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OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 278 Fax (732)988-4259
kdickert@neptunetownship.org

June 4, 2020

David Helmkamp and Pandora Setian
571 Prospect Street
Maplewood, NJ 07040

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2020-115
BLOCK 110, LOT 5 ALSO KNOWN AS 70 LAKE 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.

Classification:

According to the Assessor's records, the subject structure was constructed in 1921; this property is considered a Contributing Structure by date. Contributing structures include those dwellings originally constructed between 1910 and 1941 and consist primarily of Colonial Revival, Shingle Style, American Four-Square, Bungalow/Craftsman and other Late Pattern Book Victorian. **Key and contributing structures are most carefully scrutinized during the HPC review process.**

Description of Work

"Please see attached notes. Replace two windows and kitchen door in kitchen.

Our project is centered on a kitchen upgrade and removal of some interior walls. As part of the project we are replacing two vinyl windows with wooden new-construction windows and replacing the steel kitchen door with a fiber-glass door.

The front of our home is shown in Figure A. We have referred to the Four Square and Colonial Revival design examples provided in the Guidelines in understanding the architectural style of the building.

In the elevation drawings, the windows which are to be moved and/or replaced are rendered with dashed lines, and the proposed windows are over-laid as solid lines.

WEST ELEVATION

We propose to replace one existing vinyl double hung window with two Anderson Series 400 new-construction wooden windows as shown. The exterior sash trim would be the Anderson "Canvas" color, which closely matches the Benjamin-Moore Navaho White currently used as the trim color. The new window casing and cornice will match existing on the structure. See Figure B.

PARTIAL SOUTH ELEVATION (REAR)

The existing kitchen door, shown in Figure C, is a Stanley 9-lite over two-panel steel door. We propose to replace this with a 1-lite over two-panel fiberglass "Smoothstar" door from Thermatru (cut sheet attached). We believe this is architecturally accurate and will allow the existing home color scheme to be painted onto the door to match. The size and location of the door is not changing. Door casings and heads will be repaired to match existing.

Also shown is a relocation of a single double hung window. The existing windows consist of a vinyl insert; the new window will be an Anderson Series 400 new-construction window. The window is being relocated to facilitate installation of kitchen counter and cabinetry.

RELATED FUTURE PLANS

The remaining first floor windows are also vinyl-inserts and have been installed at elevations varying by about seven inches. In addition, some have a 3 over 1 lite configuration which we understand to be architecturally inconsistent. It is our intention to correct the elevations and the lite configurations in the future using Anderson 400 series windows that will match the units proposed here.

SUMMARY

We seek to correct several undesirable aspects of the current fenestration by using the Four Square and Colonial Revival design examples as guidance. Under the present application we seek to correct window elevations of two kitchen windows and while replacing same with Anderson 400 series new-construction windows. We also seek to replace a 9-lite, 2 panel steel door with a 1-lite 2 panel Smoothstar Fiberglass door"

Compliant Items:

1. Proposed Andersen 400 Series Windows
2. Proposed Thermatru, "Smoothstar" 1-lite over two-panel Fiberglass Door Replacement

Non-Compliant Items:

1. Proposed relocation of windows. Please review the following sections of the current Design Guidelines and be prepared to discuss:
 - **Section IV, Subsection E. Windows, Page 17, No. 2** “Retain existing window locations in existing structures.”
 - **Section IV, Subsection E. Windows, Page 17, No. 3** “Retain the original size and shop of all existing window frame and sash”
2. Proposed shortening of the roof line to allow for window placement. Please review the following section of the current Design Guidelines and be prepared to discuss:
 - **Section IV, Subsection C. Roof Types, Page 14, No. 1** “Retain and restore all existing historic roof lines, shapes, and form which are consistent with the architectural styles listed above. Decorative chimneys, weather vanes, and ornamental roof cresting should be preserved.”

Additional Request

PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF THE PLANS 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.

SINCE THIS WILL BE A VIRTUAL MEETING WE ALSO REQUIRE THAT YOU SUBMIT ALL DOCUMENTS VIA .pdf AT LEAST 10 DAYS PRIOR TO THE HEARING AS WELL. THEY CAN BE SENT TO kdickert@neptunetownship.org.

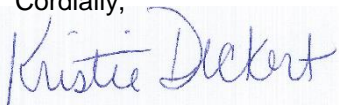
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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** 2020-115

Application Date: 5/26/20

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 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 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 checked="" 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: 70 Lake Avenue

BLOCK: 5 LOT: 410 QUALIFIER: _____

OWNER INFORMATION

NAME(S): David Helmkamp and Pandora Setian

ADDRESS: 571 Prospect ST.

PHONE: Maplewood, NJ 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: 3 Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1920? 1921 ARCHITECTURAL STYLE: Four Square/Colonial Revival

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): 552387086 DATE APPROVED: 5/12/20

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 notes.

Replace two windows and kitchen door in kitchen

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.

David Helmkamp

OWNER NAME – Please PRINT

Pandora Setian

APPLICANT NAME – Please PRINT

OWNER SIGNATURE

5/25/20

DATE

APPLICANT SIGNATURE

5/25/20

DATE

Jul 14, 2020 Historic Preservation Meeting
Applicant Comments

Applicant and Owners: David Helmkamp and Pandora Setian
Block: 5 Lot: 110
72 Lake Avenue

Our project is centered on a kitchen upgrade and removal of two interior walls. As part of the project we are seeking to replace two vinyl windows with wooden new-construction windows. The windows were added to the structure sometime after original construction when external porches were converted to a walk-in closet and a kitchen (likely in a conversion from one family to three family).

We have referred to the Four Square and Colonial Revival design examples provided in the Guidelines in understanding the architectural style of the building.

The proposed materials (Anderson Series 400 in a 1 over 1 lite configuration) were found to be compliant during administrative review.

The front of our home is shown in Figure A, and an aerial view is shown in Figure B. Figure B also shows the specific area where the subject windows are located.

Architectural renderings are also attached. In these renderings the positions of existing windows are shown with thin dashed lines and the proposed positions of the replacements are shown as solid lines.'

WEST ELEVATION

We propose to replace one existing vinyl double hung window with two Anderson Series 400 new-construction wooden windows. The exterior sash trim would be the Anderson "Canvas" color, which closely matches the Benjamin-Moore Navaho White currently used as the trim color. The new window trim will match the existing and will be the same height as the existing windows shown to the left in West Elevation figures (Figure D).

Because the existing windows were added after original construction, they were under-sized and positioned at a lower elevation so that they would not interfere with bottom of the roof trim. We seek to correct the elevation change and consequently remove approximately 6" from the bottom of the roof line. We believe this is an aesthetic improvement overall and will correct the improper drainage above the existing window, as shown in the photos.

With reference to the Guidelines, our proposal requires relief from Section IV, Subsection C, No. 1 (Retain and restore all existing historic roof lines) and sub-section E, No. 3 (retain original size and shape of windows).

PARTIAL SOUTH ELEVATION (REAR)

Figure E and the architectural rendering show the south elevation and the window we propose to relocate. The existing window is a vinyl insert; the new window will be an Anderson Series 400 new-construction window. The window is being moved closer to the entry door to facilitate installation of a kitchen counter and cabinetry. The existing trim of the door and window will be repaired. The elevation

of this door and window will be used as the reference for the correct installation of the western elevation window previously discussed.

With reference to the Guidelines this change requires relief from Section IV, Subsection E, No.2 (retain window locations). We believe this change would be minor, as it changes the aesthetic little, and is in the rear of the structure, obstructed from view from any street.

SUMMARY

We seek to correct several undesirable aspects of the current fenestration by using the Four Square and Colonial Revival design examples as guidance. We seek to correct window elevations of two kitchen windows and replace same with Anderson 400 series new-construction windows. These changes, which we believe are aesthetic improvements overall, would require removal of a six-inch section of roof line from the western elevation.

Regarding other fenestration on the structure, the remaining first floor windows are also vinyl-inserts and have been previously installed at elevations varying by about seven inches. In addition, some have a 3 over 1 lite configuration which we understand to be architecturally inappropriate. It is our intention to correct the elevations and the lite configurations in the future so that they match the windows proposed here in design, size, and elevation.



FIGURE A



FIGURE B



FIGURE C *Red Line* indicates area of proposed changes

WEST ELEVATION



FIGURE D

SOUTH ELEVATION



FIGURE E

400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOWS

OUR PREMIUM DOUBLE-HUNG REPLACEMENT WINDOW

With their authentic craftsmanship and beautiful details, Andersen Woodwright® double-hung windows allow you to retain or add charm to your home with beautiful wood interiors and a wide array of style options.

Authentic Craftsmanship

Woodwright® windows help replicate the look of classic architecture and integrate seamlessly with your existing interior trim.



Interior Options

Choose from three interior wood species or low-maintenance prefinished White to closely match or replicate your current home decor.



Pine



Oak



Maple



White

Tilt-In Feature

Easily tilt your sash in to clean your windows from inside your home.

Designed for Every Application

Available for easy replacement, insert windows are built to help save you time and money with minimal disruption to your home. Available in three sill angle options for a weathertight fit.



For new construction or remodeling projects, full-frame windows are available. These offer the maximum visible glass area and are a good option when wanting to change the size or shape of the existing window opening.

Beauty Is In the Details

Wood jamb liners and elegant hardware have been carefully crafted to create an authentic wood window appearance.

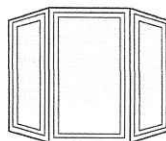


Long-Lasting,* Weathertight Performance

Our Perma-Shield® exterior cladding protects the unit and offers low maintenance. Dual-layer weatherstripping helps seal out dust, wind and water.

Consider Bay Windows

Bay window combinations are available for this product.



Available for both insert and full-frame windows.

ANDERSEN® 400 SERIES WINDOWS

TIME-TESTED CLASSIC WOOD CRAFTSMANSHIP

400 Series windows are our best-selling product line featuring a classic blend of engineering and craftsmanship with low-maintenance exteriors, real wood interiors and design options for your project.

Exterior Options

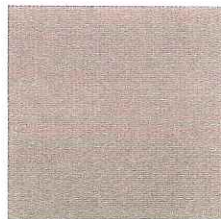
All 400 Series windows feature our Perma-Shield® exterior cladding system, a time-tested Andersen innovation that offers low maintenance and durability while also providing an attractive appearance.



White



Canvas



Sandtone



Terratone



Forest Green



Dark Bronze



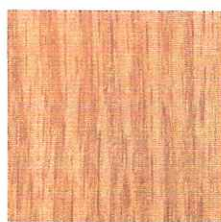
Black

Interior Options

Choose from one of our three unfinished stain-grade wood species or three low-maintenance prefinished interior options.



Pine



Oak*



Maple*



White



Dark Bronze**†



Black**†



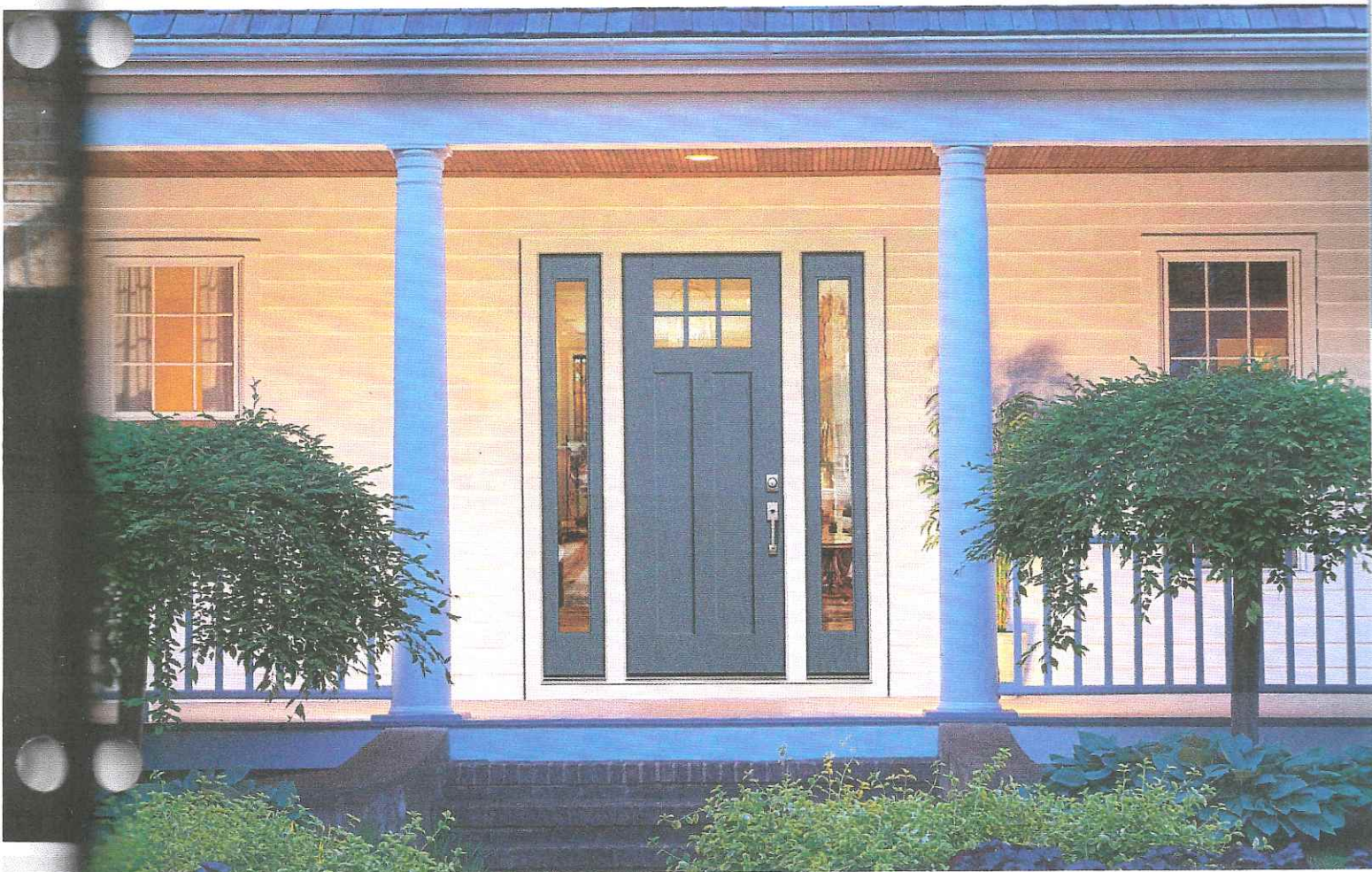
Design your window.
Order color samples.

Visit andersenhomedepot.com.

*Available on 400 Series Woodwright® double-hung windows.
**Dark Bronze and Black interior units have matching exteriors.
†Not available on 400 Series Woodwright® double-hung windows.

Smooth-Star®

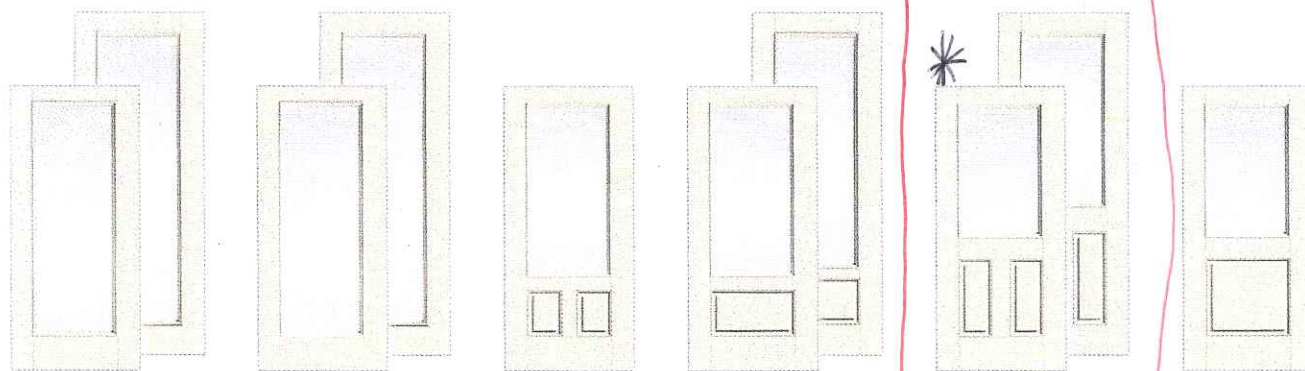
Fiber-Classic® & Smooth-Star®



Smooth, paintable surfaces.

Smooth-Star is the answer when the best look for the home is delivered in a sleek, paintable package. *The more attractive and durable* alternative to steel, Smooth-Star fiberglass doors are ready-to-paint with crisp, clean contours that meet the needs of homeowners seeking more color options for their doorways.

