

New Search	Assessment Postcard	Property Card
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Block: 226 Prop Loc: 63 WEBB AVE
 Lot: 13 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 2

Owner: CASEY, VICKI & SCHEIER, SUSAN Square Ft: 1269
 Street: 63 WEBB AVENUE Year Built: 1873
 City State: OCEAN GROVE, NJ 07756 Style: 5

Prior Block: 53 Acct Num: 00009236
 Prior Lot: 958 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 01/20/21 Tax Codes: F02
 Zone: HDR1 Map Page:

Additional Information

Add Lots: EPL Code: 0 0 0
 Land Desc: 32X60 Statute:
 Bldg Desc: 2SF 6/3/1.5 Initial: 000000 Further: 000000
 Class4Cd: 0 Desc:
 Acreage: 0 Taxes: 10543.87 / 10512.57

Sale Information

Sale Date: 07/27/20 Book: 9465 Page: 7195 Price: 600000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	07/27/20	9434	1593	600000		84.03	CASEY, VICKI & SCHEIRER, SUSAN
More Info	07/27/20	9465	7195	600000		84.03	CASEY, VICKI & SCHEIRER, SUSAN

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	CASEY, VICKI & SCHEIRER, SUSAN	383200	0	535800	2
	6 STANTON ROAD	152600			
	FLEMINGTON, NJ 08822	535800			
<u>2020</u>	PETTIBONE, ROBERT	359600	0	504200	2
	63 WEBB AVENUE	144600			
	OCEAN GROVE, NJ 07756	504200			
<u>2019</u>	PETTIBONE, ROBERT	365600	0	499000	2
	63 WEBB AVENUE	133400			
	OCEAN GROVE, NJ 07756	499000			
<u>2018</u>	PETTIBONE, ROBERT	365600	0	498000	2
	63 WEBB AVENUE	132400			
	OCEAN GROVE, NJ 07756	498000			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Deborah Osepchuk, Chair
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Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Allison Walby, Administrative Officer/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 Ext. 204 Fax (732) 988-4259
awalby@neplunetownship.org

January 5th, 2021

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

RE: Historic Preservation Commission Partial Demolition App No. 2021-001
Property Location: 63 Webb Ave also known as Block 226 Lot 13
Description of Work: Partial Demolition 19.5%

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 February 9th, 2021
Time: Feb 9, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88263838223?pwd=R2VQMDBpUzIMZWRRPSzE3Q3dZNkRFUT09>

Meeting ID: 882 6383 8223

Passcode: 794084

One tap mobile

+13126266799,,88263838223# US (Chicago)

+16465588656,,88263838223# 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 D.C)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 882 6383 8223

Find your local number: <https://us02web.zoom.us/j/kcOtU2eJzN>

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

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.**

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

Application Date: 12/7/2020

Application # _____

Historic Preservation Commission DEMOLITION PERMIT

The demolition of existing structures in Ocean Grove is contrary to the mission of the Historic Preservation Commission and any demolition must meet rigorous review criteria during the approval/denial process. Requests for demolition will be heard on a case by case basis and merits of each request shall be considered. Refer to Section 907 and its amendments of the Neptune Township Ordinance.

Please complete the entire application. Incomplete applications will not be processed.

1. Block: 226 Lot: 13 Qualifier: HD-R1

2. Prop. Loc: 63 Webb Avenue

3. Property Owner's Information (required):

Applicant's Information (required):

Name: Vicki Casey + Susan Scheier

Name: Shore Point Architecture, PA

Address: 6 Stanton Rd

Address: 108 S Main St.

Flemington, NJ 08822

Ocean Grove, NJ 07756

Phone: 732-774-6900

Phone: 732-774-6900

Email: abf@shorepointarch.com

Email: abf@shorepointarch.com

4. Property Type: Single ☒ 2-4 Family ☐ Apartments ☐ Commercial ☐

5. Number of Units (if applicable): # Res. Units _____ # of Commercial Units _____

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

7. Total Area of Structure? 3,888 SF

8. Total Area Structure to be Demolished? 757 SF 19.5 %

Describe the proposed demolition in detail the condition of existing home, area to be demolished and area to remain.

SEE ATTACHED TEXT

☒ I am the owner proposing the work referenced herein. I do hereby certify that the information herein is correct and complete to the best of my knowledge.

