



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **7 OCEAN**

PATHWAY

Application No: **HPC2023-071**

Application Date: **04/28/2023**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> AC UNIT
<input checked="" 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 checked="" type="checkbox"/> DECK
<input checked="" type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS/BANNERS
<input checked="" 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 checked="" type="checkbox"/> LATTICE
<input checked="" 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 checked="" type="checkbox"/> PIERS
<input checked="" type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input checked="" type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|---|--|

PROPERTY IDENTIFICATION

Property Address: 7 OCEAN PATHWAY

Block: 115

Lot: 6

Qualifier:

OWNER INFORMATION

Name(s): O'CONNOR, TERRIE

Address:

Phone: (

Email:

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): MARK PAVLIV, AIA

Company:

Address: 77 Main Avenue Suite 101 Ocean Grove, NJ 07756

Phone: (732)776-8777

Email: mp77aia@aol.com

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family
 ☐ Multifamily:
 ☐ 0 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use

Architectural Period / Year Built: 1857

Architectural Style: Eastlake

Demolition hearing required? ☐ YES ☐ NO

IF YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness

Zoning Permit Acquired? ☒ YES ☐ NO ☐ N/A

Zoning Permit ID# (from Zoning Permit)

DATE APPROVED:

APPLICATION REVIEW NOTES:

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below:.

Description of Work

Initial review of submitted plans show a block through addition that extrudes the roofline of the original dwelling roughly 30' to the north/rear. The rear façade has been designed to look like a second house, with full porches, etc.

Applications for additions are required to come for a Concept meeting prior to being Teched. We called M. Pavliv and invited him to arrange such a Concept meeting (in person or Zoom) at his convenience. Incomplete.

Items below were NOT addressed by Tech:

- 1.) Applicant proposes to construct a 21 'x21.3' wood frame 2 1/2 story addition to the rear of the existing 2 1/2 story dwelling and also include a new 2-story 6'x21.3 covered rear porch.
- 2.) Also proposed are 3 new AC condensers along the east alley walkway which is to remain.
- 3.) Scope of work includes, interior renovations, window replacement of noted windows,
- 4.) a new east alley basement access door.
- 5.) All exterior windows to replicate historic articulated casement trim as indicated in the details.
- 6.) The proposed rear porch will replicate the existing front turned wood posts.
- 7.) All new and replacement windows to be solid core wood with {1111 divided 2 over 2 lites
- 8.) New rear porch to have mahogany wood decking, Dartmouth Intex railing, wood stair treads, brick piers, painted chamfered upper porch gable posts and a painted gable finial.
- 9.) Unfortunately, the intended rear porch pent roof was declined by zoning despite being within the Flare Setback in that it is technically a rear condition and did not meet a 3.1 foot setback. Further consideration regarding this determination may be warranted by HPC.
- 10.) Proposed rear improvements and addition also calls for 7 new wall mounted lanterns, as detailed and included in the application.

11.) New siding to be James Hardie 4" smooth faced clap board and is proposed to replace existing asbestos shingle siding, where noted.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Heather Kepler, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Heather Kepler HPC Administrator
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.

Date: _____

Heather Kepler HPC Administrator

IMPORTANT INFORMATION:

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: