

New Search **Assessment Postcard** **Property Card**

Block: 265 Prop Loc: 48 COOK AVE
 Lot: 7 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 2

Owner: BREEN MANAGEM LLC
 Street: 77 BARBERRY DR
 City State: OCEAN, NJ 07712

Square Ft: 2342
 Year Built: 1890
 Style: 12

Additional Information

Prior Block: 42 Acct Num: 00007528
 Prior Lot: 1243 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 07/12/19 Tax Codes: F02
 Zone: HDR1 Map Page:

Add'l Lots:
 Land Desc: 30X60
 Bldg Desc: 2.5SF
 Class4Cd: 0
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 10115.63 / 10040.98

Sale Information

Sale Date: 04/27/01 Book: 8019 Page: 1422

Price: 1 NU#: 4

Sale Date Price NU# Ratio Grantor

TAX LIST HISTORY

Year	Owner Information	Land/Imp/Int	Exemption	Assessed	Property Class
<u>2020</u>	BREEN MANAGEMENT, LLC 77 BARBERRY DRIVE OCEAN, NJ 07712	312100 195800 507900	0	507900	2
<u>2019</u>	BREEN MANAGEMENT, LLC 823 WEST PARK AVE PMB 144 OCEAN, NJ 07712	291500 183700 475200	0	475200	2
<u>2018</u>	BREEN MANAGEMENT, LLC 823 WEST PARK AVE PMB 144 OCEAN, NJ 07712	291500 182300 473800	0	473800	2
<u>2017</u>	BREEN MANAGEMENT, LLC 823 WEST PARK AVE PMB 144 OCEAN, NJ 07712	244900 168800 413700	0	413700	2

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd 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

Date: September 23, 2020

Name: Janice & Robert Breen
Address: 77 Barberry, Drive
City, State Zip: Ocean, NJ 07712

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-052
BLOCK 265 LOT 7 ALSO KNOWN AS 48 Cookman Ave.**

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=ZzljQzVLM1d5ZlA5ZkFyVWVhEYkx6Zz09>

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?pwd=ZzljQzVLM1d5ZlA5ZkFyVWVhEYkx6Zz09>

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

"Reconstruction of existing two-story covered front porch. (See photo #1)

The existing two-story porch is in a state of decay and in need of repair/reconstruction. The structures of the first and second floor porch will be demolished as required to construct the new first and second floor porches as described in the architectural drawing. The existing siding will remain except for the third-floor gable. The windows will not be replaced. The roof of the second-floor porch will remain.

Reinforced poured concrete piers will be faced with red 2" brick veneer. The front steps (See photo #2) will be removed and replaced with pressure treated wood topped with Aeratis Heritage Weathered Wood tongue and groove treads. H, B & G Chesterfield newels (white) will be on both sides at the bottom step. Treated wood framed 1½" square orthogonal openings lattice will be applied under the first-floor front porch. The frame will be painted white and the lattice will be painted Mountain Sage to match the individual shingles on the third-floor gable. The paint used for the Hardi products ColorPlus® Technology is Sherwin Williams. Therefore, Sherwin Williams has this exact color. (See product list) The first-floor front porch floor will be Aeratis Heritage color-through Weathered Wood tongue and groove porch plank (See product list; sample provided). A fiberglass coating will be applied to the second-floor front porch deck. The ceiling of the first-floor porch and the second-floor porch will be clad in white Azek beadboard.

The original columns that had been repaired several times and are now in a state of decay (see photos #3 & 4) have been clad with square aluminum covering for the 25 years that we have owned this house. (See photo #5). An original column was exposed on the existing porch (see photos #3, 4, 6 & 7). Historic exterior structural HB&G 6" columns (white) will be used on the first floor and HB&G 5" columns (white) will be used on the second floor. The new exterior columns to be used on the porches resemble the original columns. Both the first floor and second floor front porches will have top wood historic exterior rails painted Mountain Sage and bottom wood historic exterior rails will be painted white. When the porch wall was opened there were no original balusters. (See photo #4) The square 1½" wood balusters will be painted white. Ekena Millwork white Sellek Architectural Grade PVC Gingerbread Bracket will be applied around each column. (See product list)

The existing doors are not original to the house. The two first-floor entrance doors and the second-floor porch doors will be replaced with half lite two panel flush ThermaTru doors painted white. The first-floor doors will have a single lite to match the style of the existing doors and the second-floor porch doors will have four lites to match the style of the existing doors. (See product list).

The third-floor gable will be clad in HardiShingle® **Straight Edge Individual Shingles** in Mountain Sage. Ekena Millwork Sellek Architectural Grade PVC gable pediment will be applied to the third-floor gable. (See product list) The sidewalks on both sides of the house are in poor condition and are dangerous to the occupants. They will be replaced with concrete sidewalks. (See photo #8). The sidewalk in the front of the house will also be replaced keeping the grass strip in place."

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 1880's 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. Reinforced poured concrete piers will be faced with red 2" brick veneer.
2. The front steps will be removed and replaced with pressure treated wood topped with Aeratis Heritage Weathered Wood tongue and groove treads. The risers will be white Azek composite.
3. SW 2851 Sage Green Light Exterior for the lattice.
4. The fiberglass coating will be light gray. The fiberglass will not be visible from the street as there will be an Azek composite trim board applied at the perimeter.
5. The top wood historic exterior rails will be painted Sage Green Light.

