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Neptune
Township - NJ

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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

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

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>

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

New Search	Assessment Postcard	Property Card
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Block: 246 Prop Loc: 19 BROADWAY
 Lot: 10 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 4A

Owner: KLEINBART, FREDERIC A & CYNTHIA W
 Street: 19 BROADWAY
 City State: OCEAN GROVE, NJ 07756

Square Ft: 4025
 Year Built: 1872
 Style:

Prior Block: 16 Acct Num: 00003210
 Prior Lot: 754 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 10/30/18 Tax Codes: F02
 Zone: HD-O Map Page:

Additional Information
 Addl Lots:
 Land Desc: .09 AC
 Bldg Desc: SEA SPRAY INN
 Class4Cd: 283
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 22803.50 / 24169.32

Sale Date: 06/15/17 Book: 9233 Page: 2911

Sale Information
 Price: 1100000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	06/15/17	9233	2911	1100000	89.23		KLEINBART, FREDERIC A & CYNTHIA W

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	KLEINBART, FREDERIC A & CYNTHIA W	544700	0	1159200	4A
	19 BROADWAY	614500			
	OCEAN GROVE, NJ 07756	1159200			
<u>2020</u>	KLEINBART, FREDERIC A & CYNTHIA W	544700	0	1159200	4A
	19 BROADWAY	614500			
	OCEAN GROVE, NJ 07756	1159200			
<u>2019</u>	KLEINBART, FREDERIC A & CYNTHIA W	464700	0	1079200	4A
	19 BROADWAY	614500			
	OCEAN GROVE, NJ 07756	1079200			
<u>2018</u>	KLEINBART, FREDERIC A & CYNTHIA W	464700	0	987600	4A
	19 BROADWAY	522900			
	OCEAN GROVE, NJ 07756	987600			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Application #: HPC 2011-003

Application Date: _____

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 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 checked="" 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 checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input 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 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: 19 Broadway Ocean Grove
 BLOCK: 246 LOT: 10 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Fredric and Cynthia Kleinbart
 ADDRESS: 19 Broadway Ocean Grove 07756
 PHONE: 908.501.5001 EMAIL: cwkleinbart@gmail.com

APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): _____ COMPANY: _____
 ADDRESS: _____
 PHONE: _____ EMAIL: _____

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: 1886 ARCHITECTURAL STYLE: _____

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO
If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☐ YES ☐ NO ☒ N/A

ZONING PERMIT ID# (from Zoning Permit): _____ DATE APPROVED: _____

Please Note: If zoning approval is required for the work described on your application, your application will remain incomplete until zoning approval is received. Incomplete applications will not be accepted.

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

① Fix/Repair railings, post, balusters. They are unstable (wobbly) and loose.

② Paint all house trim (not siding) - including railing, stairs, windows, soffits. Color choices attached. All are on pre-approved list except B Moore CW605 Palace Blue and B Moore 1280 Burgundy Rose. (See attachment with all color samples). Colors are same/similar to existing colors (see photo)

③ Re-install previously used exterior door/screen on first floor (see photo attached). Will use existing door frame. Prior owner had removed door and replaced with a window. We only want to return to original house design.

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.

