

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

Block: 106 Prop Loc: 8 SEA VIEW AVE
 Lot: 6 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 2

Owner: 8 SEAVIEW PARTNERS, LLC
 Street: 954 PARK AVENUE
 City State: ELIZABETH, NJ 07207

Square Ft: 1728
 Year Built: 1984
 Style: 5

Additional Information

Prior Block: 3 Acct Num: 00000466
 Prior Lot: 355 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 10/30/19 Tax Codes: F02
 Zone: HD-O Map Page:

Addl Lots:
 Land Desc: 30X41
 Bldg Desc: 2S-F-AL-2AG-1U
 Class4Cd: 0
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 17823.16 / 20618.56

Sale Information

Sale Date: 09/09/19 Book: 9368 Page: 5462

Price: 995000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	09/09/19	9368	5462	995000	84.77	8 SEAVIEW PARTNERS, LLC	

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	8 SEAVIEW PARTNERS, LLC 954 PARK AVENUE ELIZABETH, NJ 07207	603100	0	988900	2
		385800			
		988900			
<u>2019</u>	VECCHIONE, ETTORE M III & JOANN 117 TOURNAMENT DRIVE MONROE TOWNSHIP, NJ 08831	603100	0	843500	2
		240400			
		843500			
<u>2018</u>	VECCHIONE, ETTORE M III & JOANN 117 TOURNAMENT DRIVE MONROE TOWNSHIP, NJ 08831	603100	0	863400	2
		260300			
		863400			
<u>2017</u>	VECCHIONE, ETTORE M III & JOANN PO BOX 7154 FREEHOLD, NJ 07728	377600	0	618600	2
		241000			
		618600			

*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
Alison 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@neptunetownship.org

Date: October 28th, 2020

Name: Shore Point Architecture
Address: 108 S Main St.
City, State Zip: Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-190
BLOCK 106 LOT 6 ALSO KNOWN AS 8 Sea View 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, November 10, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Alison Walby is inviting you to a scheduled Zoom meeting.

Topic: Historic Preservation Commission Regular Meeting of November 10, 2020
Time: Nov 10, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81301826818?pwd=bVVUL0s3UGVLCt5aTJKSy83Nm9RQT09>

Meeting ID: 813 0182 6818

Passcode: 002628

One tap mobile

+16465588656,,81301826818# US (New York)

+13017158592,,81301826818# 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: 813 0182 6818

Passcode: 002628

Find your local number: <https://us02web.zoom.us/u/kbmf6521oN>

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 wood ties and planting beds in front yard area.
2. Install new red brick paver walkway (3.5' width), as indicated on site plan (A-1).
3. Existing driveway is a 16'x34' gravel driveway. Applicant proposes to install red brick pavers to match the existing driveway footprint.
4. Remove existing entry stair and landing at front (north) elevation and replace with new entry door at grade (no stair or landing required).
5. Existing front porches to remain. Install new columns, railings, and re-fiberglass. Cut sheets provided.
6. We are also proposing to replace the existing double-wide garage door with a custom 7'x7; carriage style garage door, with new double hung windows on either side.
7. Existing window and door modifications as indicated on the drawings. Door and window trim shall be CPVC in style similar to existing, as indicated on the drawings.
8. Modify existing roofline/eave at existing front elevation, as indicated.
9. Interior alterations as indicated.

Compliance Issues

1. As a result of the garage being altered from a two bay to a one bay the driveway should also be a single driveway. Please refer to page 12 letter A number 3 of the guidelines: "**Vehicles** No vehicles of any type may be parked within a flared avenue open space area. This shall not preclude the parking of vehicles with the established public right-of-way."
2. "Remove existing entry stair and landing at front (north) elevation and replace with new entry door at grade (no stair or landing required"- Please refer to page 1, paragraphs 1 through 5 of the guidelines:

Ocean Grove's Historic District is a unique and valued architectural asset and national treasure. The Objectives of Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures are to preserve the historic architectural integrity, craftsmanship and heritage of the Nationally Designated Historic District and encourage architectural solutions which will "Recapture the Spirit of Ocean Grove".

The Historic District of Ocean Grove is defined as the entire area within the boundaries that is legally known as Ocean Grove. This includes all structures, grounds and amenities within those boundaries.

The Purpose of the Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures is to expand upon Section 507 "Historic District Streetscape Design Standards" and Section 508 "Historic Preservation Design Guidelines" of the Neptune Township Land Use Ordinance. It is intended to assist residential property owners and reviewing authorities with a single reference which addresses various façade design considerations and parameters for all proposed architectural improvements and façade treatments.

The Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures are also based on The Secretary of the Interior's Standards for the Treatment of Historic Properties. Rooted in over 120 years of preservation ethics in both Europe and American, The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices. For further information, see Addendum B.

The Design Guidelines are intended to serve as the basis for review by local authorities in all decision making and approvals of architectural façade design and to define the significant elements of a building's appearance and establish standards for preserving and enhancing those elements.

Items for Discussion:

1. "Interior alterations as indicated"

Compliant Items:

1. Remove existing wood ties and planting beds in front yard area.
2. Install new red brick paver walkway (3.5' width), as indicated on site plan (A-1).
3. Existing front porches to remain. Install new columns, railings, and re-fiberglass. Cut sheets provided.
4. We are also proposing to replace the existing double-wide garage door with a custom 7'x7; carriage style garage door, with new double hung windows on either side.

5. Existing window and door modifications as indicated on the drawings. Door and window trim shall be CPVC in style similar to existing, as indicated on the drawings.

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. This must be provided at least **10 days before the meeting of November 10th, 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 204 or via email awalby@neptunetownship.org.

Cordially,



Alison Walby
HPC Administrative Officer/Secretary

Application #: **HPC** 2020-190

Application Date: 10/14/20

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 checked="" type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input checked="" type="checkbox"/> DOOR REPLACEMENT
<input checked="" type="checkbox"/> DRIVEWAY
<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS / BANNERS
<input type="checkbox"/> FOUNDATION | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input 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 type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input checked="" type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" 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 checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input checked="" type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|--|---|

☐ 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: 8 SEAVIEW AVE
 BLOCK: 106 LOT: 6 QUALIFIER: HD-R1

OWNER INFORMATION _____

NAME(S): 8 SEAVIEW PARTNERS, LLC
 ADDRESS: 954 PARK AVE, ELIZABETH, NJ 07207
 PHONE: 908-591-2400 EMAIL: vincentlavecchia@gmail.com

APPLICANT INFORMATION _____

☐ Check if same as Owner
 NAME(S): Andrea Fitzpatrick, Stephen J. Carlidge COMPANY: Shore Point Architecture
 ADDRESS: 108 S Main St. Ocean Grove, NJ 07756
 PHONE: 732-774-6900 EMAIL: abf@shorepointarch.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: 1984 ARCHITECTURAL STYLE: OTHER / QUEEN ANNE

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): 553231578 DATE APPROVED: 9/23/20

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.

(PLEASE 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.