☒ As the Property Owner, I understand that the Historic Preservation Commission or the Administrative Officer for the Commission may require additional information for my application to be considered "complete" AND hereby authorize the above mentioned applicant to appear before the Commission at a public hearing.

☒ I hereby authorize any member of the Historic Preservation Commission to enter upon the property which is subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Commission as to the pending application.

Owners Signature

Date

Vicki Casey & Susan Schreier
Vicki Casey Print Owners Name Susan Schreier

11-16-2020

Applicants Signature

12/7/2020

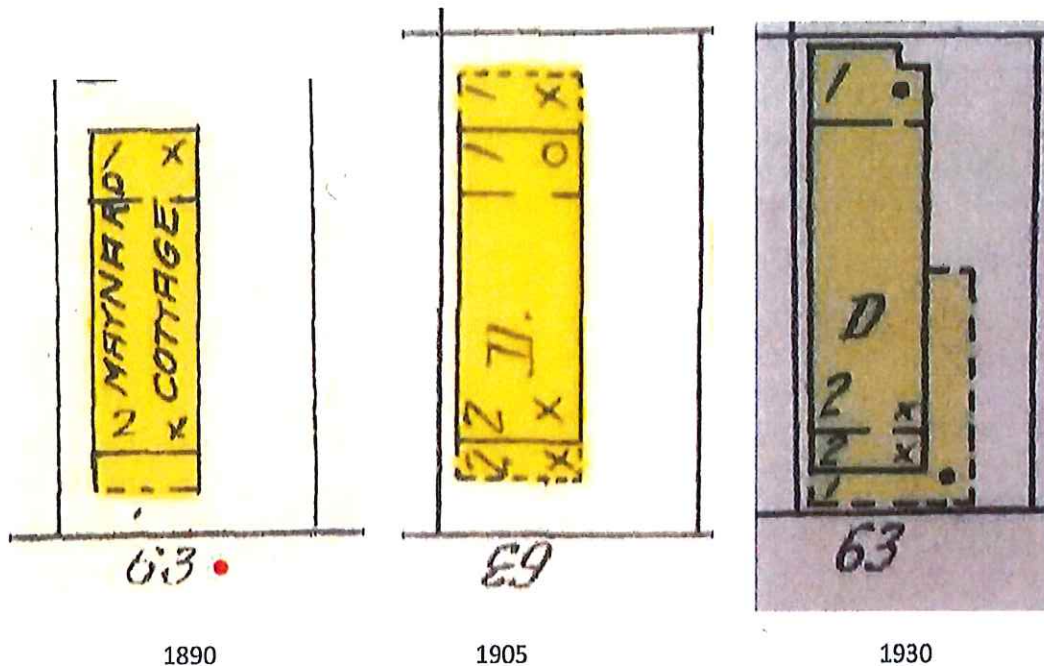
Date

Stephen J. Carlidge, Shore Point Architecture

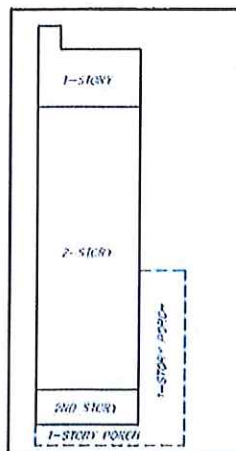
Print Applicants Name

63 Webb Avenue – Demolition Application Text

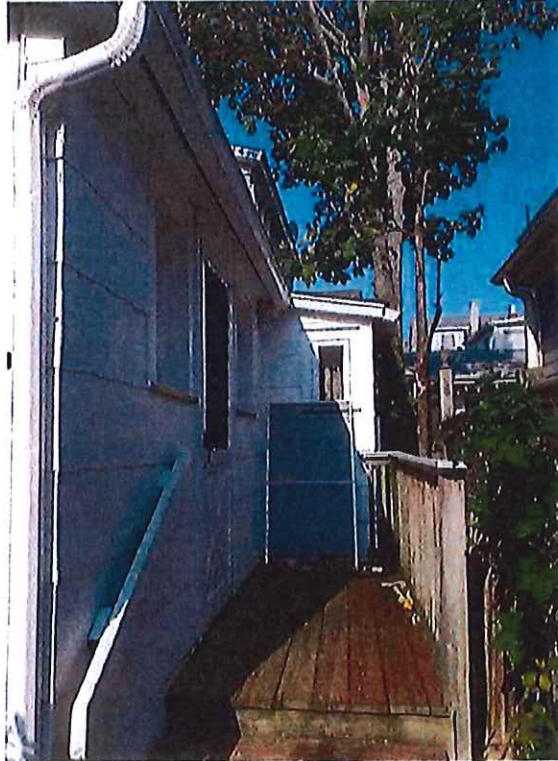