Compliance Issues

1. Proposed pyramidal cap is not for the style of this home. A ball cap is historically compliant with a turned column.

Discussion/Commission Items:

1. The gingerbread bracket.
2. Size of the gable pediment.

Additional Request

Documents must be provided via .pdf, including 11 sets of each document including color photos. Please e-mail in the form of .pdf.

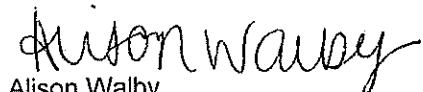
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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.

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.

Cordially,



Alison Walby
HPC Administrative Officer/Secretary



N 3/2/20

Fee \$10.00
HISTORIC PRESERVATION
PHONE 732-988-5200
FAX 732-988-4259

Application #: HPC 2020-052

Application Date: 2/28/2020

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|---|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input checked="" type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input checked="" type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input checked="" type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> SIDING (Gable decorative) |
| <input type="checkbox"/> DECK | <input checked="" type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input checked="" 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 checked="" type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input checked="" type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input checked="" type="checkbox"/> PORCH | <input checked="" type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input checked="" type="checkbox"/> OTHER New porch components: Footings, floor framing, flooring, trim, ceilings, electrical, and steps_ | | |

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink. Incomplete applications will not be accepted.

REQUIRED INFORMATION: With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

PROPERTY IDENTIFICATION

ADDRESS: 48-48 1/2 Cookman Avenue, Ocean Grove, NJ 07756
BLOCK: 42 265 LOT: 1243 7 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Breen Management, LLC
ADDRESS: 77 Barberry Drive, Ocean, NJ 07712
PHONE: 908-313-2425 EMAIL: janice.breen@gmail.com

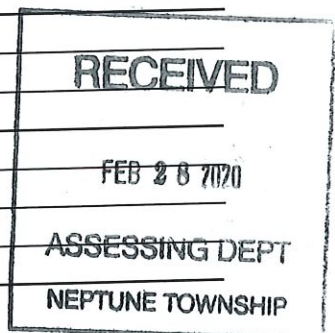
APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): Janice & Robert Breen COMPANY: Breen Management, LLC
ADDRESS: 77 Barberry Drive, Ocean, NJ 07712
PHONE: 908-313-2425 EMAIL: janice.breen@gmail.com

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____



2/28/2020
check # 1703 \$10.00
receipt # 6418
CHRIS B.

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☐ Single Family ☒ Multifamily: 3 Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: circa 1880 The OG map of 1881 shows a house on the lot. The 1889 map indicates it was a frame house.

ARCHITECTURAL STYLE: Victorian 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): 552162239 DATE APPROVED: 2/21/2020

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 (See labeled architect drawing) and materials to be used. Attach additional pages if necessary.

Reconstruction of existing two-story covered front porch. (See photo #1)

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The sidewalks on both sides of the house are in poor condition and are dangerous to the occupants. They will be replaced with concrete sidewalks. **(See photo #8)**. The sidewalk in the front of the house will also be replaced keeping the grass strip in place.

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.

Janice & Robert Breen aka Breen Management, LLC Janice & Robert Breen aka Breen Management, LLC

OWNER NAME – Please PRINT

APPLICANT NAME – Please PRINT

Breen Management, LLC Janice Breen W

OWNER SIGNATURE

APPLICANT SIGNATURE

2/28/2020

2/28/2020

DATE

DATE

Breen Cookman Ave porch products
 48-48 1/2 Cookman Ave (Block 42 Lot 1243)
 January 25, 2020

1. Columns

a. H, B & G Colonial PermaPosts (6" on first floor and 5" on second floor)

b. For a warm and inviting decorative look for your front porch choose the Colonial PermaPost®.

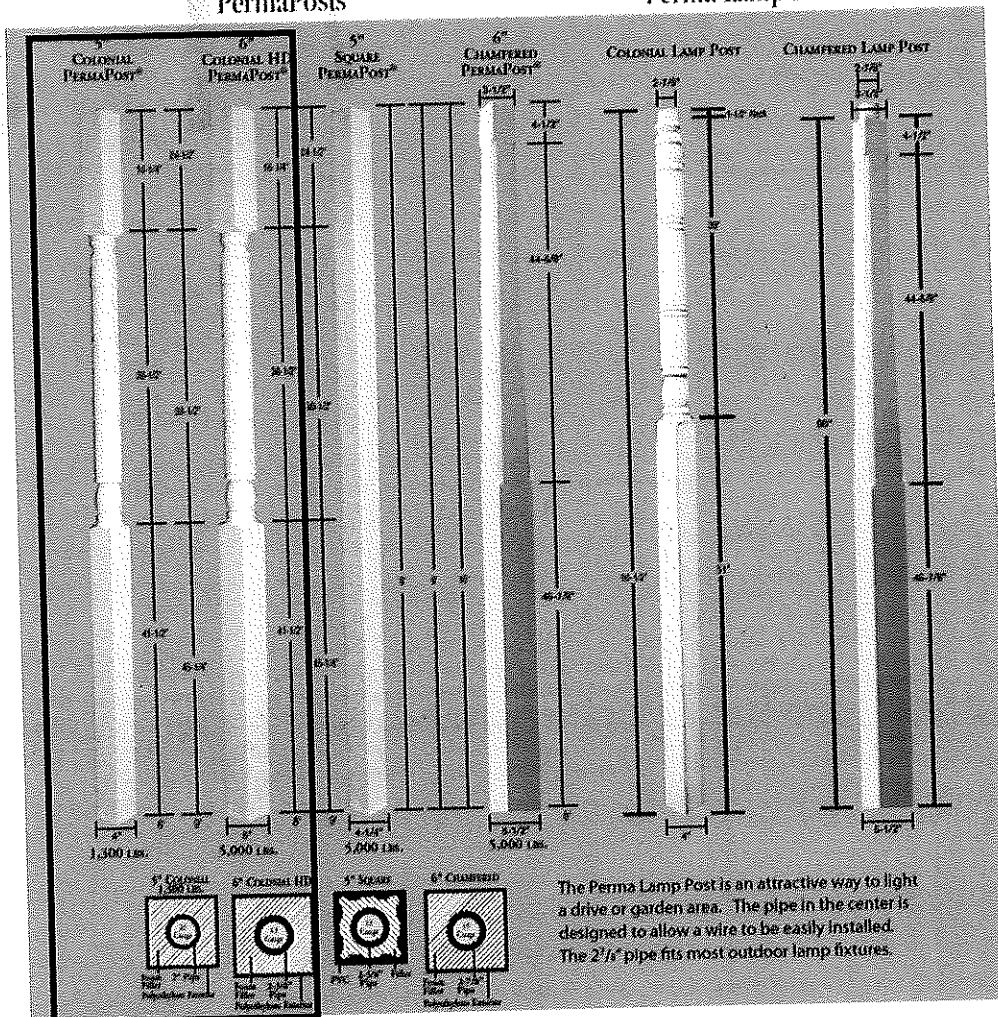
These synthetic porch posts offer an insect and weatherproof alternative to a traditional wood porch posts. HB&G PermaPost® products are also low maintenance and load bearing. PemaPost® options are composed of an outer shell that surrounds a galvanized steel pipe and polyurethane foam filler. The Colonial PermaPost® is pre-finished white and is not meant to be painted in the field due to its polyethylene material.