VINCENT LAMICCHIA

OWNER NAME – Please PRINT

[Signature]

OWNER SIGNATURE

8/27/20

DATE

Stephen J. Carlidge

APPLICANT NAME – Please PRINT

[Signature]

APPLICANT SIGNATURE

10/06/2020

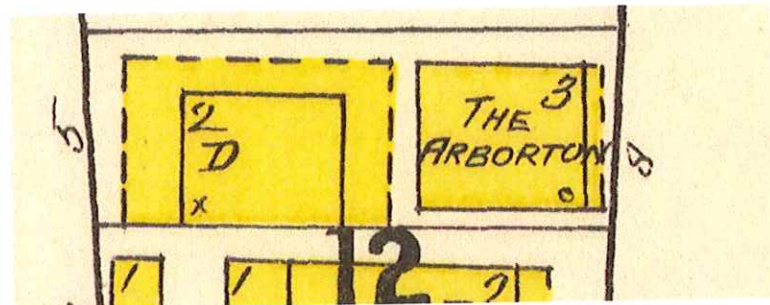
DATE

HPC Description of Work - 8 Seaview Ave

Built in 1984 – “Other Structure”

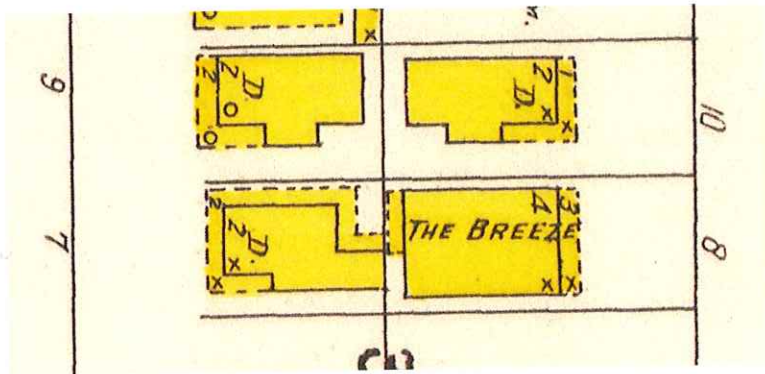
The structure on the Sanborn maps predates the existing structure on site.

Sanborn Maps



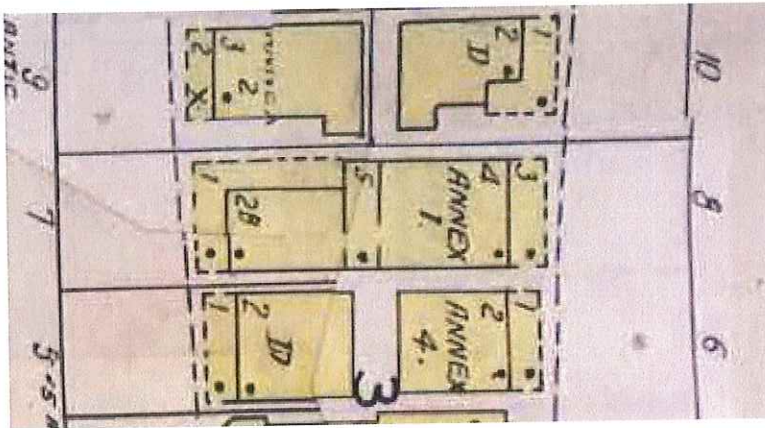
1890

(PREVIOUS STRUCTURE)



1905

(PREVIOUS STRUCTURE)



1930

(PREVIOUS STRUCTURE)



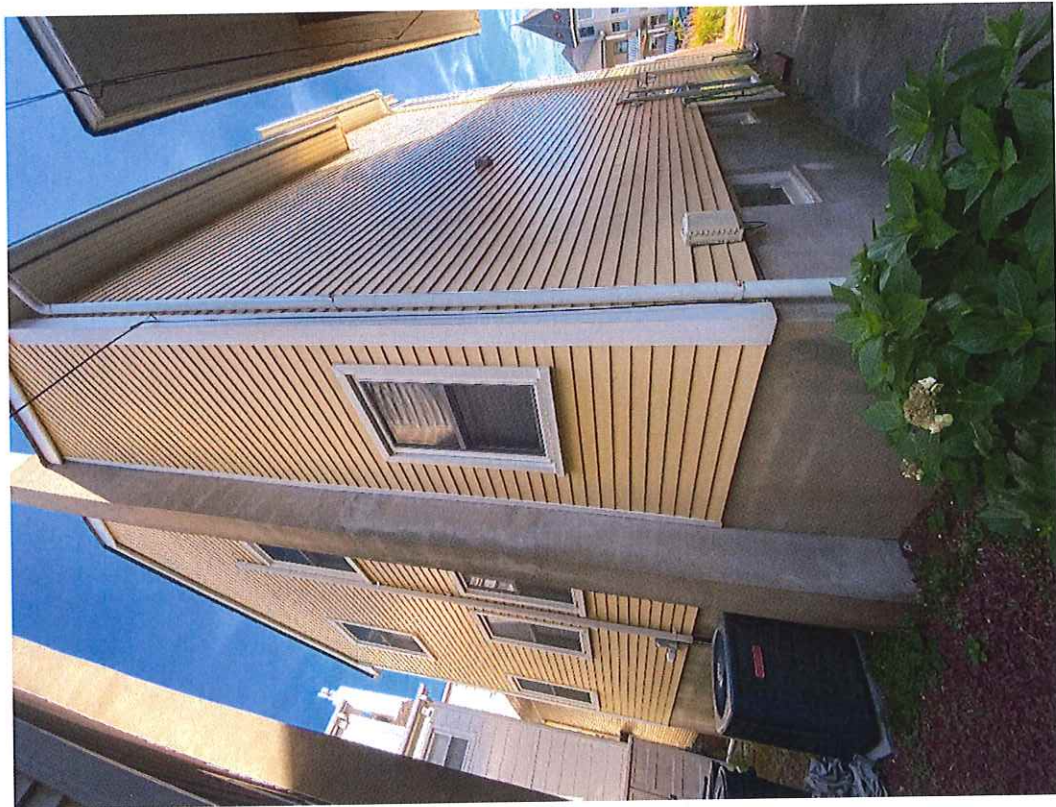
Front (Northeast)



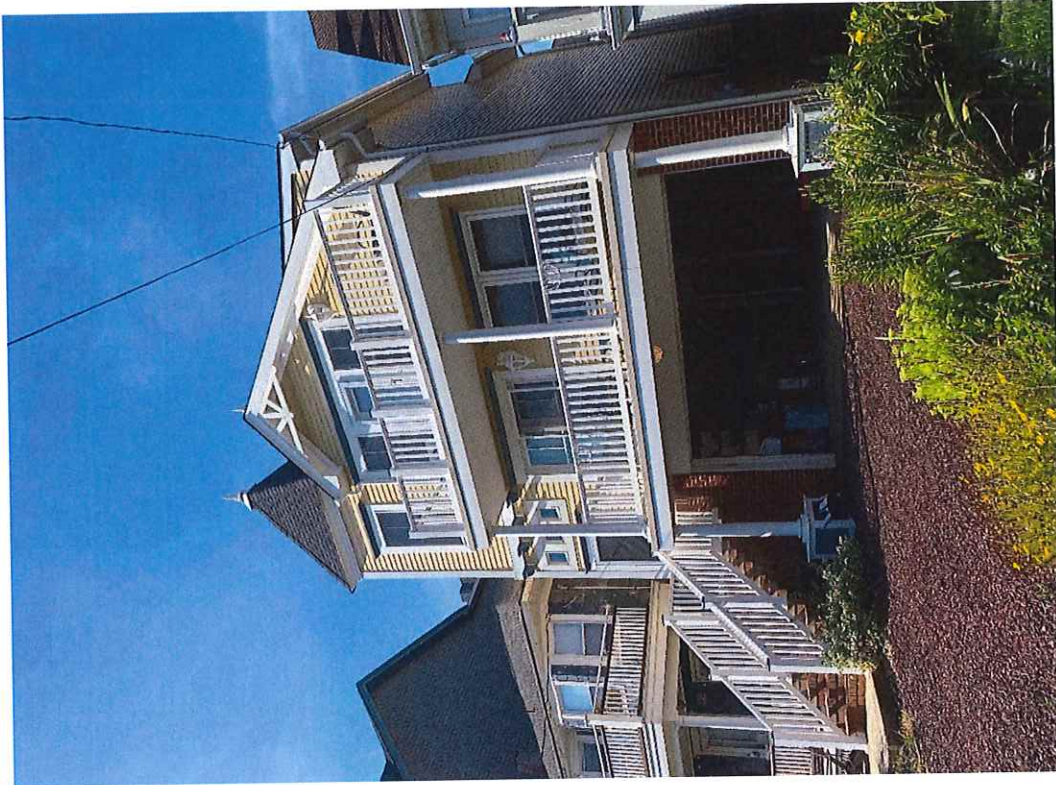
Front (North)



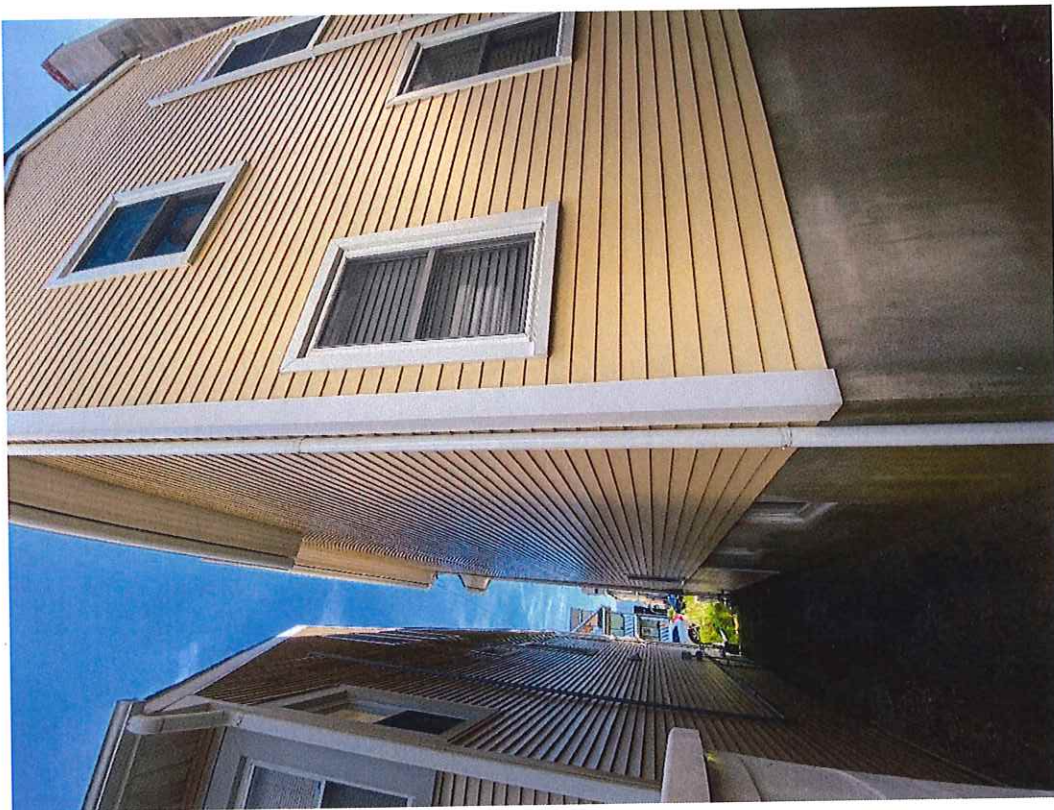
Rear (Southwest)



Side/Rear (Southeast)



Front/Side (Northwest)



Side/Rear (Southwest)

The proposed work includes the following (colors to be submitted at a later date):

- Remove existing wood ties and planting beds in front yard area.
- Install new red brick paver walkway (3.5' width), as indicated on site plan (A-1)
- Existing driveway is a 16'x34' gravel driveway. Applicant proposes to install red brick pavers to match the existing driveway footprint.
- Remove existing entry stair and landing at front (north) elevation and replace with new entry door at grade (no stair or landing required).
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- Modify existing roofline/eave at existing front elevation, as indicated.
- Interior alterations as indicated.

DISCOVER

your perfect door

SEARCH FOR YOUR DOOR

SEARCH BY EXTERIOR/INTERIOR

EXTERIOR

INTERIOR

WITH GLASS

WITHOUT GLASS

SEARCH BY DOOR FAMILY

STYLE

SERIES

TYPE

SEARCH FOR TOUGH EXPOSURES

NANTUCKET COLLECTION

ULTRABLOCK TECHNOLOGY

(STANDARD)

ULTRABLOCK TECHNOLOGY (OPTION)

WATERBARRIER TECHNOLOGY

(OPTION)

SEARCH BY DOOR NAME/NUMBER

OR ENTER MULTIPLE NUMBERS

SEPARATED BY COMMAS

GO

[Back to Search Results](#)



WHERE TO BUY

7044 THERMAL SASH

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

[Thermal Sash Sidelight \(7702\)](#)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH

HEIGHT

WOOD SPECIES

Fir

GLASS

PANEL

UPGRADES

☐ UltraBlock Technology

☐ WaterBarrier Technology

REQUEST DEALER QUOTE

WHERE TO BUY

APPLICATIONS

STANDARD FEATURES

Any Wood Species

Virtually Any Size

Glass Options

Privacy Rating 1

UPGRADES

UltraBlock® Technology

WaterBarrier® Technology

DOORMAGINATION

Test Drive A Door

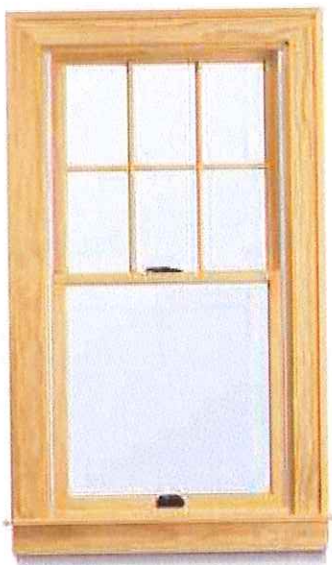
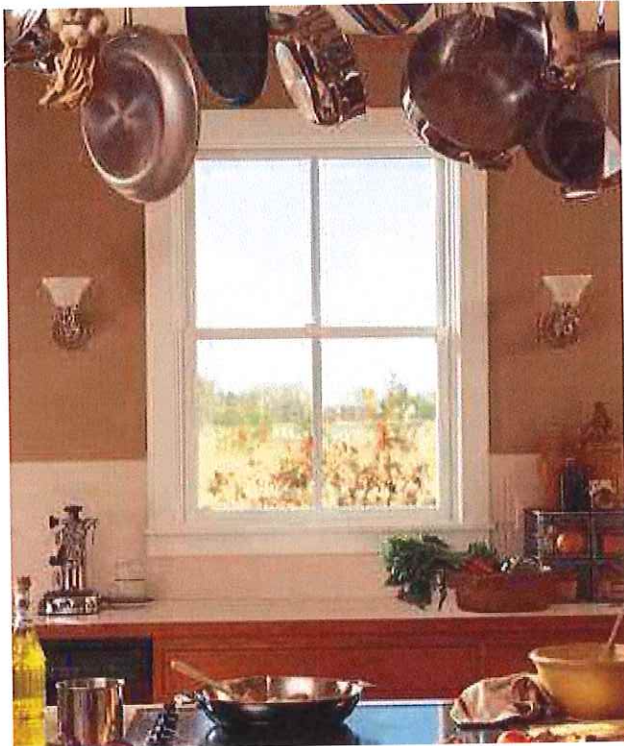
Glass Taste Test

Find Your Match

RESOURCES

View Technical Information

Download Literature



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

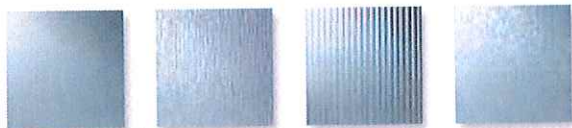
GLASS OPTIONS

- Low-E4® glass
- Low-E4 glass with HeatLock® technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock technology

Additional glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure

Cascade

Reed

Fern

EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



INTERIOR OPTIONS



Pine

White

Dark Bronze*

Black*

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

HARDWARE FINISHES



Antique Brass

Black

Bright Brass

Brushed Chrome

Distressed Bronze

Distressed Nickel

Gold Dust

Oil Rubbed Bronze

Polished Chrome

Satin Nickel

Stone

White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HARDWARE

Standard



Black | Gold Dust
Stone | White

Estate™ (Optional)



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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WINDOWS • DOORS
Andersen 

For more information, visit andersenwindows.com/400series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

The **PERMA**Cast® Column Collection

- Weather Proof
- Insect Proof
- Load Bearing
- Low Maintenance

- Ready to Prime and Paint
- Limited Lifetime Warranty
- Custom Fluting Available
- Factory PermaPriming Available



24" Round PermaCast® Columns with
Roman Corinthian Capitals

Architectural Accuracy

In the first century B.C., Vitruvius, a Roman architect and engineer, wrote what has become the most influential work on classic form. In it, he elaborates on the discovery by the ancient Greeks of entasis, a gradual tapering of the upper two-thirds of the round column which offsets the undesirable illusion from eye level that the column shaft grows larger as it ascends. HB&G round columns hold true to this classic form.

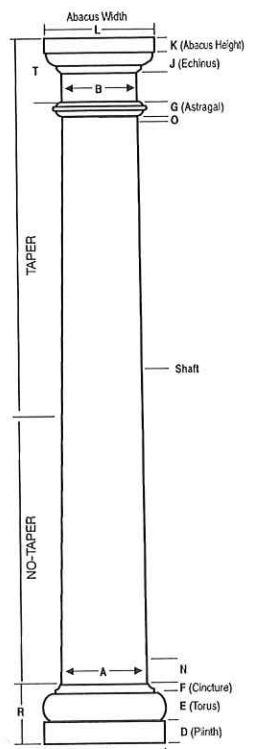
Round **PERMA**Cast® Columns

ROUND PERMACAST® COLUMN DIMENSIONS (IN INCHES)*

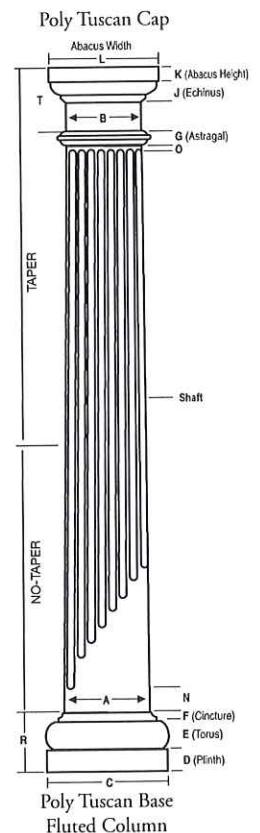
COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 5/8"	4 3/4"	9"	1 1/8"	1 1/8"	3/4"	3/4"	1 1/4"	1 1/8"	8"	1"	6 1/4"	3 3/8"	4 7/8"	4, 6, 8
8"	7 7/8"	6 1/4"	10 1/2"	1 5/8"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/2"	9 1/4"	1 1/2"	2 1/4"	4 1/2"	4 1/2"	5, 6, 8, 10, 12
10"	9 3/4"	8 1/4"	13 1/4"	2 1/8"	2 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	11 1/4"	3/4"	2 1/4"	5 1/4"	5"	6, 8, 10, 12, 14, 16, 18
12"	11 1/4"	9 3/4"	16 1/2"	2 3/8"	2 3/4"	7/8"	3/4"	1 3/4"	2 1/4"	13 3/4"	3/4"	2 3/4"	6 1/2"	5 1/4"	6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26
14"	13 3/4"	11 1/4"	19 1/2"	3 1/8"	3 1/4"	1 1/8"	7/8"	2"	2 3/4"	17"	7/8"	2 3/4"	7 1/2"	7"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
16"	15 3/4"	13 3/4"	22 1/4"	4"	3 1/2"	1 1/8"	1"	2 1/4"	3"	19 1/4"	1"	3"	8 1/2"	8"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
18"	17 1/2"	15 3/4"	24 3/4"	4 1/4"	4 1/8"	1 1/4"	1 1/8"	2 3/4"	3 1/4"	22 3/4"	1 1/2"	10 1/4"	9 1/4"	8 1/2"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
20"	19 1/2"	17 1/4"	27"	4 3/4"	4 1/2"	2"	1 1/4"	2 3/4"	3 3/4"	24 3/4"	1 1/2"	10 3/4"	11 1/4"	9"	16, 18, 20, 22, 24, 26, 28, 30
22"	21 3/4"	19 1/4"	30 1/4"	5 1/8"	4 3/4"	2 1/4"	1 1/2"	3"	3 3/4"	27 1/2"	1 1/2"	10 3/4"	12 1/4"	10 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
24"	23 3/4"	21 1/4"	33 1/2"	5 3/4"	5 1/4"	2 3/4"	2 1/4"	3 1/4"	4 1/4"	30 3/4"	1 1/2"	10 3/4"	13 3/4"	11 1/4"	20, 22, 24, 26, 28, 30
28"	28"	24 3/4"	38"	6 3/4"	6"	2 3/4"	2 1/4"	3 3/4"	4 3/4"	33 3/4"	1 1/2"	10 3/4"	15 1/2"	11 1/4"	20, 22, 24, 26, 28, 30
30"	29 3/4"	26 1/2"	41 1/4"	6 3/4"	5 3/4"	2 1/2"	3 1/4"	4"	4 3/4"	38 3/4"	1 1/2"	10 3/4"	14 3/4"	14 3/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 14 for Parallel dimensions. See page 16 for Ornamental Capital dimensions. Standard Fluted Column (Fluted in mold)