Smooth-Star®

**S118**

2'6" x 6'8" Δ
2'8" x 6'8" Δ†
2'10" x 6'8" Δ†
3'0" x 6'8" Δ†

S818

2'6" x 8'0"
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

S140

2'0" x 6'8" Δ
2'4" x 6'8" Δ
2'6" x 6'8" Δ
2'8" x 6'8" Δ†
2'10" x 6'8" Δ†
3'0" x 6'8" Δ†
3'6" x 6'8"

S8140

2'0" x 8'0" Δ
2'4" x 8'0" Δ
2'6" x 8'0" Δ
2'8" x 8'0" Δ
2'10" x 8'0"
3'0" x 8'0"
3'6" x 8'0"

S80

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S90

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S880

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2'10" x 8'0"
3'0" x 8'0"

S206

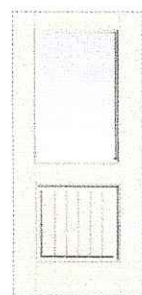
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S81929P

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S6021

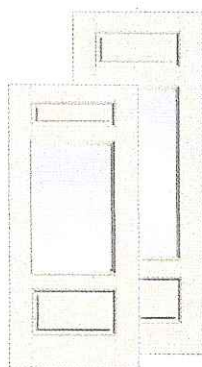
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**S6041**

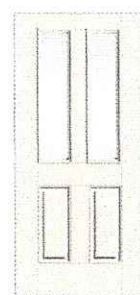
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**S104**

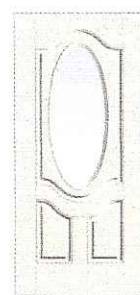
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**S30**

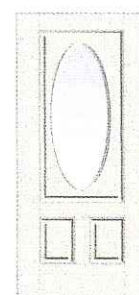
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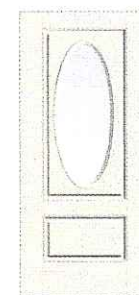
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**S289**

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**S770**

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

**S6080**

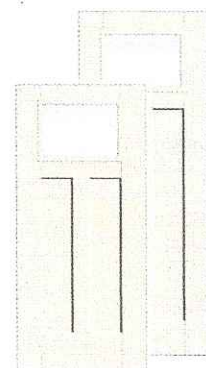
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S992

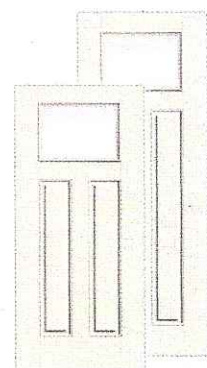
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**S105**

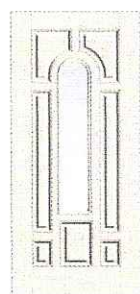
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2'10" x 6'8" ‡
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**S2610***

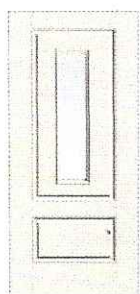
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2'10" x 6'8"
3'0" x 6'8"

**S82610***

2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

**S601**

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

**S8601**

2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

**S10**

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

**S9320**

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

**S83120**

2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

*Available with flat lite frame or Impact-rated lite frame only.

**Not recommended for use behind storm doors or to be painted dark colors, if exposed to direct sunlight.

Note: See page 275 for important product details that may help with your purchase decision.



Fee Date: 05/04/2020
Check #:
Cash: 0

ZONING PERMIT

ID: 552387086

Date: 05/12/2020

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 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: 70 LAKE AVE Block: 110 Lot: 5 Zone: HDR1

2. Applicant Name: HELMKAMP, DAVID J & SETIAN PANDORA A Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 571 PROSPECT STREET MAPLEWOOD, NJ 07040

Email: [REDACTED]

3. Property Owner Name: HELMKAMP, DAVID J & SETIAN PANDORA A Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 571 PROSPECT STREET MAPLEWOOD, NJ 07040

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Nonconforming Multifamily Residence (1 building containing 3 units residential)
5. Proposed Zoning Use of the Property: Nonconforming Multifamily Residence (1 building containing 3 units 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.

"Kitchen renovation, removal of partition walls * (1) kitchen window relocated (1) kitchen window changed to 2 similar windows"

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: 0

Lot Coverage: 0 (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:

05/12/2020 This zoning permit application resubmission consists of:

- One (1) Zoning Permit Application
- Three (3) copies of the Plan of Survey by Seneca Survey Co., Inc., dated 03-22-95 (Does not display the existing conditions of the property)
- Three (3) copies of Interior Alterations to the Residence of: Mr. D. Helmkamp by Passman Ercolino Architects, P.C., dated 04-30-20

The present approved zoning use of the property is a Nonconforming Multifamily Residence (3 unit residential).

The applicant describes the proposed work in detail:

"Kitchen renovation, removal of partition walls

* (1) kitchen window relocated

(1) kitchen window changed to 2 similar windows"

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The applicant has filed false information. The Plan of Survey by Seneca Survey Co., Inc., dated 03-22-95 does not display the existing conditions of the property. The survey is no longer valid.

INTERIOR REMODELING:

ZONING NOTES:

- The applicant is proposing interior remodeling to one of the three Nonconforming Residential Units.
- The applicant is proposing interior remodeling to the kitchen and living room areas, generating a bathroom and creating new walls.
- There is no proposed expansion of the existing nonconforming use

EXTERIOR REMODELING:

ZONING NOTES:

- The applicant is proposing to construct a new window opening.

HEIGHT EXEMPTIONS AND PERMITTED PROJECTIONS:

Land Development Ordinance section 418-B-3:

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 remove an existing projection.
- The applicant has filed false information. The Plan of Survey by Seneca Survey Co., Inc., dated 03-22-95 does not display the existing conditions of the property. The survey is no longer valid.
- The survey does not display the projections.

The applicant is approved zoning for the above indicated 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.

*Returned to the applicant:

- One (1) Zoning Determination
- Two (2) copies of the Plan of Survey by Seneca Survey Co., Inc., dated 03-22-95 (Does not display the existing conditions of the property)
- Two (2) copies of Interior Alterations to the Residence of: Mr. D. Helmkamp by Passman Ercolino Architects, P.C., dated 04-30-20

Status

Approved ☒ Denied ☐

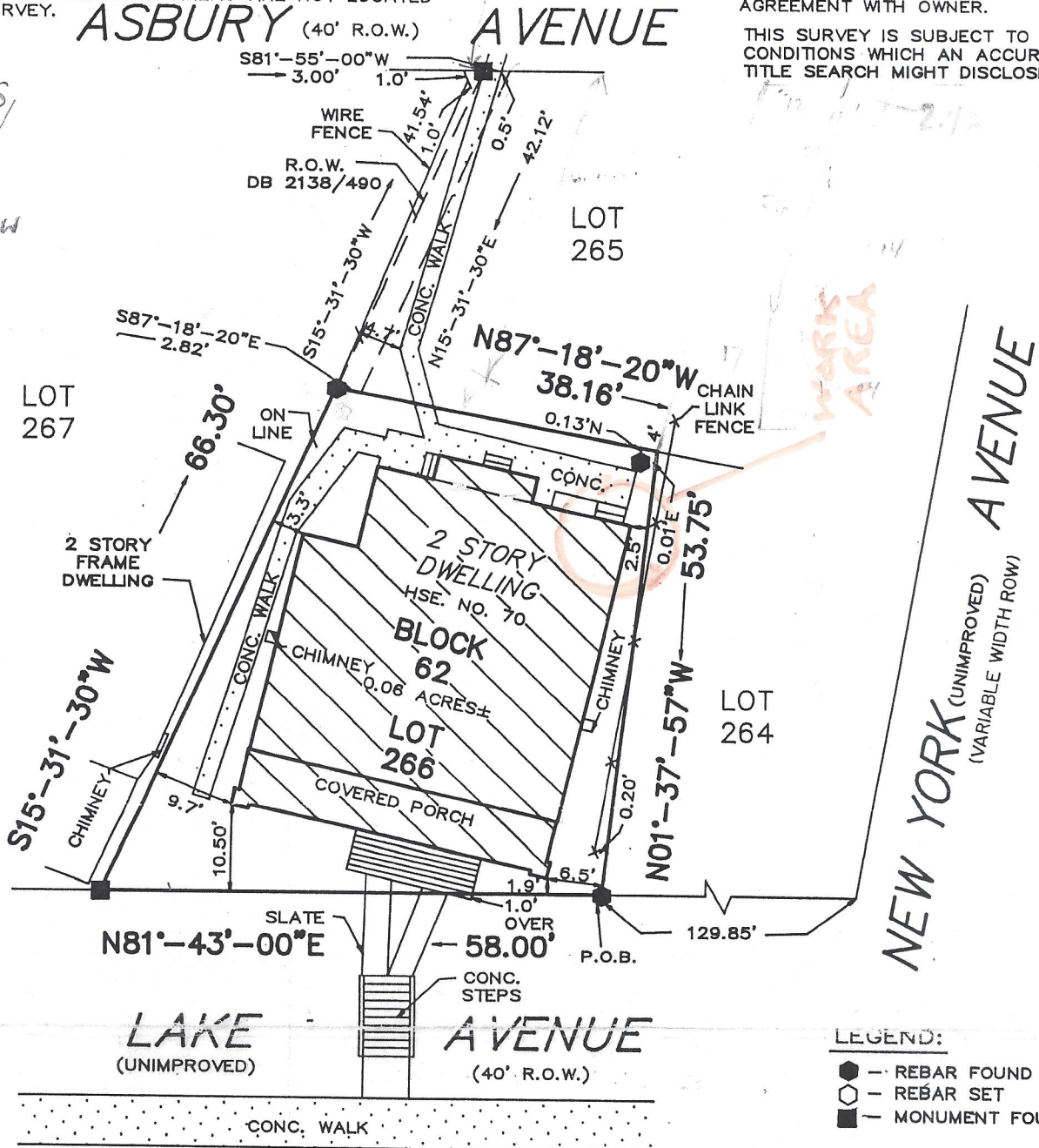
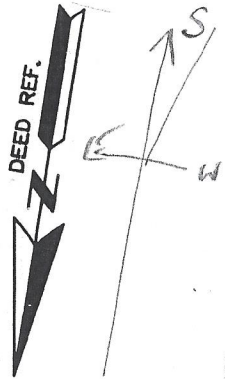
Referrals

Construction ☒ HPC ☒ Engineering ☐ Planning Board ☐ Zoning Board ☐ Mercantile ☐ Code Enforcement ☐

NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

NOTE: PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT WITH OWNER.

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.



THIS SURVEY IS CERTIFIED TO:

DAVID J. HELMKAMP, SINGLE &
PANDORA A. SETIAN, SINGLE

PROGRESSIVE LAWYERS SERVICES, INC.(94-12828)
FIRST AMERICAN TITLE INSURANCE COMPANY

HUNDLEY, PARRY & HOPKINS, P.C.

OCEAN FEDERAL SAVINGS BANK, ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

"TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES

KNOWN AS LOT 266 IN BLOCK 62 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

DEED REFERENCE:
BOOK 5288, PAGE 45.

152223

PLAN OF SURVEY

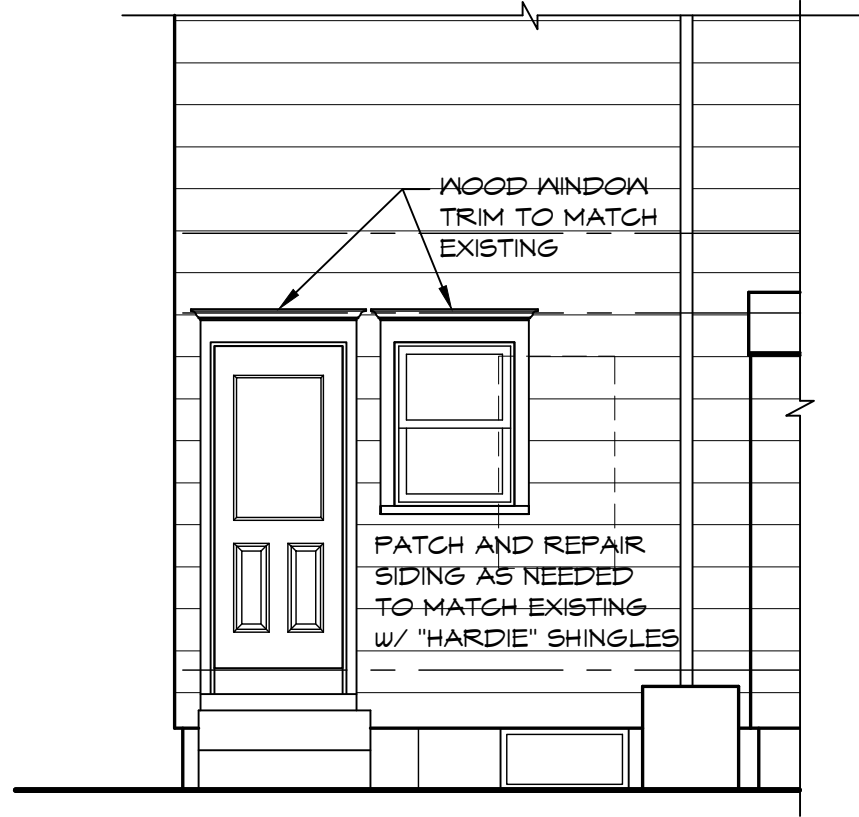
SITUATE

TOWNSHIP OF NEPTUNE



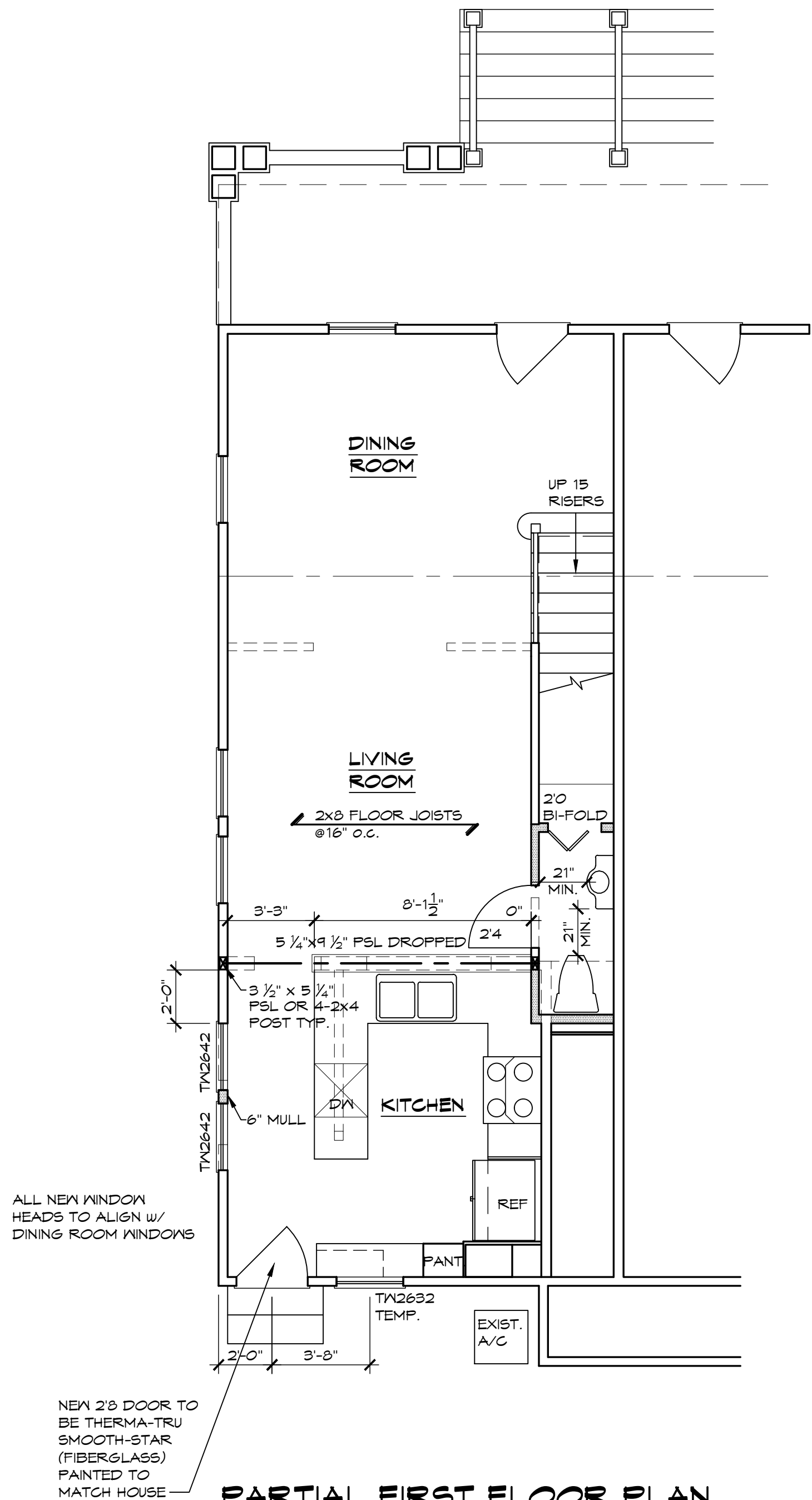
WEST ELEVATION

1/4" = 1'-0"



PARTIAL SOUTH ELEVATION

1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"

INTERIOR ALTERATIONS TO THE RESIDENCE OF:

MR. D. HELMKAMP

72 LAKE AVENUE
OCEAN GROVE, NEW JERSEY

LOT: 266
BLOCK: 62

PROPOSED PLAN AND ELEVATIONS

COMM. No. • 20.008

DWN BY • AE | CHK BY • AE

REVISED •

DATE • 4 / 30 / 20

JOB No. • HPC

A-1

DWG • 1 OF • 1

PASSMAN ERCOLINO

Architects, P.C.

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MD, RA, Lic. No. 5432
N.C.A.R.E. Cert. No. 33616

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