The Square PermaPost® is made from low maintenance PVC and is pre-finished white. HB&G's Colonial and Chamfered PermaPost® are made from a low maintenance polyethylene and are pre-finished

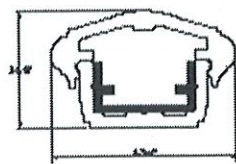
white. For a warm and inviting decorative look for your front porch, choose from either the 5" or 6" Colonial PermaPost®, the 5" Square PermaPost®, or the 6" Chamfered PermaPost®.

PermaPosts®

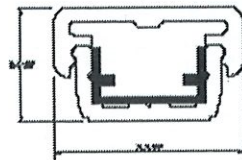
Perma Lamp Posts



2. Newels
a. H, B & G Chesterfield newel



Savannah Top Rail*



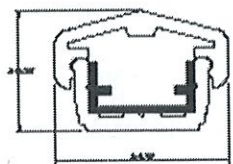
Belhaven Top Rail*



Newel Cap

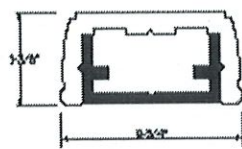


Newel Skirt



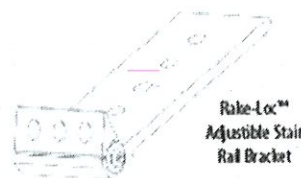
Newport Top Rail*

*With Aluminum Stiffener and
Standard Bottom Rail

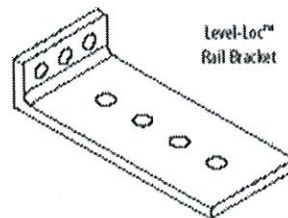


Standard Top Rail** and
Standard Bottom Rail with
Aluminum Stiffener

**Maximum 8' Length



Rake-Loc™
Adjustable Stair
Rail Bracket



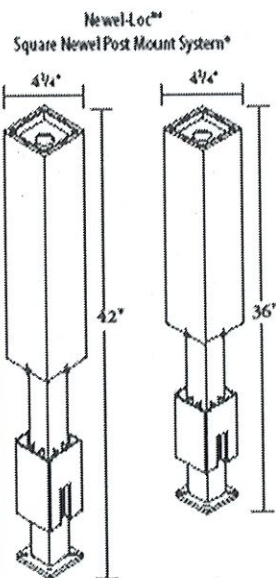
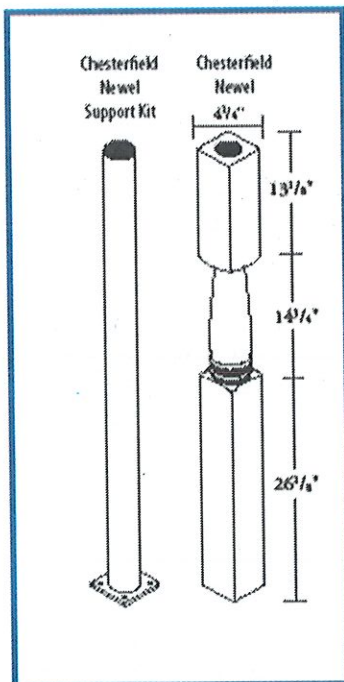
Level-Loc™
Rail Bracket



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



Standard Aluminum Stiffener



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

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



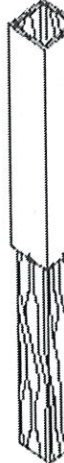
1-1/2" Square
Baluster
30" and 36"



