

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 241	Prop Loc: 107 BROADWAY	Owner: 107 BROADWAY AVE, LLC	Square Ft: 1770
Lot: 8	District: 1335 NEPTUNE TOWNSHIP	Street: 107 BROADWAY	Year Built: 1890
Qual:	Class: 2	City/State: OCEAN GROVE, NJ 07756	Style: 5

Additional Information

Prior Block: 101	Acct Num: 00015328	Add Lots:	EPL Code: 0 0 0
Prior Lot: 1048	Mtg Acct:	Land Desc: 38X60	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 2S-F-L-1U	Initial: 000000 Further: 000000
Updated: 08/25/20	Tax Codes: F02	Class4Cd: 0	Desc:
Zone: HDR1	Map Page:	Acreage: 0	Taxes: 11452.14 / 6972.90

Sale Date: 12/21/18 Book: 9329 Page: 3732 Price: 330000 NU#: 19

Srta	Date	Book	Page	Price	NU#	Rate	Grantee
<a href="#">More Info</a>	12/21/18	9329	3732	330000	19	162.55	107 BROADWAY AVE, LLC

TAX-LEAD-HISTORY

Year	Owner Information	Land Imp	Tot Eval	Assessed	Class
<u>2020</u>	107 BROADWAY AVE, LLC	340200	0	354400	2
	107 BROADWAY	14200			
	OCEAN GROVE, NJ 07756	354400			
<u>2019</u>	JOHNSON, DANIEL	316600	0	330000	2
	107 BROADWAY	13400			
	OCEAN GROVE, NJ 07756	330000			
<u>2018</u>	JOHNSON, DANIEL	351800	0	536400	2
	107 BROADWAY	184600			
	OCEAN GROVE, NJ 07756	536400			
<u>2017</u>	JOHNSON, DANIEL	358700	0	529600	2
	107 BROADWAY	170900			
	OCEAN GROVE, NJ 07756	529600			

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)

Deborah Osepchuk, Chair  
Lucinda Heintz, 1<sup>st</sup> Vice Chair  
Leonard J. Steen, 2<sup>nd</sup> Vice Chair  
Steven R. Tombalakian, Esq., HPC Attorney  
Ronald D. Cucchiaro, Esq., HPC Attorney  
Alison Walby, Administrative Officer/Secretary



Douglas MacMorris, Member  
Jeffery Rudell, Member  
Jenny Shaffer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
Linda Henderson, Alternate No. 2

## OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753  
(732) 988-5200 Ext. 204 Fax (732) 988-4259  
awalby@neptunetownship.org

September 23, 2020

Andrea Fitzpatrick, AIA  
c/o Shore Point Architecture, PA  
108 South Main Street  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-161  
BLOCK 241, LOT 8 ALSO KNOWN AS 107 BROADWAY**

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, October 13, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of October 13, 2020  
Time: Oct 13, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83134381553?pwd=ZzIjQzVLM1d5ZlA5ZkFyVWVhEYkx6Zz09>

Meeting ID: 831 3438 1553

Passcode: 659276

One tap mobile

+16465588656,,83134381553#,,,,,0#,,659276# US (New York)

+13126266799,,83134381553#,,,,,0#,,659276# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 831 3438 1553

Passcode: 659276

Find your local number: <https://us02web.zoom.us/j/83134381553>

### **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.

## Description of Work

"SEE ATTACHED DESCRIPTION"

"Tax records indicate the existing structure was constructed in 1890. It is eclectic in style with features of "Gothic" (steep front facing gable and decorative elements) and "Stick Style" (2-story full width front porch). Historic Sanborn Maps are included below for reference.

As part of this application, we propose to remove the rear portion of the structure as indicated in the diagram below (dashed line, highlighted in yellow) and in the birds-eye images (highlighted in red). We believe the portion of the structure proposed for demolition was altered to its existing condition sometime after 1930. We propose to construct a new 2-story addition in this location.

Additionally, at the existing front 2-1/2 story portion of the house, we proposed a full siding, trim, roofing, and window replacement. All existing windows, to date, have been removed and replaced with vinyl replacement windows. We are proposing to remove the vinyl replacement windows and wood frames and install new full frame Andersen 400 series windows with SDL bars in patterns as indicated.

Although the original clapboard siding is covered in asbestos in most locations and the window trim is covered in aluminum coil stock in most locations, based on the condition of the areas we are able to see (see photo below), we believe these materials are likely deteriorated beyond repair. We will remove larger sections of asbestos upon the HPC's request and schedule a field visit to allow for further observation of these conditions. We are proposing a siding replacement with new Hardie Plank fiber cement clapboard siding in smooth finish, exposure to match existing. If any additional siding profiles are found upon removal of the asbestos, those profiles will be replicated. The existing raised panel detailing at the bay window will be replicated with new trim profiles / flat stock.

The existing window casings have been carefully documented and a replication with new casings to match the existing profiles are proposed, as indicated per the enlarged detail.

At the front porch, a full restoration is proposed including new columns, custom railings, and porch flooring, as indicated. We do not believe any of these features scheduled to be replaced are original to the structure. Historically appropriate custom railings, chamfered wood columns, custom newels, tongue and groove mahogany decking at first floor with fiberglass at the upper porch, have been selected as the replacements. See photo of existing porch condition below.

Additionally, new half round prefinished aluminum gutters and leaders are proposed throughout. New AC condensers are proposed, as indicated. New hardscape is proposed per the attached site plan. A new outdoor shower is proposed at the addition.

For your reference, we included various photographs of the existing conditions below.

PER E-mail of September 3, 2020 - Colors and Light Fixtures will be submitted for approval at a later date"

## Classification

According to the Assessor's records, the subject structure was constructed in 1890. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles.

**Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

## Compliant Items:

1. A/C Units - they are proposed to be shielded with a 4 ft. board on board fence along the property line abutting the New Jersey Ave frontage.
2. Brick walkways and patio.
3. All existing windows, to date, have been removed and replaced with vinyl replacement windows. We are proposing to remove the vinyl replacement windows and wood frames and install new full frame Andersen 400 series windows with SDL bars in patterns as indicated.
4. New half-round prefinished aluminum gutters and leaders are proposed throughout.

To be determined at a later date (probably during Technical Review):

1. Type and location of any proposed lighting to be submitted for approval at a later date.
2. Color palette for house including proposed Hardie siding and trim colors will be submitted for approval at a later date along with the proposed color of the Andersen 400 Series windows.

Discussion/Commission Items:

1. Historic appropriateness of the overall addition to be determined.
2. EAST ELEVATION:
  - a. Some windows appear to be altered in size and location
3. NORTH ELEVATION:
  - a. While this is a new addition, some original window locations appear to be eliminated and not replicated with the new addition being proposed.
4. Locations of proposed half round prefinished aluminum gutters and leaders should be discussed.
5. Proposed siding replacement with new Hardie Plank fiber cement clapboard siding in smooth finish, exposure to match existing. If any additional siding profiles are found upon removal of the asbestos, those profiles will be replicated.
6. The existing raised panel detailing at the bay window will be replicated with new trim profiles / flat stock.
7. The existing window casings have been carefully documented and a replication with new casings to match the existing profiles are proposed, as indicated per the enlarged detail.
8. At the front porch, a full restoration is proposed including new columns, custom railings, and porch flooring, as indicated. We do not believe any of these features scheduled to be replaced are original to the structure. Historically appropriate custom railings, chamfered wood columns, custom newels, tongue and groove mahogany decking at first floor with fiberglass at the upper porch, have been selected as the replacements.
9. It appears there are three (3) new doors being proposed on the submitted plans; however, catalog cuts have not been included. It should be determined whether or not this item will be handled during a technical review.
10. A new outdoor shower is proposed at the addition.

Additional Request

1. Document original siding and schedule inspection of same prior to hearing.
2. Document condition of original window trim and schedule inspection of same prior to hearing.
3. Document condition of existing columns and schedule inspection of same prior to hearing.

NOTE: The Applicant should remove representative sections of the exterior siding to expose any covered siding, trim, or columns on the structure. Representative sections will include each floor level, peaks, bays, towers, and other sections as determined. This should include specific and detailed photographic evidence which clearly documents the condition of the siding, columns, and/or trim; testimony or reports by a professional relative to the condition of the siding, columns, and /or trim, any other evidence which the Applicant may choose to submit to demonstrate the current condition and need for replacement. Inspections can be scheduled up to and including the day of the hearing; however, if enough of the original siding and/or original trim has not been revealed in order to make a proper assessment, your hearing may be deferred. Therefore, we recommend inspections be performed at least 10 days prior to the hearing to allow additional time for correction and re-inspection before the hearing, should same be required.

4. Please provide hard copies and Adobe .pdf's of the following by Friday, October 2, 2020 (10 days prior to hearing):

- a. Eleven (11) complete sets of plans dated June 15, 2020 which include revised Sheet A-4 dated September 10, 2020. Please also e-mail in the form of .pdf.
- b. Eleven (11) complete sets of the description of work which had been provided with your application which contained Sanborn Maps as well as color photos. Please also e-mail this document in the form of .pdf.
- c. Eleven (11) copies of any catalog cuts you wish to provide for clarification of any of the above. Please also e-mail in the form of .pdf.

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) 988-5200, extension 204 or via email [awalby@neptunetownship.org](mailto:awalby@neptunetownship.org).

