

New Search

Assessment Postcard

Property Card

Block: 268

Prop Loc: 90 CLARK AVE

Lot: 1

District: 1335 NEPTUNE TOWNSHIP

Qual:

Class: 2

Owner: HEIL, LEWIS CRAIG & ROBIN LISA

Street: 15 FALLSWOOD LANE

City State: MANALAPAN, NJ 07726

Square Ft: 1580

Year Built: 1899

Style: 5

Prior Block: 74

Acct Num: 00012084

Prior Lot: 1704

Mtg Acct:

Prior Qual:

Bank Code: 0

Updated: 05/14/20

Tax Codes: F02

Zone: HDR1

Map Page:

Additional Information

Addl Lots:

Land Desc: 31X60

Bldg Desc: 2S-F-L-AG1-1U

Class4Cd: 0

Acreage: 0

EPL Code: 0 0 0

Statute:

Initial: 000000 Further: 000000

Desc:

Taxes: 8700.13 / 8635.83

Sale Date: 09/18/17

Book: 9253

Page: 601

Sale Information

Price: 395000

NU#: 0

Sr1a

Date

Book

Page

Price

NU#

Ratio

Grantee

[More Info](#)

09/18/17

9253

601

395000

99.29

HEIL, LEWIS CRAIG & ROBIN LISA

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2020	HEIL, LEWIS CRAIG & ROBIN LISA	274100	0	381500	2
	15 FALLSWOOD LANE	107400			
	MANALAPAN, NJ 07726	381500			
2019	HEIL, LEWIS CRAIG & ROBIN LISA	258300	0	408700	2
	15 FALLSWOOD LANE	150400			
	MANALAPAN, NJ 07726	408700			
2018	HEIL, LEWIS CRAIG & ROBIN LISA	258300	0	407500	2
	15 FALLSWOOD LANE	149200			
	MANALAPAN, NJ 07726	407500			
2017	MC GRATH, LYNN ANN % E SNYDER	254000	0	392200	2
	90 CLARK AVENUE	138200			
	OCEAN GROVE, NJ 07756	392200			

*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
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

June 4, 2020

Sent Via Email **and First Class Mail**

Craig & Robin Heil
15 Fallswood Lane
Manalapan, NJ 07726

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2020-073
BLOCK 268, LOT 1 ALSO KNOWN AS 90 CLARK 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, July 14, 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
Time: Jul 14, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87051472922?pwd=VjRyclZWaWhDVVdiWHM3KzRtSzQ0UT09>

Meeting ID: 870 5147 2922
Password: 027038
One tap mobile
+16465588656,,87051472922#,,1#,027038# US (New York)
+13017158592,,87051472922#,,1#,027038# 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: 870 5147 2922
Password: 027038
Find your local number: <https://us02web.zoom.us/j/khKdzLynB>

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:

"Proposed addition and renovation to existing single family dwelling. There are four main elements up for review.

1. The first element is the addition to the habitable living space along the right side of the home adjacent to Pennsylvania Avenue.
2. The second element is the covered porch alongside the left side of the home adjacent to the Lot 2 neighbor and Clark Avenue.
3. The third element is the replacement of the exiting windows to match the new proposed windows.
4. The fourth the replacement of the existing siding on the exterior to match the new proposed siding. Many of the design elements of the two proposed additions are identical to the previously approved design elements with respect to the style, size and color noted in the HPC Detail Chart on the drawings, Sheets a-2 top right corner."

Classification:

According to the Tax Assessor's Office the subject property was constructed in 1899. This structure is considered a **key structure** by date. Key Structures include those dwellings originally constructed between the 1880s and 1910. Those consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles. **Key and contributing structures are most carefully scrutinized during the HPC review process.**

Compliance Issues:

Residential Addition. The Application Review Team has requested that the Applicant present historic precedent for proposed roof line. The proposed addition is not consistent with the style of the structure. Please review the following section of the current Design Guidelines and be prepared to discuss:

- **Section IV, Subsection A Guidelines in Brief, Page 7, Item No. 1,** All proposed residential building repairs, maintenance and improvements to existing buildings or structures and all proposed renovation, alteration, addition and new construction within the Ocean Grove Historic District should be consistent in style(s) of the "Victorian Era" and "seaside Vernacular" of this nationally designated landmark community."

Porch. The proposed in regards to the proposed wrap around porch, please review the following sections of the current Design Guidelines:

- **Section IV, Subsection A Guidelines in Brief, Page 7, Item No. 1,** All proposed residential building repairs, maintenance and improvements to existing buildings or structures and all proposed renovation, alteration, addition and new construction within the Ocean Grove Historic District should be consistent in style(s) of the "Victorian Era" and "seaside Vernacular" of this nationally designated landmark community."
- **Section IV, Subsection A Guidelines in Brief, Page 7, Item No. 2,** All proposed residential building improvements should complement the architecture of neighboring structures and businesses, especially where other improvements have already been implemented to present, repair, restore, or reconstruct historic facades, architectural ornamentation or other exterior elements.
- **Section IV, Subsection A Guidelines in Brief, Page 8, Item No. 6,** "New construction should repeat and emulate the design styles and themes appropriate to Ocean Grove's architectural heritage. All architectural solutions should be attentive to the sometimes elaborate and other times simple treatments of covered porches, colonnades, high peaked gables, towers, turrets, dormers, archways, recessed or covered entries, decorative glass, repetitive window openings, sash configurations, operable shutters, corbelled cornices, transoms and other decorative architectural elements and details."

Window Replacement. In regards to the double west facing windows located on the first floor. Please review the following sections of the current Design Guidelines:

- **Section IV, Subsection E. Windows, Page 16,** "Windows express the identity of a building more than any single feature. Altering the window shape, pattern, and rhythm may result in the loss of the building's architectural identity and cause aesthetic disfigurement...Proposed placement with inappropriate window types or sash configurations will deem the application unacceptable by HPC."
- **Section IV, Subsection E. Windows, Page 18, Item No.'s 8,** "Design and position new windows to reflect historic patterns that complement adjacent dwellings;

- **Section IV, Subsection E. Windows, Page 18, Item No.'s 9,** No. 9. Fabricate all replacement or new windows in historic proportions. Windows should be manufactured in wood but could be clad in either metal or vinyl as an Owner's choice. However, wood windows are always preferred.

Window Elimination. The Applicant is proposing to eliminate one (1) window in the existing kitchen and the doorway in the existing kitchen (photo provided). Please review the following section of the current Design Guidelines:

- **Section IV, Subsection E. Windows, Page 17, Item No. 2,** "Retain existing window locations in existing structures."

Siding. As per the submitted plans, the Applicant is proposes to utilize Hardi Plank Smooth Siding matching the existing reveal in Deep Ocean Color. The Applicant submitted a photo to indicate the exposed face dimension of the existing siding. Please review the following sections of the current Design Guidelines:

- **Section IV, Subsection F. Exterior Sidings, Finishes, Facings, and Materials, Page 19. Please be prepared to provide justification for the replacement of the existing siding.**

Gable Ends. As per the submitted plans, the Applicant is proposing to install decorative gable ends. A gable pediment catalog cut has been submitted.

ADDITIONAL REQUEST:

PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF THE PLANS LAST SUBMITTED FOR REVIEW AS WELL AS ELEVEN (11) COLOR COPIES OF ANY PHOTOS AND/OR CATALOG CUTS THAT HAVE BEEN SUBMITTED IN CONNECTION WITH THIS APPLICATION AT LEAST 10 DAYS PRIOR TO YOUR SCHEDULED HEARING DATE.

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 278 or via email kdickert@neptunetownship.org.

Cordially,



Kristie Dickert
HPC Secretary

Application #: **HPC 2020-073**

Application Date: **3/18/2026**

Historic Preservation Commission
Certificate of Appropriateness Application

- ☐ AC UNIT
- ☐ ADDITION
- ☐ ARBOR
- ☐ AWNING
- ☐ BALCONY
- ☐ CHIMNEY
- ☒ COLUMNS
- ☒ DECK
- ☐ DOOR REPLACEMENT
- ☐ DRIVEWAY
- ☒ EXTERIOR ALTERATIONS
- ☐ FENCE
- ☐ FLAGS / BANNERS
- ☒ FOUNDATION

- ☐ GATE
- ☐ GENERATOR
- ☒ GUTTERS & LEADERS
- ☐ HOT TUB
- ☒ LATTICE
- ☐ LIGHT FIXTURE
- ☐ NEW CONSTRUCTION
- ☐ ORNAMENTATION
- ☐ OUTDOOR SHOWER
- ☐ PAINT
- ☐ PATIO
- ☐ PIERS
- ☒ PORCH
- ☐ PORCH FAN

- ☒ RAILINGS
- ☐ RETAINING WALL
- ☒ ROOF
- ☐ SATELLITE DISH
- ☐ SHED
- ☐ SHUTTERS
- ☒ SIDING
- ☐ SIGN
- ☐ SKYLIGHT
- ☐ SOLAR
- ☐ STAIRS
- ☐ VENT
- ☐ WALKWAY
- ☒ 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: **90 Clark Avenue**

BLOCK: **268**

LOT: **1**

QUALIFIER: _____

OWNER INFORMATION

NAME(S): **Heil, Lewis Craig and Robin Lisa**

ADDRESS: **15 Fallswood Lane, Manalapan, NJ**

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: _____ 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.