Poly Tuscan Cap

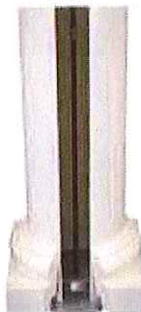


Poly Tuscan Base Plain Column



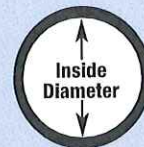
COLUMN-LOC™

Column-Loc™ creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8 and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod.



ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 7/8"	4 7/8"
8"	5 1/2"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 1/4"
20"	16 1/4"	19"
22"	18 1/4"	20 1/4"
24"	20 1/4"	22 1/4"
28"	22"	26 1/2"
30"	25 1/4"	28 3/4"

PLUMB-FIT®

To make installation even easier our 6-12" round and square poly Tuscan Cap and Base Sets with flashing cap now come with the Plumb-Fit® installation system included.

SPLIT COLUMN ASSEMBLY KITS (FLANGE KIT)

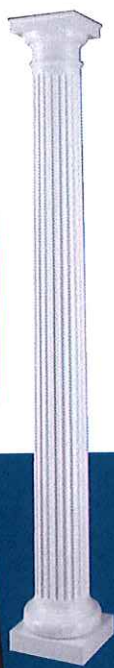
HB&G offers a split column assembly kit that utilizes a mechanical fastening system for easy and secure assembly. This kit can be purchased separately when ordering a factory split column or they can be ordered pre-installed on factory split columns. This kit is available on select sizes.

HB&G PermaCast® Columns are available in round or square. The round columns are fluted, or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel,

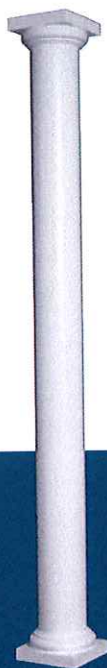
recessed panel, or the craftsman style column. The PermaCast® capitals and bases are made from durable low-maintenance materials, and like the columns, they maintain architectural authenticity and historical accuracy.



Round Plain
(page 10)



Round Fluted
(page 10)



Round No-Taper
(page 11)



Square Fluted
(page 12)



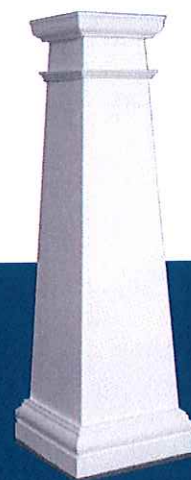
Square
Recessed Panel
(page 13)



Square
Applied Panel
(page 12)



Plain Square
(page 12)



Craftsman
(page 14)



Tuscan Cap (Round)



Tuscan Cap (Square)



Doric Cap (Round)



Colonial Cap
(Round)



Attic Base
(Round)



Crown Cap or Base



Tuscan Base Poly/Fiberglass
(Round)



Tuscan Base (Square)



Doric Base (Round)



Colonial Base (Round)



Attic Base (Square)



PermaTuff™ Tuscan Base



Roman Ionic



Greek Ionic



Temple of the Winds



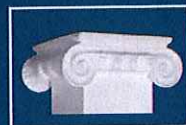
Roman Corinthian



Scamozzi



Colonial Cap (Square)



Roman Ionic (Square)



Greek Ionic (Square)



Temple of the Winds (Square)



Roman Corinthian (Square)



Scamozzi (Square)



Colonial Base (Square)

See pages 16 and 17 for cap and base dimensions.

VERSAWRAPTM ACCESSORIES

GO BEYOND THE SIMPLE COLUMN

Embellish your Classic or Raised Panel columns with Mouldings, Post Caps, or Accent Wraps. Accessory kits can be purchased to enhance your VERSAWRAP and give you the decorative look you desire.

MOULDING KITS *For 4", 6", and 8" Wraps*

Bed Kit	Crown Kit	Base Cap Kit
Bed XL Kit	Crown XL Kit	

- All Moulding Kits are pre-cut to length, mitered, and sold in bags with Hoffman Dovetail Connectors for easy assembly and designed to fit snugly around outside dimension of specific size wraps (4", 6" or 8").
- XL Bed Moulding and XL Crown Moulding Kits are cut longer to fit around outside dimension of Accent Wraps.
- All Crown Moulding Kits are made with 4" Crown Mould profile (3 5/8" actual).
- VERSAWRAP Moulding Kits are not compatible with Tapered column wraps.

ACCENT WRAPS

<i>Nominal Sizes</i>	<i>Actual Inside Dimension</i>
4" X 4" X 10"	4 3/4" X 4 3/4" X 10"
6" X 6" X 10"	6 3/4" X 6 3/4" X 10"
8" X 8" X 10"	9 1/2" X 9 1/2" X 10"
4" X 4" X 10'	4 3/4" X 4 3/4" X 10'

- Made from actual 1/2" thick VERSATEX; Add 1" to actual inside dimensions to calculate outside measurements.

POST CAPS

Actual Inside Dimension

4 3/4" X 4 3/4"
6 3/4" X 6 3/4"

CROWN KIT

VERSAWRAP

BASE KIT

ACCENT WRAP

BED XL KIT

MOULDING KITS

CONNECTS
WITH DOVETAILS

POST
CAPS

VERSATEX[®]
TRIM BOARD

TRIM SMARTER.

