

Application #: HPC 2021-042 ~~2020-209~~

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input checked="" type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input checked="" type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input checked="" type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

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: 118 MT Tabor Way
 BLOCK: 153 LOT: 4 QUALIFIER: _____

OWNER INFORMATION

NAME(S): H & Rudin + Ellen Mallin
 ADDRESS: 212 1 Dris Rd Unit F-2 Merion Station PA
 PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner
 NAME(S): Brick Kenny COMPANY: BK Custom Builders
 ADDRESS: 82 S Main St Ocean Grove, NJ
 PHONE: [REDACTED] EMAIL: [REDACTED]

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 UseARCHITECTURAL PERIOD / YEAR BUILT: 1963 ARCHITECTURAL STYLE: _____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/AZONING PERMIT ID# (from Zoning Permit): 554322703 DATE APPROVED: 3/1/21Please 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.

Replace Porch Columns + Rails with New HB+G 8x8"
Square Columns + HB+G Porch Rails Savannah system

Re surface masonry Retaining wall with Limestone Cap
+ sandstone veneer FACE.

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.HY Rudin

OWNER NAME – Please PRINT

HY Rudin

OWNER SIGNATURE

3/24/21

DATE

Brian Kenny

APPLICANT NAME – Please PRINT

Brian Kenny

APPLICANT SIGNATURE

3/24/21

DATE

**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

the other elevations. The owner wants to warm up the appearance and its contractor had added railings previously without permits (which together with the existing retaining wall were not subject to prior HPC review and will now require the owner to return before the HPC on a remedial basis). The owner would also like to repaint the structure, including the existing asbestos siding, and will provide a proposed color palette of conforming colors for HPC Tech Review.

4. The Commission found that the proposed modifications are acceptable under the Design Guidelines, subject to the condition that additional detail be provided for HPC Tech Review.

NOW, THEREFORE, THE COMMISSION makes the following conclusions of law based upon the foregoing findings of fact:

1. **The Applicant proposes 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 Commission concludes that the subject building is an "Other Structure" under the Design Guidelines.

3. There were no members of the public who expressed an interest in the application.

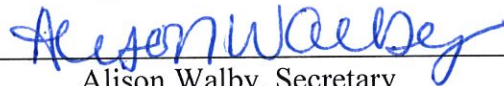
NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Township of Neptune on this 12th day of January, 2021 granting Application No. HPC2020-209 and approving a Certificate of Appropriateness for the various improvements listed in this Resolution for the property located at Block 153, Lot 4, 188 Mt. Tabor Way, Ocean Grove, New Jersey, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance, is hereby memorialized as follows:

Application is granted subject to the following conditions:

1. The improvements proposed by the Applicant herein shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Commission with this application, which shall be revised and resubmitted for Tech Review to reflect all proposed modifications to the structure and all stipulations agreed to at the hearing.
2. The revised drawings shall depict the change in shake/siding, together with trim details for the doors and windows.
3. The proposed three (3) color palette shall be provided on the revised drawings, including a different color for the gable ends.
4. The owner shall make application for a Certificate of Appropriateness for the previously non-submitted work, including such existing conditions as the railings and the retaining wall.

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

Existing



WE ARE OPEN M-F 7:30AM – 4:00PM. SATURDAY 7:30AM – 12PM. MASKS ARE REQUIRED IN THE OFFICE. STAY SAFE.



GRAVEL & SAND CO.

EST. 1936

(732) 938-5252

CONTACT US



GRAVEL & SAND CO.