Proposed addition and renovation to existing single family dwelling. There are four
main elements up for review. The first element is the addition to the habitable living
space along the right side of the home adjacent to Pennsylvania Avenue. The second
element is the covered porch alongside the the left side of the home adjacent to the
Lot 2 neighbor and Clark Avenue. The third element is the replacement of the existing
windows to match the new proposed windows. The fourth element is the replacement
of the existing siding on the exterior to match the new proposed siding. Many of the
design elements of the two proposed additions are identical to the previously approved
design elements with respect to the style, size and color noted in the HPC Detail Chart
on the drawings, Sheets A-2 top right corner.

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.

Neptune Community HPC
OWNER NAME - Please PRINT

[Signature]
OWNER SIGNATURE

3/18/2020
DATE

[Signature] SAME as owner
APPLICANT NAME - Please PRINT

[Signature]
APPLICANT SIGNATURE

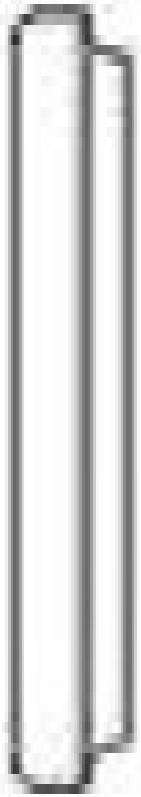
3/19/2020
DATE

Dawn Crozier

From: Brian Berzinskis [REDACTED]
Sent: Wednesday, May 13, 2020 4:39 PM
To: Kristie Dickert; lcraigheil@aol.com; jgannon715@gmail.com; Dawn Crozier
Subject: Heil at 90 Clark Avenue
Attachments: brian.vcf

Proposed addition and renovation to existing single family dwelling. There are four main elements up for review. The first element is the addition to the habitable living space along the right side of the home adjacent to Pennsylvania Avenue. The second element is the covered porch alongside the the left side of the home adjacent to the Lot 2 neighbor and Clark Avenue. The third element is the replacement of the existing windows to match the new proposed windows. The fourth element is the replacement of the existing siding on the exterior to match the new proposed siding. Many of the design elements of the two proposed additions are identical to the previously approved design elements with respect to the style, size and color noted in the HPC Detail Chart on the drawings, Sheets A-2 top right corner.

I am going to send over the cut sheets for the previously approved design elements. As well as some emails with the photographs that have been sent over to me. Let us know if you need anything else. Thanks.



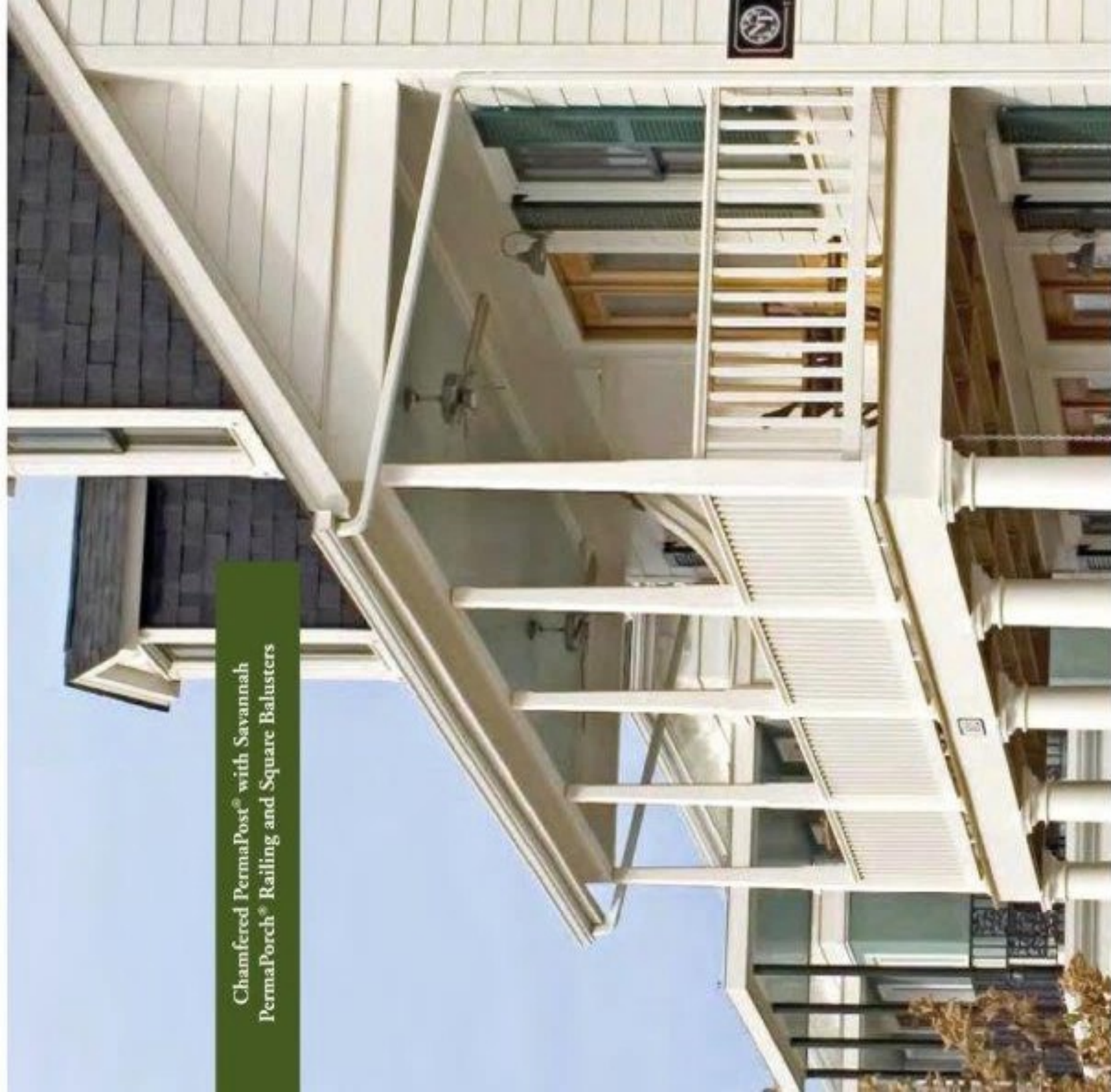
NCFLAT

The PermaPost® Collection

- Weather Proof
- Insect Proof
- Load Bearing
- Low Maintenance
- Pre-finished White
- Ready to Install
- 25 Year Limited Warranty*

*See Warranty

Chamfered PermaPost® with Savannah
PermaPorch® Railing and Square Balusters



Description

Dimensions are nominal and may vary slightly.

- 5" Colonial PermaPosts® and Perma Lamp Posts are net 4".
- 6" Colonial PermaPosts® are net 5".

Chamfered PermaPosts® and Perma Lamp Posts are net 3-1/2" (top) and 5-1/2" (bottom)

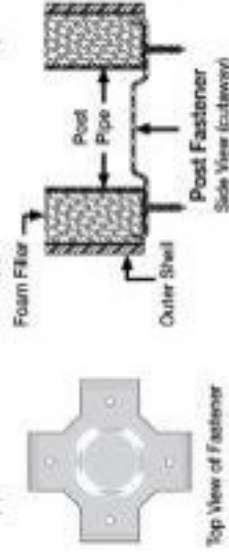
- Square posts are net 4-1/4".
- Perma Lamp Posts can accommodate most outdoor lamp fixtures.

New low maintenance pre-finished injection molded skirts.

FASTENING SYSTEMS

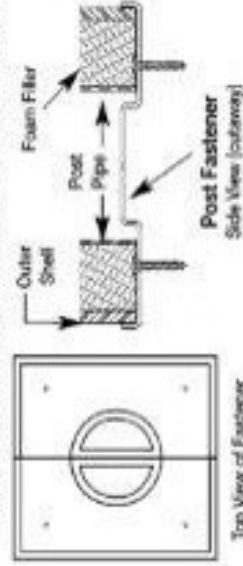
COLONIAL POST

Two (2) Post Fasteners are shipped with each colonial post.



SQUARE POST

Two (2) Post Fasteners are shipped inside each post.



WOOD PORCH POSTS

NUMBER 100 TURNED WOOD POST*

Our No. 100 turned wood posts are available in 4", 5", and 6" nominal sizes.

(Cross sections are 3-1/4", 4-1/4", and 5-1/4" net size.)

*Plinths should always be used with wood posts.

NEW INJECTION MOLDED SKIRTS

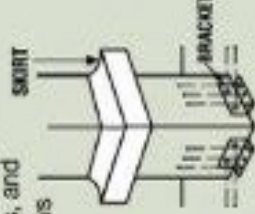
VINYL POST WRAP

- Designed to Dress up a Treated Square Wood Post
- Low Maintenance
- Insect and Weather Proof
- Installs in Minutes
- Perfect for Remodeling
- Limited Lifetime Warranty
- Pre-Finished White



Optional Synthetic Post Fastening Kits

Each kit comes complete with skirt, brackets, and TapCon screws for wood or concrete substrates. Available for all Synthetic Post styles.



ALUMINUM PLINTH FOR WOOD POST

Wood posts must be installed with aluminum plinths or quick mount bracket to comply with warranty.



SIZES: 4"x8.5", 4"x10", 6"x8.5", and 6"x10"

*Adjustable skirts sold separately



Gable Pediments

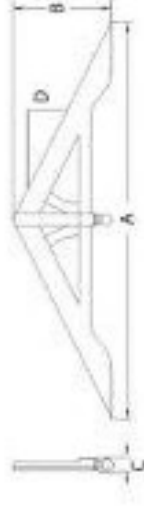
Victorian Style



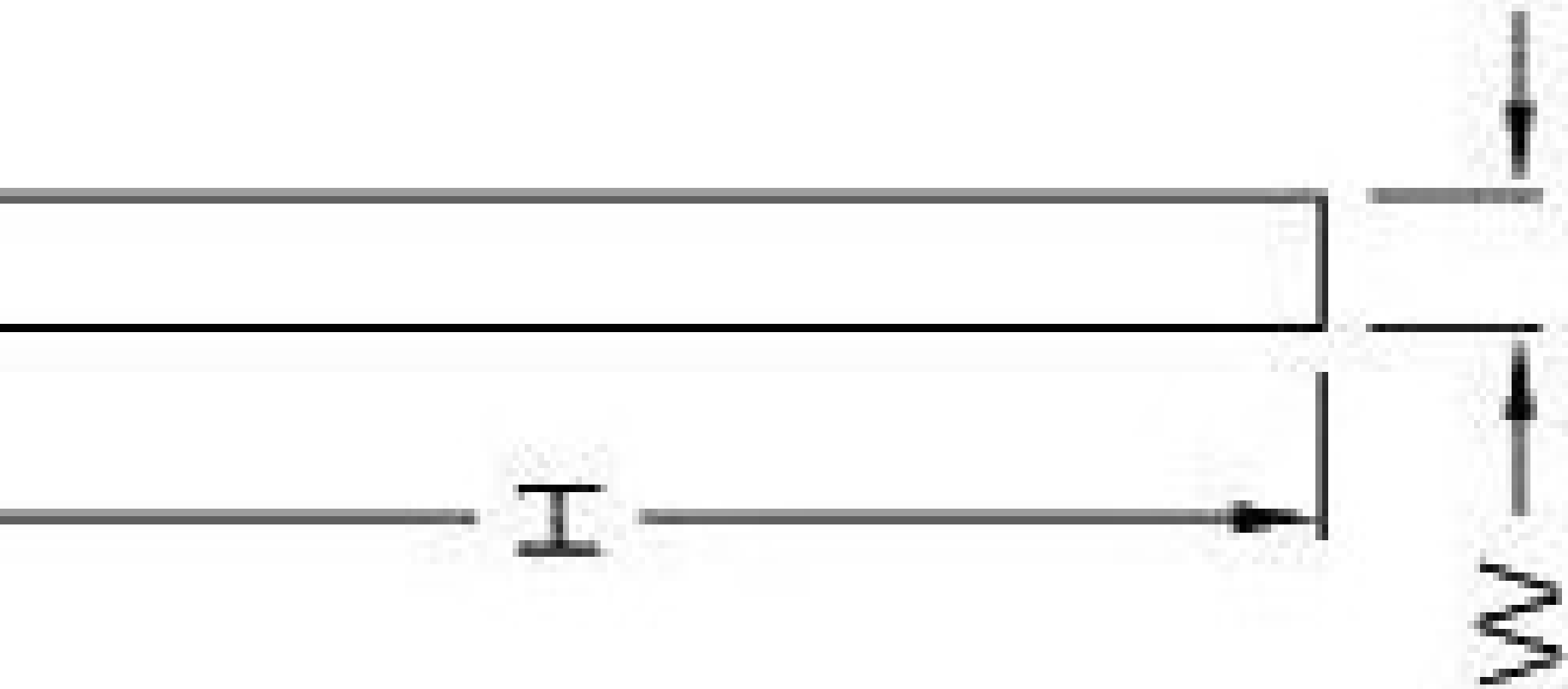
Part Number	Overall Width (A)	Overall Height (B)	Projection (C)	Plan (D)
GP60X36	60 ³ / ₈ "	36"	1"	14 / 12
GP64X32	62"	32 ¹ / ₄ "	1"	12 / 12
GP80X33	80 ¹ / ₄ "	33 ³ / ₄ "	1"	10 / 12
GP81X31	81 ¹ / ₄ "	31 ¹ / ₄ "	1"	9 / 12
GP88X29	86 ³ / ₈ "	29 ³ / ₈ "	1"	8 / 12
GP96X28	96"	28"	1"	7 / 12
GP107X22	107"	22"	1"	5 / 12
GP110X27	106 ⁷ / ₈ "	27 ³ / ₈ "	1"	6 / 12

Gable Pediments

Arched Style



Part Number	Overall Width (A)	Overall Height (B)	Projection (C)	Plan (D)
GPA70X35	70"	35"	3 ¹ / ₄ "	12 / 12
GPA81X34	80 ¹ / ₂ "	33 ¹ / ₂ "	3 ¹ / ₄ "	10 / 12
GPA86X32	85 ¹ / ₄ "	32 ¹ / ₄ "	3 ¹ / ₄ "	9 / 12
GPA87X29	86 ⁷ / ₈ "	29"	3 ¹ / ₄ "	8 / 12
GPA95X28	95 ¹ / ₄ "	27 ³ / ₄ "	3 ¹ / ₄ "	7 / 12
GPA104X26	103 ¹ / ₂ "	25 ⁷ / ₈ "	3 ¹ / ₄ "	6 / 12



--	--	--

1990	1991
1992	1993

1000

100

100

1000

1

100

Figure 1

(a)

(b)

(c)

(d)

(e)

(f)

(g)

(h)

(i)

(j)

(k)

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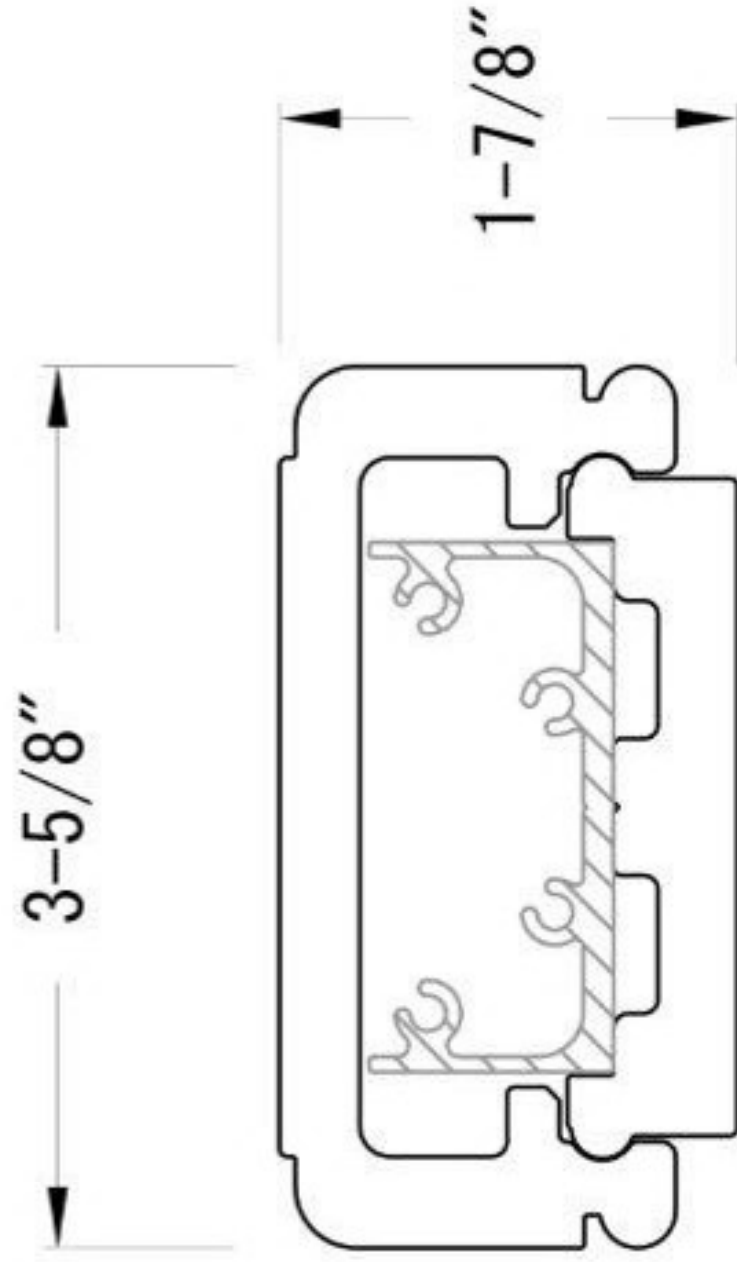
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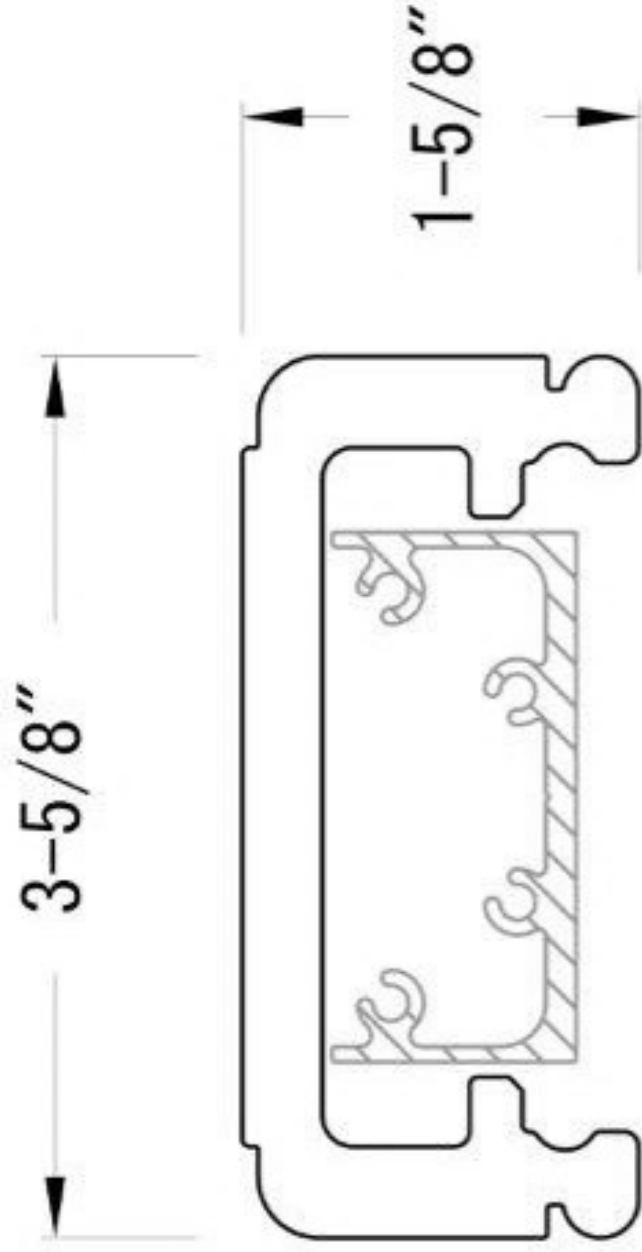
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812085401	Exosome-Germes Path for D-Germes
812085402	Exosome-Germes Path for D-Germes
812085403	Exosome-Germes Path for D-Germes