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



PermaPorch®
Newel Sleeve
45" and 54"***

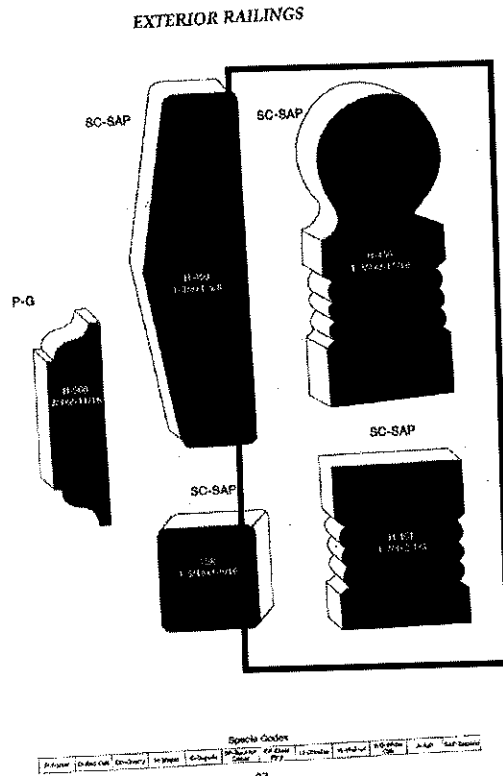


***Newel sleeves can be slid over an existing 4 x 4
or installed with the Newel Post Mount.

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

3. Railing
 - a. Wood top and bottom rail
 - b. Railing will be 36" high
 - c. Balusters 1.5" square wood (at least 4" on center)

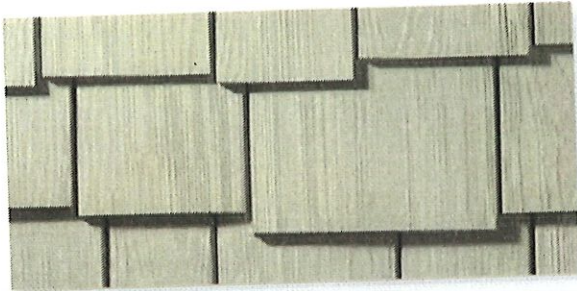
3. Railing
 - a. Wood top and bottom rail
 - b. Railing will be 36" high
 - c. Balusters 1.5" square wood (at least 4" on center)



4. Porch decks
 - a. Aeratis Porch flooring on first floor porch deck
 - b. Fiberglass coating on second floor front porch deck
5. Stair treads
 - a. Aeratis Porch Plank on stair treads

4. Porch decks
 - a. Aeratis Porch flooring on first floor porch deck
 - b. Fiberglass coating on second floor front porch deck
5. Stair treads
 - a. Aeratis Porch Plank on stair treads

6. Framed square lattice (1.75" openings) under first floor front porch.
7. HardiBoard individual shingles on the front gable
 - a) Thickness 1/4 in. Length 3.5 in. 4.5 in. 5.5 in. 7 in. 8.75 in. Height 14 in. Exposure 5 in. Pcs./Pallet 960 Sq./Pallet 2 Pcs./Sq. 480



STAGGERED EDGE PANEL

Seashore Ridge

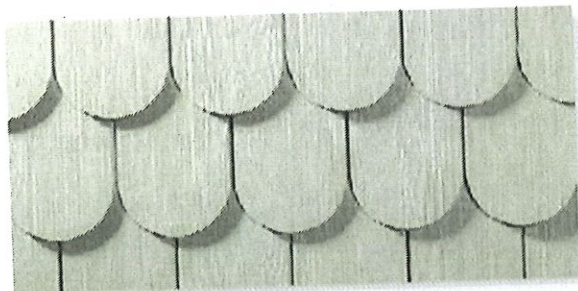
Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	8 in.
Pcs./Pallet	100
Sq./Pallet	2
Pcs./Sq.	50



STRAIGHT EDGE PANEL*

Iron Gray

Thickness	1/4 in.	1/4 in.
Length	48 in.	48 in.
Height	14 in.	15.25 in.
Exposure	6 in.	7 in.
Pcs./Pallet	120	80
Sq./Pallet	2	2
Pcs./Sq.	60	40



HALF ROUNDS

Not available with ColorPlus Technology

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	80
Sq./Pallet	2
Pcs./Sq.	40



INDIVIDUAL SHINGLES*

Monterey Ridge

Thickness	1/4 in.
Length	3.5 in. 4.5 in. 5.5 in. 7 in. 8.75 in.
Height	14 in.
Exposure	5 in.
Pcs./Pallet	960
Sq./Pallet	2
Pcs./Sq.	480

INDIVIDUAL SHINGLES

Monterey Ridge

Thickness	1/4 in.
Length	4.2 in. 5.5 in. 6.75 in. 7.25 in. 10 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	630
Sq./Pallet	2
Pcs./Sq.	315

*3 in. Straight Edge Panel and 5 in. Individual Shingles available exclusively with ColorPlus Technology and only in Philadelphia and New England markets.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

8. The colors as follows:

a) Mountain Sage

- i) Lattice – HardiBoard color Sherwin Williams mixed paint
- ii) Top rail of all railings HardiBoard color Sherwin Williams mixed paint
- iii) Hardi individual shingles third floor gable

Express the true nature of a home's character with
ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



b) **White**

- i) Windows are not being replaced and will remain white
- ii) Window trim, sills, are not being replaced and will remain white
- iii) Columns as prefinished by manufacturer
- iv) Balusters
- v) Bottom wood rail painted white
- vi) Beadboard ceiling first and second floor porch
- vii) Soffits between rafters (Azek)
- viii) Fretwork (PVC) in gables and between columns
- ix) Lattice frame
- x) Doors

c) **Red Brick**

- i) Piers

d) **Weathered Wood**

- i) Aeratis Porch flooring
- ii) Aeratis Porch Plank on stair treads

9. PVC fretwork (<https://www.ekenamillwork.com/>)

a) Gable

- i) Sellek Gable Pediment Architectural Grade PVC Moulding
- ii) 1 in. x 36 in. x 12 in. (8/12) Pitch

