

OPRS Home

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FAQs



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

Block: 245 Prop Loc: 52 ABBOTT AVE Owner: BURMAN, RONALD S Square Ft: 1342
 Lot: 6 District: 1335 NEPTUNE TOWNSHIP Street: 52 ABBOTT AVENUE Year Built: 1904
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Prior Block: 40 Acct Num: 00007091 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 653 Mtg Acct: Land Desc: 40X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF 7/3/1 Initial: 000000 Further: 000000
 Updated: 11/30/20 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 12189.91 / 0.00

Sale Information

Sale Date: 10/17/16 Book: 9195 Page: 98 Price: 528000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	10/17/16	9195	98	528000		90.27	BURMAN, RONALD S

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	52 ABBOTT AVE	469200	0	717800	2
		248600			
		717800			
<u>2021</u>	52 ABBOTT AVE	395800	0	586900	2
		191100			
		586900			
<u>2020</u>	52 ABBOTT AVE	372200	0	553300	2
		181100			
		553300			
<u>2019</u>	52 ABBOTT AVE	363200	0	533100	2

Terms of Use

Rel 2022-1

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Jeffery Rudell, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Tracey James, Administrative Officer/Secretary



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James McNamara, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

2201 Heck Avenue (Engineering/Planning Dept) - Neptune NJ 07753

(732) 897-4162 Ext. 200

tjames@neptunetownshipnj.org

March 25, 2022

Email to abf@shorepointarch.com

Shore Point Architecture
108 S. Main Street
Ocean Grove, New Jersey 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2021-155
BLOCK 245 LOT 6 - ALSO KNOWN AS 52 ABBOTT AVENUE
ADDITION TO REAR OF PROPERTY**

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, April 12, 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: April Regular Meeting

Time: Apr 12, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/81700188284?pwd=ZE1JbEFEdD_ONEYWE2K2xOOWFHOGFpUT09

Meeting ID: 817 0018 8284

Passcode: 343102

One tap mobile

+13126266799,,81700188284# US (Chicago)

+16465588656,,81700188284# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 817 0018 8284

Find your local number: https://us02web.zoom.us/j/81700188284?pwd=ZE1JbEFEdD_ONEYWE2K2xOOWFHOGFpUT09

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 and/or provide any additional information requested.

DESCRIPTION OF WORK:

Addition to rear of property as proposed in architectural drawings submitted with the latest revision date of 3/7/22.

****DEFERRED FROM 10/12/2021, 11/9/2021, and 1/11/2022 MEETING DATES****

COMPLIANT ITEMS:

1. Addition to have Cedar Clapboard
2. Anderson 400 Series windows (one over one) for the addition.
3. Wood window casings to match existing historic window profiles.
4. All items painted to match existing.
5. Existing one story shed on East elevation to be demolished.
6. Existing wood basement access door to be replaced with a new metal Bilco door.
7. Remove storm door placed over window on the west side. Repair siding and match window trim to existing.

DISCUSSION ITEMS:

1. Add addition at second floor rear is proposed, as indicated in drawings, over a previous addition. The proposed addition appears to be an extrusion of the existing rear addition and does not contain the required step downs and step-inward dimension. Additions should clearly show they are additions.
2. One story addition with outdoor shower enclosure and storage to be constructed.
3. Remove existing rotted wood attic window and replace with new wood clad window to match. (Anderson 400?) Missing Condition report. Is window original?
4. Construct new roof overhand over existing rear stair, as indicated.


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 tjames@neptunetownship.org.

Cordially,



Tracey James
HPC Administrative Officer/Secretary

Application #: **HPC** 2021-155

Application Date: 8/31/21

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
- ☒ OTHER Bilco Door

- ☐ 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

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: 52 Abbott Avenue

BLOCK: 245 LOT: 6 QUALIFIER: HD-R1

OWNER INFORMATION

NAME(S): Nina & Ron Burman

ADDRESS: 52 Abbott Avenue, Ocean Grove, NJ 07756

PHONE: 732-774-6900 EMAIL: abf@shorepointarch.com

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Andrea Fitzpatrick, Stephen J. Carlidge COMPANY: Shore Point Architecture

ADDRESS: 108 S Main St. Ocean Grove, NJ 07756

PHONE: 732-774-6900 EMAIL: abf@shorepointarch.com

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: 1904 ARCHITECTURAL STYLE: Victorian Eclectic

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.

SEE ATTACHED

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.

RON BOORMAN

OWNER NAME - Please PRINT

OWNER SIGNATURE

8/31/21

DATE

ANDREA FITZPATRICK, AIA

APPLICANT NAME - Please PRINT

APPLICANT SIGNATURE

8/31/21

DATE

SHORE POINT ARCHITECTURE, PA

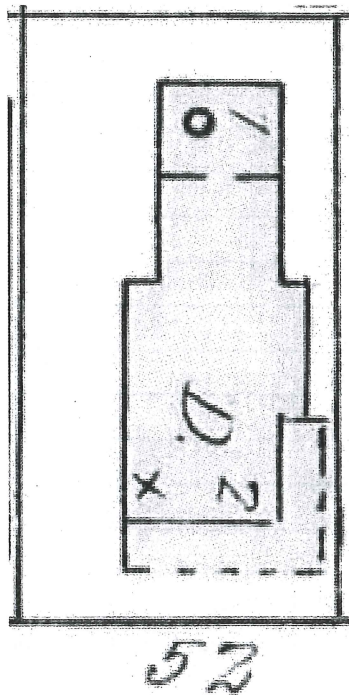
August 31, 2021

HPC Text

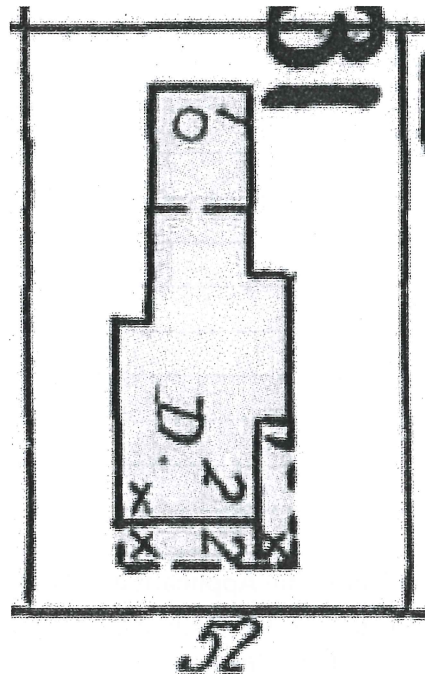
52 Abbott Ave, Ocean Grove

History of the Structure:

Tax records indicate the existing structure was constructed in 1904, however we believe, after reviewing the Sanborn maps (below), that the house was constructed sometime prior to 1890. This house is a "Key Structure," by date.