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Top Rail RS35350



Bottom Rail RS35350



Garrison Grey 1/2"



Bayhill 1/2"



Neb Hill 1/2"



White Rose 1/2"



Bordeaux 3/4"



St. Augustine 1/2"



Wharton 3/4"



Stratford 1/2"



Marcelles Commons 3/4"



Flagstaff 1/2"



Danish 3/4"



Danish 1 7/8"



Old Detroit 1/2"



Old England 3/4"



63-00 3/4"



Aberdeen 1/2"



Rustic Burgundy 1/2"



Typical Thin Brick Sizes:

Modular* x 2-1/4" x 7-5/8"

Engineer Modular* x 2-3/4" x 7-5/8"

Standard* x 2-1/4" x 8"

Oversize* x 2-3/8" x 8-1/2"

*Thickness is indicated with product switches.

For additional information on
special orders, general availability
and product comparison, please visit
www.glenquarry.com/thin-brick



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-E® 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



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.



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



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



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. Pending limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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WINDOWS • DOORS
Andersen[®] **AW**

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.

ZONING PERMIT

ID: 551948227

Date: 12/18/2019

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 checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input checked="" 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 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: 90 CLARK AVE Block: 268 Lot: 1 Zone: HDR1

2. Applicant Name: GANNON BUILDING & REMODELING Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 108 S. MAIN ST OCEAN GROVE NJ 07756

Email: [REDACTED]

3. Property Owner Name: HEIL, LEWIS CRAIG & ROBIN LISA Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 15 FALLSWOOD LANE MANALAPAN, NJ 07726

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Detached Single Family House

5. Proposed Zoning Use of the Property: Detached Single Family House

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.

"See attached print out Updates: Construction plans to clearly show existing & proposed. Engineering - Revised to show covered porch."

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: 66.30 %

Lot Coverage: 84.80 % (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:

12/18/2019 The property is located within the HDR-1 Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.
The applicant describes the proposed work in detail:
"See attached print out Updates: Construction plans to clearly show existing & proposed. Engineering - Revised to show covered porch."

ZONING NOTES: Applicant is proposing a RUUD RA13 Series upward ventilating air conditioner.

ZONING NOTES: Applicant is proposing interior work that includes removing a wall between the den and living room, remove a wall to combine great room and living room, remove a wall to enlarge bedroom 1 and remove a wall to enlarge bedroom 2.

ZONING NOTES: Applicant is proposing a two-story residential addition to be set back from the side property line 4.2"

The applicant is approved zoning for the above indicate construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC and Construction Department approvals are required.

Status

Approved ☒

Denied ☐

Referrals

Construction ☒

HPC ☒

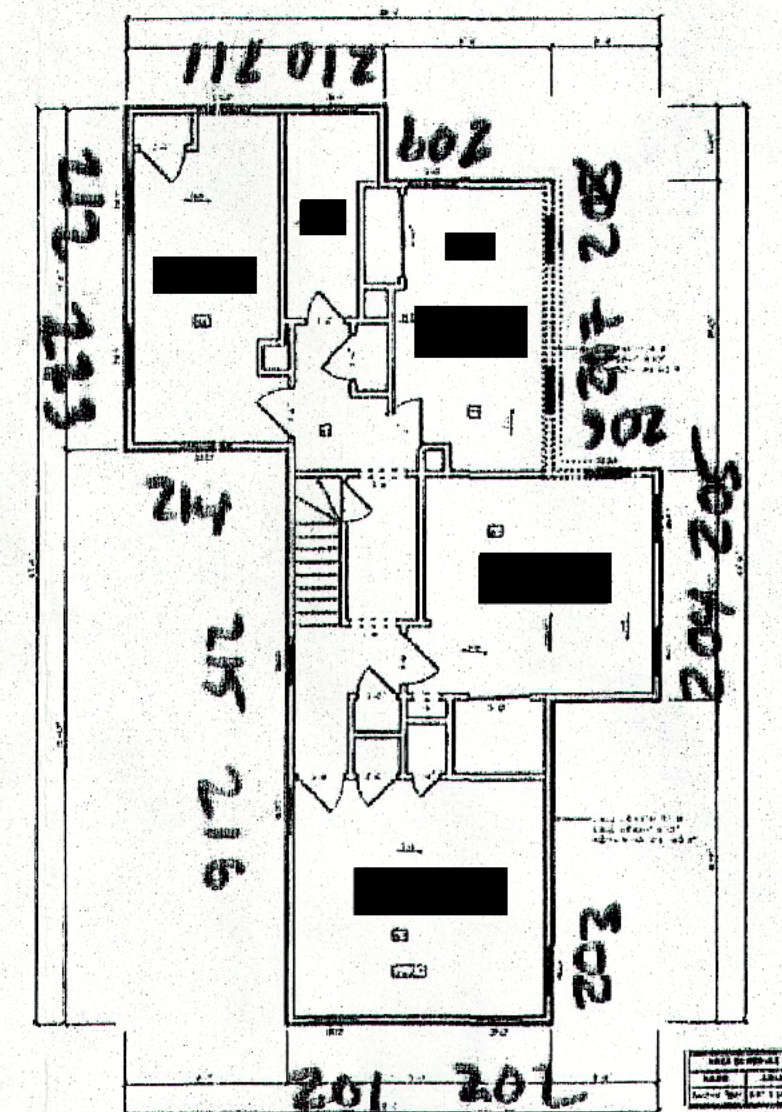
Engineering ☐

Planning Board ☐

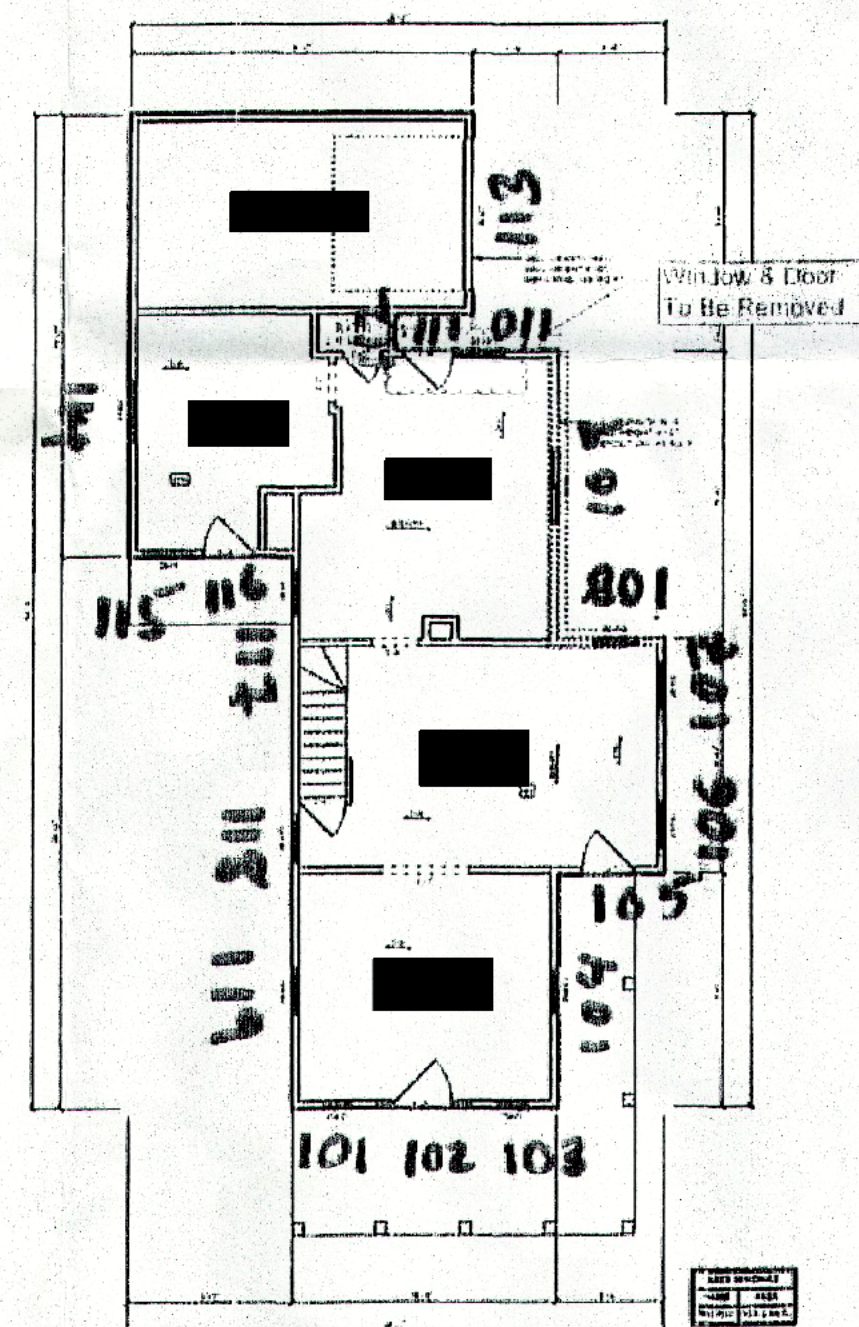
Zoning Board ☐

Mercantile ☐

Code Enforcement ☐



EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"