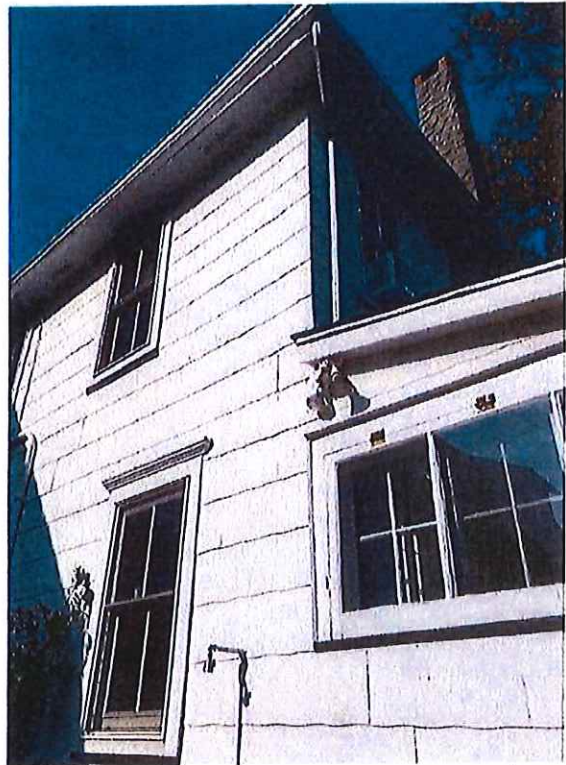
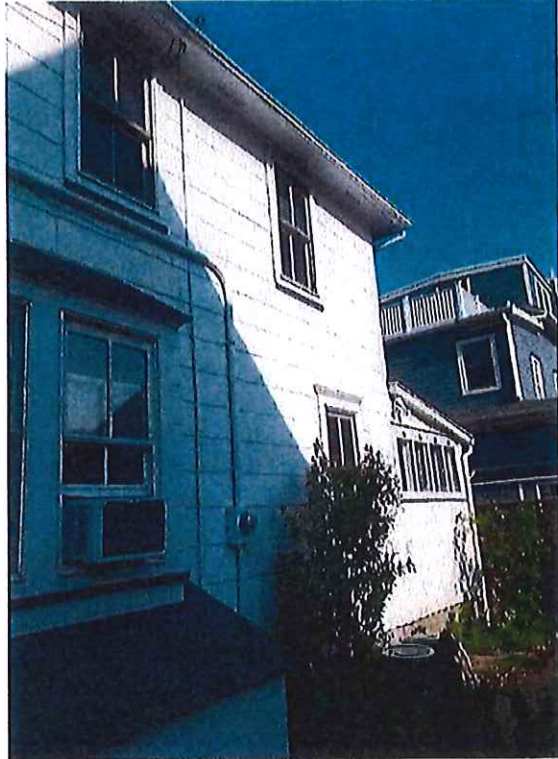
Tax records indicate the existing structure was constructed in 1873. Sanborn maps appear to support this construction date. Based on the Sanborn Maps below, our assumptions regarding the form and expansion(s) of the structure are as follows: The original structure was a two-story expanded cottage with a one-story open front porch and a one-story portion at the rear. Sometime between 1880 and 1905, the front porch was expanded to a two-story open front porch. A one-story addition was also constructed at the rear. Sometime between 1905 and 1930, the second floor of the open porch was enclosed and the first floor of the porch was expanded to the south and to the west to create a deeper wrap around porch in a (then popular) colonial style. The rear of the structure was also expanded again.

