

**From:** [Keri Karmozyn](#)  
**To:** [Heather Kepler](#)  
**Cc:** [John K](#); [PATRICIA MACK](#)  
**Subject:** Re: Certificate of Appropriateness  
**Date:** Friday, July 7, 2023 7:59:41 AM

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Good afternoon Heather,

Please see attached window photos that provide evidence to help us expedite the replacement windows on the new addition ONLY!

The windows that we need replacing are in the new addition that was added to the original home in the 1950's-1960's.

The original windows to the home are NOT being replaced!

The windows that we are replacing are broken, have weeds growing through them, have water damage, rotted framing, are leaking & and are not waterproof.

These windows are not safe to the structure of the home & need immediate replacement.

Please let us know how to move forward for the July 11th hearing.

Thank you so much for all your help with this matter,

Keri, John & Pat

Keri Karmozyn - Founder  
Buddha Pooch Dog Rescue Project  
Bedminster, NJ  
908-319-7398  
[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)

[Donate to Buddha Pooch Dog Rescue Project](#)

On Thu, Jul 6, 2023 at 9:13 AM Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Yes all can be sent to this email

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**From:** Keriellen Mack <[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)>  
**Sent:** Thursday, July 6, 2023 9:09 AM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Subject:** Re: Certificate of Appropriateness

Thank you Heather..

Do we submit them to you at this email?

Sent from my iPhone

On Jul 6, 2023, at 8:55 AM, Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Good Morning,

Any pictures, paperwork or anything to help your argument must be submitting by tomorrow morning so the agenda can be posted and the agenda can be set and sent to the members.

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**From:** Keri Karmozyn <[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)>  
**Sent:** Thursday, July 6, 2023 8:06 AM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Cc:** John Karmozyn <[jtkarmozyn@yahoo.com](mailto:jtkarmozyn@yahoo.com)>; PATRICIA MACK <[patmack413@gmail.com](mailto:patmack413@gmail.com)>  
**Subject:** Re: Certificate of Appopriateness

Good morning Heather,

I hope you had a great 4th of July!

I wanted to reach out about our July 11th meeting regarding replacing our windows in the addition to our home on 140 Broadway.

Can you give me details of what we need to do & where & when to meet the board?

Thank you so much!

Keri

Keri Karmozyn - Founder

Buddha Pooch Dog Rescue Project

Bedminster, NJ

908-319-7398

[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)

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On Thu, Jun 15, 2023 at 11:41 AM Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Please see the attached zoom call link.

Heather Kepler is inviting you to a scheduled Zoom meeting.

Topic: 140 Broadway

Time: Jun 20, 2023 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84327717901>

Meeting ID: 843 2771 7901

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One tap mobile

+16469313860,,84327717901# US

+13017158592,,84327717901# US (Washington DC)

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Dial by your location

- +1 646 931 3860 US
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- +1 309 205 3325 US
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- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

Meeting ID: 843 2771 7901

Find your local number: <https://us02web.zoom.us/j/ke6DUgFUH>

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**From:** John Karmozyn <[jtkarmozyn@yahoo.com](mailto:jtkarmozyn@yahoo.com)>  
**Sent:** Thursday, June 15, 2023 10:14 AM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Cc:** PATRICIA MACK <[patmack413@gmail.com](mailto:patmack413@gmail.com)>; Keri Karmozyn <[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)>  
**Subject:** Re: Certificate of Appopriateness

Hi Heather,

Thank you for the reply! Please note that I am the homeowner, along with my wife Keri (that you have met). I placed Keri back on this e-mail.

Keri is able to stop by again today and meet with you. What time will you be at the office until?

I believe Keri provided photos of the ROOF in her June 7th email (below). I believe this is what you needed. The color we are going with is Charcoal, which is an approved color.

Can you also advise of the type of violation that would be issued if we move forward? Is it a fine, or a warning? I am curious because our home will be sustaining more damage next week due to the storms if we do not act fast on these repairs.

Thank you!

John Karmozyn

On Thursday, June 15, 2023 at 09:09:24 AM EDT, Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Good Morning,

I have been in contact with the homeowner and explained the process for this application. I requested an email for the addition of the roof to the application, this would require a narrative, color photographs, color samples, material list, and catalog specifications. No work is to be completed until you receive HPC approval, if the work is completed you will be subject to violations through the zoning officer who issues the violations on behalf of the HPC. Please note after speaking with the inspector and member of the commission Jeff Ruddell, it appeared you would be replacing the windows and the framing and or size of the windows, if this is the case, please be aware you need the Zoning and Construction Dept. and if the work is completed you will be subject to violations with those departments as well. For your convenience and to better educate yourself with the requirements and procedures of the HPC I have attached the application, information sheet, guidelines, and recent inspection report.

