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Joseph Wierzbinsky, Member
Kristen Esposito, Alternate No. 1
Linda B. Henderson, Alternate No. 2

February 8, 2023

Via Email [REDACTED]

Mrs. Janet Bustrin
18 Embury Ave.
Ocean Grove, New Jersey 07756

RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022 /155
BLOCK 228 / LOT 12 - ALSO KNOWN AS 18 Embury 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, February 14, 2023**. The meeting will be held virtually via Zoom at 7:00pm.

Log-in and Participant information is as follows:

Topic: Regular Meeting

Time: Feb 14, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84289255750?pwd=SkNTcUZDbXoxZmZZNjV5TG10ckE3Zz09>

Meeting ID: 842 8925 5750

Passcode: 097724

One tap mobile

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Dial by your location

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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+1 305 224 1968 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)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Meeting ID: 842 8925 5750

Find your local number: <https://us02web.zoom.us/j/kdW2drUAJ2>

DESCRIPTION OF WORK:

Original

Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar.

Proposing to replace cedar clapboard on four sides of the house with Hardie Board Boothbay Blue color (comparable to Benjamin Moore Phillipsburg Blue HC-159 on the approved list.

Hardie Board replacement will match existing 8" reveal

Decorative elements will be repeated.

Amended

With reference to the included pictures that show the yellow areas that would require corner boards at the intersection of the proposed hardie boards (on the south and west elevations) with the existing (Circa 2001) cedar clapboards that exist on the north & east elevations.

Note that the only prominent area (the first floor northwest front) that would require a corner board is below trim work that essentially acts as a corner board on the north (front) elevation. (see pic)

Also note that the entire east and north sides were replaced around 2002 by then owner, John McCallister and at that time the east dormer was also finished with corner boards (see pic).

DISCUSSION ITEMS:

Proposed use of Hardie Board on the south and west elevation (save for the decorative shakes on those elevations, which will be restored). They acknowledged that using Hardie Board would entail adding corner boards to the structure (and eliminating the historic woven corners currently articulated on the building).

They further proposed replacing additional clapboard on the second and third? floor (east elevation) to create a consistent "look".

The applicant is welcome to amend her existing application to indicate precisely where she proposes the use of Hardie Board, and where such material would require the addition of corner boards. However, proposals for Hardie on locations other than the south and west elevation are unlikely to be persuasive to Commissioners without evidence that counters the condition report already prepared by Ms. Shafer and Mr. Wierzbinsky.

You will need to provide **TWELVE (12)** sets of architectural plans, surveys, site plans, zoning approvals including color photos of the front of the house including photos of the entire affected area of the house, as well as the property survey, plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting on February 14, 2023**. Along with providing 12 hard copies, please also email a digital pdf version of your **complete** submission package.

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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) 897-4162, extension # 200 or via email HKepler@neptunetownship.org.

Respectfully,

Heather Kepler
HPC Administrative Assistant
Engineering Department
Township of Neptune

Cc: Matteo Ferraro (m.ferraro@shorepointarch.com)