Cynthia Klempner
OWNER NAME - Please PRINT

[Signature]
OWNER SIGNATURE

1/5/21
DATE

Same
APPLICANT NAME - Please PRINT

[Signature]
APPLICANT SIGNATURE

DATE

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
19 Broadway

City Ocean Grove, Township of Neptune

State NJ

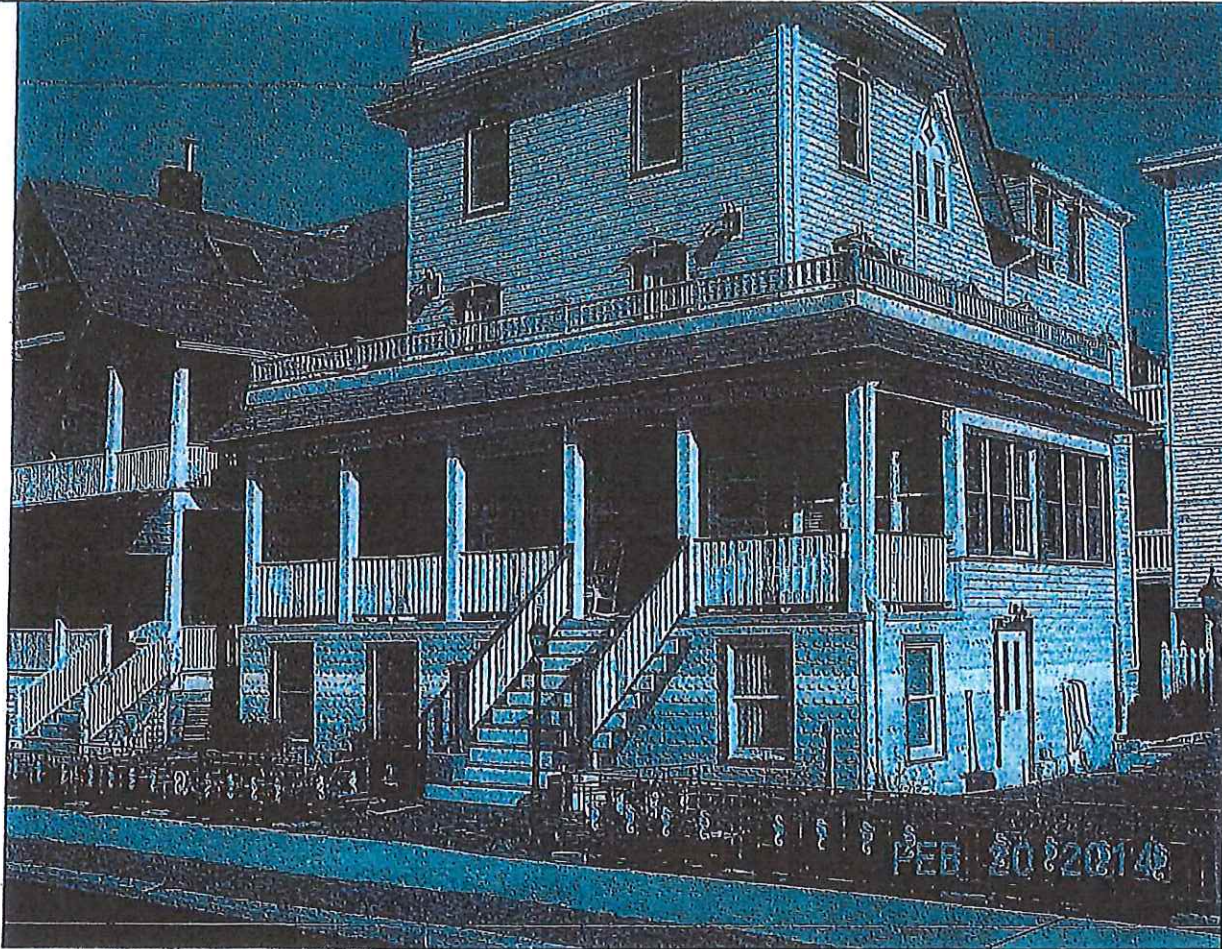
ZIP Code 07756

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