Cordially,

  
Alison Walby  
HPC Administrative Officer/Secretary

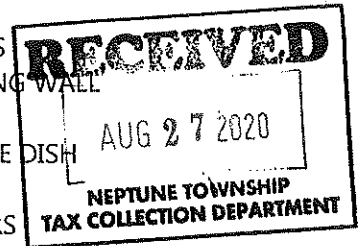
8/22/20

Application #: **HPC** 2020-161

Application Date: 08/26/20

## Historic Preservation Commission Certificate of Appropriateness Application

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



**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](http://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: 107 BROADWAY

BLOCK: 241 LOT: 8 QUALIFIER: HD-R1

**OWNER INFORMATION** \_\_\_\_\_

NAME(S): ALIAXSANDR BELIANKOU

ADDRESS: 107 BROADWAY, OCEAN GROVE, NJ

PHONE: 732-861-4183 EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION** \_\_\_\_\_

☐ Check if same as Owner

NAME(S): Andrea Fitzpatrick, Stephen J. Carlidge COMPANY: Shore Point Architecture

ADDRESS: 108 S Main St. Ocean Grove, NJ 07756

PHONE: 732-774-6900 EMAIL: abf@shorepointarch.com

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 Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: ECLECTIC

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/A

ZONING PERMIT ID# (from Zoning Permit): 552583330 DATE APPROVED: 6/24/2020

Please 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.

SEE ATTACHED DESCRIPTION

**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.**

Ali Aleksandr Beliankou

OWNER NAME – Please PRINT

[Signature]

OWNER SIGNATURE

6/13/20

DATE

Andrea Fitzpatrick, AIA  
Shore Point Architecture, PA

[Signature]

APPLICANT NAME – Please PRINT

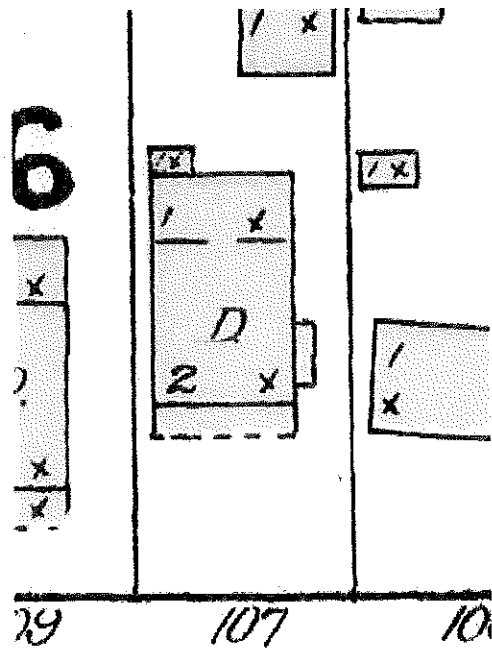
APPLICANT SIGNATURE

8/25/2020

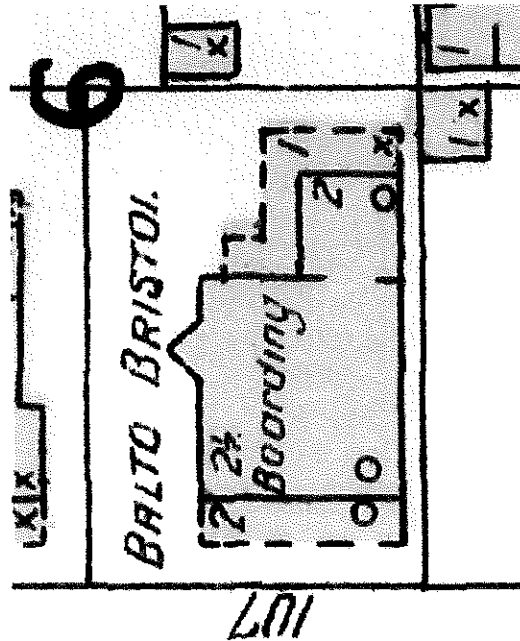
DATE

# 107 Broadway – HPC Application Text

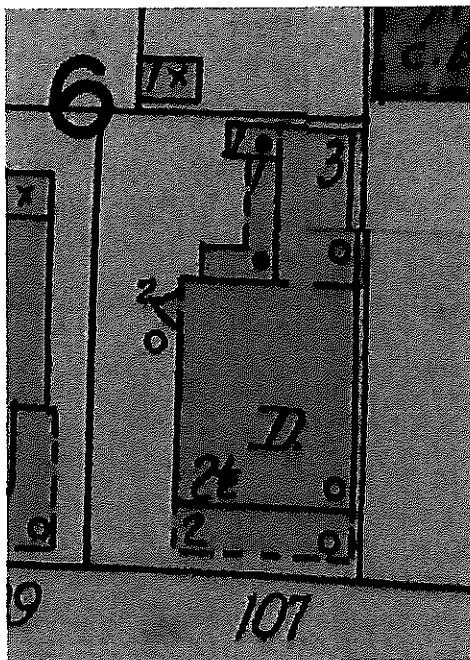
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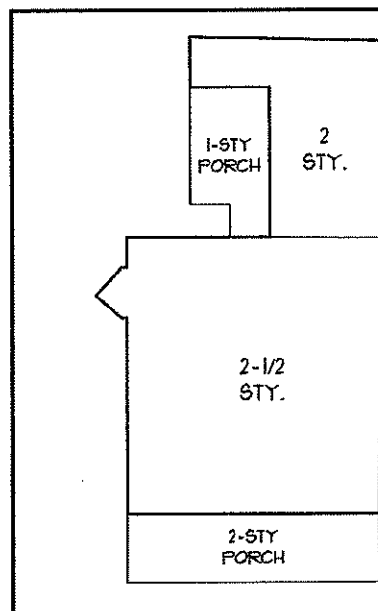
1890



1905



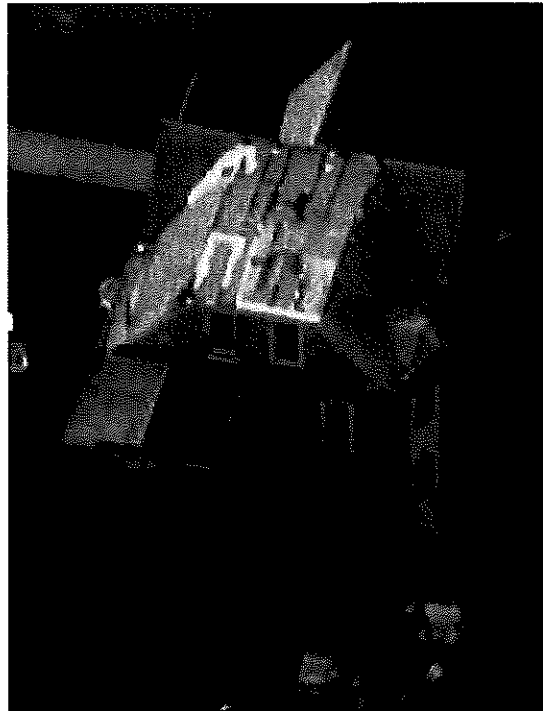
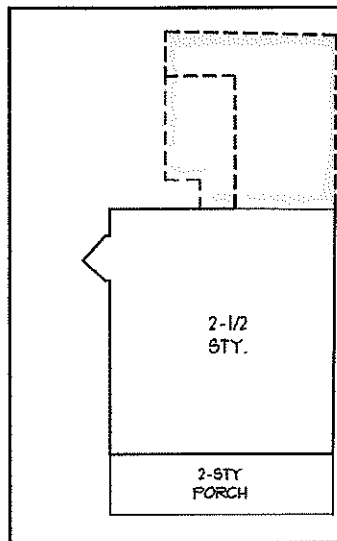
1930



Existing Condition



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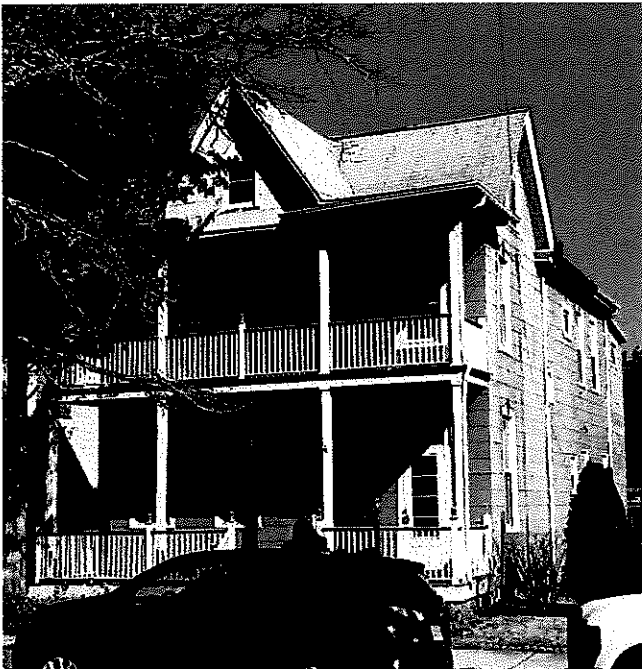
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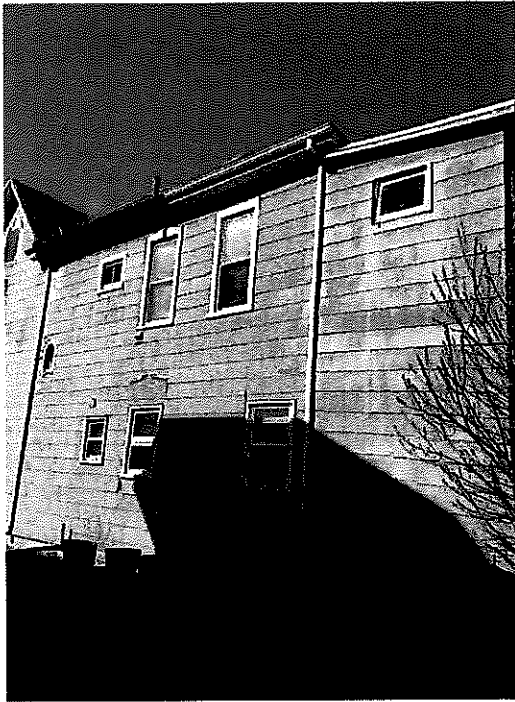
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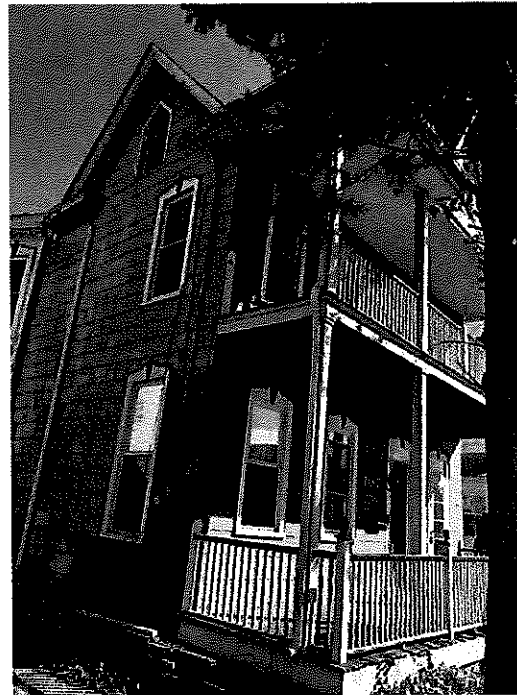
Front Elevation