AMERICAN OWNED  AMERICAN MADE



Fee Date: 09/14/2020
Check #: 283
Cash: 0

ZONING PERMIT

ID: 553231578

Date: 09/23/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input checked="" type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input checked="" type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. **Location of property for which zoning permit is desired:**

Street Address: 8 SEA VIEW AVE **Block:** 106 **Lot:** 6 **Zone:** HD-O

2. **Applicant Name:** SHORE POINT ARCHITECTURE (Andrea Fitzpatrick) **Phone No.** (732)774-6900 **Fax No.** (732)774-7250

Applicant's Address: 108 SO MAIN STREET OCEAN GROVE NJ 07756

Email: abf@shorepointarch.com

3. **Property Owner Name:** 8 SEAVIEW PARTNERS, LLC **Phone No.** (908)591-2400 **Fax No.**

Property Owner's Address: 954 PARK AVENUE ELIZABETH, NJ 07207

Email: vincentlavecchia@gmail.com

4. **Present Approved Zoning Use of the Property:** SINGLE FAMILY RESIDENTIAL

5. **Proposed Zoning Use of the Property:** SINGLE FAMILY RESIDENTIAL

6. **Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.**

"Remove existing wood ties and planting beds in front yard area. Install new red brick paver walkway (3.5' width), as indicated. Existing driveway is a 16'x34' gravel driveway. Applicant proposes to install red brick pavers to match the existing driveway footprint. Remove existing entry stair and landing at front (north) elevation and replace with new entry door at grade (no stair or landing required). Existing front porches to remain. Install new columns, railings, and re-fiberglass. Existing window / door modifications as indicated. Modify roofline at existing front elevation, as indicated.

Interior alterations as indicated."

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes ☐ No ☒ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 39.50 % Lot Coverage: 85.70 % (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

09/23/2020 This zoning permit application submitted consists of:

- One (1) copy of the Zoning Permit Application;
- Three (3) copies of the Site Plan with Construction Plans by Shore Point Architecture dated 09-09-2020.

The property is located within the HD-O Zoning District. The present zoning use of the property is a Detached Single Family Residence.

The applicant/property owner certifies that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The applicant describes the proposed work in detail:

"Remove existing wood ties and planting beds in front yard area. Install new red brick paver walkway (3.5' width), as indicated. Existing driveway is a 16'x34' gravel driveway. Applicant proposes to install red brick pavers to match the existing driveway footprint. Remove existing entry stair and landing at front (north) elevation and replace with new entry door at grade (no stair or landing required). Existing front porches to remain. Install new columns, railings, and re-fiberglass. Existing window / door modifications as indicated. Modify roofline at existing front elevation, as indicated. Interior alterations as indicated."

The applicant does not describe all proposed work and structures as defined by the Land Development Ordinance in the detailed description.

In reviewing the submitted Plot Plan by Challoner & Associates L.L.C., dated 05-20-2020 and the Construction Plans by Adamson Riva & Lepley Architects, AIA, dated 04-14-2020, the applicant is proposing construction referencing:

- Definitions;

- Nonconforming Uses Structures And Lots;
- Flared Avenue Open Space Area;
- Zoning Schedule B – Zoning District Bulk Regulations: HD-O;
- Porch, Deck and Balcony Requirements: Rear Entry Platform;
- Height Exemptions and Permitted Projections;
- Plot Plans And As-Built Surveys;
- Application Procedure In Historic Zone Districts And For Designated Historic Sites.

- Definitions:

Land Development Ordinance section 201 states:

alteration of building – Any change in the supporting members of a building, bearing walls, columns, beams, girders, or interior partitions, or any addition to or diminution of a building, including the addition, modification, removal or replacement of exterior elements, including but not limited to siding, roofing, windows, doors, trim, cornices, eaves, gutters, finials, moldings, railings, arches, cupolas, or other decorative ornamentation. [NOTE: The previous definition has been amended per Ordinance No. 02-41]

as-built survey – A property survey prepared and certified by a licensed land surveyor to reflect the actual location of structures and other improvements constructed on a property.

building – Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

building coverage – The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

building envelope – An area, generally described by building setback lines, depicting the area within which the building(s) can be constructed.

building footprint – The horizontal area contained within the outer dimensions of the foundation walls of a building.

building height – The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average height between the eaves and the ridge level for gable, hip, and gambrel roofs.

building line – A line formed by the intersection of an exterior wall of a building with the ground.

building line, front – A line parallel to the front yard line touching that part of a principal building closest to the front yard line, not including the dimensions of a porch structure.

demolition - the partial or total razing, dismantling or destruction of any building or of any improvement within the Township and/or the Historic Districts.

driveway – A private right-of-way providing access for motor vehicles to a garage, dwelling or other building from a street or other right-of-way.

Impervious Coverage - Any structure, surface or improvement that reduces and or prevents infiltration into the surface shall be considered impervious; Driveways or other similar areas that experience loading that are constructed of open cell pavers or stone shall be considered impervious. Patios that are constructed at grade are impervious. Decks that are twelve (12) inches or more above average grade shall be considered pervious. Porous paving, gravel, crushed stone, crushed shells and similar surfaces not utilized in driveways or other areas that experience heavy loading shall be considered pervious. Open cell pavers shall be considered fifty percent (50%) pervious if filled with vegetation. Grass, lawns or other similar vegetation shall be considered pervious. Water area of pools shall not be counted as impervious.

leasehold area – A designated area bound by leasehold lines.

leasehold line – A line of record bounding a leasehold area that divides a leasehold area from another leasehold area, lot, or from a public or private street or any other public space.

Lot, Corner – A lot at the junction of and abutting on two (2) or more intersecting streets where the interior angle of intersection does not exceed one hundred thirty-five (135) degrees. A lot abutting a curved street shall be deemed a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than one hundred thirty-five (135) degrees. The front yard area of a corner lot will be established by the location of the front door. The lot line opposite the front lot line will be considered the rear lot line and the other two lot lines will be considered side lot lines.

lot coverage - The percentage of lot area that is covered by impervious cover.

lot depth – The mean distance between the front and rear property lines of any lot, measured along a line either parallel to or making equal angles with the side lines.

non-conforming lot - A lot, the area, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

non-conforming structure - A structure the size, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

non-conforming use - A use or activity which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

ordinary maintenance and repair - A repair or exact replacement of any part of a structure for which a construction permit is not required by the Township and where the purpose and effect of such work or

replacement is to correct deterioration, restore a damaged part and prevent the spread of deterioration and is without change in the exterior of the structure or in the color of the paint. The following are some of the activities which are permitted as ordinary maintenance and repairs: (A) identical replacement of existing windows and doors; (B) repairs of existing windows and doors and the installation of storm doors and windows that do not change their design, scale or appearance; (C) maintenance and repair of existing roofing materials involving no change in the design, scale or appearance of the structure; (D) replacement of existing clapboards, shingles or other siding with identical materials and in an identical configuration. Maintenance and repair of existing clapboards, shingles, or other siding including masonry involving no change in the design, scale or appearance of the structure.

principal structure – A building in which the principal use of the lot on is conducted.

principal use – The primary or predominant use of any lot.

story – That portion of a building consisting of at least seven (7) feet of vertical height, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. If the ceiling or underside of supporting members is less than four (4) feet above average grade of any space, then that space shall not be considered a story nor counted as floor area.

story, one-half – A space under a pitched roof at the top of a building, the floor of which is not more than two (2) feet below any plane, which will not qualify for living space under BOCA (Building Officials and Code Administrators International, Inc.).

use – The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

yard – An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth herein is to be unoccupied and unobstructed from the ground upward except as may be provided in this Chapter.

yard, front – An open, unoccupied space (unless occupied by a structure hereinafter specifically permitted) extending across the full width of the lot and lying between the street line and the building line. All yards abutting a street shall be considered a front yard. In the Historic District-Oceanfront District the yard, front shall be the yard between the building line and leasehold line abutting the Historic Flared Avenue Open Space.

yard, rear - An open, unoccupied space (unless occupied by an accessory structure) extending across the full width of the lot between the rear lot line and the building line.

yard, side - An open, unoccupied space (unless occupied by an accessory structure) extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the building line.

zoning permit – A document signed by the administrative officer (1) which is required by ordinance as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion, or installation of a structure or building and (2) which acknowledges such use, structure or building complies with the provisions of the municipal zoning ordinance or variance therefrom duly authorized by a municipal agency pursuant to the Municipal Land Use Law.

