



Property Location: 92 MT ZION WAY

Application No: HPC2022-017

Application Date: 02/25/2022

copy

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 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 needs site inspection | <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 type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" 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: 92 MT ZION WAY

Block: 132

Lot: 4

Qualifier:

OWNER INFORMATION

Name(s): TREPANIER, JONATHON & ERIN

Address 39 POND VIEW LANE NEW CANAAN, CT 06840

Phone [REDACTED]

Email [REDACTED]

APPLICANT INFORMATION

☒ Check if same as Owner

Names(s): TREPANIER, JONATHON & ERIN

Company:

Address: 39 POND VIEW LANE NEW CANAAN, CT 06840

Phone [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family
 ☐ Multifamily:
 1 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use
 Architectural Period / Year Built: 1890Architectural Style: Victorian EclecticDemolition 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)

DATE APPROVED:

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

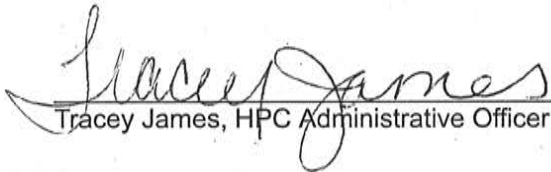
Please contact the HPC office to schedule a site visit with the tech team to discuss the existing roof and its replacement.

You can email tjames@neptunetownship.org to schedule a site visit appointment.

Submitting Required Information:

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

Tracey James, HPC Administrative Officer/Secretary
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.


Tracey James, HPC Administrative Officer

Date: 3.3.22

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:

Tracey James

From: [REDACTED]
Sent: Tuesday, April 19, 2022 8:31 AM
To: Tracey James
Subject: HPC application follow up (HPC2022-017)

Block - 132
Lot - 4

Hello HPC,

As requested, we have spoken with the manufacturers of grand manor and also the architect that modified our home 92 Mount Zion way Ocean Grove.

- 1) Certainteed the manufacturer of grand manor and carriage house shingles is not manufacturing those shingles at this time. Due to covid and the supply chain crisis they are unsure as to when they will restart production. They have been out of production for sometime now. This is corroborated by one of our roofers suppliers who has had a standing order for 2years now for Patriot Red – Timberline GAF (so not even the fancier style just a less demanded color)
- 2) Mark Pavliv whom you suggested we speak to was very helpful and it was fun hearing about the changes he made to the home. Prior to, the turret shape was different and a standard roof existed. He acknowledged that it's impossible to find materials right now and explained how he had an award-winning roof that he thought was still on GAF's website using the Timberline GAF 3d shingle that's used widely throughout town.

It is our hope that you will approve either the Timberline GAF or Pinnacle pristine 3-dimensional shingle for our home. No alternative is available and the roof will not survive much longer. Not only do we want to preserve our investment, but we have obligations to both our bank and our home owner's insurance policy to keep our coverage in good standing.

You had mentioned trying to keep a pattern as an option, in the 3d shingle both black/gray are available.

We are hoping to start on this project asap. We feel the current condition is an eyesore and are hoping we can schedule and complete before traffic builds around town. Additionally, we're afraid of further inflation on the existing project or losing out on presently available material.

Please advise should you need anything regarding our application.

regards,

Erin & Jon Trepanier

[REDACTED]
(PDF tear sheets for 3dimensional shingles to follow)
(HPC2022-017)



Property Location: **92 MT ZION WAY**Application No: **HPC2022-017**Application Date: **02/25/2022**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input checked="" 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 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 |
- ☐ OTHER Applicants advised to resubmit new roof proposal based on available materials in keeping with the hi

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OWNER INFORMATION

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Phone

Email

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 ☐ Multifamily:
 1 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use
Architectural Period / Year Built: 1890Architectural Style: Victorian EclecticDemolition 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)

DATE APPROVED:

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

Your email of 4.19.22 was reviewed by the tech team and are advising that a full board meeting is required to consider your application.

Please contact the HPC Administrative Assistant Tracey James to advise if you are able to appear at a virtual ZOOM meeting the evening of June 14th at 7:00pm. Tracey can be reached via email at tjames@neptunetownship.org or by calling 732-897-4162 ext #200.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, 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:

Tracey James, HPC Administrative Officer
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.


Tracey James, HPC Administrative OfficerDate: 5.4.22**IMPORTANT INFORMATION:**

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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:

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



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

Copy

June 1, 2022

Via USPS & Email :

Mr. & Mrs Jonathon Trepanier
39 Pond View Lane
New Canaan, CT 06840

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022/-017
BLOCK 32 LOT 4 - ALSO KNOWN AS 92 MT. ZION WAY**

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, June 14th 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: June Regular Meeting
Time: Jun 14, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81412613405?pwd=UTFzQkp3Q0MrTmNWZWNeERITGRFdz09>

Meeting ID: 814 1261 3405
Passcode: 440331
One tap mobile
+13126266799,,81412613405# US (Chicago)
+16465588656,,81412613405# 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: 814 1261 3405
Find your local number: <https://us02web.zoom.us/j/81412613405>

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:

Applicants have submitted replacement of the existing, deteriorating roof on home which is a significant key structure built in 1890 with a very unique roof designed with a fish scale shingle in a red and gray pattern. (This shingle is a long discontinued product from a now bankrupt company). Applicant proposes keeping the existing turret shingles and replacing the rest of the roof's shingles while also addressing any standard roofing items needed such as roof vents, flashing, etc. Applicants reported they were finding it difficult to source a similar product in keeping with the historic importance of this home's roof and design.

You will need to provide **eleven (11)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting June 14, 2022**. Along with providing 11 hard copies, please also email via .pdf the digital files.

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.

Respectfully,



Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune