

THE BEEKMAN LAW FIRM, LLC

COUNSELLORS AT LAW

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DONALD L. BEEKMAN (†1949-2017)

October 3, 2023

Heather Kepler, Secretary,
Neptune Twp. Historic Preservation Commission
Neptune Township Municipal Building
25 Neptune Boulevard
Neptune Township, NJ 07753

Re: Demolition Application
76 Mt. Tabor Way, Ocean Grove
Block 149, Lot 2, Neptune Township
Applicant: Jill Martin & Jenny Martin

Dear Ms. Kepler:

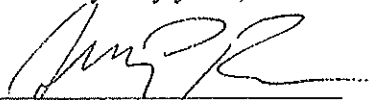
This office represents the applicant named above with respect to an Application for Demolition/Partial Demolition with the Neptune Historic Preservation Commission. As you recall, the initial hearing was held on August 8, 2023, and the Final Hearing is Scheduled for October 10, 2023. Enclosed please find our Affidavit of Service for the Final Hearing, including the Affidavit of Publication for the Waiting Period, the Posted Notice at the Property, and Affidavit of Publication for the final hearing, as required by the Ordinance.

In addition, I am also providing you with copies of the addition Green Cards and return mailings related to the Initial Hearing. Please keep these in the file records for this Application.

However, I also wanted to point out to you that the address that Neptune provides for Verizon is apparently not accurate, since it is always returned. You may wish to let whomever is responsible for the Notice list to follow up and get a correct address for Verizon.

Thank you for your concern in this matter and do not hesitate to contact me with any questions.

Very truly yours,



Jeffrey P. Beekman

JPB/dp
Encl.

AFFIDAVIT OF SERVICE, TOWNSHIP OF NEPTUNE
HISTORIC PRESERVATION COMMISSION APPLICATION

IN RE MATTER OF: 76 Mt. Tabor Way, Ocean Grove
Block 149, Lot 2, Neptune Township
Applicant: Jill Martin and Jenny Martin

State of New Jersey)
County of Monmouth) SS:

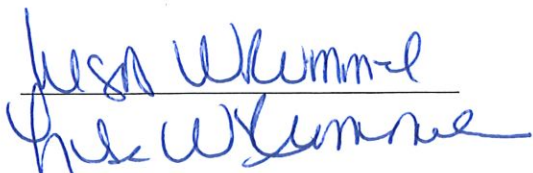
JEFFREY P. BEEKMAN, ESQ., of full age, being duly sworn according to law, on his oath deposes and says that:

1. I am a Member of The Beekman Law Firm, LLC, the attorneys representing the Applicant, David Giovanella, and I have an office address at 47 Main Avenue, Ocean Grove, New Jersey 07756. I am fully familiar with the application, and am authorized to make this affidavit.
2. On or about **August 14, 2023** I did email to the Asbury Park Press a copy of the attached **60-day** Waiting Period Notice according to the **August 8, 2023** decision of the Neptune Historic Preservation Commission in connection with the above-referenced Partial Demolition Hearing. The Waiting Period Notice was published in the Asbury Park Press on **August 17, 2023** in accordance with the requirements of the Neptune Township Historic Preservation Ordinances for Demolitions in the Historic District of Ocean Grove.
3. On or about **August 13, 2023**, a **60-day** Waiting Period Notice was posted on the property according to the **August 8, 2023** decision of the Neptune Historic Preservation Commission in connection with the above-referenced Partial Demolition Hearing. The posting was accomplished in accordance with the requirements of the Neptune Township Historic Preservation Ordinances for Demolitions in the Historic District of Ocean Grove.
4. On or about **September 25, 2023** I did email to the Asbury Park Press a copy of the Final Hearing Notice, which was published by the Asbury Park Press on **September 28, 2023**, which is no sooner than fifteen (15) days prior to the final hearing, and not less than ten (10) days prior to the final hearing, scheduled for **October 10, 2023**.
5. Attached hereto as Exhibit A is a true copy of the Waiting Period Notice published in the Asbury Park Press on **August 17, 2023**; the sign posted on the property since **August 13, 2023**; and Notice of Final Hearing published in the Asbury Park Press on **September 28, 2023**. Also included with Exhibit A are the Affidavits of Publications for the two (2) notices published in the Asbury Park Press for the **60-day** Waiting Period Notice published on **August 17, 2023**, and the Final Hearing Notice published on **September 28, 2023**.



JEFFREY P. BEEKMAN

Sworn to and subscribed before me
This 30th day of October, 2023



Lisa W. Rummel

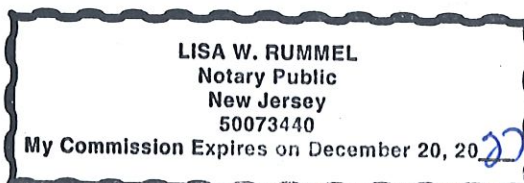


Exhibit A

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$71.28 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

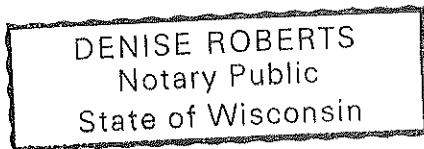
Personally appeared *mlh* at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

08/17/2023 A.D 2023

Denise Roberts
Notary Public State of Wisconsin County of Brown

4-6-27
My commission expires



Township of Neptune, Monmouth County, New Jersey
Historic Preservation Commission
Public Notice of Proposed Partial Demolition - Final Hearing

Please Take Notice that the Neptune Township Historic Preservation Commission ("HPC") held an initial public hearing on Tuesday August 8, 2023 to consider the application filed by Jill Martin and Jenny Martin for the premises identified as Block 149, Lot 2 on the Neptune Township Tax Map, also known as 76 Mt. Tabor Way, Ocean Grove, NJ 07756.

The Applicant seeks approval of a demolition permit for Partial Demolition of rear exterior elements and addition not associated with the dwelling's original construction. The structure is a bungalow/cottage classified as a Key structure within the Ocean Grove Historic District pursuant to Neptune Township Ordinance No. 07-46 and the Neptune Land Development Ordinance Section 907, among other provisions as may be applicable in the Revised General Ordinances of the Township of Neptune. Areas to be demolished include a rear addition made to the dwelling as set forth in the Application submitted to the HPC.

Pursuant to the referenced Ordinances, the Revised General Ordinances of the Township of Neptune, and the requirements fixed by the HPC, following the initial public hearing there is a waiting period of sixty (60) days to enable any interested party or parties to acquire the property or to establish a procedure to acquire the property in order to preserve or rehabilitate the subject property. Accordingly, the application has been scheduled for formal action, including the adoption of certain findings of fact as required under the aforementioned ordinances, to approve or deny the application for demolition.

The hearing date and time for the HPC to make such findings of fact and take formal action on this Partial Demolition application will be held on Tuesday, October 10, 2023 at 7:00 PM. The meeting platform has not yet been determined, and it may either be an in-person meeting platform, or it may be a virtual meeting on Zoom or another virtual platform. In-person hearings are held at the Neptune Township Municipal Complex, 25 Neptune Blvd, 2nd Floor, Township Committee Room, Neptune, NJ 07753, while virtual meetings can be accessed via your computer, smart phone, tablet, or other phone. Notice of the meeting platform will be posted for the HPC on the Neptune Township website at www.neptunetownship.org at least three (3) days prior to the meeting date after the HPC adopts meeting dates and the platform. The meeting platform is subject to change from virtual to in-person, or from in-person to virtual. Therefore, it is recommended that you check the website frequently as meeting locations and/or platform may be modified by the HPC, or you may contact the Board Secretary by phone at (732) 988-5200 x276, or by email at hkepler@neptunetownship.org to confirm the meeting platform, date and/or time.

Please take further notice that you are privileged to be present at said hearing to present any procedure to acquire (purchase) the property in order to preserve or rehabilitate it.