- Nonconforming Uses, Structures, And Lots:

Land Development Ordinance section 422-A state:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

A A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

ZONING NOTES:

- The existing front porch is nonconforming. It does not comply with the setback requirements and encroaches onto Ocean Grove Camp Meeting Association property.

- The existing driveway is nonconforming. Driveways are prohibited within the HD-O Zoning District.

- The existing front entry platform with stairs is nonconforming. They do not comply with the setback requirements.

B No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1 Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.

2 Normal maintenance and repair of a structure containing a non-conforming use is permitted, provided that it does not extend the area or volume of space occupied by the non-conforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.

3 A building containing residential non-conforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling unit.

ZONING NOTES:

- The applicant is proposing normal maintenance and repair to the existing driveway by replacing the gravel with pavers, in the same location and same dimensions.

- The applicant is proposing normal maintenance and repair to the existing porch columns by replacing them in the same location and same dimensions.

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

1 A non-conforming use or structure abandoned in accordance with this Ordinance and accompanied by an intent on the part of the owner to abandon such use as evidenced by some act or failure to act which carries with it a sufficient implication that the owner neither claims or retains any interest in the subject matter of the abandonment shall be considered a termination thereof. Such implication shall be

reputably presumed by non-use for any period of two (2) or more years. Non-use by successive owners shall be considered continuous non-use.

2 The change of a non-conforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous non-conforming use, and a reversion to the previous non-conforming use shall not be permitted.

3 A non-conforming structure or use which has fifty percent (50 %) or more of its non-conforming area or value destroyed by fire or natural calamity shall be considered an abandonment thereof.

ZONING NOTES:

- The applicant is proposing to remove the nonconforming "...wood ties and planting beds..." from the Flared Avenue Open Space Area.

- The applicant is proposing to remove the nonconforming front entry platform with stairs.

D A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one family structure may be rebuilt, enlarged, extended or added to provided:

1 The enlargement, extension or addition conforms to all zone requirements; or

2 The portion of the enlargement, extension or addition which does not conform to zone requirements consists entirely of the enclosure of existing side or rear porches.

3 Where a structure is nonconforming solely because it intrudes on the current required yard area.

1. a) If the proposed horizontal addition to that building would not protrude into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary.
2. b) If a proposed vertical addition would be located within the building envelope or existing building footprint (and assuming no violation of height restriction or other ordinance provision), the Zoning Official may also issue a permit for such vertical expansion provided that the addition would not exacerbate the nonconformity.

4 An existing one-family structure located in a residential district destroyed by fire or other natural calamity may be rebuilt provided the new structure complies with all zone requirements relating to setbacks and height; however, the existing lot need not comply with minimum lot width, depth and area requirements where the existing condition is non-conforming.

ZONING NOTES:

- N/A

E The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply for, in writing, the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the responsibility of affirmatively proving the preexisting nonconforming use or structure. Application pursuant hereto may be made to the Zoning Board of Adjustment Administrative Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment.

F Any parcel of land with an area or width less than that prescribed for a lot in the zone in which the lot is located may be used as a lot for any purpose permitted in the zone, if:

1 at the time of and since the adoption of the zoning ordinance making such lot nonconforming, the owner of the lot did not own adjoining property.

2 all other regulations prescribed for the zone are or can be complied with.

[NOTE: Added per Ordinance No. 08-03]

[NOTE: The previous section, §422, has been renumbered per Ordinance No. 03-035; prior section number assignment was §421]

ZONING NOTES:

- N/A

- Flared Avenue Open Space Area:

Land Development Ordinance section 413.02 states:

A Purpose. The HD-O Zone District is subject to special setback provisions dating to the late 1870's, providing for a flared setback that widens toward the ocean from Central Avenue to Ocean Avenue. This flared setback is a unique and invaluable resource that is recognized within planning, urban design and historic preservation circles as one of the first evidences of this type of streetscape treatment in the country.

B Ornamentation. Aside from an access walkway and sidewalk no greater than six feet (6') in width, shrubbery, flowers and other similar ornamentation installed and maintained at a height of less than thirty (30) inches, no structures may be placed within, or may project into, the area defined as the Historic Flared Avenue Open Space area. The area between the curb and the sidewalk shall be maintained as a planted grass strip.

C Vehicles. No vehicles of any type may be parked within a flared avenue open space area. This shall not preclude the parking of vehicles within the established public right-of-way.

ZONING NOTES:

- The applicant is proposing to construct a 3.5' wide sidewalk in the Flared Avenue Open Space Area.

- The existing driveway shall be maintained as an access way to and from the existing garage. **NO VEHICLES OF ANY TYPE SHALL BE PARKED WITHIN THE FLARED AVENUE OPEN SPACE AREA.**

- Zoning Schedule B – Zoning District Bulk Regulations: HD-O

Maximum Percent Building Cover: 85%

ZONING NOTES:

- The applicant indicates the proposed building coverage to be 39.5%.

Maximum Percent Total Lot Cover: 90%

ZONING NOTES:

- The applicant indicates the proposed lot coverage to be 85.7%.

- Height Exemptions And Permitted Projections:

Land Development Ordinance section 418-B-3 states:

B Permitted projections. The following shall not be considered to be obstructions and shall be permitted when located in a required yard and/or setback area:

3 Cornices, eave, cantilevered roofs, gutter, bay windows, and chimneys, provided they do not project more than twenty-four (24) inches from an exterior building wall into any required yard setback, and provided they remain two (2) feet from all yard lines;

[NOTE: Amended per Ordinance No. 07-54]

ZONING NOTES:

- The applicant is proposing to demolish the existing front eaves and construct new eaves. The proposed eaves shall project up to 1'. The proposed eaves shall be setback 3' from the front yard leasehold line, and 2' from both side leasehold lines.

PLOT PLANS AND AS-BUILT SURVEY:

Land Development Ordinance section 1010 states:

A Two signed and sealed copies of individual plot plans in accordance with NJAC 3:40-

7.3 shall be submitted to the Township Engineer to accompany any permit application for any new construction and for any building addition or land disturbance greater than 150sf or 50sf in Ocean Grove section. The individual plot plan shall be utilized to review the project for adequate drainage and grading and compliance to all applicable Township standards.

