

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

February 10, 2021

Matthew Sigman
700 Emory Street
Asbury Park, NJ 07712

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-013
BLOCK 205 LOT 2 ALSO KNOWN AS 110 Main Ave**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, February 9th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of March 9, 2021
Time: Mar 9, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83001872960?pwd=RzgreWNaWkxEVThQZDVKTkloYVMrZz09>

Meeting ID: 830 0187 2960

Passcode: 164550

One tap mobile

+13126266799,,83001872960# US (Chicago)

+16465588656,,83001872960# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 830 0187 2960

Find your local number: <https://us02web.zoom.us/j/83001872960?pwd=RzgreWNaWkxEVThQZDVKTkloYVMrZz09>

Join by SIP

83001872960@zoomcrc.com

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

Re-construction of chimney that was previously taken down without approval.

Additional Request

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days (latest on February 26th) before the meeting March 9th, 2021**. Along with providing 9 hard copies, please also email via .pdf.

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email awalby@neptunetownship.org.

Cordially,



Alison Walby
HPC Administrative Officer/Secretary

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☐ Single Family ☒ Multifamily: 3 Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1875 ARCHITECTURAL STYLE: Victorian

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.

Chimney to be re-constructed to it's original condition and original location. To be constructed to code 30" above existing ridge 24'x24'.

Brick chimney to be re-constructed at roof penetration with used red brick and mortar with raked joints to match original chimney with flue and new spark arrester and proper aluminum flashing.

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.

Matthew Sigman

OWNER NAME – Please PRINT

OWNER SIGNATURE

1.27.2021

DATE

Matthew Sigman

APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

1.27.2021

DATE



Untitled Map

Write a description for your map.

Legend

- 110 Main Ave
- All You Need Cafe

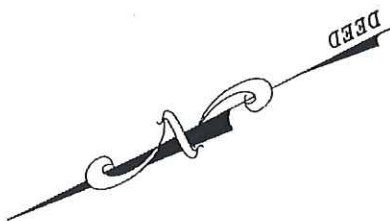


Google Earth

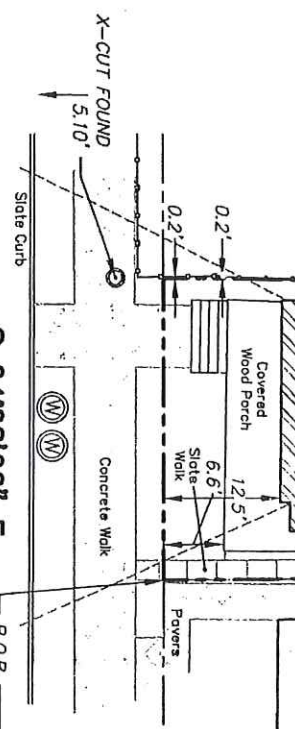
© 2020 Google

6.52 ft





ned from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).



S 64°08'00" E
31.54'

P.O.B. TO DELAWARE AVENUE

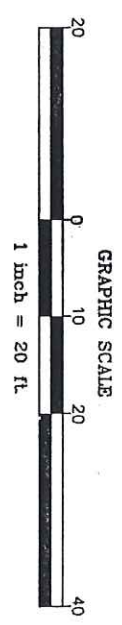
MAIN AVENUE
85' ROW

This survey certified to:
110 Main Avenue, LLC

This survey references:
Deed Book 9385 Page 8883
Survey of Lot 2 Block 206 by Lakeland
Surveying, Inc., last revised April 10,
2019

Notes:
Field Survey performed on 09/13/2020
Subject to documents of record
Survey performed without the benefit
of a complete title search and subject
to municipal restrictions, easements of
record and other facts that a title
search may disclose.

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with
N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of
the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named
parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.



Lakeland
Surveying

4 West Main Street | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com
Certificate of Authorization #24062899000

PROJECT NUMBER 202656		REFERENCE NUMBER	
SCALE 1"=20'	DATE 09/15/2020	FIELD: JRS	DWN BY: CMB
		CHECKED: JSG	

SURVEY OF PROPERTY
Tax Lot 2 - Block 205
110 Main Avenue, Township of Neptune
Monmouth County, New Jersey

MARC J. CIPONE, Professional Land Surveyor N.J. Lic. No 240S04132900
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 240S04339900