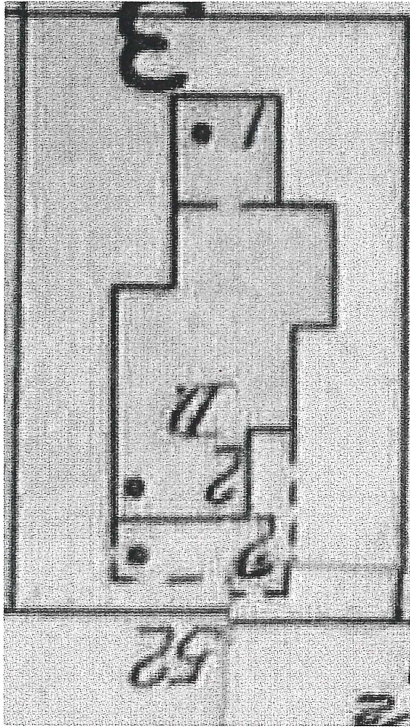
1890



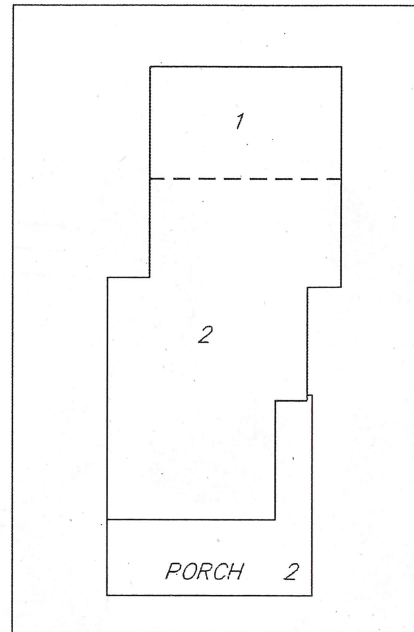
1905

SHORE POINT ARCHITECTURE, PA

Between 1905 and 1930, a two-story addition was constructed at the rear of the structure. Between 1930 and today, a one-story addition was constructed at the rear.



1930



Present Day

SHORE POINT ARCHITECTURE, PA

Summary of proposed work:

The proposed improvements consist of the following:

1. Addition at second story rear as indicated, with roof form to match existing gable roof pitch. Existing ornamentation on the rear gable to be relocated to the new gable end of the addition. Addition will have cedar clapboard siding to match existing, as well as Andersen 400 series clad wood windows, as indicated on the drawings. Install new cedar window casings to match existing historic profiles throughout and paint to match existing.
2. Existing 1-story storage shed on the east elevation is to be demolished. New 1-story addition with outdoor shower enclosure and storage is to be constructed as indicated.

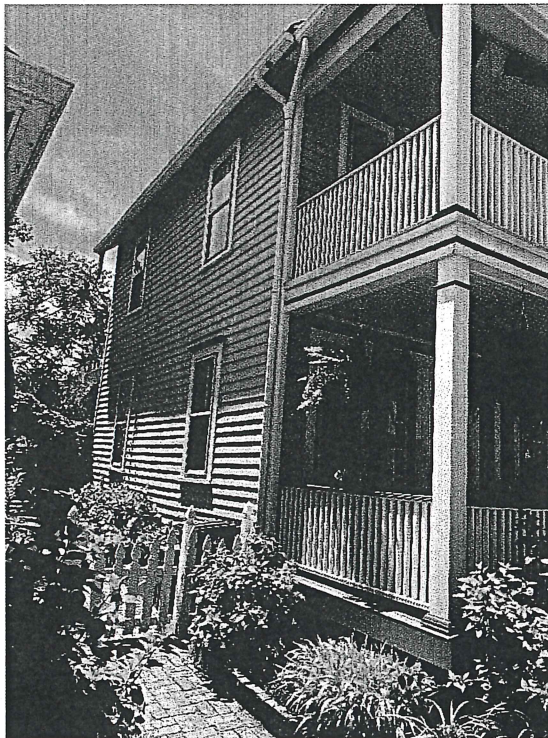


SHORE POINT ARCHITECTURE, PA

Rear (South)



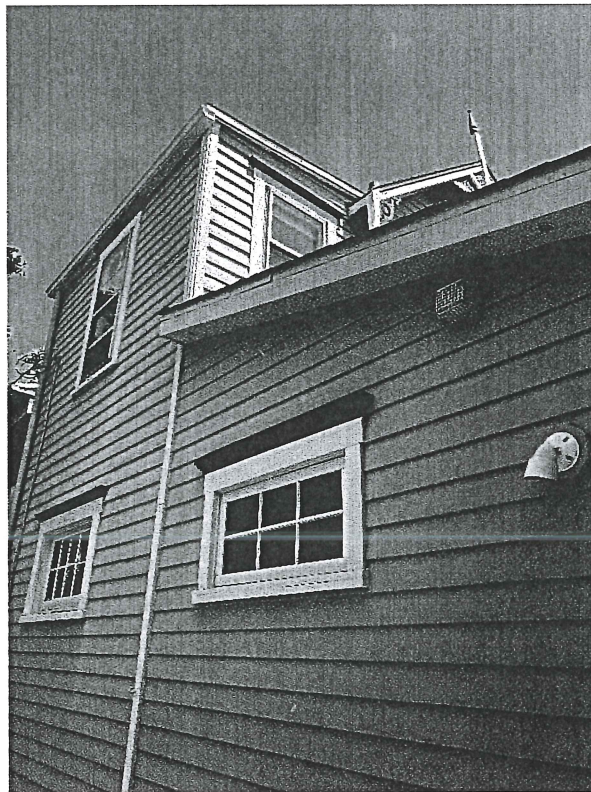
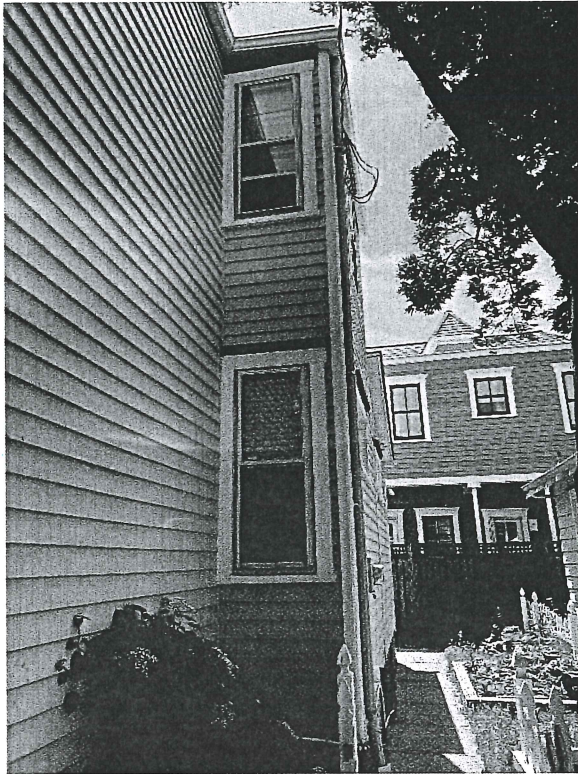
Side (East)



108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250

SHORE POINT ARCHITECTURE, PA

Side (West)



