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OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

March 2nd, 2021

Craig Hetzel

1508 7th Ave

Neptune, NJ 07753

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-002
BLOCK 272 LOT 10 ALSO KNOWN AS 133 Franklin 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, April 13th, 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 April 13th, 2021

Time: Apr 13, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85868134264?pwd=R254RC9DY0FuQW1mbUw4dkx5azh1dz09>

Meeting ID: 858 6813 4264

Passcode: 891955

One tap mobile

+16465588656,,85868134264# US (New York)

+13017158592,,85868134264# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+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: 858 6813 4264

Find your local number: <https://us02web.zoom.us/j/85868134264?pwd=R254RC9DY0FuQW1mbUw4dkx5azh1dz09>

Preliminary Review Notes

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

Description of Work

1. Remove existing siding and replace with 3/4" x 8" beveled cedar clapboard. Paint to be Westchester Gray SW 2849. Trim color to be White.
2. Remove existing roofing and replace with timberline roofing color charcoal.
3. Replace windows with 3 over 1 pattern noted on pictures provided.
4. Replace front entrance door with 15 Lite French door.
5. Add French door at west side elevation (not visible from street)
6. Close up windows and door at rear of property.
7. Remove existing chimneys (two) (abandoned and not repairable) these will not be rebuilt.

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, and the condition reports. This must be provided at the latest **11 days (latest on April 2nd) before the meeting April 13th, 2021**. Along with providing 9 hard copies, please also email via .pdf.

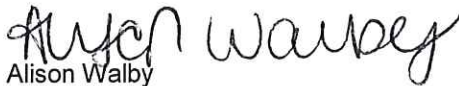
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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

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

Block: 272	Prop Loc: 133 FRANKLIN AVE	Owner: DELAURA, DONNA M	Square Ft: 1176
Lot: 10	District: 1335 NEPTUNE TOWNSHIP	Street: 133 FRANKLIN AVENUE	Year Built: 1926
Qual:	Class: 2	City State: OCEAN GROVE, NJ 07756	Style: 9

Additional Information

Prior Block: 130	Acct Num: 00019393	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 1661	Mtg Acct:	Land Desc: 45X60	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 1S-F-BUNG-AG-1U	Initial: 000000 Further: 000000
Updated: 10/20/20	Tax Codes: F02	Class4Cd: 0	Desc:
Zone: HDR1	Map Page:	Acreage: 0	Taxes: 9231.70 / 9930.86

Sale Information

Sale Date: 07/30/20	Book: 9437	Page: 3565	Price: 465000	NU#: 0	
Sr1a	Date	Book	Page	Price	NU# Ratio Grantee
More Info	07/30/20	9437	3565	465000	102.43 DELAURA, DONNA M

TAX-LIST-HISTORY				
Year	Owner Information	Land/Imp/Tot	Exemption Assessed	Property Class
<u>2021</u>	DELAURA, DONNA M	316800	0	466100 2
	133 FRANKLIN AVENUE	149300		
	OCEAN GROVE, NJ 07756	466100		
<u>2020</u>	BERTOLINO, LILLIAN	288400	0	476300 2
	4 WALNUT TERRACE	187900		
	EAST HANOVER, NJ 07936	476300		
<u>2019</u>	BERTOLINO, LILLIAN	260700	0	436900 2
	4 WALNUT TERRACE	176200		
	EAST HANOVER, NJ 07936	436900		
<u>2018</u>	BERTOLINO, LILLIAN	260700	0	435600 2
	4 WALNUT TERRACE	174900		
	EAST HANOVER, NJ 07936	435600		

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Application #: HPC 2021-002

Application Date: 1/5/2021

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|---|--|
| <input type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input checked="" type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS / BANNERS
<input type="checkbox"/> FOUNDATION

<input type="checkbox"/> OTHER _____ | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input checked="" type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input type="checkbox"/> LATTICE
<input type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input checked="" type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input checked="" type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|---|--|

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: 133 FRANKLIN AVE OCEAN GROVE
 BLOCK: 272 LOT: 10 QUALIFIER: HDR1

OWNER INFORMATION

NAME(S): ALAN & DONNA DELAURA
 ADDRESS: 133 FRANKLIN AVENUE OCEAN GROVE N.J. 07756
 PHONE: 732-201-2491 EMAIL: delaure123@comcast.net

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): CRAIG K HETZEL SR. COMPANY: CRAIG HETZEL CONSTRUCTION
 ADDRESS: 1508 7th AVE NEPTUNE NJ 07753
 PHONE: 732-319-3539 EMAIL: CRAIGHETZELCONSTRUCTION@HOTMAIL.COM

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: 1940^s ± ARCHITECTURAL STYLE: COTTAGE

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): 553754546 DATE APPROVED: 12/29/2020

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.

1. • REMOVE EXISTING SIDING & REPLACE WITH 3/4" X 8" BEVELED CEDAR CLAPBOARD
• PAINT TO BE "WESTCHESTER GRAY SW2849" AS PER HPC APPROVED COLORS
• TRIM COLOR TO BE WHITE
2. REMOVE EXISTING ROOFING & REPLACE WITH TIMBERLINE ROOFING COLOR "CHARCOAL"
3. REPLACE WINDOWS WITH 3 OVER 1 PATTERN NOTED ON PICTURES PROVIDED
4. REPLACE FRONT ENTRANCE DOOR WITH 15 LITE FRENCH DOOR
5. ADD FRENCH DOOR AT WEST SIDE ELEVATION (NOT VISIBLE FROM STREET)
6. CLOSE UP WINDOWS AND DOOR AT REAR OF PROPERTY
7. REMOVE EXISTING CHIMNEYS (2) (ABANDONED AND NOT REPAIRABLE) THESE WILL NOT BE REBUILT
8. INTERIOR RENOVATIONS AS PER PRINT PROVIDED: NEW DRYWALL, INSULATION, KITCHEN, BATHS. HVAC-ELECT-PLUMBING UPGRADE

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.

Donna Delaura
OWNER NAME - Please PRINT

Donna Delaura
OWNER SIGNATURE

1.4.2021
DATE

CRAIG K. HETZEL SR
APPLICANT NAME - Please PRINT

Craig K Hetzel
APPLICANT SIGNATURE

1/04/21
DATE

TO:

NEPTUNE TOWNSHIP HISTORICAL PRESERVATION COMMITTEE

FROM:

ALAN AND DONNA DELAURA

REGARDING:

133 FRANKLIN AVENUE, OCEAN GROVE N.J.

1- WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE PROPERTY AND WE FURTHERMORE CERTIFY THAT CRAIG K. HETZEL SR. (DBA CRAIG HETZEL CONSTRUCTION) WILL BE ACTING AS OUR AGENT FOR THE PROJECT AT 133 FRANKLIN AVENUE. B-272 / L-10

2- WE HAVE PREPARED PRINTS PROVIDED FOR THE PROJECT TO BE SUBMITTED TO THE BUILDING DEPARTMENT IN FULL DETAIL PENDING APPROVAL FROM THE "HPC". WE ARE CURRENTLY PROVIDING A FLOOR PLAN THAT DOES NOT EXCEED THE EXISTING WALL BOUNDARIES OF THE HOUSE FOR YOUR APPROVAL.

SIGNED:

ALAN DELAURA:

HOMEOWNER



DONNA DELAURA:

HOMEOWNER



CRAIG K. HETZEL SR:

CONTRACTOR