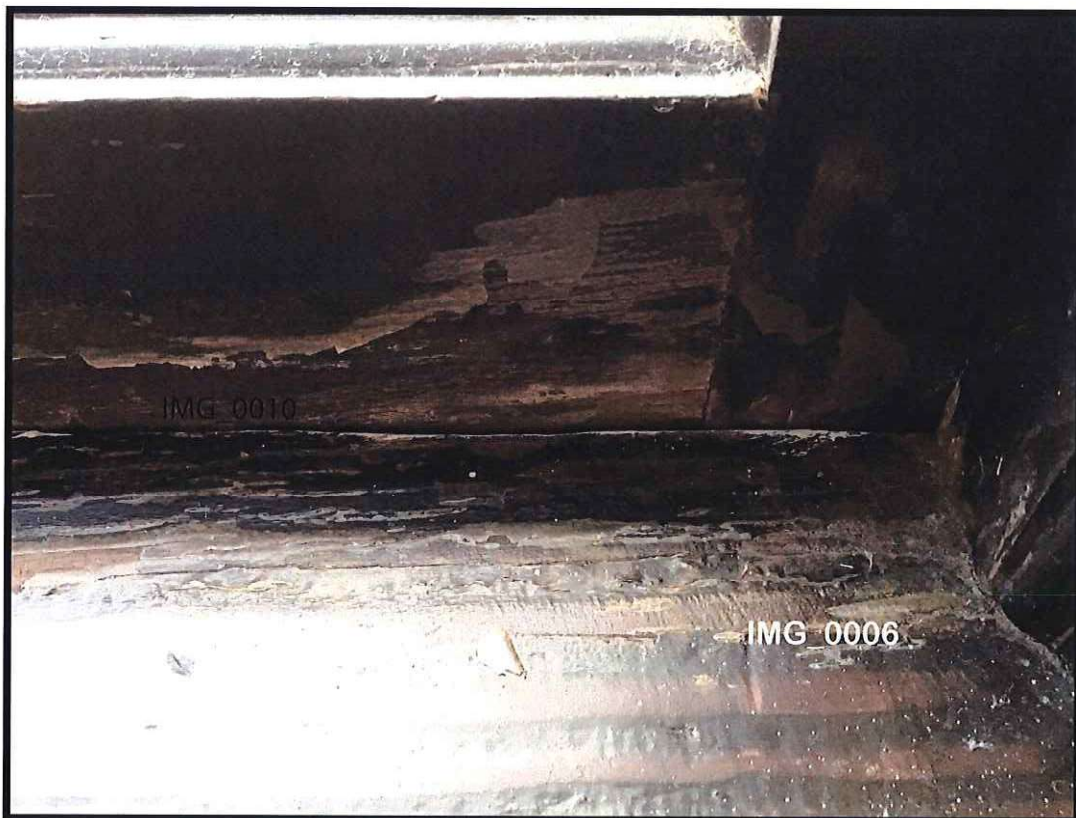
WINDOW #5



WINDOW #5- WATER DAMAGE AND ROT ON SILL



WINDOW #5- WATER DAMAGE ON SASH AND SILL



WINDOW #6



WINDOW #6- WATER DAMAGE ON Sill