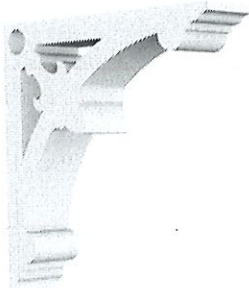
b) Between porch posts

- i) Sellek Architectural Grade PVC Gingerbread Bracket



Ekena Millwork

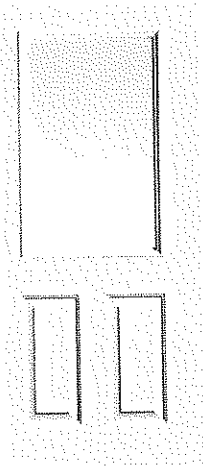
1 in. x 36 in. x 12 in. (8/12) Pitch Sellek Gable Pediment Architectural Grade PVC Moulding



Sellek Architectural Grade PVC Gingerbread Bracket

10. Doors

a) Therma Tru fiberglass doors

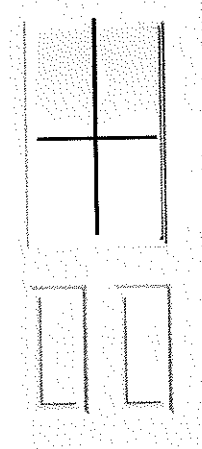


First floor doors

Therma Tru

Traditions

Half Lite 2 Panel Flush | Style No. **TS206**



Second floor doors

Therma Tru

Traditions

Half Lite 2 Panel Flush | Style No. **TS206**

AERATIS

Endura
Decking
Systems

Aeratis Legacy is a 6" wide T&G porch plank. This board was engineered to match the wider planks used on many porches in the early

1800's. The wider plank not only cuts the installation time in half, it provides a richness and beauty that could only be found on historic homes crafted before the 1900's. The Aeratis Legacy product comes in 3 colors: Battleship Gray, Weathered Wood and Vintage Slate. The actual dimensions of the board are 6" wide, 7/8" thick and comes in 12', 16' and 20' lengths.



Aeratis Legacy 6' T&G

When considering the overall value and aesthetics of a porch, many property owners consider using a radius edge deck board in a porch application. This can cause a few issues on top of the fact that, aesthetically, a deck board with gaps should never be used in a porch application. One of the issues with there being gaps between the boards is it allows moisture to pass in-between the boards. This can lead to moisture problems underneath the entire structure. In addition, the lack of ventilation underneath a porch and direct sun on the surface can cause many deck boards to swell and buckle.

All too often property owners look at the cost per square foot of a deck board and compare it to a 3-1/8" wide tongue and groove board and they choose to use the deck board due to cost savings. With the introduction of the Aeratis Legacy product, and it's built in hidden fastener system property owners can receive the cost savings from installation as well as a more competitive cost per square foot. Couple these two items with the known performance characteristics and Aeratis Legacy becomes the clear choice when considering which product to use on exterior living space.

Breen Cookman Ave porch products

48-48 1/2 Cookman Ave (Block 42 Lot 1243)

Please note the following items which also require clarification:

1. Reinforced poured concrete piers will be faced with red 2" brick veneer. - Provide catalog cut for the red brick veneer, including sample of color

Old Mill Brick Systems Boston Mill Thin Brick Singles - Product Features

Product Dimensions: 7-5/8" x 2-1/4" x 1/2"

Genuine kiln fired clay brick.

Color/Finish Family: Red

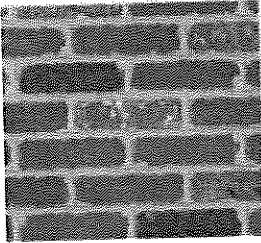

Type: Individual piece

Cuts easily with an angle grinder or wet tile saw.

Meets ASTM C 1088 Type TBS (Grade Exterior) standards.

Boston Mill

Red clay with slight variations reminiscent of classic Boston-style brick.



PRODUCT	BACKSPLASH SHEETS 100" STOCKS	BACKSPLASH INTERLOCKING 100" STOCKS	THIN BRICK SINGLES 100" STOCKS	BRICKS WITH CORNERS 100" STOCKS	THIN BRICK CORNERS 100" STOCKS
DIMENSIONS	7 5/8" x 10 1/2" x 1/2"	7 5/8" x 10 1/2" x 1/2"	7 5/8" x 2 1/4" x 1/2"	7 5/8" x 7 5/8" x 1/2"	7 5/8" x 2 1/4" x 1/2"
QUANTITY	5 SHEETS/100 BRICKS PER	5 SHEETS/100 BRICKS PER	20 BRICKS/BOX	5 SHEETS/100 BRICKS PER	20 BRICKS CORNERS PER

FEATURES

- Quick and easy do-it-yourself installation
- Patented web sheeting allows for easy installation, perfect spacing, and enhanced durability - ensuring your bricks will stay in place longer than the competition
- Pre-fastened brick veneer for quick and easy installation
- Traditional masonry that can be installed where full brick can't
- Cuts easily with an angle grinder or wet tile saw
- Adds comfort, style, and value to your home or business

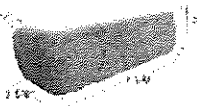
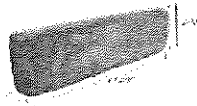
AVAILABLE SIZES 1/2" THICK

