

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
Dawn Crozier, Administrative Officer
Kristie Dickert, 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 x. 204 Fax (732)988-4259
kdickert@neptunetownship.org

Sent Regular Mail

Electronic mail: [REDACTED]

May 22, 2020

Joseph & Michael Colello
63 Cookman Avenue, Apartment No. 4
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-053
BLOCK 249 LOT 8 ALSO KNOWN AS 63 COOKMAN 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, June 09, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0eJlJyZz09>

Meeting ID: 839 7644 4365

Password: 951530

One tap mobile

+16465588656,,83976444365#,,1#,951530# US (New York)

+13126266799,,83976444365#,,1#,951530# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 839 7644 4365

Password: 951530

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

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

"Wrap Columns with brown aluminum"

Classification

According to the Assessor's records, the subject structure was constructed in 1910. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles. **Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

Compliant Items

The Application Review Team do not determine if any of the proposed work demonstrates compliance with the current Design Guidelines.

Compliance Issues

Column Material and Style. Wrap Columns with brown aluminum. As per Section IV, Subsection H of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Item 1., p. 22: (Applicant should) "Retain, restore or replicate historic architectural elements and ornamentation including corbelled parapets, decorative cornices, fascia brackets, porch and balcony railings featuring ornamental flat slat spindles or balusters, columns, covered porches, high pitched gables with gable ornament, roof ridge cresting, roof finials, turrets, towers, lattice porch panels, clay chimney pots, and ornamental newel post caps."

Additional Request/Comments

1. The subject application was listed for public hearing at the May 12, 2020 regular meeting. No one appeared at this meeting nor has anyone representing the Applicant communicated with the Commission, Commission's Secretary, or the Commission's Administrative Officer.
2. **Due to the nature of the application the Application Review Team highly recommends that the Property Owner and/or Applicant or Owner-appointed representative attend the reschedule meeting on June 09, 2020. Written authorization must be presented giving the appointed representative the ability to make decisions on behalf of the owner;**
3. **Should no one appear, the application may be considered abandoned and dismissed without prejudice.**
4. No new evidence or exhibits can be submitted during the meeting, all evidence must be received no later than Thursday, May 28, 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 278 or via email kdickert@neptunetownship.org.

Cordially,

Dawn Crozier
HPC Administratively Officer

Deborah Osepechuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Dawn Crozier, Administrative Officer
Kristie Dickert, 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 x. 204 Fax (732) 988-4259
kdickert@neptunetownship.org

Sent Regular Mail

Electronic mail: [REDACTED]

April 29, 2020

Joseph & Michael Colello
63 Cookman Avenue
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-053
BLOCK 249 LOT 8 ALSO KNOWN AS 63 COOKMAN 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, May 12, 2020 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 May 12, 2020
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVLZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One tap mobile

+16465588656,,91806310940#,,1#,572949# US (New York)

+13017158592,,91806310940#,,1#,572949# 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)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 918 0631 0940

Password: 572949

Find your local number: <https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVLZWQzUHRwUT09>

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

Wrap Columns with brown aluminum

Classification

According to the Assessor's records, the subject structure was constructed in 1910. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles. **Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

Compliant Items

The Application Review Team do not determine if any of the proposed work demonstrates compliance with the current Design Guidelines.

Compliance Issues

Column Material and Style. Wrap Columns with brown aluminum. As per Section IV, Subsection H of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Item 1., p. 22: (Applicant should) "Retain, restore or replicate historic architectural elements and ornamentation including corbelled parapets, decorative cornices, fascia brackets, porch and balcony railings featuring ornamental flat slat spindles or balusters, columns, covered porches, high pitched gables with gable ornament, roof ridge cresting, roof finials, turrets, towers, lattice porch panels, clay chimney pots, and ornamental newel post caps."

Additional Request/Comments

1. No new evidence or exhibits can be submitted during the meeting;
2. Additional information about the meeting can be found online at:
http://neptunetownship.org/sites/default/files/HPC%20Agenda-%20May%202020_0.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 278 or via email kdickert@neptunetownship.org.

Cordially,



Dawn Crozier
HPC Administratively Officer

RV 3/2/20

Fee \$10.00

HISTORIC PRESERVATION

PHONE 732-988-5200

FAX 732-988-4259

Application #: **HPC 2020-053**

Application Date: **3/2/20 RV**

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 checked="" type="checkbox"/> COLUMNS <input type="checkbox"/> DECK <input 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 type="checkbox"/> OUTDOOR SHOWER <input type="checkbox"/> PAINT <input type="checkbox"/> PATIO <input type="checkbox"/> PIERS <input type="checkbox"/> PORCH <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS <input type="checkbox"/> RETAINING WALL <input 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: 63 Cookman Ave
 BLOCK: 249 LOT: 8 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Joseph & Michael Colello
 ADDRESS: 63 Cookman Ave
 PHONE: _____ EMAIL: _____

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: around 1960 ARCHITECTURAL STYLE: Victorian

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.

wrap columns
Brown ALUMINUM

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 Colello

OWNER NAME – Please PRINT

Joseph Colello

OWNER SIGNATURE

DATE



APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE







| | | |
|------------|---------------------|---------------|
| New Search | Assessment Postcard | Property Card |
|------------|---------------------|---------------|

Block: 249 Prop Loc: 63 COOKMAN AVE
 Lot: 8 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 4C

Owner: COLELLO, JOSEPH JR & MICHAEL
 Street: 63 COOKMAN AVE APT 4
 City State: OCEAN GROVE, NJ 07756

Square Ft: 5733
 Year Built: 1910
 Style:

Additional Information

Prior Block: 50 Acct Num: 00008666
 Prior Lot: 1162 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 11/03/17 Tax Codes: F02
 Zone: HDR1 Map Page:

Addl Lots:
 Land Desc: 63X66
 Bldg Desc: 4S-AL-C-5U
 Class4Cd: 29
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 14409.11 / 14260.64

Sale Information

Sale Date: 03/09/00 Book: 8027 Page: 5402

Price: 1 NU#: 4

| Srla | Date | Book | Page | Price | NU# | Ratio | Grantee |
|------|------|------|------|-------|-----|-------|---------|
|------|------|------|------|-------|-----|-------|---------|

TAX-LIST-HISTORY

| Year | Owner Information | Land/Imp/Tot | Exemption | Assessed | Property Class |
|-------------|---|----------------------------|-----------|----------|----------------|
| <u>2020</u> | COLELLO, JOSEPH JR & MICHAEL 63 COOKMAN AVE APT 4 OCEAN GROVE, NJ 07756 | 342200 332700 674900 | 0 | 674900 | 4C |
| <u>2019</u> | COLELLO, JOSEPH JR & MICHAEL 63 COOKMAN AVE APT 4 OCEAN GROVE, NJ 07756 | 342200 332700 674900 | 0 | 674900 | 4C |
| <u>2018</u> | COLELLO, JOSEPH JR & MICHAEL 63 COOKMAN AVE APT 4 OCEAN GROVE, NJ 07756 | 342200 332700 674900 | 0 | 674900 | 4C |
| <u>2017</u> | COLELLO, JOSEPH JR & MICHAEL 63 COOKMAN AVE APT 4 OCEAN GROVE, NJ 07756 | 325900 332700 658600 | 0 | 658600 | 4C |

*Click on Underlined Year for Tax List Page

*Click Here for More History