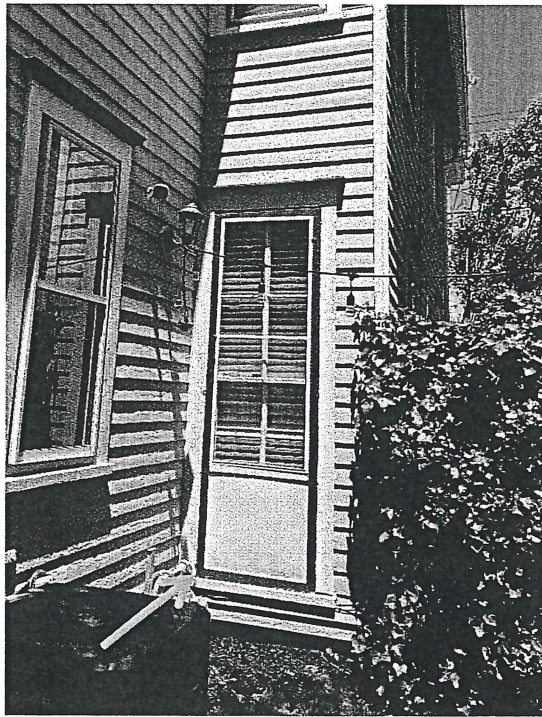
108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

SHORE POINT ARCHITECTURE, PA

3. Existing wood access door to be removed and replaced with new "Bilco" door.



4. Remove existing storm door that is installed over existing window and locked closed. Repair siding and match window trim to existing casing profiles.



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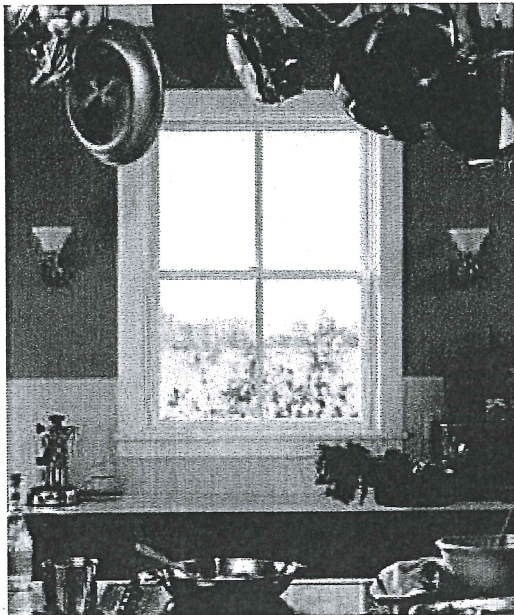
SHORE POINT ARCHITECTURE, PA

Cut-sheets for HPC CoA Application

SPA Project #: 2021-16 Burman Residence

WINDOWS • DOORS
Andersen 

400 SERIES



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

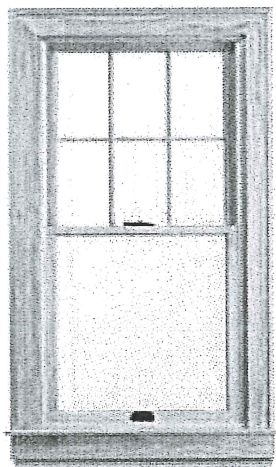
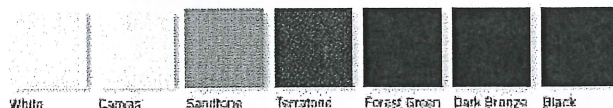
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



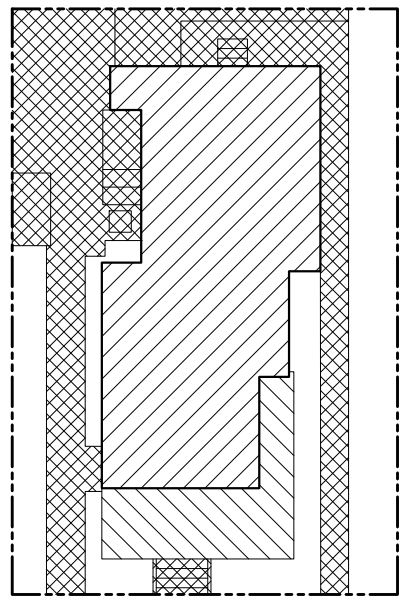
BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS

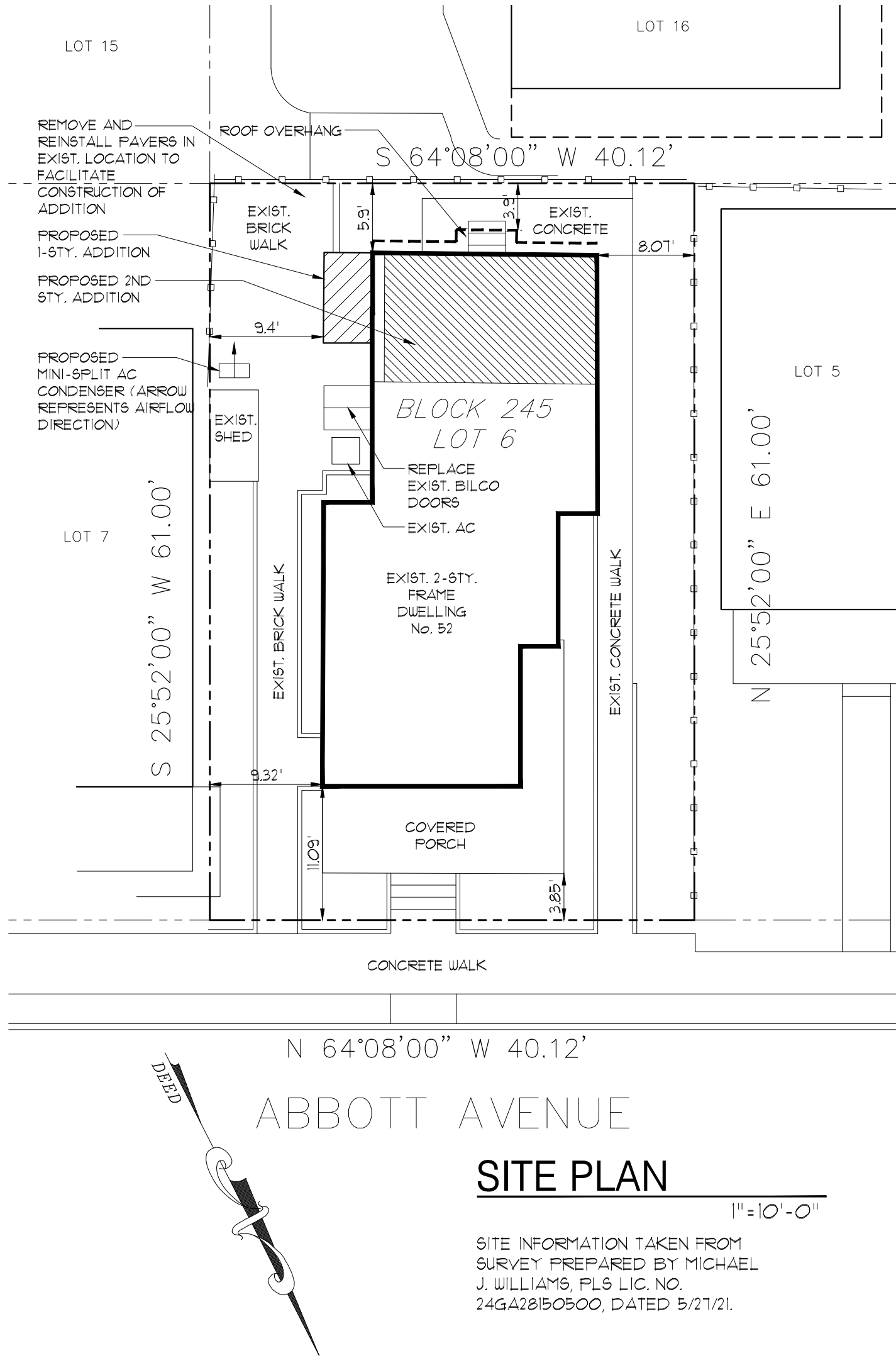


108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250



COVERAGE CALCS.

LOT AREA: 2,441 SQ. FT.
BUILDING COVERAGE: 1,011 SQ. FT. (41.3%)
LOT COVERAGE: 1,785 SQ. FT. (73.4%)



SITE PLAN

SITE INFORMATION TAKEN FROM
SURVEY PREPARED BY MICHAEL
J. WILLIAMS, PLS LIC. NO.
24G428150500, DATED 5/21/21.

BURMAN RESIDENCE

52 Abbott Avenue
Ocean Grove, NJ 07756
Block: 245 Lot: 6

PROJECT INFORMATION

BUILDING CODES:
REHABILITATION SUBCODE (NJAC 5:23-6)
INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:

USE GROUP: R-5 (SINGLE FAMILY RESIDENCE)
CONSTRUCTION CLASS: 9B (UNPROTECTED WOOD FRAMED)
NUMBER OF STORIES: 2 (23.5') BUILDING HEIGHT TO MEAN ROOF

WIND SPEED (XMIT): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE VMT DOES NOT EXCEED 130 MPH)

FLOOD HAZARD DATA: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	783 SQ. FT.	--	783 SQ. FT.
SECOND FLOOR AREA	558 SQ. FT.	185 SQ. FT.	743 SQ. FT.
TOTAL	1341 SQ. FT.	185 SQ. FT.	1526 SQ. FT.
CONSTRUCTION VOLUME	39,423 CU. FT.		

ZONING INFORMATION

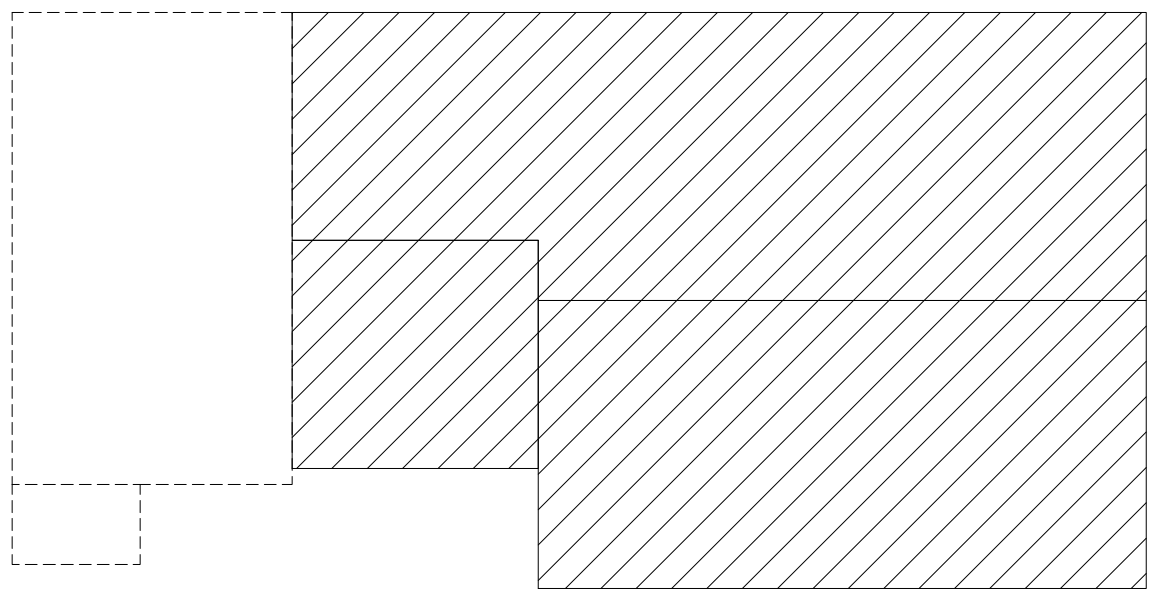
REQUIREMENTS FOR HD-R1 DISTRICT (HISTORIC DISTRICT - SINGLE FAMILY)			
	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	2,441 SQ. FT.	2,441 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	40.12 FT.	40.12 FT.
MINIMUM LOT FRONTAGE	30 FT.	40.12 FT.	40.12 FT.
MINIMUM LOT DEPTH	60 FT.	61.0 FT.	61.0 FT.
MINIMUM FRONT YARD SETBACK: PORCH:	10 FT. 4 FT.	9.1 FT. 3.85 FT. ±	9.1 FT. 3.85 FT. ±
MINIMUM SIDE YARD SETBACK: EAST BUILDING: PROJECTIONS (INCL. GUTTERS) WEST BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT. 2 FT. 2 FT. 2 FT.	9.32 FT. 8.12 FT. 8.01 FT. 6.31 FT.	9.32 FT. 8.12 FT. 8.01 FT. 6.31 FT.
MIN. REAR YARD SETBACK	31 FT.	5.14 FT.	3.3 FT.
MAX. % BLDG. COVERAGE	85%	41.3%	41.3%
MAX. % TOTAL LOT COV.	90%	73.4%	73.4%
MAX. NUMBER OF STORIES	2.5	2	2
MAX. BUILDING HEIGHT (M.P.)	35 FT.	23.5 FT.	23.5 FT.
MIN. IMPROVABLE LOT AREA	1,000 SQ. FT.	1,130 SQ. FT.	1,130 SQ. FT.
MIN. IMPROVABLE AREA- DIAMETER OF CIRCLE (FEET)	21 FT.	36.1 FT.	36.1 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

± PRE-EXISTING NONCONFORMITY

DRAWING INDEX

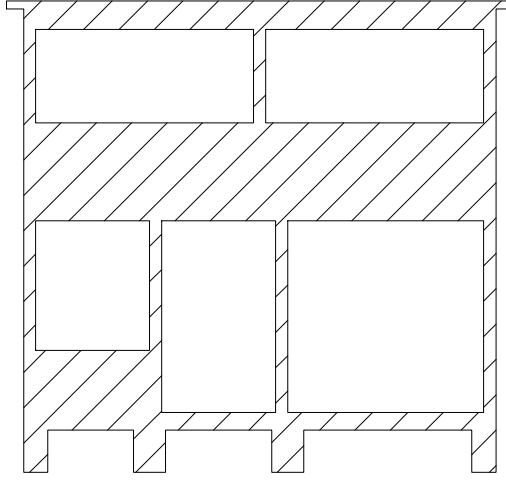
- A-1 PROJECT INFORMATION, SITE PLAN, DEMOLITION CALCULATIONS
- A-2 EXISTING CONDITIONS, FLOOR PLANS
- A-3 ELEVATIONS

DEMOLITION CALCULATIONS



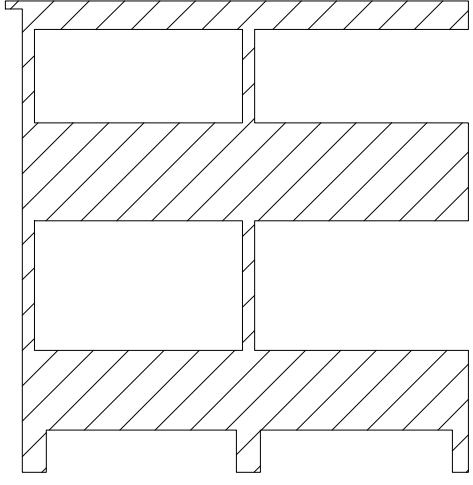
ROOF

TOTAL AREA: 1080 SF
DEMO AREA: 241 SF



PORCH (FRONT)

TOTAL AREA: 161 SF
DEMO AREA: 0 SF

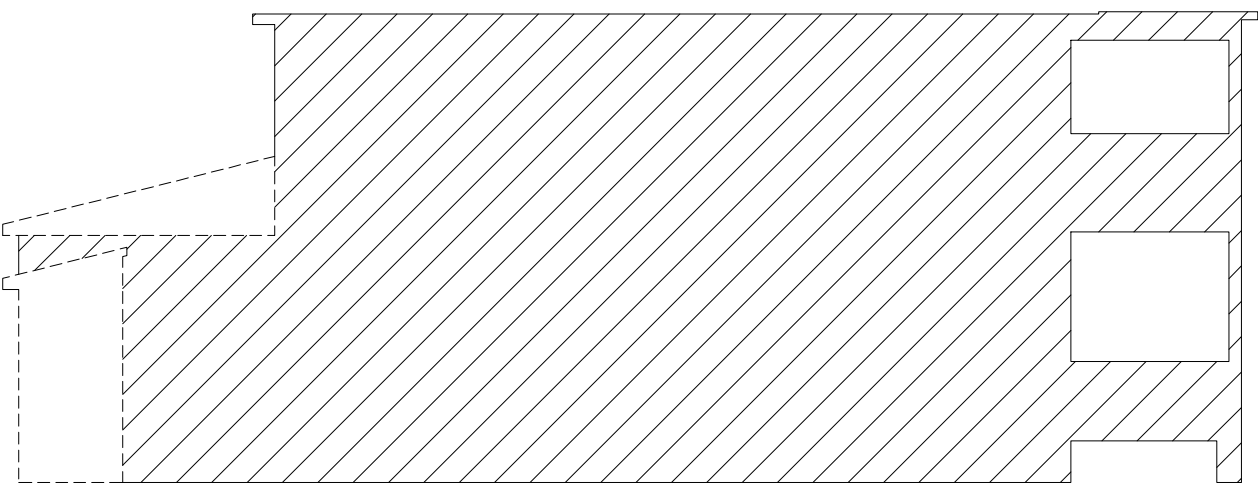


PORCH (RIGHT SIDE)

TOTAL AREA: 174 SF
DEMO AREA: 0 SF

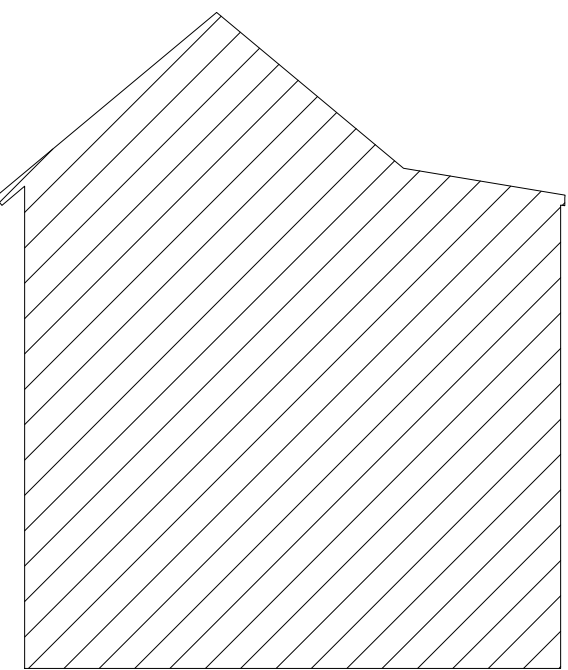
DEMOLITION AREA

TOTAL AREA: 4,079 SF
DEMO AREA: 512 SF
PERCENTAGE: 14.2%



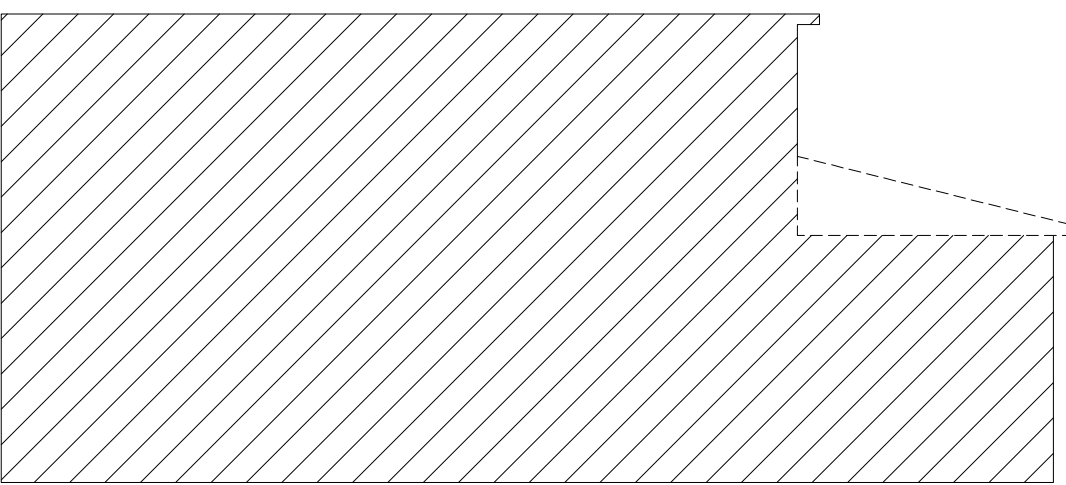
LEFT SIDE

TOTAL AREA: 841 SF
DEMO AREA: 62 SF



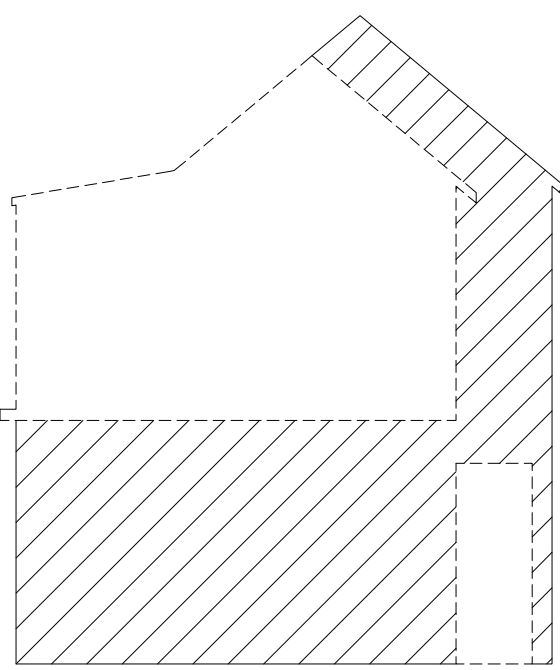
FRONT

TOTAL AREA: 513 SF
DEMO AREA: 0 SF



RIGHT SIDE

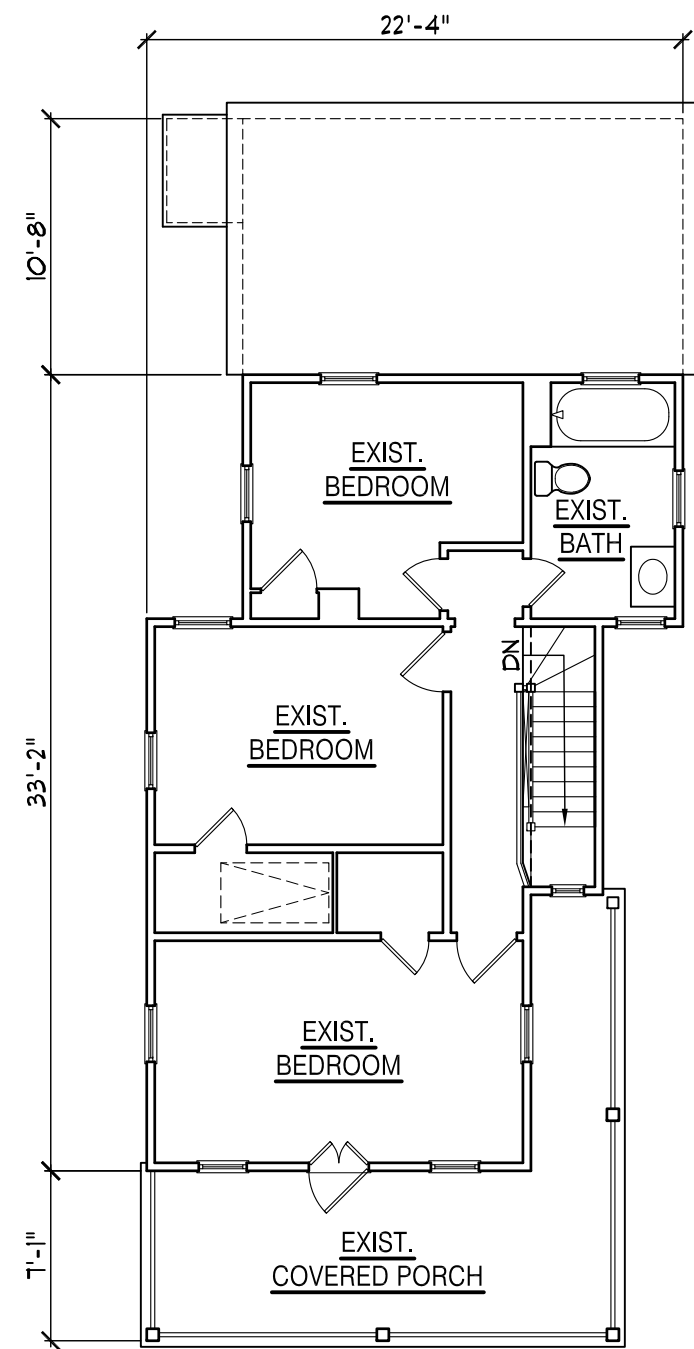