Please take further notice that the within application may be adjourned or carried by the HPC without further notice or publication. In addition, if any hearing on this application is adjourned or carried to another meeting date, the HPC will provide an announcement for the date, time, and location for where the next meeting will be held, and whether the next hearing will continue to be held virtually by ZOOM or other virtual platform, or if any subsequent meeting will be held in-person at the Neptune Township Municipal Offices, 25 Neptune Boulevard, Neptune, NJ 07753, or at any other in-person location. Dates, times, and locations of additional meetings for this application, whether via in-person or by Zoom or other virtual platform, will also be posted at least three (3) days prior to the meeting date on the Township's website as above, for meetings held by the Neptune Township Historic Preservation Commission. If the matter is carried, there may not be a requirement for the applicant to re-notice, even if the meeting is changed from a virtual hearing to an in-person hearing or from an in-person hearing to a virtual hearing.

Date: August 14, 2023

BY: JEFFREY P. BEEKMAN, ESQ.
ATTORNEY FOR APPLICANT
(\$71.28)

0005799330-01

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$124.96 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

Personally appeared *K Allen* at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune,
in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties,
who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been
published in the said newspaper 1 times, once in each issue dated as follows:

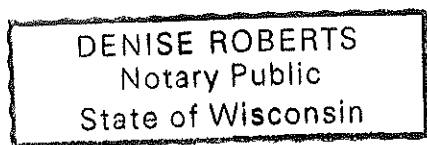
09/28/2023 A.D 2023

Denise Roberts

Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires



Township of Neptune, Monmouth County, New Jersey
Historic Preservation Commission
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Please Take Notice that the Neptune Township Historic Preservation Commission ("HPC") held an initial public hearing on Tuesday August 8, 2023 to consider the application filed by Jill Martin and Jenny Martin for the premises identified as Block 149, Lot 2 on the Neptune Township Tax Map, also known as 76 Mt. Tabor Way, Ocean Grove, NJ 07756.

The Applicant seeks approval of a demolition permit for Partial Demolition of rear exterior elements and addition not associated with the dwelling's original construction. The structure is a bungalow/cottage classified as a Key structure within the Ocean Grove Historic District pursuant to Neptune Township Ordinance No. 07-46 and the Neptune Land Development Ordinance Section 907, among other provisions as may be applicable in the Revised General Ordinances of the Township of Neptune. Areas to be demolished include a rear addition made to the dwelling as set forth in the Application submitted to the HPC.

Pursuant to the referenced Ordinances, the Revised General Ordinances of the Township of Neptune, and the requirements fixed by the HPC, following the initial public hearing there is a waiting period of sixty (60) days to enable any interested party or parties to establish a procedure to acquire the property in order to preserve or rehabilitate the subject property. Accordingly, the application has been scheduled for formal action, including the adoption of certain findings of fact as required under the aforementioned ordinances, to approve or deny the partial demolition.

The hearing date and time for the HPC to make such findings of fact and take formal action on this Partial Demolition application will be held on Tuesday, October 10, 2023 at 7:00 PM. The meeting will be held virtually via Zoom at 7:00pm, and Log-in and Participant information is as follows:

Topic: 2023.10.10 HPC Monthly Meeting
Time: Oct 10, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87845272760>

Meeting ID: 878 4527 2760

One tap mobile
+16465588656,,87845272760# US (New York)
+16469313860,,87845272760# US

Dial by your location
• +1 646 558 8656 US (New York)
• +1 646 931 3860 US
• +1 301 715 8592 US (Washington DC)
• +1 305 224 1968 US
• +1 309 205 3325 US
• +1 312 626 6799 US (Chicago)
• +1 669 900 9128 US (San Jose)
• +1 689 278 1000 US
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 346 248 7799 US (Houston)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 669 444 9171 US

Meeting ID: 878 4527 2760

Find your local number: <https://us02web.zoom.us/j/krw0idfwa>

Join by SIP
• 87845272760@zoomcrc.com

Join by H.323
• 162.255.37.11 (US West)
• 162.255.36.11 (US East)
• 115.114.131.7 (India Mumbai)
• 115.114.115.7 (India Hyderabad)
• 213.19.144.110 (Amsterdam Netherlands)
• 213.244.140.110 (Germany)
• 103.122.166.55 (Australia Sydney)
• 103.122.167.55 (Australia Melbourne)
• 149.137.40.110 (Singapore)
• 64.211.144.160 (Brazil)
• 149.137.68.253 (Mexico)
• 69.174.57.160 (Canada Toronto)
• 65.39.152.160 (Canada Vancouver)
• 207.226.132.110 (Japan Tokyo)
• 149.137.24.110 (Japan Osaka)

Meeting ID: 878 4527 2760

Virtual meetings can be accessed via your computer, smart phone, tablet, or other phone. The Historic Preservation Commission meeting platform is subject to change from virtual to in-person, or from in-person to virtual. Therefore, it is recommended that you check the Neptune Township website, www.neptunetownship.org, as meeting locations and/or platform may be modified by the HPC. The file, application and plans may be inspected in the office of the Administrative Officer of the Historic Preservation Commission at the Neptune Municipal Building, 25 Neptune Boulevard, Neptune, New Jersey 07753, during normal business hours, or if you have any questions, you may contact the Board Office at (732) 988-5200 x278, or by email at hkeeper@neptunetownship.org to confirm the meeting platform, date and/or time, and if virtual, the virtual platform access information.

Please take further notice that you are privileged to be present at said hearing to present any procedure to acquire the property in order to preserve or rehabilitate it.


Please take further notice that the within application may be adjourned or carried by the HPC without further notice or publication. In addition, if any hearing on this application is adjourned or carried to another meeting date, the HPC will provide an announcement for the date, time, and location for where the next meeting will be held, and whether the next hearing will continue to be held virtually by ZOOM or other virtual platform, or if any subsequent meeting will be held in-person at the Neptune Township Municipal Offices, 25 Neptune Boulevard, Neptune, NJ 07753, or at any other in-person location. Dates, times, and locations of additional meetings for this application, whether via in-person or by Zoom or other

virtual platform, will also be posted at least three (3) days prior to the meeting date on the Township's website as above, for meetings held by the Neptune Township Historic Preservation Commission. If the matter is carried, there may not be a requirement for the applicant to re-notice, even if the meeting is changed from a virtual hearing to an in-person hearing or from an in-person hearing to a virtual hearing.

Date: September 25, 2023

BY: JEFFREY P. BEEKMAN, ESQ.
ATTORNEY FOR APPLICANT
47 Main Ave., PO Box 395
Ocean Grove, NJ 07756
Ph: 732-774-8262
Email: Jeffrey.Beekman@Beekmanlaw.com
(\$124.96)

0005834251-01



PLEASE BE ADVISED THAT THE WITHIN PROPERTY LOCATED AT 76 MT TABOR WAY, OCEAN GROVE, NJ (BLOCK 149, LOT 2) IS THE SUBJECT OF AN APPLICATION FOR PARTIAL DEMOLITION, FILED PURSUANT TO SECTION 907 ET. SEQ., OF THE REVISED ORDINANCE OF THE TOWNSHIP OF NEPTUNE. ANY INTERESTED PARTY OR PARTIES WHO MAY WISH TO ESTABLISH A PROCEDURE FOR THE ACQUISITION OF THE PROPERTY IN ORDER TO PRESERVE THE SUBJECT PROPERTY MAY CONTACT MR. STEPHEN CARLIDGE OF SHORE POINT ARCHITECTURE, PA, ARCHITECT FOR THE APPLICANT, AT 732-774-6900 OR THE SECRETARY OF THE HISTORIC PRESERVATION COMMISSION OFFICE AT 732-988-5200, EXT. 278, FOR FURTHER INFORMATION. FINAL ACTION INCLUSIVE OF THE ADOPTION OF CERTAIN FINDINGS OF FACT IS SCHEDULED TO BE HEARD BY THE HISTORIC PRESERVATION COMMISSION AT THE OCTOBER 10, 2023 HEARING AT 7PM EITHER AT THE NEPTUNE TOWNSHIP MUNICIPAL BUILDING, 25 NEPTUNE BOULEVARD, NEPTUNE, NJ 07753, IF LIVE HEARINGS HAVE RESUMED OR VIRTUALLY. FOR INFORMATION ON A VIRTUAL HEARING PLEASE CONTACT THE COMMISSION SECRETARY OR CHECK THE TOWNSHIP'S WEBSITE AT WWW.NEPTUNETOWNSHIP.ORG.