AVAILABLE TEXTURES TUMBLING

ASTM C 1088 SPECIFICATIONS Type TBS (Standard, Grade Exterior)

CLEARING RECOMMENDATIONS See ISA Technical Note 20 "Clearing Brick"

Colors and sizes shown are only representations and may be subject to change without notice.



oldmill

THE BRICK SYSTEMS

oldmillbrick.com

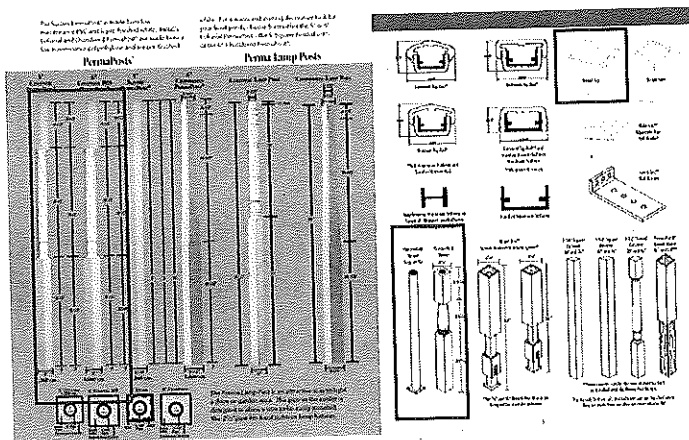
800.855.4455

2. The front steps will be removed and replaced with pressure treated wood topped with Aeratis Heritage Weathered Wood tongue and groove treads. – Please specify the material to be utilized for the risers on the stairs.

The risers will be white Azek composite (per the architect).

3. HB & G Chesterfield newels (white) will be on both sides at the bottom step. – Width of the newel posts should match the width of the columns on the first-floor porch - Please also provide a catalog cut for the proposed newel cap being proposed.

The newel base is 4.75" wide at the base. The first-floor post is called 6" but it is actually 5" wide. (See dimension at bottom of post in catalog cut) in the submitted application. The newel post cap is indicated in the original application on the same catalog cut as the newel post.



4. Treated wood framed 1 3/4" square orthogonal opening lattice will be applied under the first-floor front porch. The frame will be painted white and the lattice will be painted "Mountain Sage" to match the individual shingles on the third-floor gable. The paint used for the Hardi products Color Plus Technology is Sherwin Williams. Therefore, Sherwin Williams has this exact color (See product list). – If proposing "Mountain Sage" Sherwin Williams paint, this color cannot be administratively approved as it does not appear on the approved color list.

The lattice will be painted Sage Green Light (SW 2851), which one of Sherwin Williams historic colors. This color matches the Hardi individual shingles on the third-floor gable. The color of the vinyl siding on the house matches Sherwin Williams Sage (SW 2860). I can drop off the SW catalog and the paint chips.

[View All Historic Color Paint Colors](#) (This is a link that can be used to look up SW 2851 on the SW historic colors)

SW 2851 Sage Green Light Exterior

5. A fiberglass coating will be applied to the second-floor front porch deck. – Please provide proposed color for the fiberglass coating for the second-floor front porch deck. – As per the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures Section IV.G. Upper level porches may be either wood or fiberglass plank or sheet membrane to resolve water issues. Fiberglass use on

balcony floors is permitted when such application is not visible from the street. Fiberglass membrane deck solutions require application of trim boards at the outer edge perimeter.

The fiberglass coating will be light gray. The fiberglass will not be visible from the street as there will be an Azek composite trim board applied at the perimeter. (Per the architect)

6. The original columns that had been repaired several times are now in a state of decay (see photos #3 & #4) have been clad with square aluminum covering for the 25 years that we have owned this house (See photo #5). An original column was exposed on the existing porch (See Photos #3, 4, 6, & 7). Historic exterior structural HB&G 6" columns (white) will be used on the first floor and HB&G 5" columns (white) will be used on the second floor. The new exterior columns to be used on the porches resemble the original columns. – A site visit is required to determine the condition of the existing columns. The condition cannot be determined by the photos themselves. As per Section IV, Subsection H of the Ocean Grove Historic Architectural Guidelines for Residential Structures, Item 1. p. 22 - The Applicant should "Retain, restore or replicate historic architectural elements and ornaments including corbelled parapets, decorative cornices, fascia brackets, porch and balcony railings featuring ornamental flat slat spindles or balusters, columns, covered porches, high pitched gables with gable ornament, roof ridge cresting, roof finials, turrets, towers, lattice porch panels, clay chimney pots, and ornamental newel post caps." The Applicant must provide documentation and justify the need to replace the columns in lieu of restoring/repairing the existing columns.

Please schedule a site visit so that an HPC representative can assess the exposed damaged porch posts.

7. Both the first floor and second floor front porches will have top wood historic exterior rails painted "Mountain Sage" – While the profile for the top wood historic exterior rails are compliant, the proposed painting with "Mountain Sage" cannot be administratively approved as this color does not appear on the pre-approved color list. As per the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures Section IV.H. 5 - Verify railing height Compliance with Code. Exemptions based upon historic premises and allowances reviewed and certified by a licensed design professional to assure safety will be considered. A 30-inch railing height on the first-floor porch is always required where a finished porch deck is 30 - 48 inches above grade.

The top wood historic exterior rails will be painted Sage Green Light, which is a Sherwin Williams historic colors. (See attached brochure of historic colors.) This color matches the Hardi individual shingles on the third-floor gable.

[View All Historic Color Paint Colors](#)

SW 2851 Sage Green Light Exterior

The first-floor railing height will be 36". The second-floor railing height will be 36".

8. Ekena Millwork white Sellek Architectural Grade PVC Gingerbread Bracket will be applied around each column (See Product List) – Non-Compliant in PVC material – CPVC material would be acceptable as well as wood.

The gingerbread bracket will be changed to Ekena Millwork Athens Architectural Grade (cellular) PVC bracket so that it matches the pediment.



I spent an hour speaking to the manufacturers of Fypon, Azek, and Ekena brackets and pediments that could be used on our Cookman Ave house. They all told me that cPVC (chlorinated Polyvinyl Chloride) is only used in plumbing pipes. The reason is that this type of piping used for hot water must be able to withstand temperatures of up to 200 degrees. None of the companies make brackets out of cPVC. They do make cellular PVC. None of the companies call the material CPVC but rather, cellular PVC. The brackets that we propose using are made of cellular PVC. Ekena calls it Architectural grade PVC.

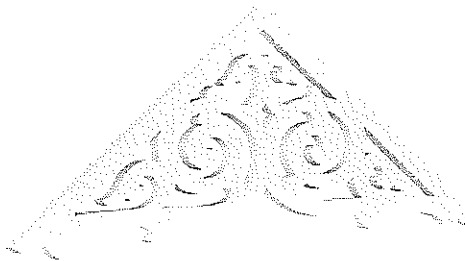
9. The third-floor gable will be clad in HardiShingle Straight Edge Individual Shingles in "Mountain Sage".
– This item requires a site visit to determine the condition of the original siding in this area, please note, if approved, only individually applied shingles are acceptable.

We only propose applying HardiShingle Individual shingles to improve the street appearance of the house. We will not be removing the existing vinyl siding anywhere else on the house including the rest of the front of the house as the cost would be prohibitive.

Please schedule a site visit with an HPC representative.

10. Ekena Millwork Sellek Architectural Grade PVC gable pediment will be applied to the third-floor gable (See product list) – Pediment is non-compliant in style, size, or proposed material.

The gable pediment will be changed to Ekena Millwork Athens Gable Pediment Architectural Grade PVC (1 in. x 60 in. x 20 in. (8/12) Pitch). The pediment indicated is made of cellular PVC. The Ekena Millwork cellular PVC that we were going to use is not flammable. The catalog indicates that it fails to ignite, therefore better than wood.





Fee Date: 02/19/2020
Check #: 1706
Cash: 0

ZONING PERMIT

ID: 552162239

Date: 02/21/2020

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 type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input 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 checked="" type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input checked="" 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.

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: 48 COOKMAN AVE Block: 265 Lot: 7 Zone: HDR1

2. Applicant Name: JANICE & ROBERT BREEN Phone No. (908)313-2425 Fax No.

Applicant's Address: 77 BARBERRY DRIVE OCEAN, NJ 07712

Email: janice.breen@gmail.com

3. Property Owner Name: BREEN MANAGEMENT, LLC Phone No. (908)313-2425 Fax No.

Property Owner's Address: 77 BARBERRY DRIVE OCEAN, NJ 07712

Email: janice.breen@gmail.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.

"Scope of work: Reconstruction of existing two-story covered front porch (24'-4" side x 8'-4" deep x +/- 23'-0" high). New porch components: Footings, piers, floor framing, columns rails, flooring, trim, ceilings, electrical and steps. Also, new decorative siding, trim & pediment detail at the top front gable are being installed. Also, the 4 (four) front entry doors are being replaced."

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: 68.80 %

Lot Coverage: 93.20 % (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:

02/21/2020 48 Cookman Avenue (Block: 42, Lot: 1243)

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

The applicant describes the proposed work in detail:

"Scope of work:

Reconstruction of existing two-story covered front porch (24'-4" side x 8'-4" deep x +/- 23'-0" high).

New porch components: Footings, piers, floor framing, columns rails, flooring, trim, ceilings, electrical and steps. Also, new decorative siding, trim & pediment detail at the top front gable are being installed. Also, the 4 (four) front entry doors are being replaced."

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 422-B-1:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

B No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1 Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.

ZONING NOTES:

- The applicant is proposing to reconstruct the front porch due to natural calamity (decay). The area of such structure shall not exceed the area which existed prior to such damage.

HEIGHT EXEMPTIONS AND PERMITTED PROJECTIONS:

Per Land Development Ordinance section 418-B-3:

3. Cornices, eaves, 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;

[NOTE: Amended per Ordinance No. 07-54]

ZONING NOTES:

- **CONDITION OF APPROVAL:** The front overhang shall be reduced to comply with the 2' setback requirement.

BUILDING AND LOT COVERAGE:

- The applicant indicates the existing and proposed building coverage to be 68.8%.
- The applicant indicates the existing and proposed lot coverage to be 93.2%.
- The applicant is proposing to reconstruct the front walkway/stairs.

The applicant is approved zoning for the above indicated construction. To 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.

