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

February 8, 2023

Via Email [REDACTED]

Carolyn A. Young
C.A. Young Architecture
122 Washington St.
Morristown, NJ 07960

RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022-147
BLOCK 277 / LOT 3 - ALSO KNOWN AS 110 Franklin Ave.

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

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+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

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+1 360 209 5623 US

Meeting ID: 842 8925 5750

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

DESCRIPTION OF WORK:

Original

Proposed work at 110 Franklin Avenue includes constructing a new two-story porch and a second floor balcony at the front façade of the home. The proposed porch dimensions are 10'-0" x 26'0". The second floor balcony is 8'0" x 10'10". The existing roof is being modified at the front of the residence to accommodate the design for the porch and balcony. New Doors and windows are being added on the front façade. New steps to grade are proposed from the porch 6'4" x 4'7". Please see submitted zoning drawings, T-1, A-1. A-2 for review.

DISCUSSION ITEMS:

Item #8: The basic materials are indicated on sheet A-1 for these areas. The fiberglass is to be grey. The decking has been revised to be Aeratis see revised drawing.

Item #12: Flanking lights have been removed. And light added at door.

Conforming item, exposure for Hardie Plank to be 4" see as noted on drawing.

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.

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.

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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)