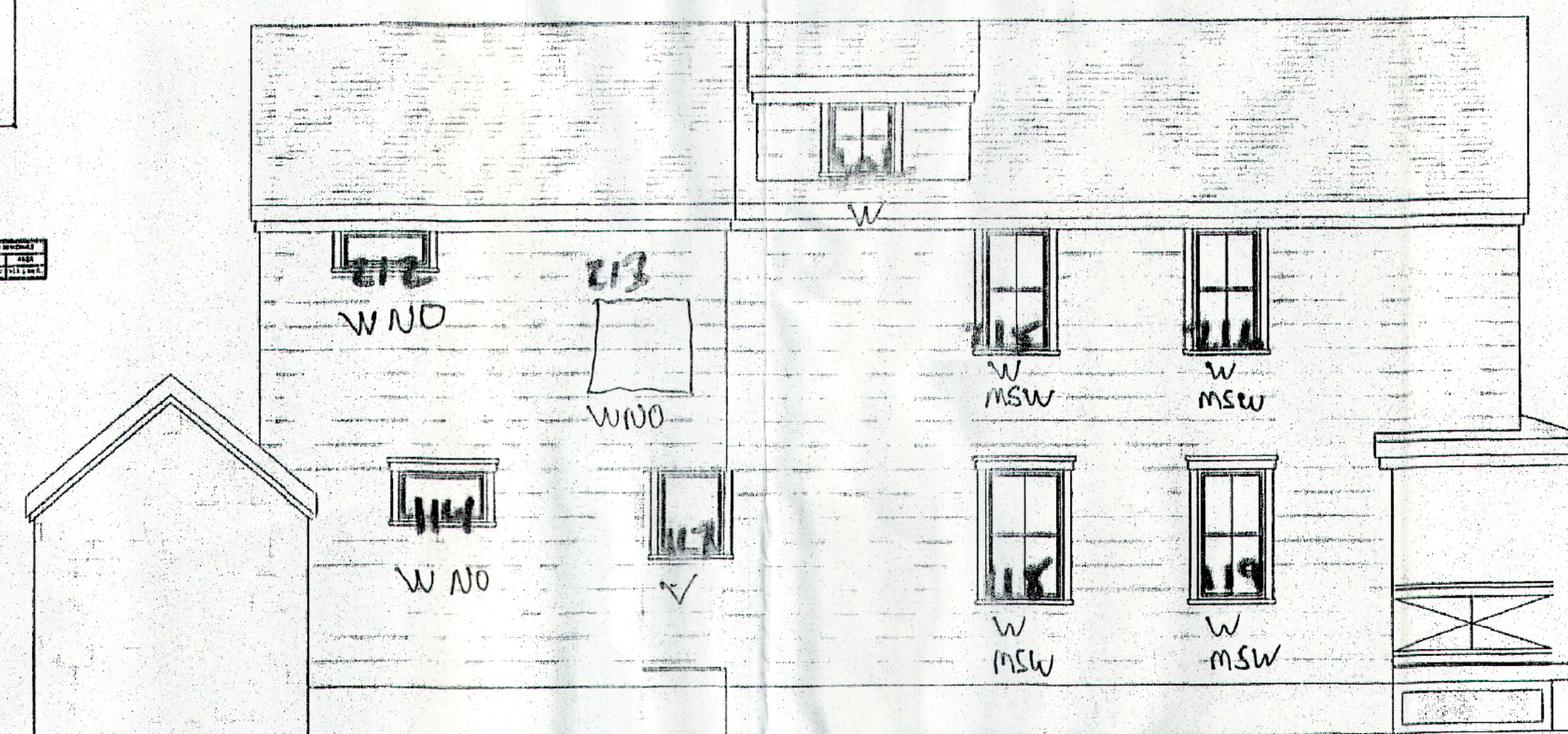


EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0"

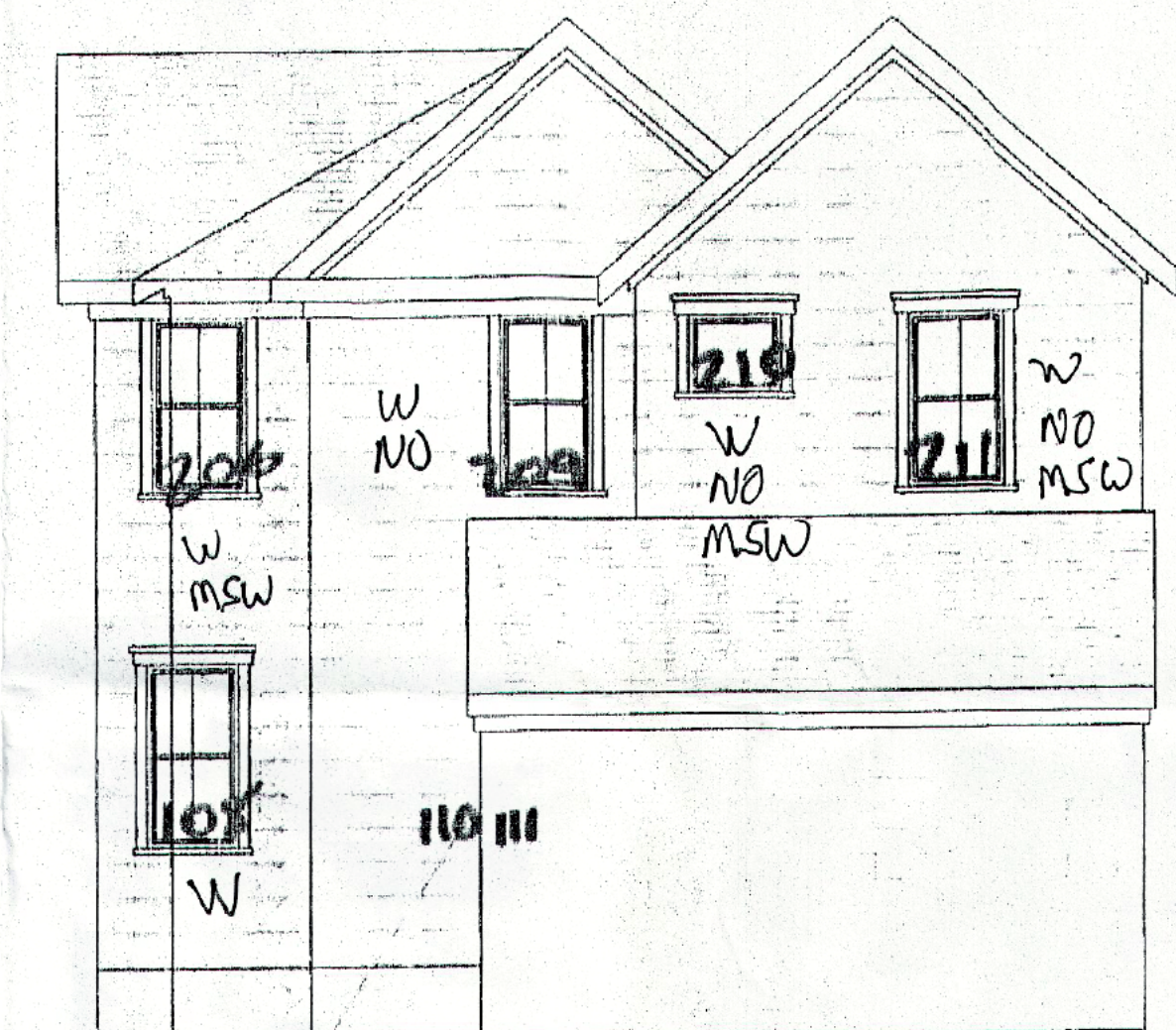
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TOTAL WALL REMOVED 298 SQ FT
TOTAL WALL REMAINING 2246 SQ FT
TOTAL EXISTING ROOF 847 SQ FT
TOTAL ROOF REMOVED 132 SQ FT
TOTAL ROOF REMAINING 715 SQ FT
TOTAL EXISTING 3391 SQ FT
TOTAL REMOVED 430 SQ FT
TOTAL DEMOLITION 12 PERCENT