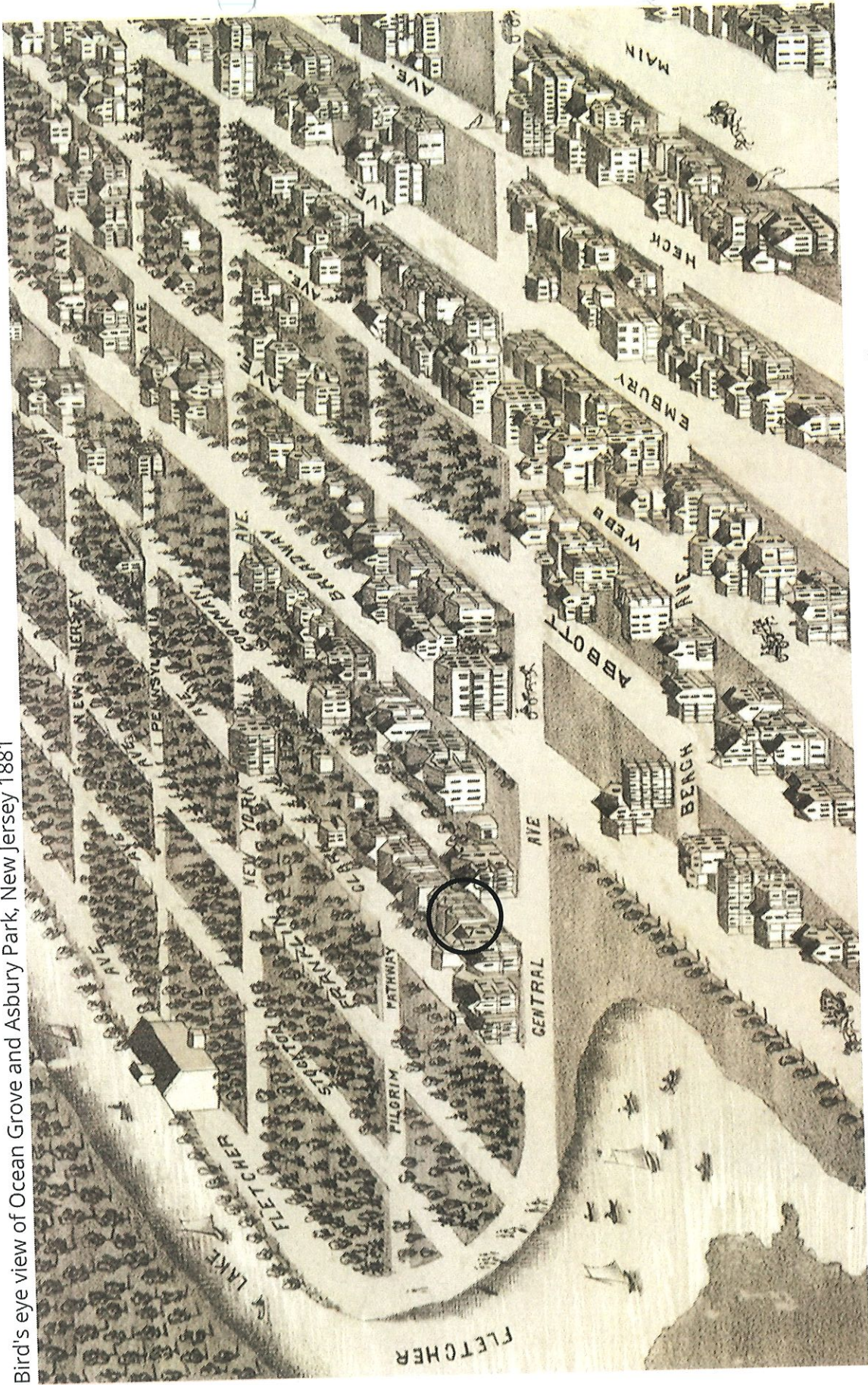
Status

Approved ☒ Denied ☐

Referrals

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

Bird's eye view of Ocean Grove and Asbury Park, New Jersey 1881



Peter Gust; Monroville Pa. p. 107



<http://mapmaker.rutgers.edu>
Courtesy of RU Special Collections

White pediment

Mountain Sage
Shingles

White Azek trim board

Existing
siding

Mountain Sage top rail

White bottom rail

White Gingerbread brackets White porch posts

ThermalTru white door

Existing
Siding

White balusters

Mountain Sage lattice

New front
steps

White Newel posts

Red Brick piers

±34'-0"

EXISTING SIDING & TRIM







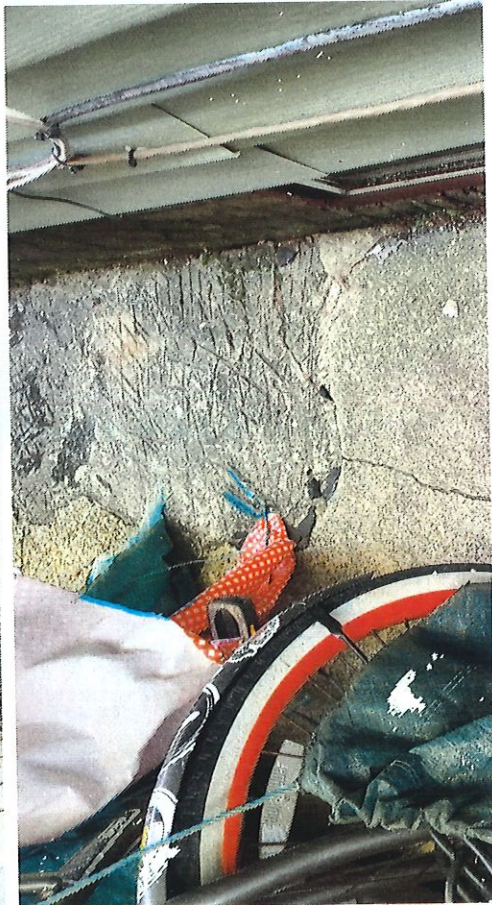






Photo #4