TOTAL AREA: 178 SF
DEMO AREA: 21 SF



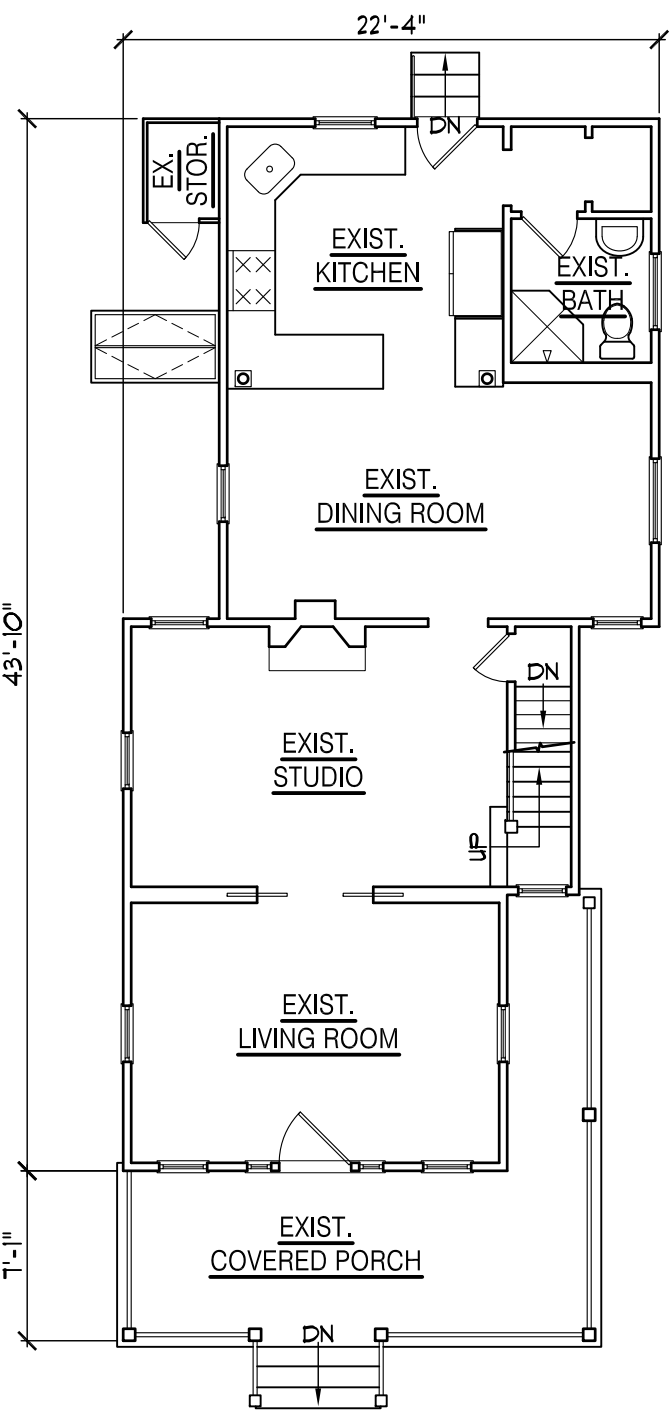
REAR

TOTAL AREA: 506 SF
DEMO AREA: 242 SF

EXISTING CONDITIONS



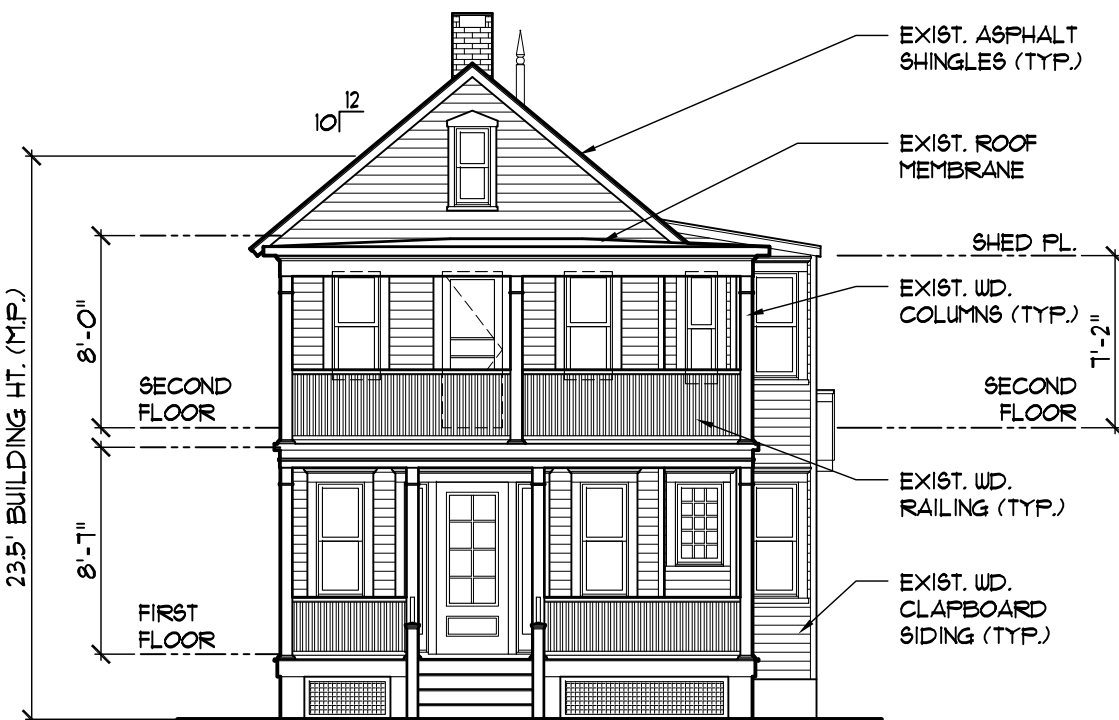
EXIST. SECOND FLOOR PLAN
1/8" = 1'-0"



EXIST. FIRST FLOOR PLAN
1/8" = 1'-0"



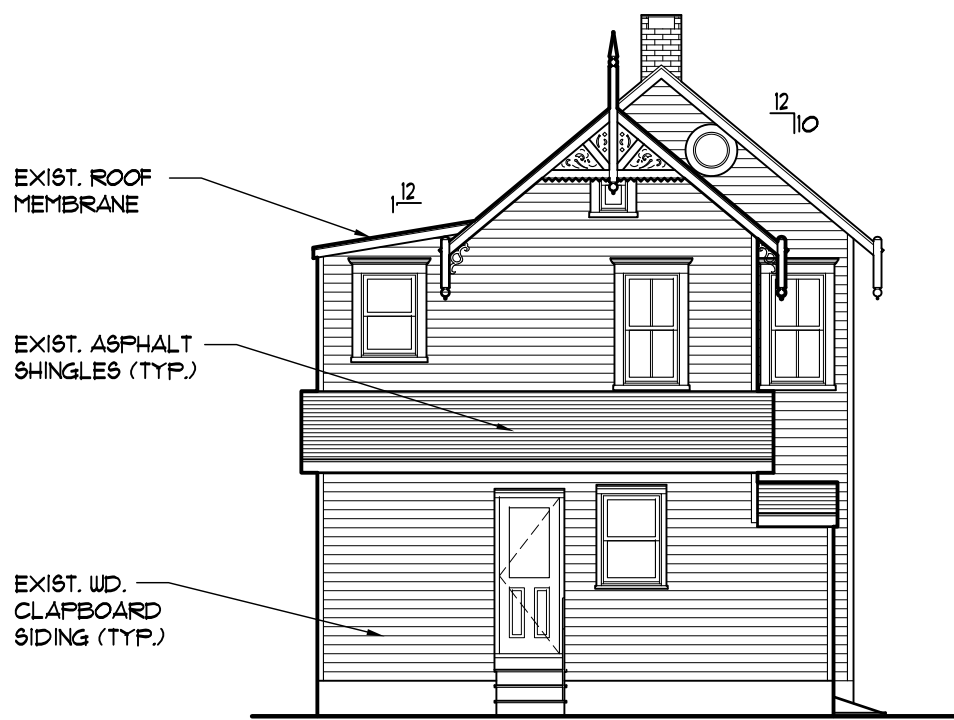
EXISTING SIDE (EAST) ELEVATION
1/8" = 1'-0"