EST. 1936

(732) 938-5252

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Products



HOME > PRODUCTS > BUILDING & LANDSCAPING STONE
> NATURAL THIN VENEERS > CUMBERLAND MT.
FIELDSTONE LEDGE

Cumberland Mt. Fieldstone Ledge



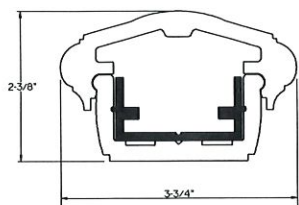
Category: [Natural Thin Veneers](#)

Description

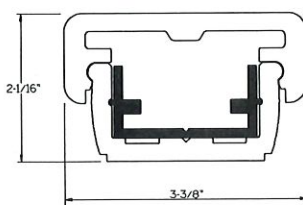
Description

Cumberland Mt. Fieldstone Ledge

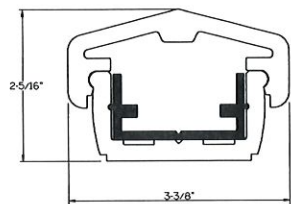
Related products



Savannah Top Rail*

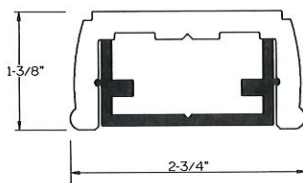


Belhaven Top Rail*



Newport Top Rail*

*With Aluminum Stiffener and Standard Bottom Rail



Standard Top Rail** and Standard Bottom Rail with Aluminum Stiffener

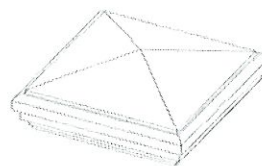
**Maximum 8' Length



Supplemental Aluminum Stiffener for Savannah, Newport, and Belhaven for Rail Lengths over 8'



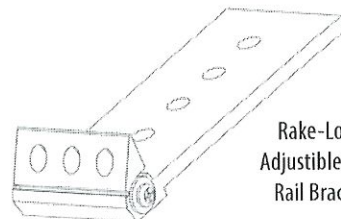
Standard Aluminum Stiffener



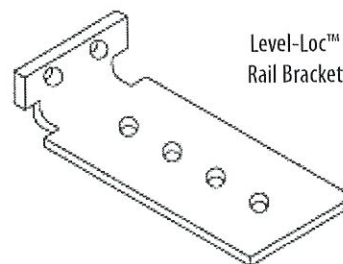
Newel Cap



Newel Skirt

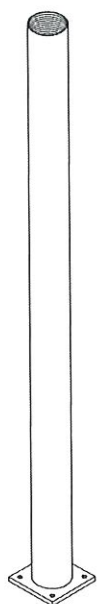


Rake-Loc™ Adjustable Stair Rail Bracket

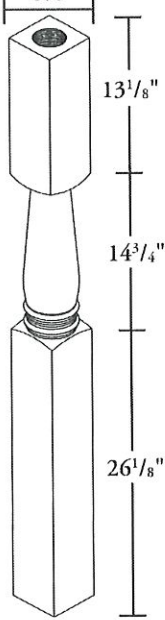


Level-Loc™ Rail Bracket

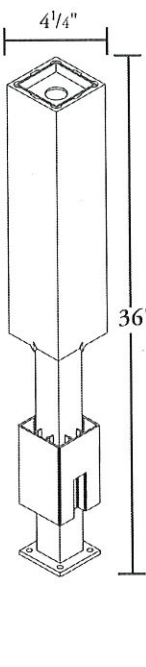
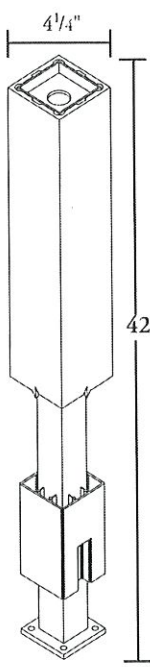
Chesterfield Newel Support Kit



Chesterfield Newel



Newel-Loc™ Square Newel Post Mount System*



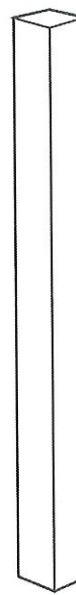
*The 36" and 42" Newel Post Mount are designed for coastal conditions.

NOTE: Newel-Loc™ and Newel Sleeve must be purchased separately.

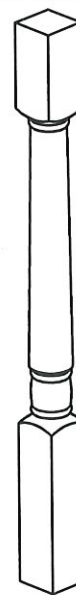
1-1/4" Square Baluster 30" and 36"



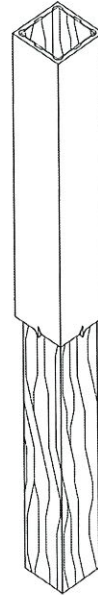
1-1/2" Square Baluster 30" and 36"



1-1/2" Turned Baluster 30" and 36"



Newel Sleeve 45" and 54"***



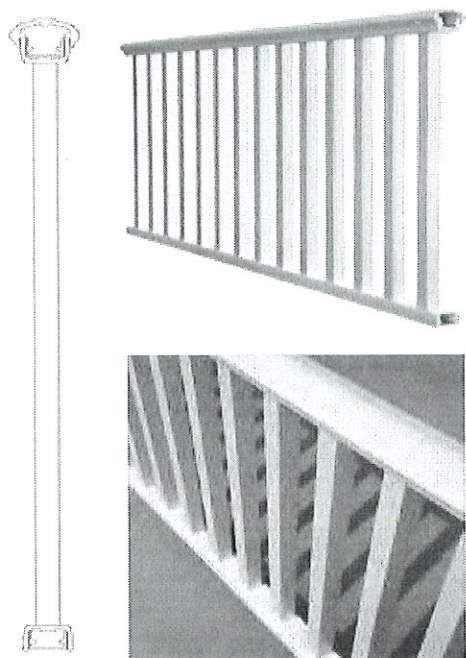
***Newel sleeves can be slid over an existing 4 x 4 or installed with the Newel Post Mount.

The top rail, bottom rail, and balusters are pre-finished white and are made from weather resistant cellular PVC.

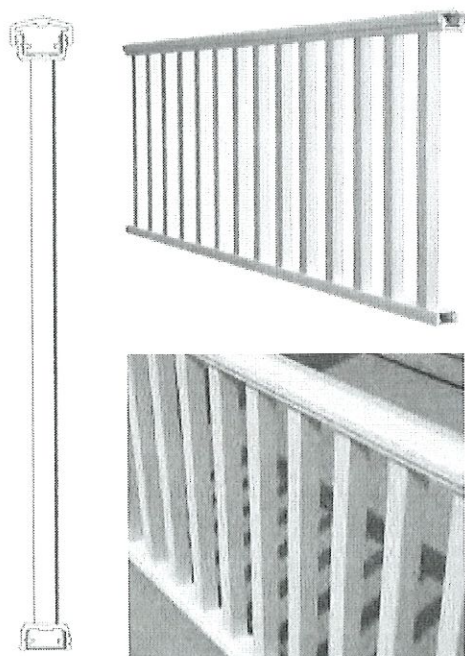
Turned Balusters are made from hollow rigid vinyl and cannot be painted

The PermaRail Plus® railing system is a beautiful way to tie your whole porch look together. It is made up of several different components, allowing you the ability to create the designs that match your way of life. Easy to install, this

Savannah



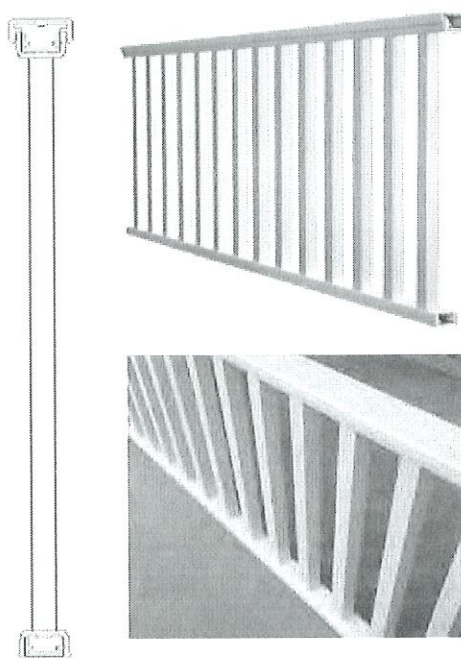
Newport



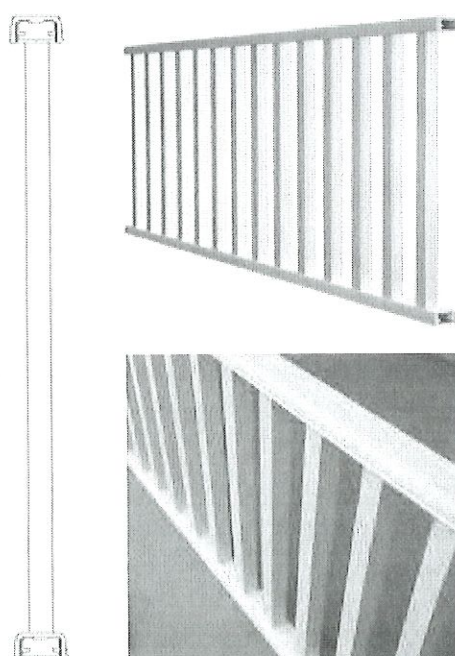
All rail sections are suitable for use with PermaCast® columns, PermaRail Plus® newels, or PermaPost®.

worry-free railing system will be a beautiful, low maintenance addition to your porch or deck for generations to come. Be sure to use the Coastal Newel Post Mount System in areas where coastal effect corrosion is a concern.

Belhaven



Standard



*HB&G recommends checking all applicable building code requirements before the design and installation of PermaRail Plus®.

Square **PERMA**Cast® Columns





SQUARE PERMACAST® INSIDE DIMENSIONS

Inside dimensions may vary up to 1/8".
Splitting a column will decrease inside dimension 1/8".

COL. SIZE	INSIDE
6"	5 1/8"*
8"	5 7/8"
10"	9"
12"	11"
14"	13"
16"	15"

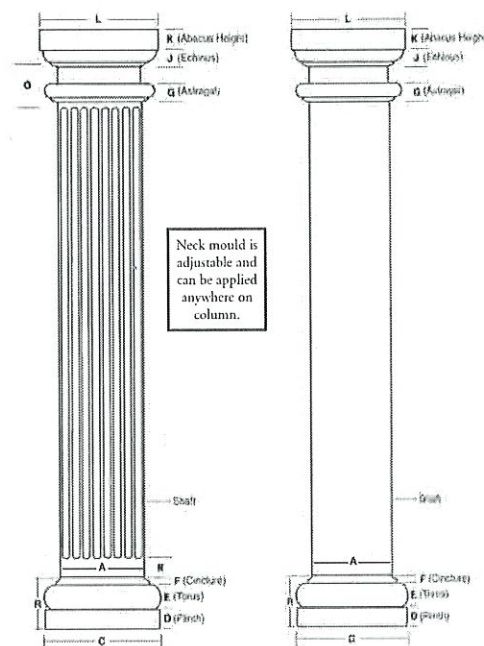
*Inside is Round

PANEL Moulding FOR SQUARE PERMACAST®

			
Length: 8' No. 54502 1/2" x 1"	Length: 10' No. 54503 1" x 1"	Length: 10' No. 54504 3/4" x 1"	Length: 10' No. 54505 3/4" x 1 1/16"

↑
Inside
Dimension
↓

Neck mould is adjustable and can be applied anywhere on column.



PermaCast® Square Column shown fluted with Poly Tuscan Cap and Base.

PermaCast® Square Column shown plain with Poly Tuscan Cap and Base.

Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.