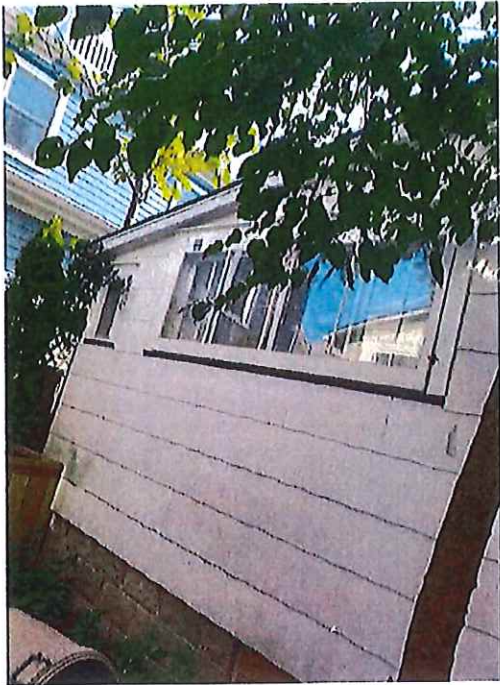


See diagram below. The form of the "existing condition" is largely unchanged from the 1930 Sanborn map with the exception of modifications to the one-story portion at the rear.



Photos of existing conditions:





63 Webb – 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 1873, 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 the Sanborn Maps, our assumptions regarding the form and expansion(s) of the structure are as follows: The original structure was a two-story expanded cottage with a one-story open front porch and a one-story portion at the rear. Sometime between 1980 and 1905, the front porch was expanded to a two-story open front porch. A one-story addition was also constructed at the rear. Sometime between 1905 and 1930, the second floor of the open porch was enclosed and the first floor of the porch was expanded to the south and to the west to create a deeper wrap around porch in a (then popular) colonial style. The rear of the structure was also expanded again.

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

This house was originally an expanded 2-story cottage and was later modified to include colonial features.

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

No significant historical ownership information was found for this property. The house is currently a single-family residence.

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

The Owner would like to remove the existing one-story rear additions and construct a new two-story addition at the rear of the structure

(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 house is a key structure by date but is not listed on any historic registers that we are aware of

(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.

No

(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 original portion of the house is structurally sound and is scheduled to remain. The rear additions were likely once porches, that were later enclosed, and as such, are scheduled to be demolished and reconstructed as part of the scope of work.

(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 two-story structure at the front of the property will remain. We do not believe there will be any negative impact on the Historic District as a result of this proposed partial demolition.

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

We do not believe there will be any negative impact on the economic base of the surrounding neighborhood or on the historic district as a result of the proposed demolition. In fact, removal of the rear additions and construction of a new, two-story addition will likely increase the value of the property, which will have a positive impact on the economic base.

(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.

We do not believe the proposed demolition will have a negative impact on the above mentioned items, as the front elevation will remain largely unchanged as a result of the proposed partial 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.

We do not believe the proposed demolition will result in the loss of an architecturally significant structure, as the front elevation will remain largely unchanged as a result of the proposed partial demolition.

(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 (which is the historic portion of the structure, even though it has been significantly modified over time) will be preserved. Demolition of the rear portions, which have been added / significantly modified over time and are not historically significant and do not contain any of the features mentioned above.

(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.

The proposed partial demolition will have no impact on the massing at the front of the property, therefore, there will be no negative impact on the Webb Avenue streetscape.

TOTAL AREA:	131 SQ. FT.
DEMO AREA:	0 SQ. FT.



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
Alison Walby, Administrative Officer/Secretary



Douglas MacMorris, Member
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Joseph Wierzbinsky, Member
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Linda Henderson, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

January 14, 2021

Fredric & Cynthia Kleinbart
19 Broadway Ave
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-003
BLOCK 246 LOT 10 ALSO KNOWN AS 19 Broadway 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 February 9, 2021

Time: Feb 9, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88263838223?pwd=R2VQMDBpUzIMZWRRPSzE3Q3dZNkRFUT09>

Meeting ID: 882 6383 8223

Passcode: 794084

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+16465588656,,88263838223# US (New York)

Dial by your location

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+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 882 6383 8223

Find your local number: <https://us02web.zoom.us/j/kcOtU2eJzN>

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. Paint all house trim including railing, stairs, windows and soffits. Color choices that are on the pre-approved list are New London Burgundy (HC-61), Hale Navy (HC-154), Revere Pewter (HC-172), and Ashley Gray (HC-87). The two not on the list are Palace Blue (CW-605), and Burgundy Rose (1280). Both Benjamin Moore.
2. Re-install previously used exterior door/screen on first floor. Will use existing door frame. Prior owner removed door frame and replaced with a window.

Discussion items:

1. Palace Blue & Burgundy Rose
2. Re-install door

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 January 28th) before the meeting February 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