B The Township Engineer will review the submitted documents and either disapprove or approve the submitted plot plan. The applicant will be notified if any revisions are required.

C The Construction Official shall not issue any construction permit until the Township Engineer approves the proposed individual plot plan.

D Each individual plot plan shall be drawn to scale of not less than one inch equaling 50 feet, signed and sealed in accordance with N.J.A.C. 13:40-7.3 by a professional licensed to practice in the State of New Jersey, and shall be no smaller than 8 ½ inches by 14 inches.

E Individual plot plans shall include the following information:

- (1) Bearing and distances.
- (2) North arrow, written and graphic scale.
- (3) Existing/proposed easement and dedications.
- (4) Existing/proposed building, pool, decks, patios, porches, sheds and accessory structures dimensions.
- (5) Existing/proposed sidewalks, driveways and retaining walls.
- (6) Building envelope graphically depicting and dimensioning zoning setback requirements and/or setbacks approved by the Board if (applicable).
- (7) Street name, right-of-way width, pavement width and composition of the street(s) fronting the lot.

- (8) The title block on the plot plan must include the property address, the block and lot number of the property in question and the name of the applicant.
- (9) Limits of clearing and soil disturbance. Show number of trees over four (4) inches diameter to be removed.
- (10) Existing trees to be protected and remain. Include tree replacement plan, if applicable as per 525 of the Land Development Ordinance (LDO).
- (11) Location of wetlands, floodplains, stream encroachment lines and/or any other environmental constraints to the property. If there are no wetlands, then a note should be added to the plan stating that no wetlands exists on the subject property.
- (12) Sufficient street elevations including center line, gutter and top of curb (if applicable); existing and proposed lot elevations to include, at a minimum, property corners, midpoints of property lines, building corners and center of lot; the finished floor, basement and garage floor elevations of the proposed adjacent dwellings, corner elevations and topography within 10 feet of property lines or as far as necessary to determine adequate drainage characteristics. All elevations shall be according to the NGVD (National Geodetic Vertical Datum) and the source of datum so noted. Any specific circumstances for which elevation requirements cannot be met will be subject to review by the Township Engineer and Construction Official on a case-by-case basis. Under no circumstances shall individual lots be graded in such a manner as to redirect stormwater runoff onto an adjacent and/or downstream property or disturb or change the existing drainage patterns of an adjacent lot. Drainage flow arrows shall be provided to clearly depict the directions of stormwater runoff. No grading or the creation of sump conditions shall be permitted on adjacent lot(s) unless permission has been specifically granted, in writing, by the owner of said adjacent lot(s).
- (13) Location of any storm drainage pipes within 25 feet of the property including pipe size, grade and invert.
- (14) Lot grading shall be designed to provide positive runoff with grades at a minimum slope of 1.5%.
- (15) Swales designed to convey surface runoff shall be designed with suitable subgrade material containing well draining sand or gravel, stone, sand mix topsoil or other material acceptable to the Township Engineer. A construction detail shall be included on the plan.
- (16) Utility connections, including, but not limited to, water, sanitary sewer, gas, electric, telephone and cable.
- (17) Elevations, cross sections, details, and dimensions of driveways and retaining walls.
- (18) The plan shall show new or existing utilities to be utilized in accordance with applicable standards.
- (19) Location and direction of all existing and proposed downspouts.
- (20) If sidewalk and/or curbing is proposed details to be provided and sufficient proposed grades to ensure positive drainage.
- (21) A separate road opening permit is required for any disturbance in the Township Right of Way
- (22) Prior Board approval or waiver granted for construction in easements.
- (23) Other items that may be required by the Township Engineer for proper construction of the site

F Plot plans of Planning Board approved projects still required individual grading plans and shall match the intent of approved subdivision/site plans.

G If a basement is proposed, a subsurface soil investigation certified by a licensed engineer shall be submitted with the plot plan.

H The applicant shall submit a foundation survey to the Zoning Officer prior to an inspection of the foundation for approval and backfilling. This survey shall include the location of the foundation and the actual floor elevations. If the as-built survey establishes locations or elevations different from those submitted in the plot plan, changes in the proposed grading shall be noted. A revised grading plan shall be submitted to the Engineering and Planning Department and a revised building plan to the Construction Official.

I The applicant shall submit one (1) copy of a final as-built survey for new construction, building addition or land disturbance over 150sf or 50 sf for Ocean Grove. Building additions signed and sealed by a professional engineer or land surveyor licensed in the state of New Jersey prior to requesting a final certificate of occupancy (CO) inspection from the Municipal Engineer.

J The as-built plan shall address constructed conditions and/or location of:

- (1) Final grading elevations;
- (2) Roads including curbing and sidewalks;
- (3) Utilities, new or existing;
- (4) Building location (s);
- (5) Driveways and parking lots;
- (6) Location and direction of downspouts;
- (7) Stormwater management facilities, including as-built topographic contours and volume calculations;
- (8) Walls and fences, and
- (9) Lighting
- (10) Planting(s)
- (11) Signage
- (12) Refuse Area
- (13) Other structures or conditions deemed pertinent by the Municipal Engineer.

K Exemption from the requirements of this section for new construction, building addition or land disturbance under 150sf or 50sf for Ocean Grove requires the approval of the Township Engineer, said exemption to be contingent upon:

- (1) Proof that the subject addition is not in a flood hazard zone
- (2) A survey locating the existing dwelling and showing the proposed improvements
- (3) A site inspection by a Township engineering inspector to verify that the proposed addition will not create drainage problems.
- (4) A notarized letter from the property owner stating there will be no adverse drainage impacts.
- (5) Submission of a \$75.00 review fee;

In the event that the review of the application does not prove acceptable for an exemption, a full grading plan/plot plan shall be submitted along with required application and fees for review.

ZONING NOTES:

- Department of Engineering review and approval is required.

- Application Procedure In Historic Zone Districts And For Designated Historic Sites:

Land Development Ordinance section 900-A states:

1. This Section establishes the circumstances, conditions and procedures to obtain a Certificate of Appropriateness from the Historic Preservation Commission as it pertains to exterior architectural features, applications for a permit from the Zoning Officer and/or Construction Official or for applications for development for properties in any Historic District Zone District or for designated historic sites situated elsewhere in the Township. No zoning permit where such is required shall be issued unless a Certificate of Appropriateness has been issued previously by the Historic Preservation Commission and when additionally required an approval has been granted by the appropriate Neptune Township Planning Board or Zoning Board.

ZONING NOTES:

- HPC approval is required.

The applicant is approved zoning for the construction indicated in the above ZONING NOTES only. The above indicated zoning approved construction, shall be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC, Department of Engineering and Construction Department approvals are required.

* Returned to the applicant

- One (1) copy of the Zoning Determination.

- Two (2) copies of the Site Plan with Construction Plans by Shore Point Architecture dated 09-09-2020.

Status

Approved ☒

Denied ☐

Referrals

Construction ☒

HPC ☒

Engineering ☒

Planning Board ☐

Zoning Board ☐

Mercantile ☐

Code Enforcement ☐