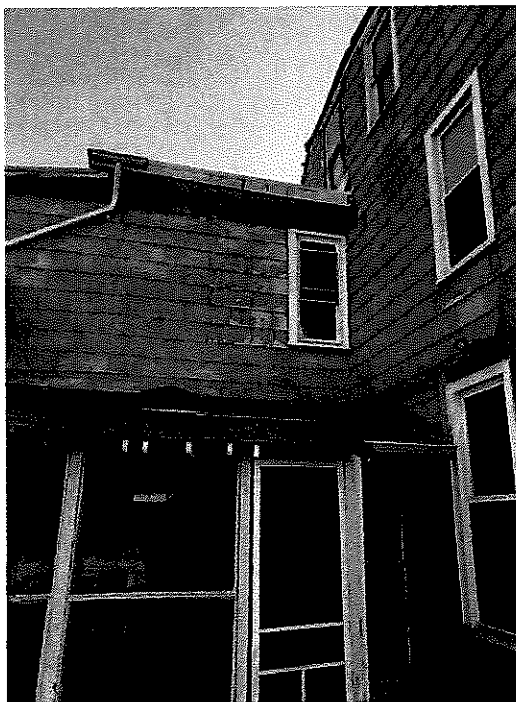
East Elevation



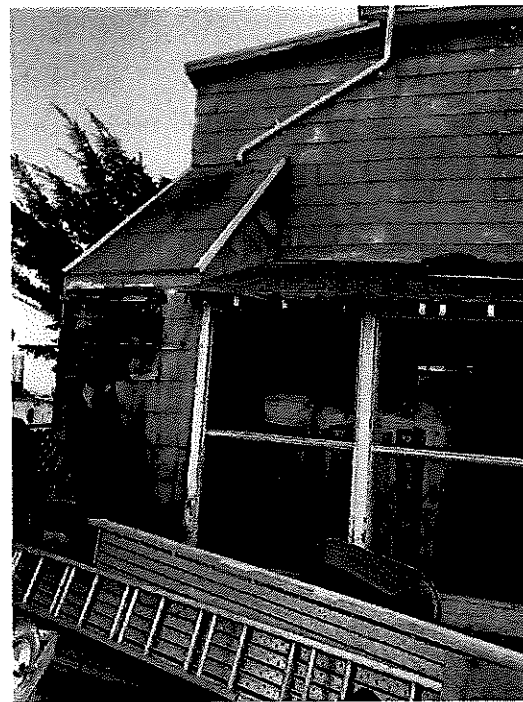
East Elevation



West Elevation

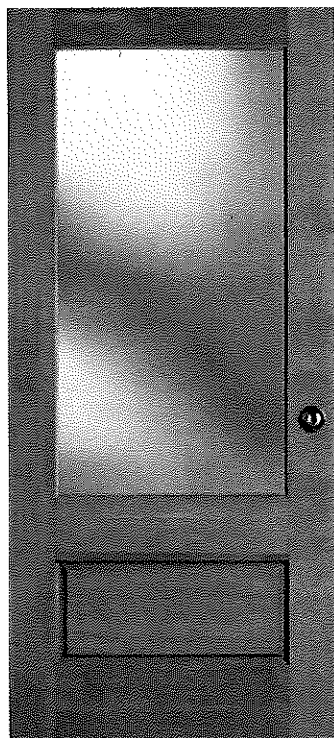


West Elevation



West Elevation

## 7501 — THERMAL SASH (TDL)



**SERIES:** Exterior French & Sash Doors

**TYPE:** Exterior French & Sash

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

**Construction Type:**

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 1-7/16" Innerbond®

Double Hip-Raised Panel

**Glass:** 3/4" Insulated Glazing

### STANDARD FEATURES



Any Wood Species



Virtually Any Size

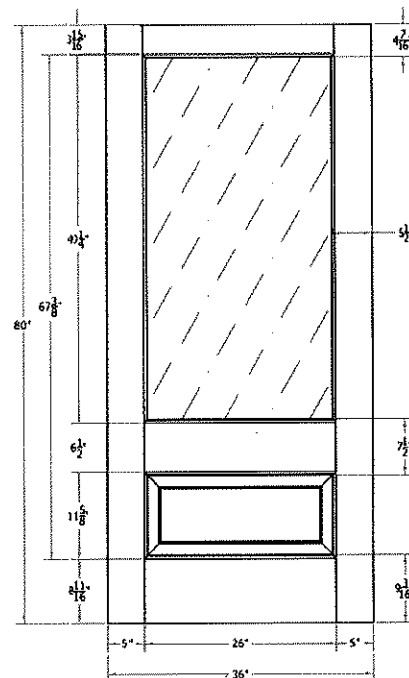


Glass Options

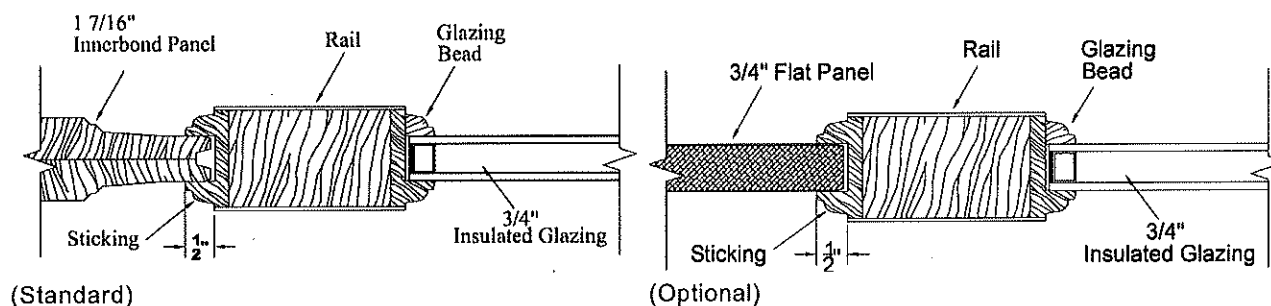


Privacy Rating: 1

### DETAILED DRAWING



### DETAILS





## FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. With traditional design and modern performance, these doors give you the choice of four interiors, including unfinished pine, oak and maple, or a low-maintenance white finish. For added style, a wide range of grille, hardware and art glass options are available.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material

### ENERGY EFFICIENT

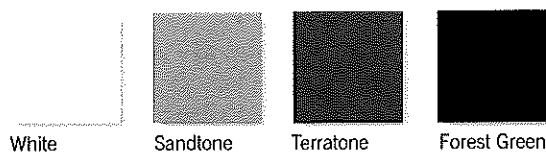
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states\*\*



### BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or factory-finished white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

### EXTERIOR COLORS



White

Sandtone

Terratone

Forest Green

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Visit [andersenwindows.com](http://andersenwindows.com) to verify that the product and glass type are ENERGY STAR certified in your area.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



# 400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

## GLASS OPTIONS

### LOW-E4® GLASS

- Low-E4® tempered glass
- Low-E4® SmartSun™ tempered glass
- Low-E4® Sun tempered glass
- Additional glass options are available. Contact your Andersen dealer.

### ART GLASS

A wide range of art glass patterns, including Frank Lloyd Wright® series designs are available to add beauty to your home.

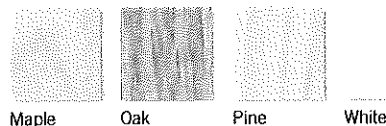
### PATTERNED GLASS

Available in four attractive patterns ideal for letting light into the home while obscuring vision.

## ADDITIONAL FEATURES

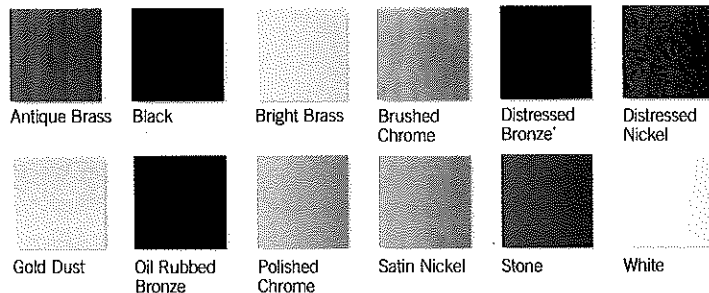
- Available in one-, two- and three-panel configurations
- Multipoint locking system that seals the doors tight at the top, center and bottom
- A thermal barrier in the sill reduces conductive heat loss and limits condensation on the inside
- Quality construction with mortise-and-tenon dowel joints
- Extensive array of options and accessories, including sidelights and transom windows
- Adjustable hinges with ball-bearing pivots for smooth, frictionless movement

## INTERIOR OPTIONS



\*Prefinished White interiors are only available on units with White exteriors. Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

## HARDWARE FINISHES



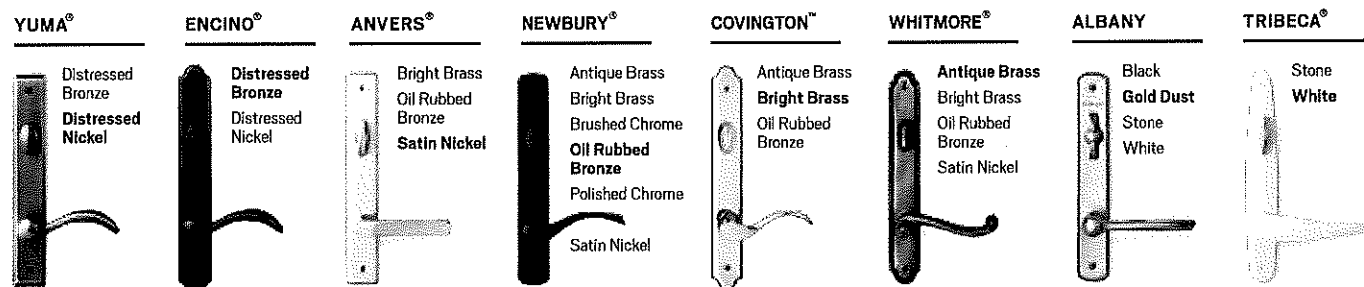
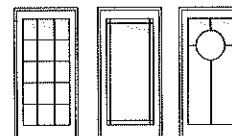
\*Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use.

## EXTERIOR TRIM

Available in 11 colors to complement your exterior.

## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



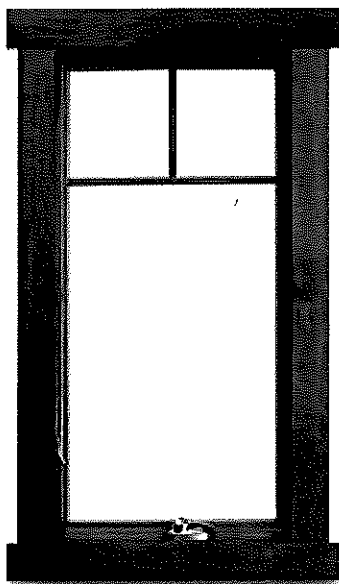
Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples. Frank Lloyd Wright is a trademark of the Frank Lloyd Wright Foundation. "Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2015 Andersen Corporation. All rights reserved. SS\_008 8/15

WINDOWS • DOORS  
**Andersen**

For more information, visit [andersenwindows.com/400series](http://andersenwindows.com/400series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).





## CASEMENT WINDOWS

Andersen® 400 Series casement windows are built to perform beautifully. Their solid wood frames and sash provide strength, while the vinyl covering and weather-tight construction keep the window and your home protected from the elements. On the inside you have the choice of natural pine or a low-maintenance white, dark bronze or black\* finish. For added style there is a wide range of grille, hardware and art glass options. It's no wonder that they are our best-selling windows of all time.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

### ENERGY EFFICIENT

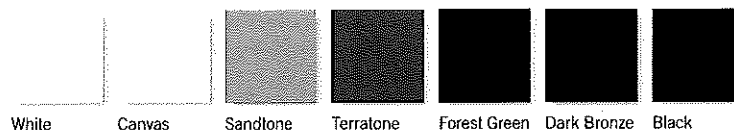
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

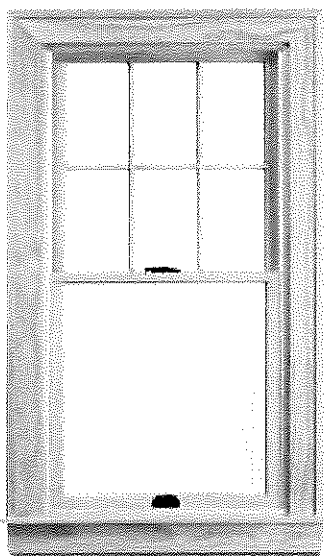
- Seven exterior color options
- Natural pine, white, dark bronze or black\* interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

### EXTERIOR COLORS



\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. \*\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.





## TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black\* finish. For added style there is a wide range of grille patterns and hardware options.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

### ENERGY EFFICIENT

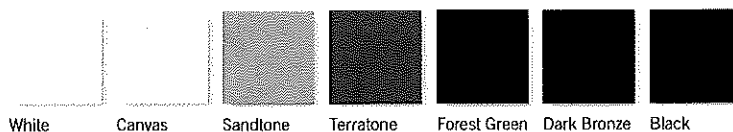
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black\* interiors
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. \*\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

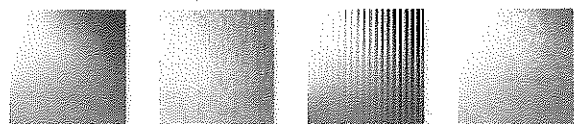
## GLASS OPTIONS

- Low-E4® glass
- Low-E4 glass with HeatLock® technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock technology

Additional glass options are available. Contact your Andersen dealer.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure

Cascade

Reed

Fern

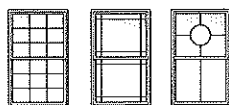
## EXTERIOR TRIM



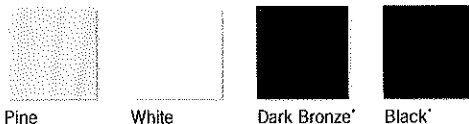
Available in 11 colors to complement your exterior.

## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



## INTERIOR OPTIONS



Pine

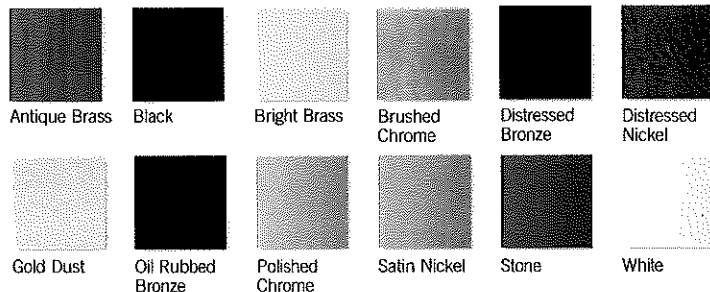
White

Dark Bronze\*

Black\*

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

## HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## HARDWARE

Standard



Black | Gold Dust  
Stone | White

Estate™ (Optional)



Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | **Satin Nickel**

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

# TIMBERLINE ULTRA HD

LIFETIME HIGH DEFINITION SHINGLES

"Your Best Investment For  
An **Ultra-Dimensional**  
Wood-Shake Look"

## for HOMEOWNERS

- Best Investment... Just pennies-a-day more than standard architectural shingles.<sup>1</sup>
- Ultra-Dimensional Look... Up to 53% thicker than standard architectural shingles! Timberline Ultra HD® Shingles feature GAF's proprietary color blends and enhanced shadow effect for an ultra-dimensional wood-shake look on your roof.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790.
- High Performance... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/aps](http://gaf.com/aps) to learn more).
- Stays In Place... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph (209 km/h).<sup>2</sup>
- Peace Of Mind... Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.<sup>3</sup>
- Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.<sup>4</sup>

## for PROFESSIONALS

- More Referrals... People will know that you're installing America's #1-selling laminated shingles!
- Less Chance of Call-Backs... Durable, wind-resistant shingles carry 130 mph (209 km/h) ltd. wind coverage!<sup>2</sup>

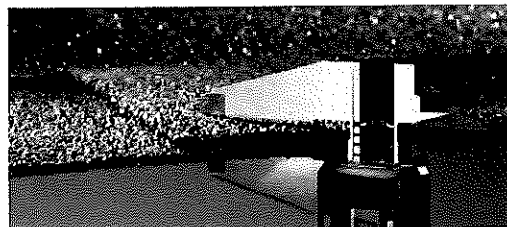
<sup>1</sup> Note: Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

<sup>2</sup> This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

<sup>3</sup> See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, lifetime coverage is not applicable.