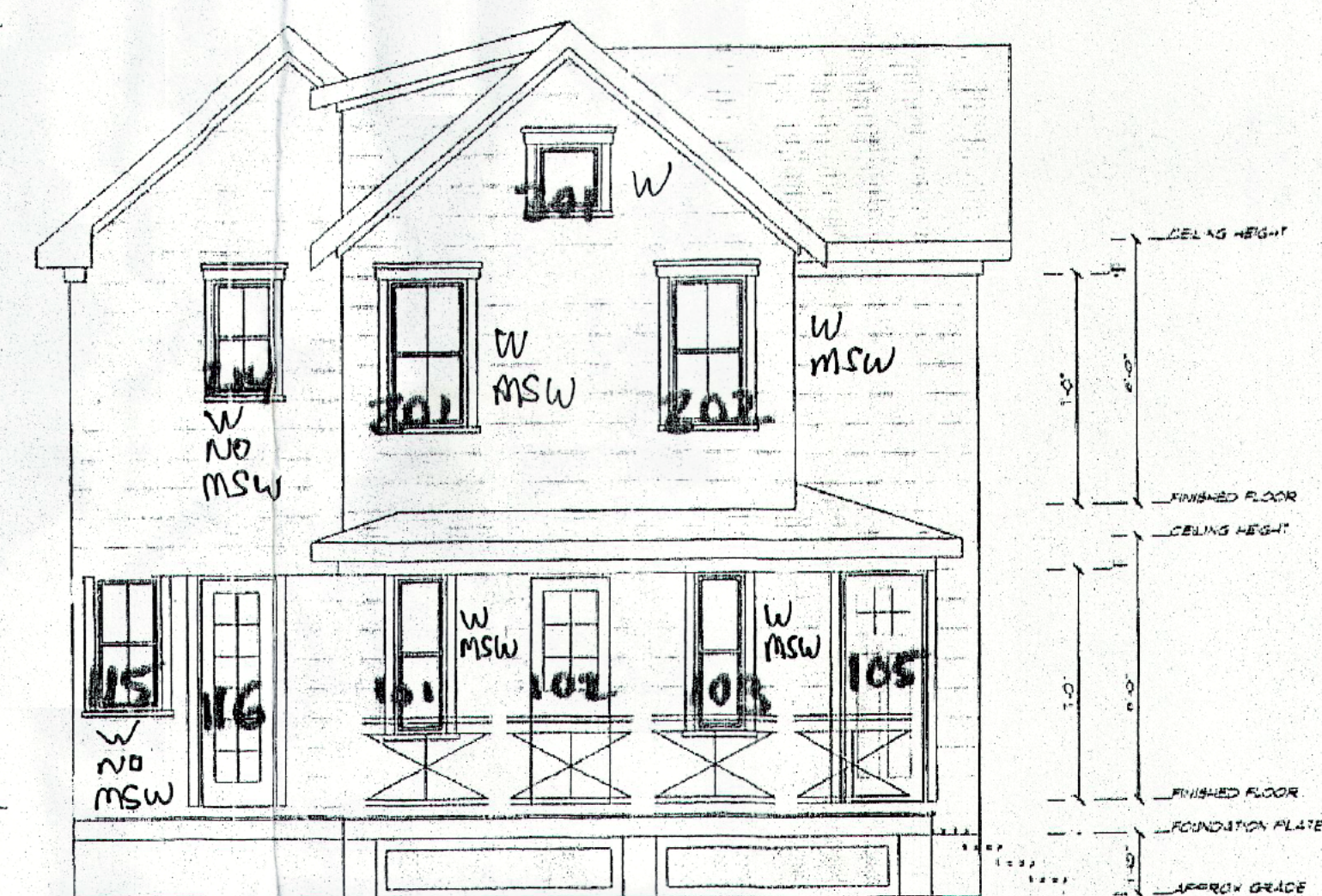
EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



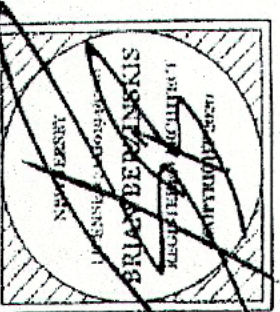
EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



Key
V - Vinyl
MSW - Metal Storm Window
W - Wood
NO - Not Original



The Heil Residence

Project Number
90 Clark Avenue
Ocean Grove
New Jersey
07762-1107

PROJECT FOR:

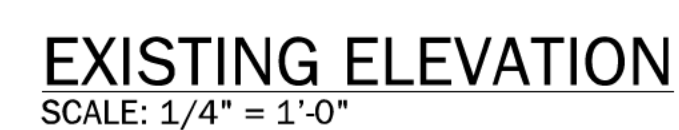
DATE	BY	REVISION
2/10/2020	BB	

Grasso Design Group

design@grassodg.com
http://www.grassodg.com
231 Highway 71
Manasquan
New Jersey
08050-4067
Phone: 732-258-9889
Fax: 732-258-0607



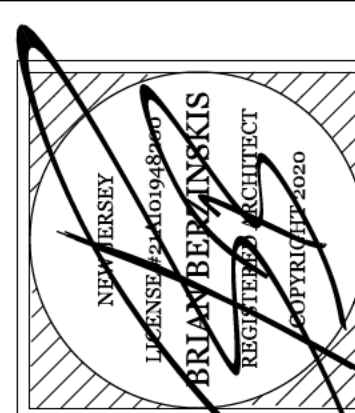
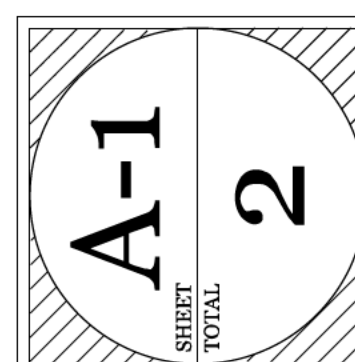
TOTAL EXISTING WALLS 2544 SQ FT
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TOTAL EXISTING 3391 SQ FT
TOTAL REMOVED 430 SQ FT
TOTAL DEMOLITION 12 PERCENT



DATE	BY
2/19/2020	BB

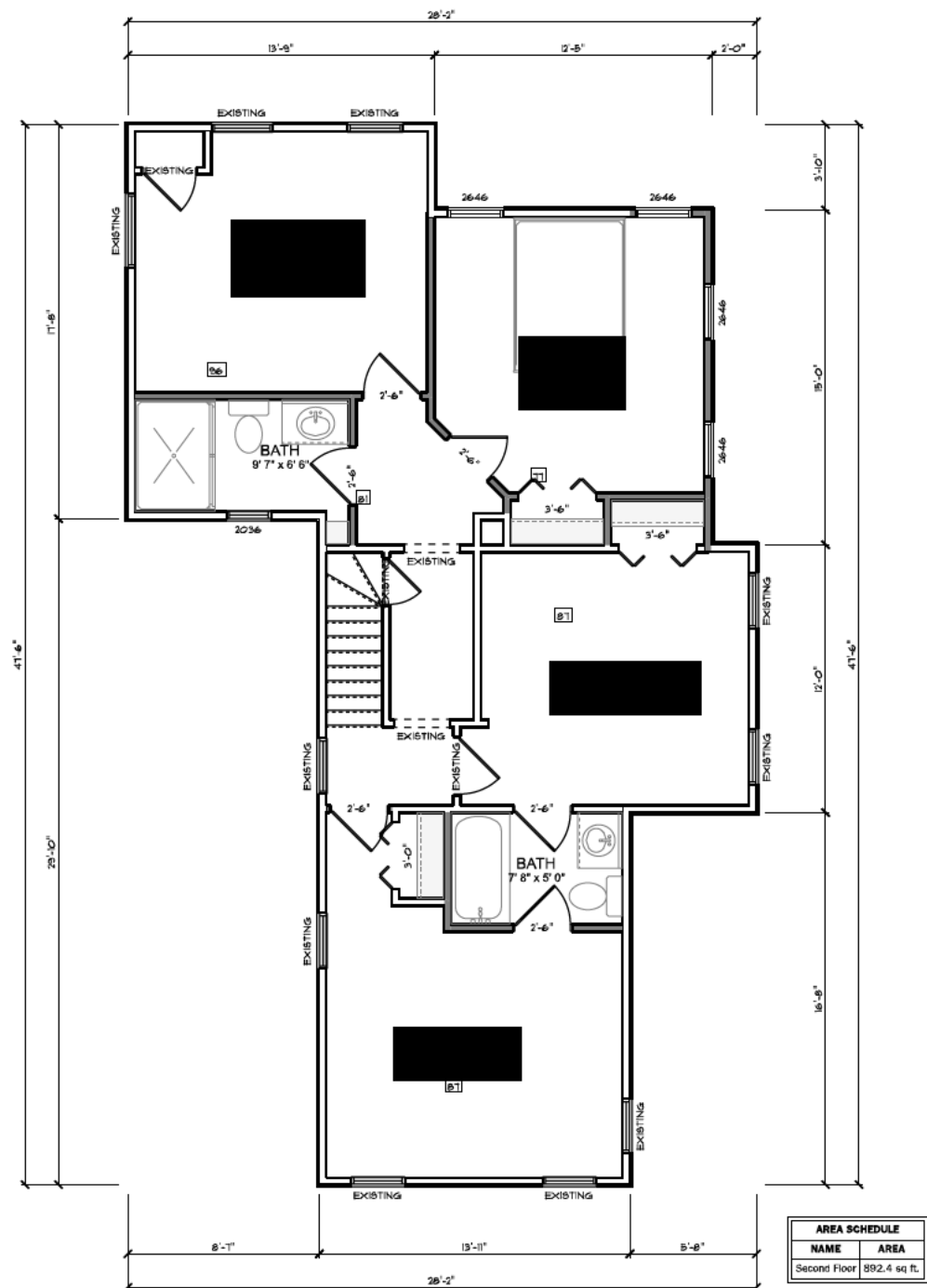
Grasso Design Group

Phone: 732-528-5850
Fax: 732-528-9067
231 Highway 71
Manasquan
New Jersey
design@grassodg.com
<http://www.grassodg.com>

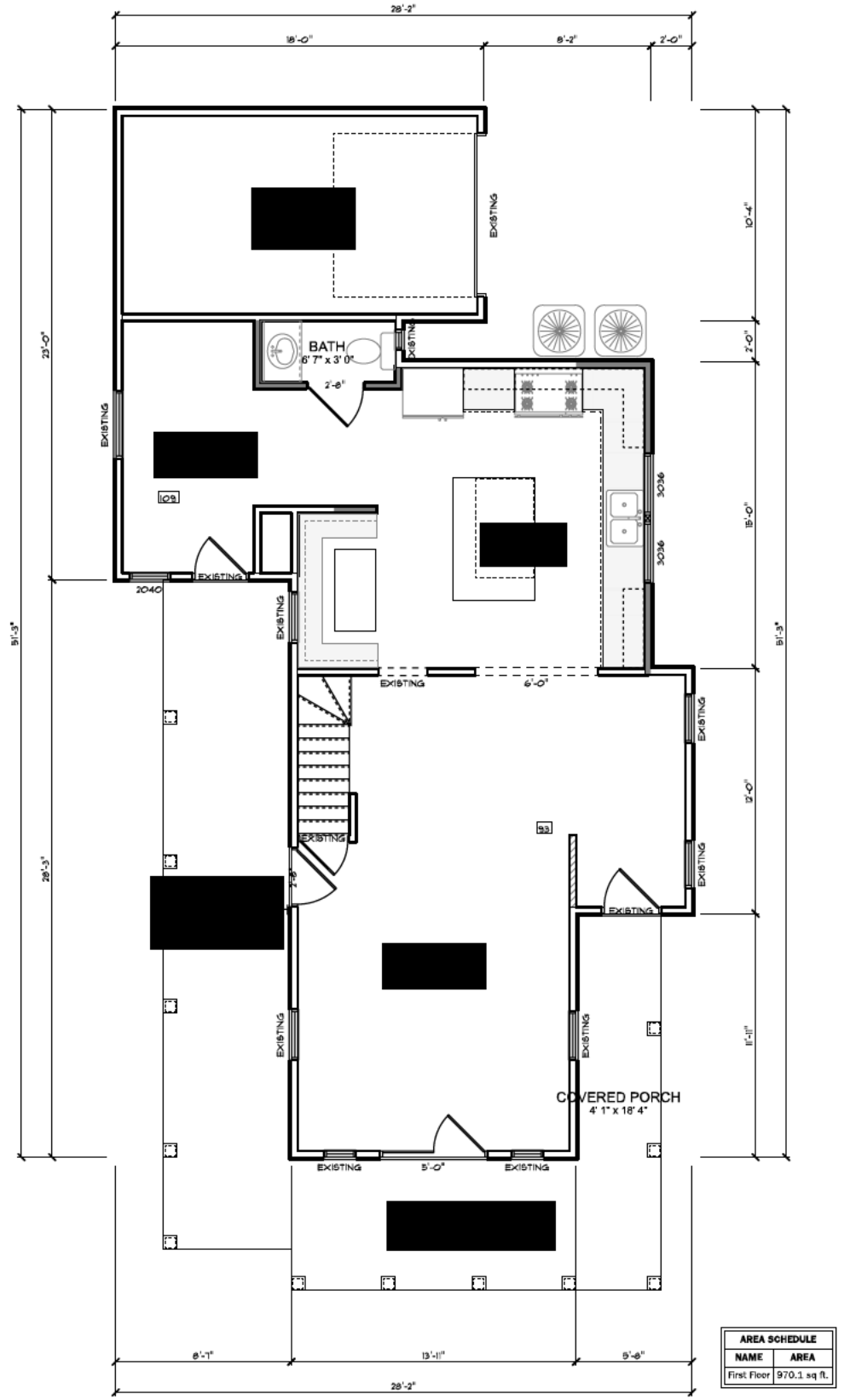


The Heil Residence

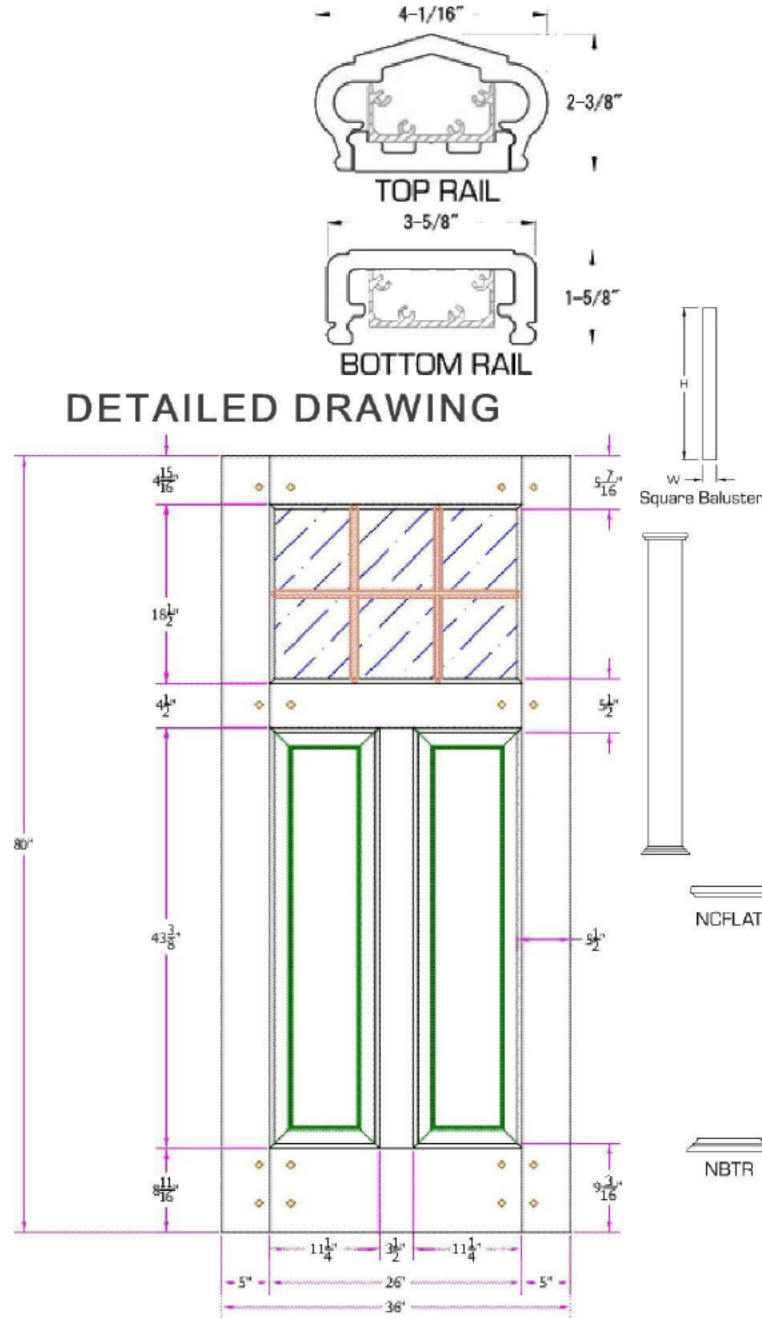




PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"



HPC DETAILS
SCALE: 1" = 20'-0"



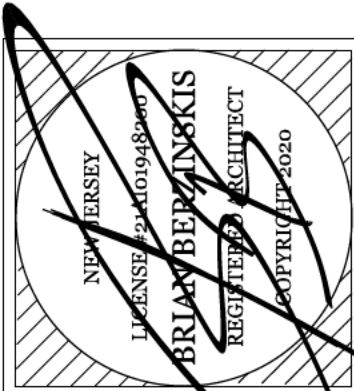
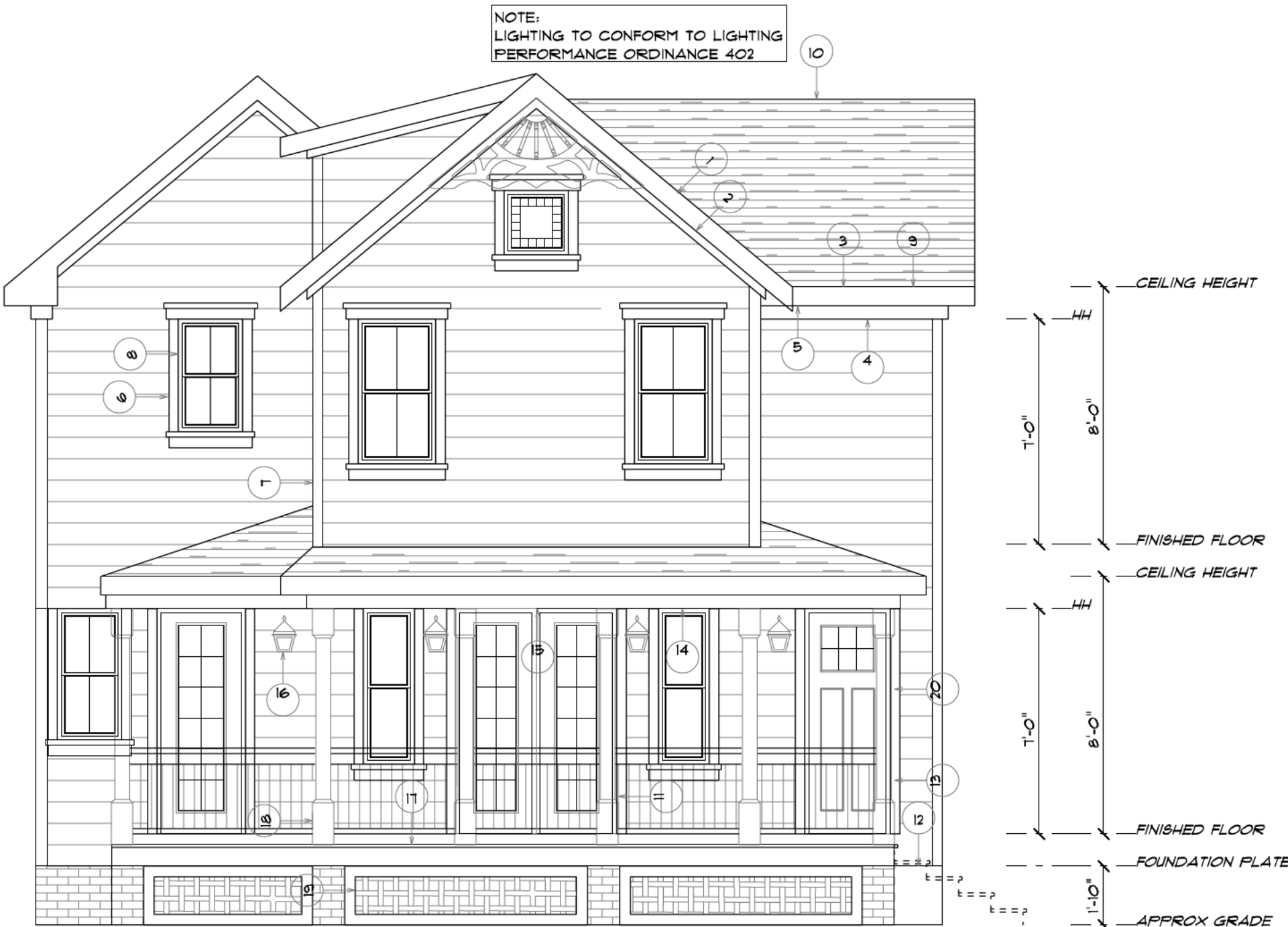
ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED	SEEKING APPROVAL	HPC DETAIL ITEM
APPROVED	YES	1. 8" WHITE AZEK RAKE BOARD
APPROVED	YES	2. 4" WHITE AZEK SUB-RAKE
APPROVED	YES	3. 8" WHITE AZEK FASCIA
APPROVED	YES	4. 6" WHITE AZEK FRIEZE
APPROVED	YES	5. INVISIVENT SOFFIT
	YES	6. WINDOW AND DOOR TRIM AZEK 1x4 SIDES 6" HEAD w/ RAMS CROWN & HISTORIC SILL
	YES	7. HARDI PLANK SMOOTH SIDING MATCHING EXISTING REVEAL IN DEEP OCEAN COLOR
PARTIAL	YES	8. ANDERSEN 400 SERIES 7/8" GRILLE SIMULATED DIVIDED LIGHT 2 OVER 2 WHITE INSIDE & OUT
APPROVED	YES	9. K SHAPE GUTTER EXISTING TO REMAIN REPAIR OR REPLACE AS REQUIRED
APPROVED	YES	10. TIMBERLINE CHARCOAL ROOF
APPROVED	NO	11. ANDERSEN FRENCHWOOD HINGED COLONIAL
APPROVED	YES	12. BRICK VENEER GLEN-GERY THIN BRICK OLDE LONDON 3/4
APPROVED	YES	13. INTEX DARTMOUTH RAIL w/ SQUARE BALLUSTERS & 5" INTEX SQUARE NEWEL HARBOR FLAT CAP
APPROVED	YES	14. WHITE BEADBOARD SOFFIT
APPROVED	NO	15. 48" SEA WIND 5 BLADE OUTDOOR BLACK FAN
APPROVED	NO	16. WALL OUTDOOR LIGHTING MILLHOUSE MYSTIC BLACK TWO LIGHT OUTDOOR FIXTURE
APPROVED	YES	17. MAHOGANY T&G DECK & MATCHING TOP RAIL
APPROVED	YES	18. 6" COLONIAL HB&G PERMA POST
APPROVED	YES	19. HORIZ & VERT LATTICE w/ 1x4 AZEK SURROUND
APPROVED	NO	20. SIMPSON DOOR 77662 NANTUCKET COLOR PAINT BLUE
	YES	21. 4 INCH WHITE AZEK CORNER BOARDS

HPC TOPICS
1. ADDITION TO RIGHT REAR OF HOME
2. ADDITION OF PORCH TO LEFT FRONT OF HOME
3. EXISTING WINDOW CONDITION AND REPLACEMENT
4. EXISTING SIDING CONDITION AND REPLACEMENT



PROJECT FOR:

The Heil Residence

Block: 268 Lot: 1

Project Number: CN#017-11-017

90 Clark Avenue
Ocean Grove
New Jersey

DATE	BY	BB
2/19/2020		

Grasso Design Group

design@grassodg.com
http://www.grassodg.com

231 Highway 71
Manasquan
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Phone: 732-528-5850
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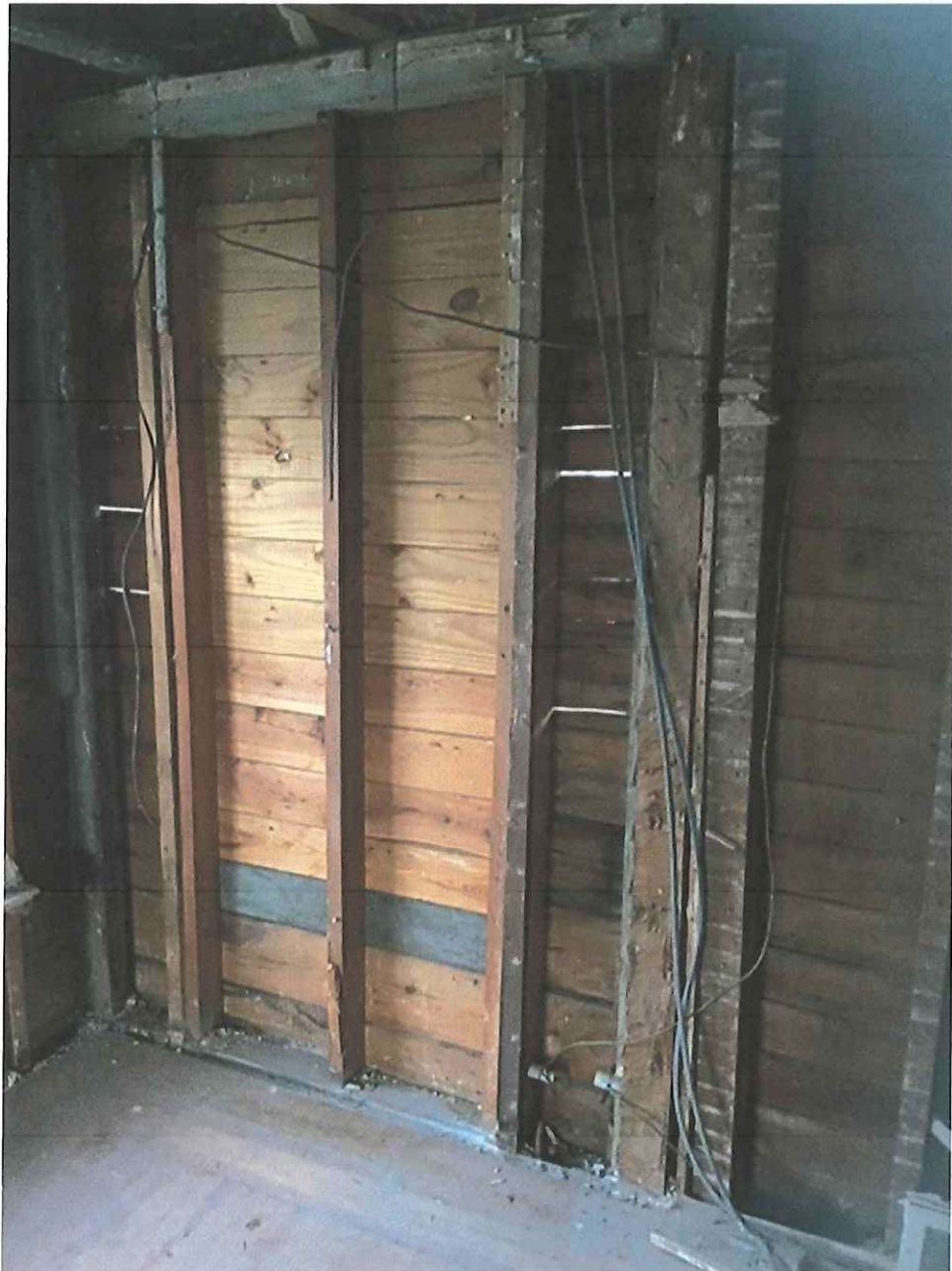






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