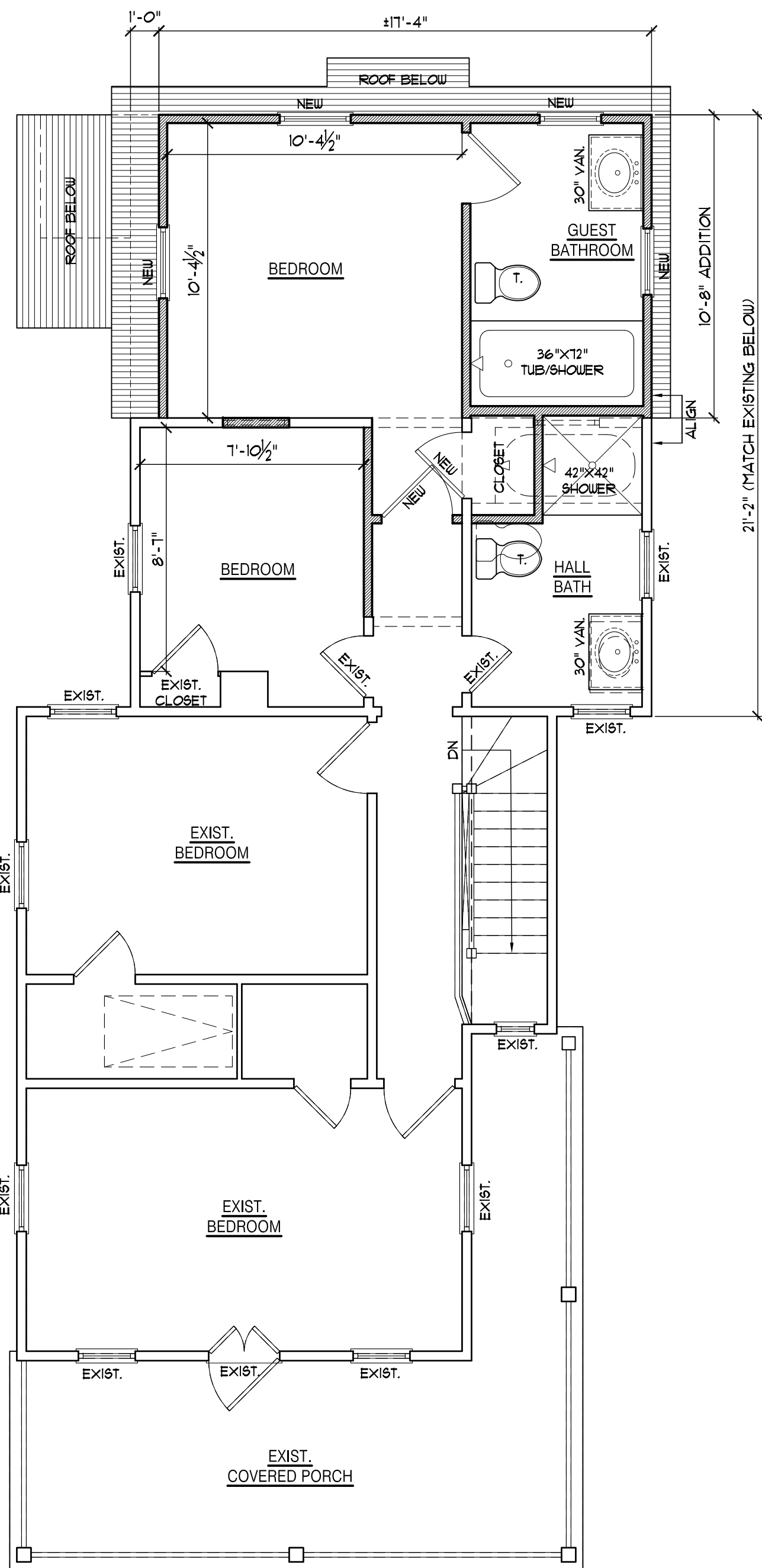
EXIST. FRONT (NORTH) ELEV.
1/8" = 1'-0"



EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"

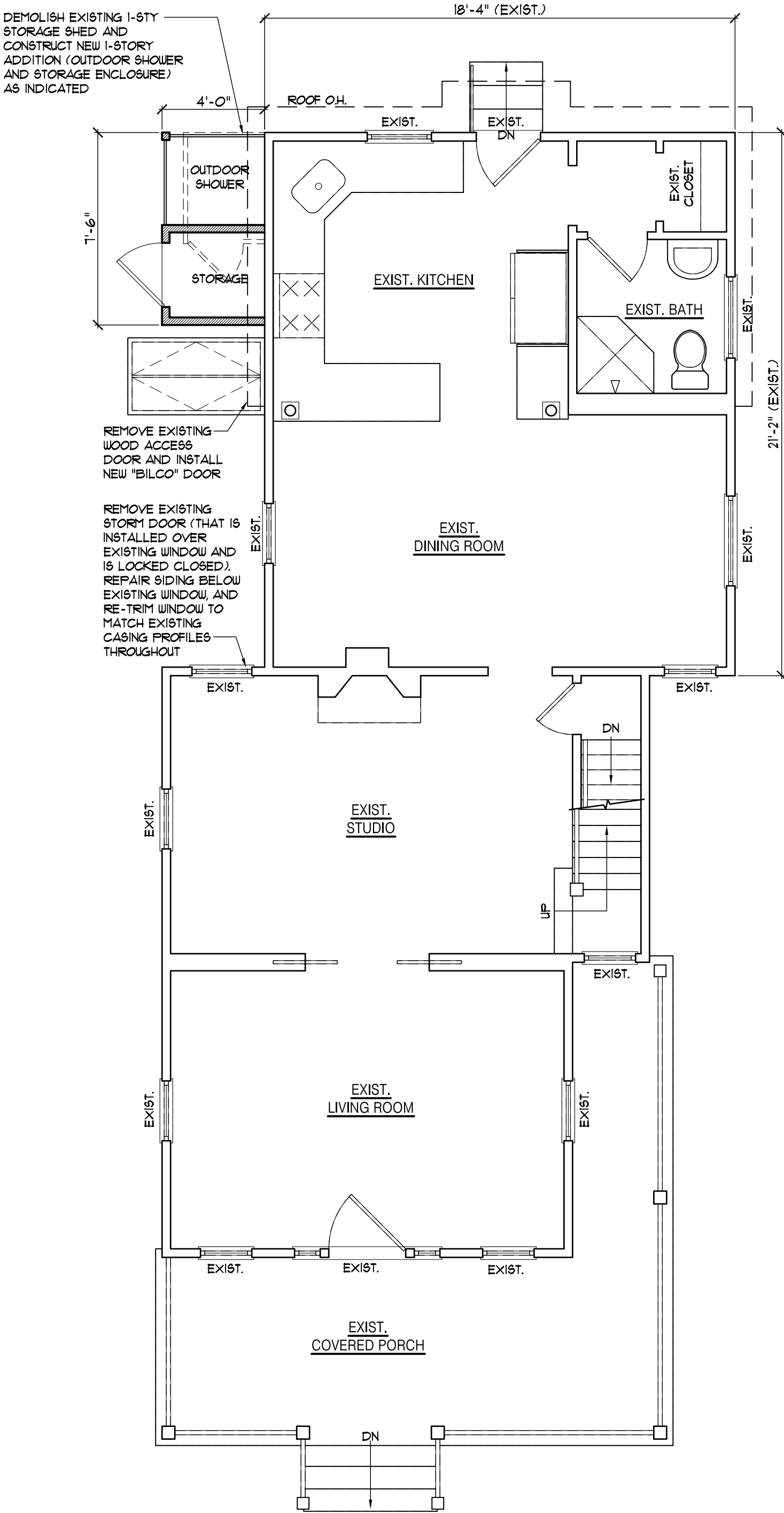


EXIST. REAR (SOUTH) ELEV.
1/8" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND	
---	WALLS TO BE DEMOLISHED
---	WALLS TO REMAIN
---	NEW WALLS



FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND	
---	WALLS TO BE DEMOLISHED
---	WALLS TO REMAIN
---	NEW WALLS