Regards,

<image001.jpg>

Heather Kepler

HPC Administrator

Department Secretary

Township of Neptune

25 Neptune Boulevard

Neptune, New Jersey 07753

[HKepler@NeptuneTownship.org](mailto:HKepler@NeptuneTownship.org)

ph- 732-988-5200 Ext. 278

Visit us online at [www.neptunetownship.org](http://www.neptunetownship.org)

<image002.png>

<image003.jpg>

<https://www.facebook.com/neptunetownshipnj/>

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**From:** John Karmozyn <[jtkarmozyn@yahoo.com](mailto:jtkarmozyn@yahoo.com)>

**Sent:** Thursday, June 15, 2023 8:31 AM

**To:** [buddhapooch@gmail.com](mailto:buddhapooch@gmail.com); Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>

**Cc:** PATRICIA MACK <[patmack413@gmail.com](mailto:patmack413@gmail.com)>

**Subject:** Re: Certificate of Appopriateness

Hi Heather,

Due to the incoming storms and weather, we are moving forward with the roof and window replacements as outlined below. We need to mitigate further damage to the structure and protect our property.

Thank you!

John Karmozyn

140 Broadway

[Sent from Yahoo Mail on Android](#)

On Wed, Jun 7, 2023 at 12:58 PM, Keri Karmozyn

<[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)> wrote:

Good afternoon Heather,

I left a voicemail, however I wanted to send an email as well to ensure you received my message.

I am following up with the application I submitted last week for removing & replacing existing & damaged windows.

HPC inspector Jeffery Rudell stopped by at our 140 Broadway property & questioned some windows that could "potentially be repaired".

I need to make sure you & inspector Rudell understand that ALL windows that we are replacing have active leaks & are compromising the structure of the home!

The windows that are leaking are causing rot to the framing & sill plates down to the foundation (submitted photos 5/22).

There are literally tree roots/ branches coming out of the windows as well (see attached photos).

The upstairs windows are being removed & replaced to match the kitchen windows which have been replaced by the previous owner.

The original windows in the family room are NOT being touched!

We are trying so hard to mitigate further damage to the historic structure by installing new windows & stopping all leaks.

We are also replacing the old roof that literally has holes (see attached photos) & active leaks as evident in the dry wall staining on the second floor (submitted photos 5/22)

Please see pictures attached that support our need to install new windows & roof in order for this home to be livable.



Please let me know if you received this email & how I can expedite any issues in allowing us to move forward.

Thank you so much,

Keri

Keri Karmozyn - Founder

Buddha Pooch Dog Rescue Project

Bedminster, NJ

908-319-7398

[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)

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On Wed, May 31, 2023 at 8:24 AM Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

I am in the office today until 12 pm today and the rest of the week. I am not sure who you tried to submit the application to, but my office is located in the Municipal Building in the Assessing and Zoning office and I cannot enter or review the application until I have a completed application and the fee is paid. The physical address is 25 Neptune Blvd. Thank you.

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**From:** Keri Karmozyn <[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)>  
**Sent:** Tuesday, May 30, 2023 1:23 PM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Cc:** John K <[jtkarmozyn@yahoo.com](mailto:jtkarmozyn@yahoo.com)>; PATRICIA MACK  
<[patmack413@gmail.com](mailto:patmack413@gmail.com)>  
**Subject:** Re: Certificate of Appopriateness

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Heather,

Please confirm that you received our application with supporting pictures & documents I sent to you via email on Monday, May 22.

I spoke to two different people at your office who gave me your email because you were out of the office. They would NOT take my application & they both gave me your email address to correspond directly with you.

Thank you,

Keri

Keri Karmozyn - Founder

Buddha Pooch Dog Rescue Project

Bedminster, NJ

908-319-7398

[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)

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On Fri, May 26, 2023 at 9:40 AM Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

If not already completed please submit a full application with the \$10 fee to the zoning/assessing office located at 25 neptune Blvd. Once received I will review and add to the agenda for our tech team review. Thank you and have a great weekend.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Keri Karmozyn <[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)>  
**Sent:** Monday, May 22, 2023 5:34:48 PM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Cc:** John K <[jtkarmozyn@yahoo.com](mailto:jtkarmozyn@yahoo.com)>; PATRICIA MACK  
<[patmack413@gmail.com](mailto:patmack413@gmail.com)>  
**Subject:** Certificate of Appopriateness

You don't often get email from [buddhapooch@gmail.com](mailto:buddhapooch@gmail.com). [Learn why this is important](#)

Good evening Heather,

Please find attached our certificate for the historic preservation commission on our need to remove & replace existing windows at our recently purchased home:

140 Broadway Ocean Grove.

We went to your office today & spoke to Tracey James regarding submitting the correct paperwork & photos to support our request.

Tracey gave me your email address & let us know you were out of the office & working via email.

Please find our Certificate of Appropriateness Application, supporting photos & construction permit for the kitchen & bathroom renovations.

**\*\*PLEASE NOTE\*\***

**\*\*\*The original windows that still remain in the original structure of the home WILL NOT be removed or replaced\*\*\***

Only the windows with extreme damage will need to be replaced.

Thank you so much & please let us know how to move forward.

Kind regards,

Keri & John Karmozyn

Keri Karmozyn - Founder

Buddha Pooch Dog Rescue Project

Bedminster, NJ

908-319-7398

[buddhapooch@gmail.com](mailto:buddhapooch@gmail.com)

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