Column-Loc®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with or without threaded rod in lengths up to 12'*

SQUARE PERMACAST® COLUMN DIMENSIONS (In Inches)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 1/8"	17 1/16"	1 5/16"	9/16"	1"	1 1/4"	1 3/8"	9 1/8"	N/A	N/A	3 7/16"	6,8,9,10
8"	8"	11 1/8"	17 3/8"	1 3/4"	5/8"	1"	1 1/4"	1 1/2"	10 15/16"	5"	3 1/8"	4 1/4"	6,8,9,10,12
10"	10"	13 1/16"	2 3/8"	2 5/16"	3/4"	1"	1 1/4"	1 3/4"	12 3/4"	3 3/4"	4 1/8"	5 7/16"	51",6,8,9,10,12,14,16
12"	12"	16 5/8"	2 3/16"	2 3/8"	7/8"	1"	1 7/8"	2 3/16"	16 5/8"	N/A	N/A	6 1/16"	8,9,10,12,14,16,18
14"	14"	19 3/8"	3 5/8"	2 7/8"	1 1/16"	1 1/8"	2 1/16"	2 1/2"	19 1/16"	N/A	N/A	7 9/16"	8,10,12,14
16"	16"	22 1/8"	3 7/8"	3 3/8"	1 1/16"	1 1/8"	2 3/8"	2 3/4"	21 1/2"	N/A	N/A	8 7/16"	8,10,12,14,16,18,20

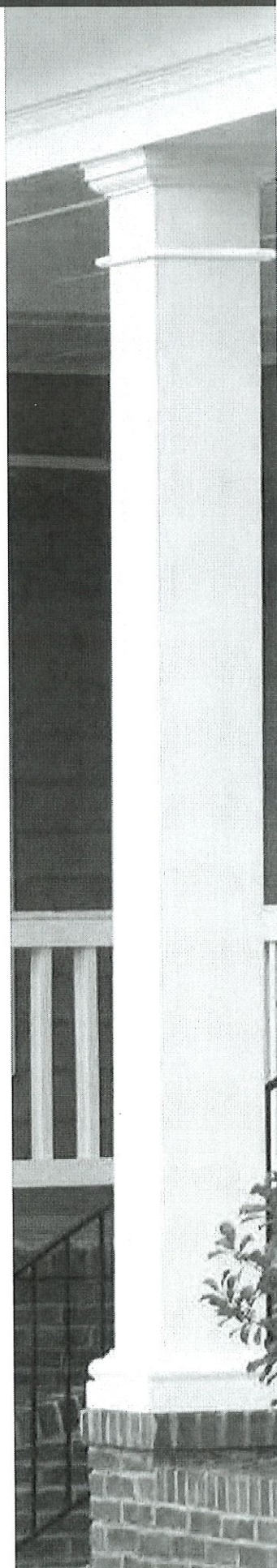
☐ Fluted Square.

*There may be a variance of up to 1/4" in all dimensions.

• Split columns are not load bearing. • See page 16 for Decorative Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.



BK CUSTOM BUILDERS

82 S Main Street

Ocean Grove, NJ 07756

732-517-8838

Regarding: 118 Mt Tabor Way

Application # HPC2021-042

Response to Application review

To Alison Walby ,HPC Administrative officer / secretary

Based on the last certificate of appropriateness -incomplete. Date 3/25/21

We would like to work with your recommendation and use the Intex Dartmouth rails for the porch . And we will remove the rails as suggested going down from the porch to sidewalk . These will be replaced with pipe rails .

Thank You

Brian Kenny



Property Location: 118 MT TABOR WAY

Application No: HPC2021-042

Application Date: 03/25/2021

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input checked="" type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input checked="" type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input checked="" type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS/BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER | | |

PROPERTY IDENTIFICATION

Property Address: 118 MT TABOR WAY

Block: 153

Lot: 4

Qualifier:

OWNER INFORMATION

Name(s): RUDIN, HY & MALLIN, ELLEN

Address 212 IDRIS RD UNIT F-2 MERION STATION, PA 19066

Phone: [REDACTED]

Email: [REDACTED]

APPLICANT INFORMATION☐ Check if same as Owner

Names(s): Brian Kenny

Company:

Address: 82 S Main Street Ocean Grove, NJ 07756

Phone: [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family☐ Multifamily:0 Units☐ Commercial☐ Condo☐ Mixed UseArchitectural Period / Year Built: 1963

Architectural Style:

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) 554322703

DATE APPROVED: 03/01/2021

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

Replace porch columns and rails with new HB & G 8 by 8 square columns and HB & G porch rails savannah system.
Resurface masonry retaining wall with limestone cap and sandstone veneer face.

INCOMPLETE/NON-COMPLIANT ITEMS:

1. Rails are compliant- just please submit a drawing with dimensions and height.
2. Please address the retaining wall. This item is still incomplete from the last incomplete notice.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, Alison Walby, 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:

Alison Walby, HPC Administrative Officer/Secretary
Administration Offices
25 Neptune Boulevard
Neptune, NJ 07756.

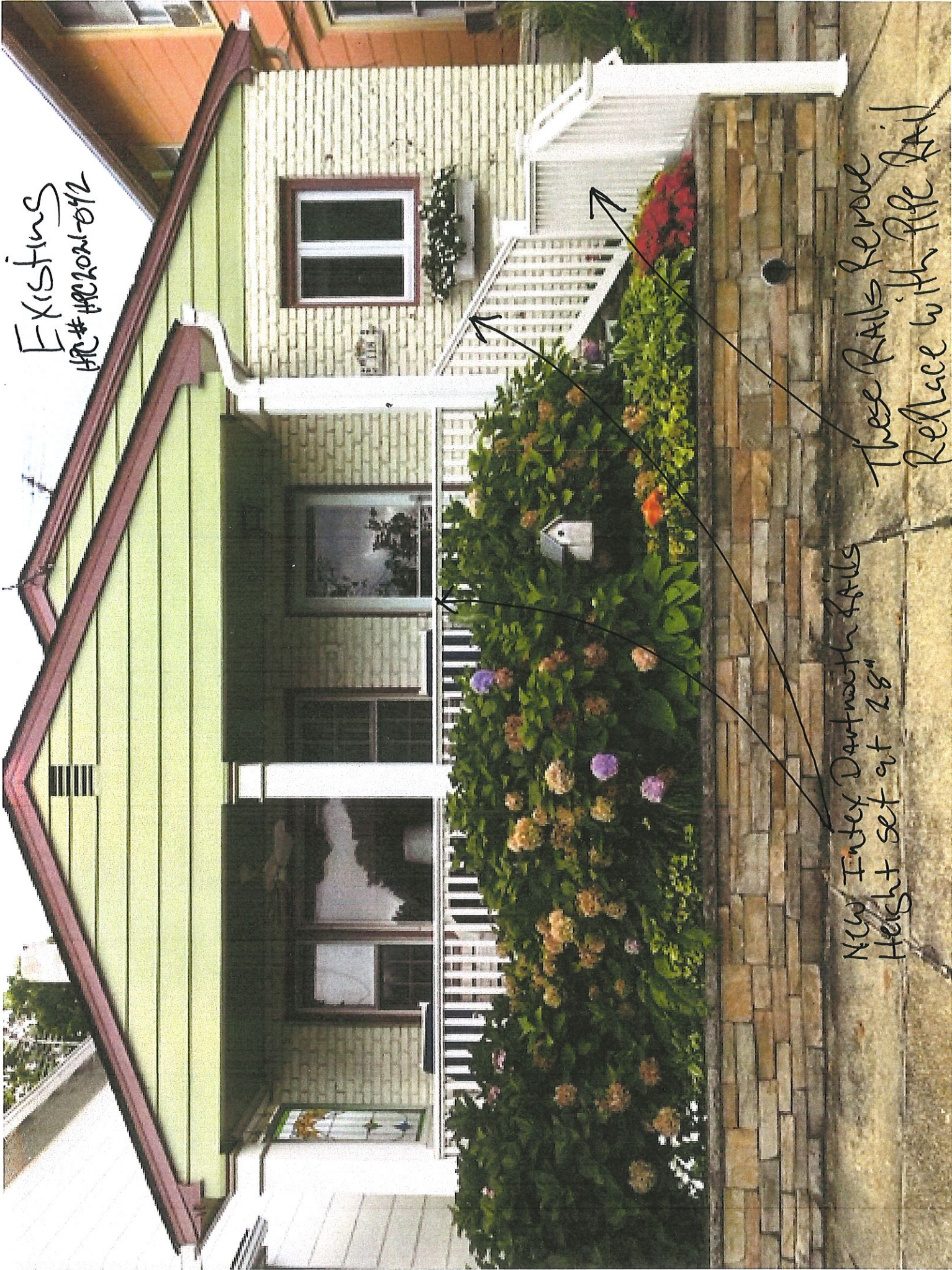
 Date: 5/5/21
Alison Walby, HPC Administrative Officer/Secretary

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:



Existing
ARC # 1002021-042

New Inter Dartmouth Falls
Height set at 28"

These Rails Remove
Replace with RRE Rail

Inter Dartmouth
RAILS set at 28" High
for the Rudin Residence

HPC # HPC 2021-012





Property Location: 118 MT TABOR WAY
 Application No: HPC2021-042
 Application Date: 03/25/2021

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

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

PROPERTY IDENTIFICATION

Property Address: 118 MT TABOR WAY

Block: 153

Lot: 4

Qualifier:

OWNER INFORMATION

Name(s): RUDIN, HY & MALLIN, ELLEN

Address 212 IDRIS RD UNIT F-2 MERION STATION, PA 19066

Phone: [REDACTED]

Email: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): Brian Kenny

Company:

Address: 82 S Main Street Ocean Grove, NJ 07756

Phone: [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family

☐ Multifamily:

0 Units

☐ Commercial

☐ Condo

☐ Mixed Use

Architectural Period / Year Built: 1963

Architectural Style:

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) 554322703

DATE APPROVED: 03/01/2021

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

Replace porch columns and rails with new HB & G 8 by 8 square columns and HB & G porch rails savannah system.

Resurface masonry retaining wall with limestone cap and sandstone veneer face.

INCOMPLETE/NON-COMPLIANT ITEMS:

1. We only approve Intex Dartmouth or Nautilus railing systems. If you want to choose one of these then we can approve that, on the condition that it comes off the porch and stop at the porch step. All proposed going down to the sidewalk is non-comforming. If you want to replace then you must choose a more traditional system which would be a piperail.

If you want the proposed railings then you must prove that the cuplings are not visible. Then you will still have to come to a monthly meeting in front of the full board because this is not a material that we have ever approved.

2. Wall- The veneer is not an appropriate product. You can keep what you have now because it is existing, or you can replace with a parged wall or you can utilize a shadowblock.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, Alison Walby, 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:

Alison Walby, HPC Administrative Officer/Secretary
Administration Offices
25 Neptune Boulevard
Neptune, NJ 07756.

Date: _____

Alison Walby, HPC Administrative Officer/Secretary

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:

BK CUSTOM BUILDERS

82 S Main Street

Ocean Grove, NJ 07756

732-517-8838

Regarding: 118 Mt Tabor Way

Application # HPC2021-042

Response to Application review

To Alison Walby ,HPC Administrative officer / secretary

Based on the last certificate of appropriateness -incomplete. Date 5/5/21

We would like to work with your recommendation and use the Intex Dartmouth rails for the porch . And we will remove the rails as suggested going down from the porch to sidewalk . These will be replaced with pipe rails .