View: Front / Right Side

New London Burgundy
HC-61

Hale Navy
HC-154

Palace Blue
CW-605

Revere Pewter
HC-172

Burgundy Rose
1280

Ashley Gray
HC-87

House Trim Colors
19 Broadway





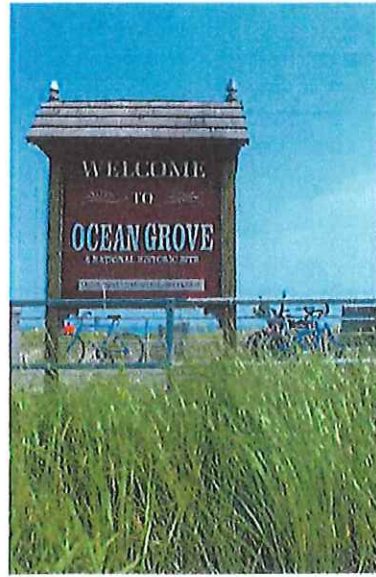
ExtFrontStairs_0640.jpg



ExtSide_0699.jpg

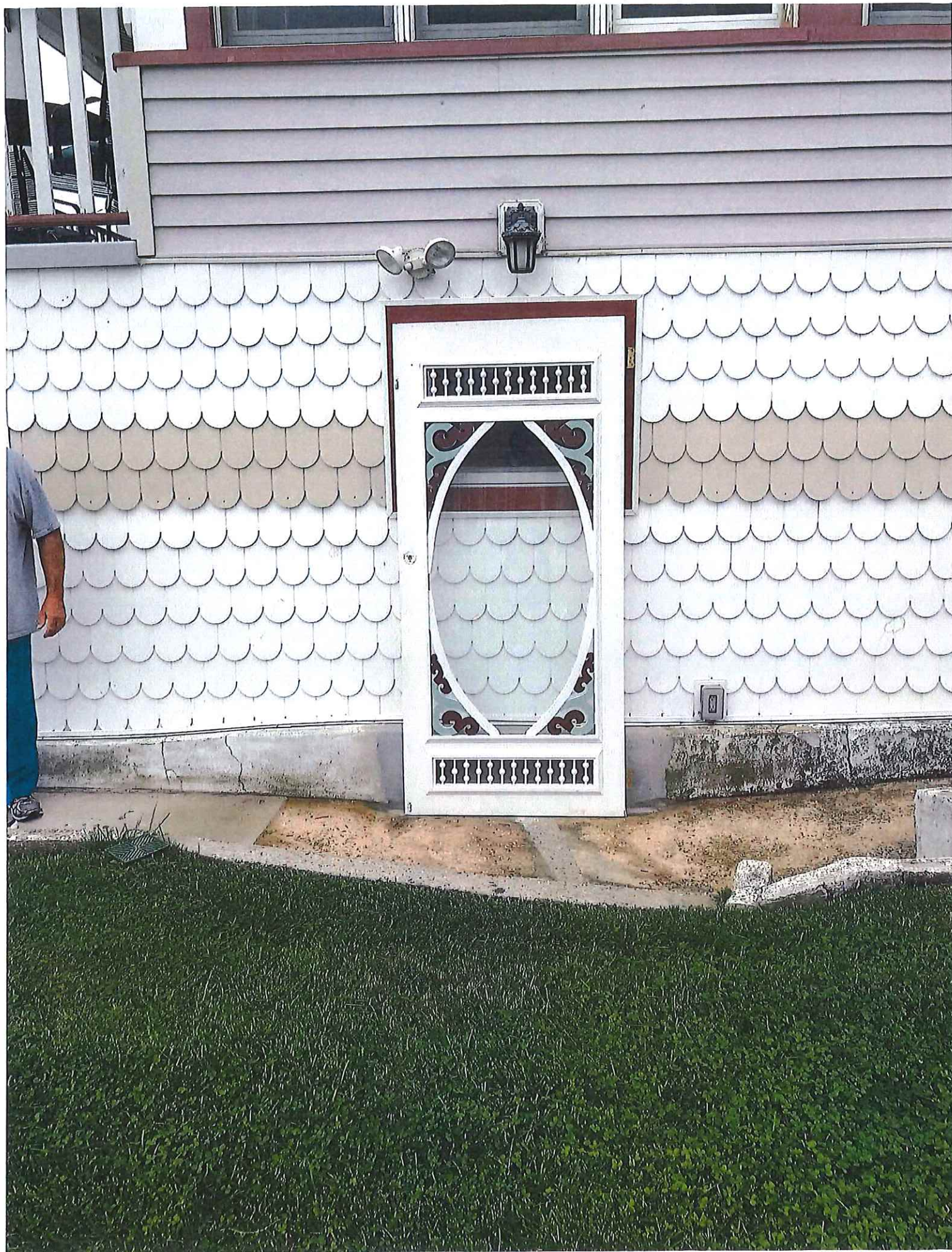


ExtSide_0701.jpg



Welcome_0704.jpg









EXISTING

CLARUS