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Block: 111 Prop Loc: 59 KINGSLEY PL Owner: CLEARY, MICHAEL & BAHJA Square Ft: 1388
 Lot: 11 District: 1335 NEPTUNE TOWNSHIP Street: 59 KINGSLEY PL Year Built: 1904
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 60 Acct Num: 00010440 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 288 Mtg Acct: Land Desc: 30X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF 7/4/1.5 Initial: 000000 Further: 000000
 Updated: 08/10/20 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 9519.96 / 9434.55

Sale Information

Sale Date: 09/08/13 Book: 9039 Page: 197 Price: 300000 NU#: 0

Sr'l'a Date Book Page Price NU# Ratio Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	CLEARY, MICHAEL & BAHJA	367400	0	451800	2
	59 KINGSLEY PL	84400			
	OCEAN GROVE, NJ 07756	451800			
<u>2019</u>	CLEARY, MICHAEL & BAHJA	367400	0	446500	2
	59 KINGSLEY PL	79100			
	OCEAN GROVE, NJ 07756	446500			
<u>2018</u>	CLEARY, MICHAEL & BAHJA	367400	0	445900	2
	59 KINGSLEY PL	78500			
	OCEAN GROVE, NJ 07756	445900			
<u>2017</u>	CLEARY, MICHAEL & BAHJA	292300	0	365000	2
	59 KINGSLEY PL	72700			
	OCEAN GROVE, NJ 07756	365000			

*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 15, 2020

Name: Michael and Bahija Cleary
Address: 92 Embury Ave
City, State Zip: Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-176
BLOCK 111 LOT 11 ALSO KNOWN AS 59 Kingsley Place**

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=bVVUL0s3UGVLVct5aTJKSy83Nm9RQT09>

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

Find your local number: <https://us02web.zoom.us/j/81301826818>

Join by SIP

81301826818@zoomcrc.com

Meeting ID: 813 0182 6818

Passcode: 002628

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

Skylights installed by roofer without a permit.

Compliance Issues

As per Section IV, Subsection L of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 26: "Skylights are generally inappropriate and not typical of architectural styles and methods of the Victorian Era of architecture. Skylights will, however, be considered where the applicant can successfully demonstrate that such skylights are not visible from the immediate sidewalk vicinity. Consideration should be given to visual impact of such intrusions when viewed from neighboring locations. Skylights should be limited and discretely positioned."

Additional Request

Documents must be provided via .pdf, including 11 sets of each document including color photos.

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



Fee \$10.00

HISTORIC PRESERVATION
PHONE 732-988-5200
FAX 732-988-4259

Application #: **HPC 2020-170**

Application Date: **09/21/2020**

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input checked="" type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> 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: 59 Kingsly PL OG, NJ, 07756
BLOCK: 111 LOT: 11 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Michael Cleary & Bahia Cleary
ADDRESS: 92 Embury Ave, OG, NJ 07756
PHONE: [REDACTED] EMAIL: [REDACTED]

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: _____ 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.

A skylight was installed by our roofer without a permit, while doing the job we asked him if we need one, he said as long it is a certain size we don't. attached is the contractor companies name, the zoning department did send him a summons and he never appeared at the court, we keep calling him but he doesn't take our phone calls. we have no idea what the skylights are made of or only the size is 24x36 as of now we are trying to fix the problem and will do what ever it takes to resolve this problem.

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.

Michael Cleary

OWNER NAME - Please PRINT

Michael Cleary

OWNER SIGNATURE

07/23/2020

DATE

Bahija Cleary

APPLICANT NAME - Please PRINT

Bahija Cleary

APPLICANT SIGNATURE

07/23/2020

DATE

WIL-OG Construction LLC ROOFING & SIDING ESPECIALIST	Free Estimates Full Insured And Guaranteed Jobs
	1427 Essex AVE, Linden NJ 07036 <u>973-801-9396</u>

Submitted to: Michael Cleary	Phone: (917)-660-6592
Street: 59 Kingsley Pl	Job Name: Roof
City, state and Zip code: Ocean Grove NJ 07756	Job Location: Ocean Grove

Description of Labor or Material

1. Remove all existing roof including the porches
2. Install new plywood, 5x8, on the whole roof
3. Install 3 ft. waterproof ice water shield, the rest of the wood we cover with paper
4. Install new shingles Owens Corning, Duration Series (color: Harbor Blue)
5. Install two skylights on the right side of the house
6. The cleanup and dumpster will be provided by Wil-OG Construction LLC.

Wil-OG Construction LLC guarantees 5 years of the job.

The price of the job is for (\$10,000). Half of the money (\$5,000) will be given when signing the contract. As for rest of the money, it will be given at the end of the job. Wil-OG Construction will start the job no later than one week after the contract is signed.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Authorized Signature

[Handwritten Signature]
Wilson

59 Kingsley Place

Installation of New Sky Lights



APPROVED
ZONING
AUG 10 2020

The House Demension is 1388 SqF

Slights
→

3 Feet
↕

3 Feet
↕

2 Feet Sq
↔

2 = 50F
↔

29 Feet Long Roof

back
of the
house

29 Feet Long Wall to wall

59 Kingsly PL
OG NG
07756

Front
Door