I have attached pics for rail elevation also if you could look at the application from 4/6/21 . If I am reading this correctly 2. You said the wall veneer can stay as is being it is existing . please confirm or we will parge coat and cap wall .

Thank You

Brian Kenny

Tracey James

From: George Waterman <neptunetwpnj@gmail.com>
Sent: Monday, April 18, 2022 1:44 PM
To: unknown@neptunetownship.org
Cc: Chris Bedrosian; Kristie Dickert; Tracey James; Joe Ciccone; Gina LaPlaca; Bill Doolittle; Diana Pajak
Subject: Zoning Permit Application Entered

A new Zoning Permit Application has been entered for 118 MT TABOR WAY

Property Address: 118 MT TABOR WAY

Block: 153

Lot: 4

Owner Name: RUDIN, HY & MALLIN, ELLEN

Zoning Permit

George Waterman
Assistant Land Use Administrator/Zoning Officer
Township of Neptune
25 Neptune Boulevard
Neptune, NJ 07753
Phone: 732.988.5200 ext. 217
Fax: 732-988-4259
gwaterman@neptunetownship.org

Complaint filed..
George looking into
porch
2.7.22

Confidentiality Notice!

This transmission is intended only for the use of the individual to whom it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under Application Law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify this office immediately by telephone and return the original message to us at the above address via U.S. Postal Service. Your anticipated cooperation is appreciated.



Property Location: 118 MT TABOR WAY
 Application No: HPC2021-042
 Application Date: 03/25/2021

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - APPROVED

- | | | |
|--|---|---|
| <input type="checkbox"/> AC UNIT
<input 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 type="checkbox"/> DECK
<input type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> EXTERIOR ALTERATIONS
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PROPERTY IDENTIFICATION

Block: 153

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Address: 118 MT TABOR WAY

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Name(s): RUDIN, HY & MALLIN, ELLEN

Address 212 IDRIS RD UNIT F-2 MERION STATION, PA 19066

Phone: [REDACTED]

Email: [REDACTED]

APPLICANT INFORMATION

Names(s): Brian Kenny

Company:

Address: 82 S Main Street Ocean Grove, NJ 07756

Phone: [REDACTED]

Email: [REDACTED]

Applicant's Capacity (check one): ☐ Owner ☐ Lessee ☐ Agent ☐ Architect ☒ Contractor ☐ Attorney
☐ Other

PROPERTY INFORMATION

Property Type? (as per Applicant) ☒ Single Family ☐ Multifamily # of Units: 0 ☐ Commercial ☐ CondoDemolition hearing required? ☐ Yes ☐ No

Zoning Permit ID#

Date of Zoning Approval:


APPLICATION REVIEW NOTES:

Description of Work:

1. Intex Dartmouth rails for the porch. Remove the rails as suggested going down the porch to sidewalk. Replaced with pipe rails.
2. The wall veneer can stay as is being it is exsiting.

Determination:

Upon review of the application, the Application Review Team finds the proposal, as outlined in your application, demonstrates compliance with the Ocean Grove Historic District Architectural Guidelines for Residential or Commercial Structures, and the HPC Chairperson hereby authorizes the HPC Administrative Officer to sign a Certificate of Appropriateness for the work described above.

Signed by: 
Alison Walby, Administrative Officer to the HPC

Date: 8/5/21

IMPORTANT INFORMATION:

Any deviation from the approved plan will render this Certificate of Appropriateness null and void. All changes must be approved by the Commission which may require the applicant to submit a new application clearly documenting the changes.

Please contact the Neptune Construction Office to inquire if any additional approvals or permits are required prior to beginning your project. Certificates of appropriateness are valid for two (2) years from the date of issuance to apply for any required building permits or approvals.

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:

118 Mt Tabor- sent in revisions

See attached text



Incomplete

8/3/21

all
LPH

Items that are incomplete:

Need to Attend a Meeting

Reason/Items for Meeting:

