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DONALD L. BEEKMAN (1949-2017)

May 11, 2023

Heather Kepler, Administrative Officer
Neptune Township HPC
25 Neptune Boulevard
Neptune, NJ 07753

Re: HPC Application – Hy Rudin
118 Mt. Tabor Way

Dear Ms. Dickert,

Enclosed please find an application form and the following information related to the above matter:

1. Resolution of approval from HPC on part of the house renovations;
2. Architectural plans for the deck expansion;
3. Photos of the property after the deck expansion.

Please process in the usual manner and advise if you need anything additional

Very Truly Yours,

Christopher L. Beekman

Christopher L. Beekman

CLB

**RESOLUTION
TOWNSHIP OF NEPTUNE
HISTORIC PRESERVATION COMMISSION
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
EXTERIOR ALTERATIONS**

Approved: January 12, 2021

**IN THE MATTER OF: HY RUDIN (118 Mt. Tabor Way)
APPLICATION NO.: HPC2020-209**

WHEREAS, Hy Rudin (the "Applicant") has applied to the Township of Neptune Historic Preservation Commission (the "Commission") seeking to (1) remove the brick on the front elevation and replace it with cedar shakes with 5" exposure; and (2) repaint the residential structure pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance and Township Ordinance 07-46 for lands known and designated as Block 153, Lot 4 on the official Tax Map of the Township of Neptune, and more commonly known as 118 Mt. Tabor Way, Ocean Grove, New Jersey 07756 (the "Property"); and

WHEREAS, a complete application has been filed, the fees as required by Township Ordinance have been paid, proof of service and publication of notice as required by law has been furnished and determined to be in proper order, and it otherwise appears that the jurisdiction and powers of the Commission have been properly invoked and exercised; and

WHEREAS, a remote hearing via Zoom was held on January 12, 2021 at which time testimony and the exhibits attached hereto were presented on behalf of the Applicant and all interested parties having an opportunity to be heard; and

WHEREAS, the following Exhibits were marked into evidence:

A-1 Application and documents submitted.

NOW THEREFORE, BE IT RESOLVED the Commission makes the following findings of fact based on evidence presented at its public hearing at which a record was made:

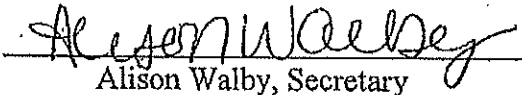
1. The Applicant is seeking approval to (1) remove the brick on the front elevation and replace it with cedar shakes with 5" exposure; and (2) repaint the residential structure on the Property.

2. The subject Property is situated within the HD-R1 (Historic District Residential) Zone and is improved with residential dwelling originally constructed in approximately 1963, and is designated as an "Other Structure" by date as defined in the Historic District's Design Guidelines for Residential Structures ("Design Guidelines").

3. Brian Kenny, contractor, provided testimony in support of the Applicant's proposed alterations. The primary alteration proposed is the elimination of the existing brick on the front façade, which is the only side that has such material. Asbestos shingles are located on

5. Payment of all fees, costs, escrows due or to become due (if applicable). Any monies are to be paid within twenty (20) days of said request by the Commission Secretary.
6. The Applicant shall comply with all Township Zoning Department requirements.
7. The Applicant shall provide a certification that taxes are paid to date of partial approval.
8. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Neptune, County of Monmouth, State of New Jersey or any other jurisdiction.

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Township of Neptune Historic Preservation Commission, Monmouth County, New Jersey at a remote public meeting held on January 12, 2021.


Alison Walby, Secretary
Township of Neptune Historic
Preservation Commission



118



