

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



Kurt Cavano, Member  
Douglas MacMorris, Member  
Jenny Shaffer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
James McNamara, Alternate No. 2

October 28, 2022

Via Email [REDACTED] and USPS

Ms. Janet Bustrin  
18 Embury Avenue  
Ocean Grove, New Jersey 07756

Copy  
Sent  
10.28.22

RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022-155  
BLOCK 228 / LOT 12 - ALSO KNOWN AS 18 EMBURY AVENUE

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, November 8, 2022**. The meeting will be held virtually via **Zoom at 7:00pm**.

Log-in and Participant information is as follows:

**Topic: November Monthly Meeting**

**Time: Nov 8, 2022 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89579874157?pwd=WFhBWG9BNTA0bU5RdXBmNHVCWkxmZz09>**

**Meeting ID: 895 7987 4157**

**Passcode: 742653**

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**Meeting ID: 895 7987 4157**

**Find your local number: <https://us02web.zoom.us/j/89579874157>**

#### **DESCRIPTION OF WORK:**

Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar. Proposing to replace cedar clapboard on four sides of the house with Hardiboard Boothbay Blue color (comparable to Benjamin Moore Phillipsburg Blue HC-159 on the approved list. Hardieboard replacement will match existing 8" reveal. Decorative elements will be repeated.

#### **DISCUSSION ITEMS:**

Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar would require review by the full HPC Commission. Please be prepared to provide testimony as to your proposal to remove and replace the original historic siding.


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](http://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](mailto:tjames@neptunetownship.org).

Respectfully,

  
Tracey James  
HPC Administrative Assistant  
Township of Neptune