<sup>4</sup> These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

Color Shown:  
Slate



Extra-thick layers make Timberline Ultra HD® Shingles up to 53% thicker than standard architectural shingles—for a natural dimensional beauty that you'll notice and appreciate.\*

\*Note: Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

Lifetime  
LTD WARRANTY TERM



ADVANCED  
PROTECTION  
TECHNOLOGY

# TIMBERLINE HD

LIFETIME HIGH DEFINITION SHINGLES

**"Value And  
Performance In A  
Genuine Wood-Shake Look"**

## for HOMEOWNERS

- Great Value... Architecturally stylish but practically priced—with a lifetime ltd. warranty.<sup>1</sup>
- Dimensional Look... Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790.
- High Performance... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/aps](http://gaf.com/aps) to learn more).
- Stays In Place... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph (209 km/h).<sup>2</sup>
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- Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.<sup>3</sup>

## for PROFESSIONALS

- More Referrals... People will know that you're installing America's #1-selling laminated shingles!
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<sup>1</sup> See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

<sup>2</sup> This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

<sup>3</sup> These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

Color Shown:  
**Weathered Wood**

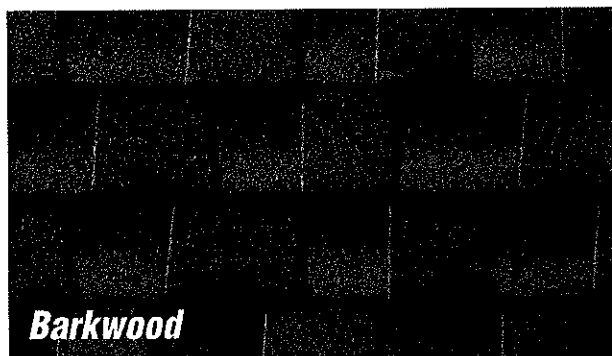


U.S. only

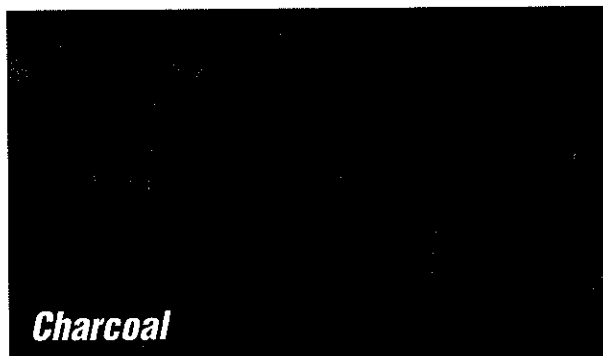


**TIMBERLINE**  
LIFETIME HIGH DEFINITION® SHINGLES

Most Popular **High Definition® Colors** (Available nationwide)



**Barkwood**



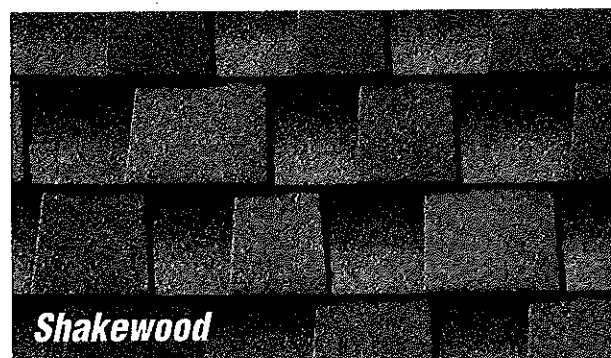
**Charcoal**



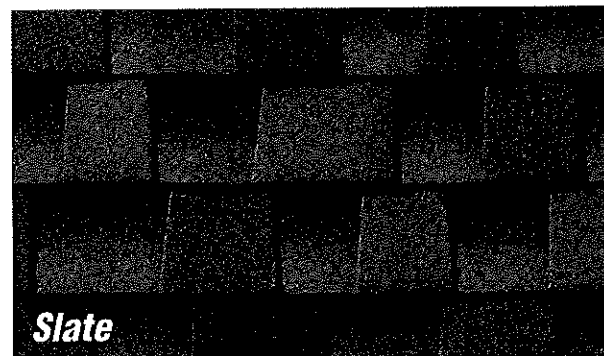
**Hickory**



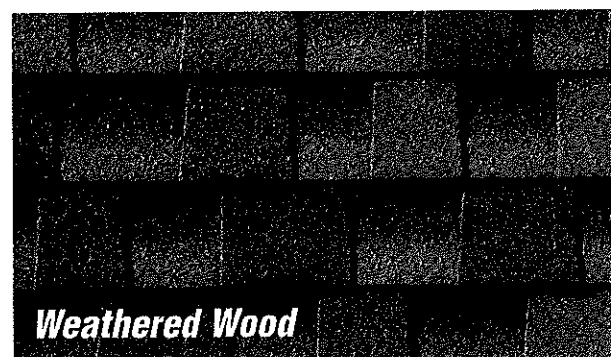
**Hunter Green**



**Shakewood**



**Slate**



**Weathered Wood**



U.S. only

**COLOR TO BE  
SELECTED BY OWNER  
AT A LATER DATE**

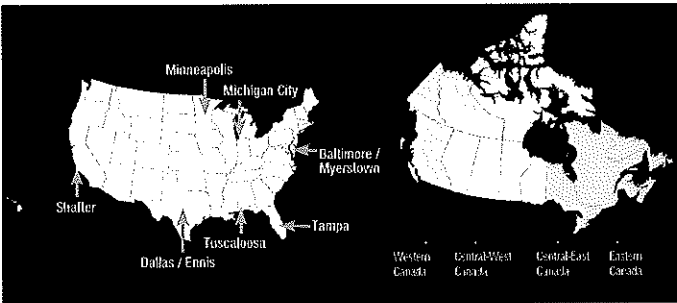
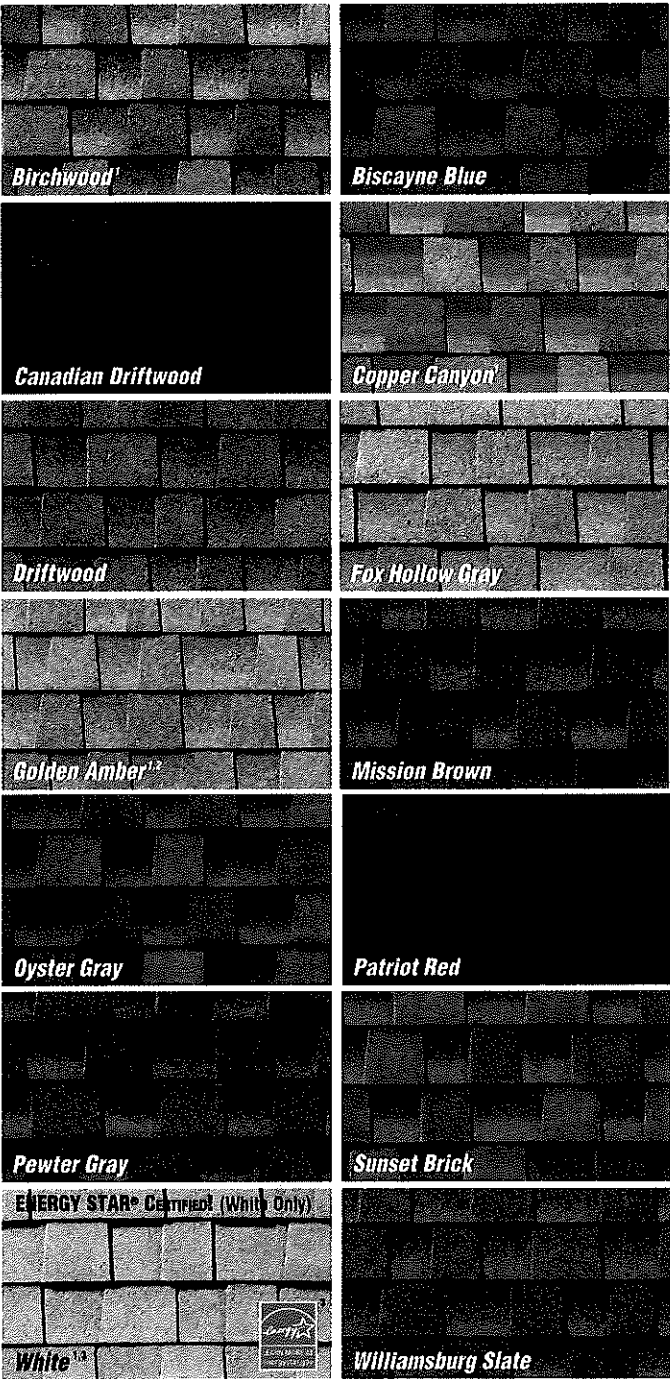


**Note:** StainGuard® protection applies only to shingles with StainGuard®-labeled packaging. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

**Note:** It is difficult to reproduce the color clarity and actual color blends of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.

High Definition®  
Colors/Availability

Regional High Definition® Colors (See chart below for availability)



Availability

Color Key:  
● - Timberline HD®    ▲ - Timberline Ultra HD®

Ask your contractor which of these GAF plants supplies the shingles in your area...											
	Baltimore, MD / Myerslowen, PA	Dallas / Ennis, TX	Michigan City, IN	Minneapolis, MN	Shuller, CA	Tampa, FL	Tuscaloosa, AL	Western Canada	Central-West Canada	Central-East Canada	Eastern Canada
<b>Most Popular Colors:</b>											
Barkwood	●	●	●	●	●	●	●	●	●	●	●
Charcoal	●	●	●	●	●	●	●	●	●	●	●
Hickory	●	●	●	●	●	●	●	●	●	●	●
Hunter Green	●	●	●	●	●	●	●	●	●	●	●
Shakewood	●	●	●	●	●	●	●	●	●	●	●
Slate	●	●	●	●	●	●	●	●	●	●	●
Weathered Wood	●	●	●	●	●	●	●	●	●	●	●
<b>Regional Colors:</b>											
Birchwood¹			●	●	●	●	●	●	●	●	●
Biscayne Blue	●										▲
Canadian Driftwood								●	●	●	●
Copper Canyon¹					●						
Driftwood						●	●				
Fox Hollow Gray	●		●	●							▲
Golden Amber¹,²					●						
Mission Brown	●	●	●	●	●			●	●	●	●
Oyster Gray	●										
Patriot Red	●		▲	▲					▲	▲	▲
Pewter Gray	●	●	●	●	●²	▲	●	●	●	●	●
Sunset Brick						●					
White¹,³						●	●				
Williamsburg Slate	●		●								

¹Rated by the Cool Roof Rating Council (CRRC), is California Title 24 compliant, and meets the Los Angeles Green Building Code.

²Limited availability.

³Timberline HD® White is ENERGY STAR® certified (U.S. only).

COLOR TO BE SELECTED BY  
OWNER AT A LATER DATE

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

# HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.



A classic look for

## THE HOME OF THEIR DREAMS.



**JamesHardie**

Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

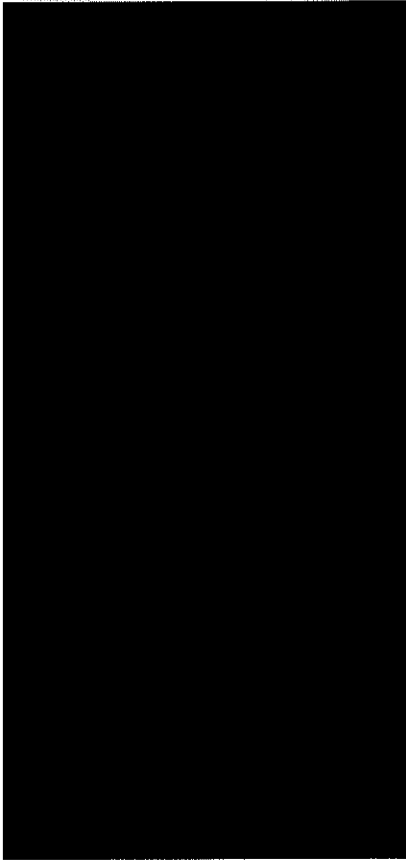
COLOR

PREV  
SECTION

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

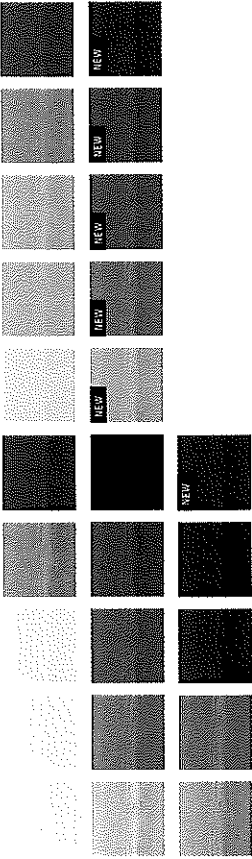


SMOOTH

Countrylane Red

Thickness	5/16 in.
Length	12 ft. planks
Width	5.25 in. 6.25 in. 7.25 in. 8.25 in.
Exposure	4 in. 5 in. 6 in. 7 in.
ColorPlus Pos./Pallet	324 280 252 210
Prime Pos./Pallet	360 308 252 230
Pos./Sq.	25.0 20.0 16.7 14.3

Available Colors

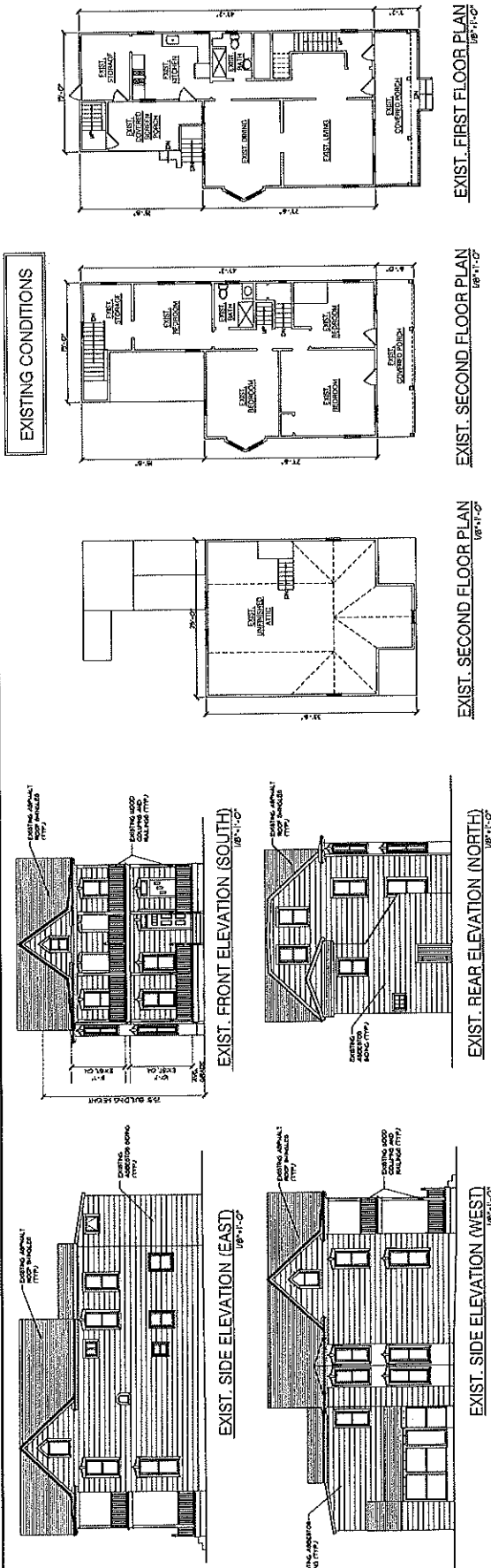


COLOR TO BE SELECTED BY  
OWNER AT A LATER DATE

View all HardiePlank Lap Siding Products







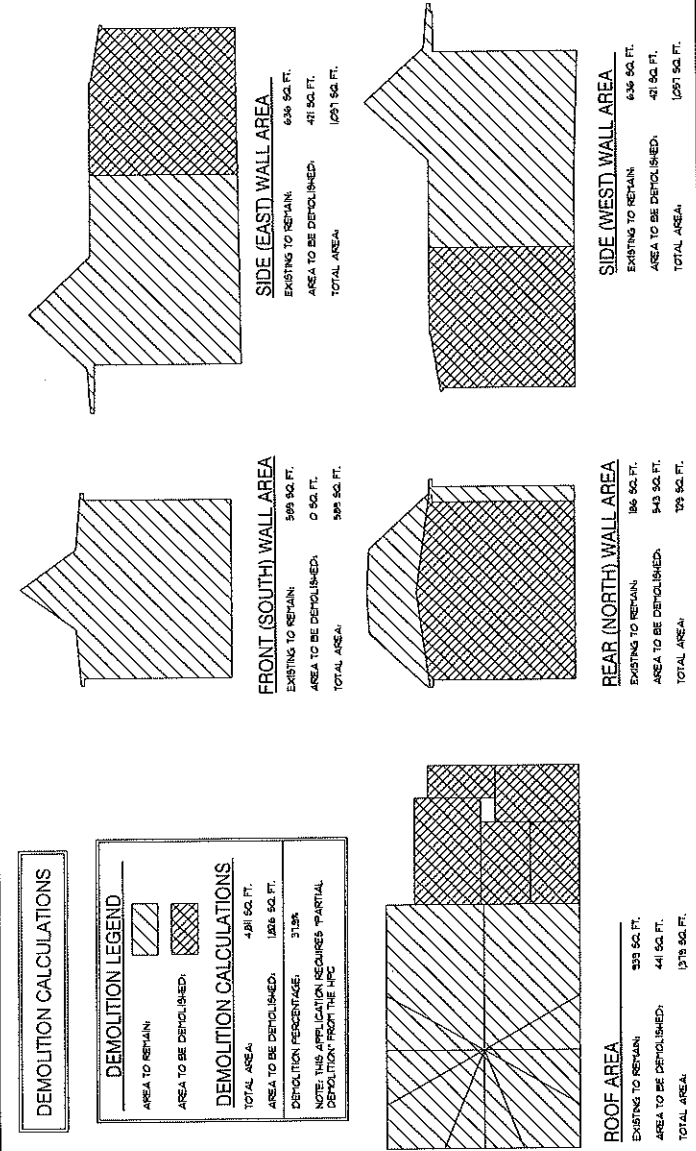
**DEMOLITION CALCULATIONS**

DEMOLITION LEGEND	
	AREA TO REMAIN
	AREA TO BE DEMOLISHED

DEMOLITION CALCULATIONS	
TOTAL AREA	4811 SQ. FT.
AREA TO BE DEMOLISHED	1808 SQ. FT.
DEMOLITION PERCENTAGE	37.5%

NOTE: THIS APPLICATION REQUIRES "PARTIAL DEMOLITION" FROM THE NPC









Fee Date: 06/15/2020  
Check #: 768  
Cash: 0

## ZONING PERMIT

ID: 552583330

Date: 06/24/2020

Fee: \$ 35.00

### PROPOSED WORK

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property   | <input type="checkbox"/> Home Occupation                    | <input type="checkbox"/> Private Garage                  |
| <input checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res      | <input checked="" type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition              | <input type="checkbox"/> New Accessory Structure            | <input type="checkbox"/> Signs                           |
| <input type="checkbox"/> Continuing/Changing Use          | <input type="checkbox"/> New Commercial Business            | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Deck/Balcony                     | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed                    |
| <input type="checkbox"/> Driveway / Sidewalk / Apron      | <input type="checkbox"/> New Residence                      | <input type="checkbox"/> Swimming Pool/Hot Tub           |
| <input checked="" type="checkbox"/> Fence/Retaining Wall  | <input type="checkbox"/> Porch                              | <input type="checkbox"/> Zoning Determination            |
| <input type="checkbox"/> Other: _____                     |   |  |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

### ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

### IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:

Street Address: 107 BROADWAY Block: 241 Lot: 8 Zone: HDR1

2. Applicant Name: SHORE POINT ARCHITECTURE (Andrea Fitzpatrick) Phone No. (732)774-6900 Fax No. (732)774-7250

Applicant's Address: 108 SO MAIN STREET OCEAN GROVE NJ 07756

Email: abf@shorepointarch.com

3. Property Owner Name: 107 BROADWAY AVE, LLC Phone No. (732)861-4183 Fax No.

Property Owner's Address: 107 BROADWAY OCEAN GROVE, NJ 07756

Email: alexbelenkovmail@yahoo.com

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"Remove existing 2-story portion of structure at the rear and construct a new 20'-0"x19'-4" 2-story addition. Proposed addition setbacks: 3.8' side setback at west (with 2.6' projection setback); 3.4' setback at rear (with 2.7' projection). Setbacks at existing structure to remain, unchanged. Projections at existing structure to remain, unchanged. Repairs to existing front porch. Remove and reconstruct existing 5'-1"x1'-10" masonry stair with new wood stair to match existing stair footprint. At existing portion of structure scheduled to remain, install new siding, roofing, windows and trim

throughout. Install two new up-ward flow AC condensers as indicated on site plan. (see attached cut sheet). Install new walkways, patio, and fencing as indicated on site plan."

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes ☐ No ☒ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 55.60 %

Lot Coverage: 79.40 % (Please include calculations)

**40:55D-68.3. Penalty for false filing.** Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

**Zoning Review Notes:**

06/24/2020 This zoning permit application submitted on 06-15-2020 consists of:

- One (1) copy of the Zoning Permit Application.
- Three (3) copies of the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020.
- One (1) copy of the advertisement for a Trane XV18 condenser.

**ZONING PERMIT APPLICATION INFORMATION SHEET:**

With each Zoning Permit Application you are required to submit: (for all projects within the Historic Zoning Districts) three (3) copies of a current survey/site plan and three (3) sets of construction plans; (for all projects outside of the Historic Zoning District) two (2) copies of a current survey/site plan and two (2) set of construction plans. Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale), the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

**ZONING NOTES:**

- The applicant did not provide the required three (3) copies of Construction Plans (Specifications Sheets) for the proposed condenser unit, as indicated on the Zoning Permit Application Information Sheet. The Zoning Officer researched, located and made copies of the Construction Plans (Specifications Sheets) of the proposed series condenser unit for the applicant.

The principal structure is nonconforming as it does not comply with the current setback requirements.

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The property is located within the HD-R-1 Zoning District. The present zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"Remove existing 2-story portion of structure at the rear and construct a new 20'-0"x19'-4" 2-story addition. Proposed addition setbacks: 3.8' side setback at west (with 2.6' projection setback); 3.4' setback at rear (with 2.7' projection). Setbacks at existing structure to remain, unchanged.

Projections at existing structure to remain, unchanged. Repairs to existing front porch. Remove and reconstruct existing 5'-1"x1'-10" masonry stair with new wood stair to match existing stair footprint.

At existing portion of structure scheduled to remain, install new siding, roofing, windows and trim throughout. Install two new upward flow AC condensers as indicated on site plan (see attached cut sheet). Install new walkways, patio, and fencing as indicated on site plan."

The applicant does not describe all proposed work and structures as defined by the Land Development Ordinance in the detailed description.

In reviewing the submitted plans it appears the applicant is proposing to construct in reference to:

- A Residential Addition
- Height Exemptions and Permitted Projections: eaves and gutters
- Porch, Deck and Balcony Requirements: Entry Platforms with stairs (IMPROPERLY IDENTIFIED AS "LANDING" ON THE SUBMITTED PLANS)
- Interior Remodeling
- Performance Standards For All Uses: Ventilation
- Fences and Walls: Fence
- Building and Impervious Coverage
- Plot Plan and As-Built Survey: Land Disturbance

**DEMOLITION:**

**ZONING NOTES:**

- The applicant is proposing to demolish a rear portion of the residence.

**RESIDENTIAL ADDITION:**

**ZONING NOTES:**

- The applicant is proposing to construct a two story addition attached to the rear of the residence. The applicant indicates the proposed setbacks to be 3.4' from the rear yard lot line, and 3.8' and 14.2' from the side yard lot lines. The applicant indicates the proposed mean height of the residential addition to be 21.5'.

-The proposed complies with the Land Development Ordinance requirements.

#### **HEIGHT EXEMPTIONS AND PERMITTED PROJECTIONS:**

Land Development Ordinance section 418-B-3 states:

B Permitted projections. The following shall not be considered to be obstructions and shall be permitted when located in a required yard and/or setback area:

3 Cornices, eave, cantilevered roofs, gutter, bay-windows, and chimneys, provided they do not project more than twenty-four (24) inches from an exterior building wall into any required yard setback, and provided they remain two (2) feet from all yard lines;

#### **ZONING NOTES:**

- The applicant indicates the proposed construction of eaves that project 8" from the proposed residential addition according to the REAR (NORTH) ELEVATION on Page A-4 of the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020.

- The applicant indicates the proposed eaves shall be setback 2.7' from the rear yard lot line, and 2.6' from the proximal side yard lot lines per the SITE PLAN on the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020.

- NOTE: There is a 0.53' difference in the projection setback in comparing the setback of the proposed projection on the REAR (NORTH) ELEVATION on Page A-4 of the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020 to the SITE PLAN on the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020. The applicant indicates the range of the setback on the proximal side to be between 2.6' to 3.1'. There is no indication of a proposed gutter on the submitted Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020.

- The proposed complies with the Land Development Ordinance requirements.

#### **PORCH, DECK AND BALCONY REQUIREMENTS: Entry Platforms with stairs (IMPROPERLY IDENTIFIED AS "LANDING" ON THE SUBMITTED PLANS)**

Land Development Ordinance section 411.07B-E states:

E Entry platforms. An entry platform not more than six (6) feet in height above the average finish grade, nor greater than fifty (50) square feet in area, may not project into any required yard/setback area.

#### **ZONING NOTES:**



- The applicant is proposing to construct two (2) 32 square foot entry platform (Improperly identified as a landing) not more than six (6) feet in height above the average finish grade on the side of the residence, attached to the side of the proposed rear residential addition.
- The proposed complies with the Land Development Ordinance requirements.
- The applicant is proposing to construct one 32 square foot entry platform (Improperly identified as a landing) not more than six (6) feet in height above the average finish grade on the side of the residence. The proposed complies with the Land Development Ordinance requirements.

#### **INTERIOR REMODELING:**

#### **ZONING NOTES:**

- The applicant is proposing interior remodeling to the existing residence. There is no proposed change in use of the property.
- The proposed complies with the Land Development Ordinance requirements.

#### **PERFORMANCE STANDARDS FOR ALL USES:**

##### **Land Development Ordinance section 402-G:**

An application for a permit shall provide documentation that the intended use will comply with the performance standards enumerated below. In the case of a structure being built where the future use is not known, a zoning permit may be issued with the condition that no certificate of occupancy will be issued until such time as this documentation is submitted with respect to the particular occupant. A new application and a new certificate of occupancy shall be required in the event of a change of any user of any structure.

G Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines 10 feet or equipped with baffles to deflect the discharged air away from the adjacent use.

#### **ZONING NOTES:**

- The applicant did not provide the required three (3) copies of Construction Plans (Specifications Sheets) for the proposed condenser unit, as indicated on the Zoning Permit Application Information Sheet. The Zoning Officer researched, located and made copies of the Construction Plans (Specifications Sheets) of the proposed series condenser unit for the applicant. The proposed series of condenser unit presents with an upward ventilation.
- The proposed complies with the Land Development Ordinance requirements.

#### **FENCES AND WALLS: FENCE**

Land Development Ordinance section 412.07-A states:

Fences and walls shall be permitted in all districts, but shall be considered structures requiring an approved zoning permit prior to construction. Adequate surveys, plans and details are to be submitted to the Zoning Officer in accordance with Article X in order for a determination to be made as to the proposed fence zoning conformance.

A Fences and walls in historic zone districts. Fences and walls in historic zone districts shall be permitted accessory structures subject to the following provisions (see also Appendix B):

1 Design guidelines. All fences and walls are subject to the review and approval of the Historic Preservation Commission for conformity to its Guidelines and for compatibility with the particular design and style of the structure on the lot.

**ZONING NOTES:**

**- HPC review and approval is required.**

2 Prohibited locations. No fence or wall shall be erected in any required flared setback area, as described elsewhere herein, east of Central Avenue. For all properties east of Central Avenue, no fence or wall shall be erected in a front yard area or on front yard lot lines.

**ZONING NOTES:**

**- N/A**

3 Front yard fence height. Fences located in a front yard area or on lot lines abutting a front yard area, where permitted, shall not exceed a height of two and one-half (2 ½) feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

**ZONING NOTES:**

**- N/A**

4 Front yard fence type. Fences located in a front yard area or on lot lines abutting a front yard area, where permitted, shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as stockade and board-on-board shall be considered solid fences and are prohibited in or along front yards.

**ZONING NOTES:**

**- N/A**

5 Side yard fence height. Fences located in or along a side yard area shall not exceed a height of four (4) feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

**ZONING NOTES:**

**- The applicant is proposing to construct a 4' high solid fence in the side yard area.**

**- The proposed complies with the Land Development Ordinance requirements.**

6 Rear yard fence height. Fences located in a rear yard area or lot lines abutting a rear yard area shall not exceed a height of five (5) feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

**ZONING NOTES:**

- The applicant is proposing to construct a 5' high solid fence in the rear yard area.

- The proposed complies with the Land Development Ordinance requirements.

7 Wall height. Walls located in or along any front, side or rear yard, where permitted, shall not exceed thirty (30) inches in height. The height of decorative elements, articulated corners, gateways and wall piers shall be included in the wall height measurement.

**ZONING NOTES:**

- N/A

8 Finished exterior side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.

**ZONING NOTES:**

- **CONDITION OF APPROVAL = The applicant/property owner shall comply with this Land Development Ordinance requirement.**

9 Prohibited materials. Chain link type fences shall be prohibited in any historic zone district. In addition, no fence or wall shall be constructed or installed with barbed wire, metal spikes or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals.

**ZONING NOTES:**

- **CONDITION OF APPROVAL = The applicant/property owner shall comply with this Land Development Ordinance requirement.**

10 Drainage. Fences and walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the Township Engineer to ensure compliance with this provision.

**ZONING NOTES:**

- **CONDITION OF APPROVAL = The applicant/property owner shall comply with this Land Development Ordinance requirement.**

11 Retaining walls. Any permitted wall proposed to be used as a retaining wall shall be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

**ZONING NOTES:**

- N/A

12 Use of vegetation. Except where specifically prohibited under the terms of this chapter or any other applicable ordinance or regulations of the Township, nothing herein shall be construed to prohibit the use of hedges, trees or other planting anywhere on the lot.

**ZONING NOTES:**

**- N/A**

13 Utility easement. Prior to installing a fence in a utility easement area, a property owner shall secure written approval from the appropriate utility company or appropriate public body. Evidence of approval shall be submitted as a prerequisite to issuance of a zoning permit.

**ZONING NOTES:**

**- The applicant does not display any easements on the SITE PLAN on the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020.**

14 Fence height sketch. Appendix B represents the maximum permitted height for fences relative to their location on the property.

**BUILDING AND LOT COVERAGE:**

**ZONING NOTES:**

- The applicant indicates the proposed construction of a patio in the rear yard area.**
- The applicant indicates the proposed construction of walkways in the side and front yard areas.**
- The applicant indicates the proposed building coverage to be 55.6%.**
- The applicant indicates the proposed lot coverage to be 79.4%.**
- The proposed complies with the Land Development Ordinance requirements.**

**PLOT PLANS AND AS-BUILT SURVEY: LAND DISTURBANCE**

Land Development Ordinance section 1010 states:

A Two signed and sealed copies of individual plot plans in accordance with NJAC 3:40-

7.3 shall be submitted to the Township Engineer to accompany any permit application for any new construction and for any building addition or land disturbance greater than 150sf or 50sf in Ocean Grove section. The individual plot plan shall be utilized to review the project for adequate drainage and grading and compliance to all applicable Township standards.

B The Township Engineer will review the submitted documents and either disapprove or approve the submitted plot plan. The applicant will be notified if any revisions are required.

C The Construction Official shall not issue any construction permit until the Township Engineer approves the proposed individual plot plan.

D Each individual plot plan shall be drawn to scale of not less than one inch equaling 50 feet, signed and sealed in accordance with N.J.A.C. 13:40-7.3 by a professional licensed to practice in the State of New Jersey, and shall be no smaller than 8 ½ inches by 14 inches.

E Individual plot plans shall include the following information:

- (1) Bearing and distances.
- (2) North arrow, written and graphic scale.
- (3) Existing/proposed easement and dedications.
- (4) Existing/proposed building, pool, decks, patios, porches, sheds and accessory structures dimensions.
- (5) Existing/proposed sidewalks, driveways and retaining walls.
- (6) Building envelope graphically depicting and dimensioning zoning setback requirements and/or setbacks approved by the Board if (applicable).
- (7) Street name, right-of-way width, pavement width and composition of the street(s) fronting the lot.
- (8) The title block on the plot plan must include the property address, the block and lot number of the property in question and the name of the applicant.
- (9) Limits of clearing and soil disturbance. Show number of trees over four (4) inches diameter to be removed.
- (10) Existing trees to be protected and remain. Include tree replacement plan, if applicable as per 525 of the Land Development Ordinance (LDO).
- (11) Location of wetlands, floodplains, stream encroachment lines and/or any other environmental constraints to the property. If there are no wetlands, then a note should be added to the plan stating that no wetlands exists on the subject property.
- (12) Sufficient street elevations including center line, gutter and top of curb (if applicable); existing and proposed lot elevations to include, at a minimum, property corners, midpoints of property lines, building corners and center of lot; the finished floor, basement and garage floor elevations of the proposed adjacent dwellings, corner elevations and topography within 10 feet of property lines or as far as necessary to determine adequate drainage characteristics. All elevations shall be according to the NGVD (National Geodetic Vertical Datum) and the source of datum so noted. Any specific circumstances for which elevation requirements cannot be met will be subject to review by the Township Engineer and Construction Official on a case-by-case basis. Under no circumstances shall individual lots be graded in such a manner as to redirect stormwater runoff onto an adjacent and/or downstream property or disturb or change the existing drainage patterns of an adjacent lot. Drainage flow arrows shall be provided to clearly depict the directions of stormwater runoff. No grading or the creation of sump conditions shall be permitted on adjacent lot(s) unless permission has been specifically granted, in writing, by the owner of said adjacent lot(s).
- (13) Location of any storm drainage pipes within 25 feet of the property including pipe size, grade and invert.
- (14) Lot grading shall be designed to provide positive runoff with grades at a minimum slope of 1.5%.
- (15) Swales designed to convey surface runoff shall be designed with suitable subgrade material containing well draining sand or gravel, stone, sand mix topsoil or other material acceptable to the Township Engineer. A construction detail shall be included on the plan.
- (16) Utility connections, including, but not limited to, water, sanitary sewer, gas, electric, telephone and cable.
- (17) Elevations, cross sections, details, and dimensions of driveways and retaining walls.
- (18) The plan shall show new or existing utilities to be utilized in accordance with applicable standards.
- (19) Location and direction of all existing and proposed downspouts.
- (20) If sidewalk and/or curbing is proposed details to be provided and sufficient proposed grades to ensure positive drainage.
- (21) A separate road opening permit is required for any disturbance in the Township Right of Way

(22) Prior Board approval or waiver granted for construction in easements.

(23) Other items that may be required by the Township Engineer for proper construction of the site

F Plot plans of Planning Board approved projects still required individual grading plans and shall match the intent of approved subdivision/site plans.

G If a basement is proposed, a subsurface soil investigation certified by a licensed engineer shall be submitted with the plot plan.

H The applicant shall submit a foundation survey to the Zoning Officer prior to an inspection of the foundation for approval and backfilling. This survey shall include the location of the foundation and the actual floor elevations. If the as-built survey establishes locations or elevations different from those submitted in the plot plan, changes in the proposed grading shall be noted. A revised grading plan shall be submitted to the Engineering and Planning Department and a revised building plan to the Construction Official.

I The applicant shall submit one (1) copy of a final as-built survey for new construction, building addition or land disturbance over 150sf or 50 sf for Ocean Grove. Building additions signed and sealed by a professional engineer or land surveyor licensed in the state of New Jersey prior to requesting a final certificate of occupancy (CO) inspection from the Municipal Engineer.

J The as-built plan shall address constructed conditions and/or location of:

- (1) Final grading elevations;
- (2) Roads including curbing and sidewalks;
- (3) Utilities, new or existing;
- (4) Building location (s);
- (5) Driveways and parking lots;
- (6) Location and direction of downspouts;
- (7) Stormwater management facilities, including as-built topographic contours and volume calculations;
- (8) Walls and fences, and
- (9) Lighting
- (10) Planting(s)
- (11) Signage
- (12) Refuse Area
- (13) Other structures or conditions deemed pertinent by the Municipal Engineer.

K Exemption from the requirements of this section for new construction, building addition or land disturbance under 150sf or 50sf for Ocean Grove requires the approval of the Township Engineer, said exemption to be contingent upon:

- (1) Proof that the subject addition is not in a flood hazard zone
- (2) A survey locating the existing dwelling and showing the proposed improvements
- (3) A site inspection by a Township engineering Inspector to verify that the proposed addition will not create drainage problems.
- (4) A notarized letter from the property owner stating there will be no adverse drainage impacts.
- (5) Submission of a \$75.00 review fee;

In the event that the review of the application does not prove acceptable for an exemption, a full grading plan/plot plan shall be submitted along with required application and fees for review.

## **ZONING NOTES:**

**- Department of Engineering review and approval is required.**

**The applicant is approved zoning for the construction indicated in the above ZONING NOTES only. The above indicated zoning approved construction, shall be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.**

**HPC, Engineering and Construction Department approvals are required.**

\* Returned to the applicant:

- One (1) copy of the Zoning Determination.
- Two (2) copies of the Site Plan with Construction Plans by Shore Point Architecture, dated 06-15-2020.
- Two (2) copies of Construction Plans (Specifications Sheet) for a Trane XV18 condenser

**Status**

Approved ☒ Denied ☐

**Referrals**

Construction ☒ HPC ☒ Engineering ☒ Planning Board ☐ Zoning Board ☐ Mercantile ☐ Code Enforcement ☐