

New Search	Assessment Postcard	Property Card
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Block: 207 Prop Loc: 86 MAIN AVE  
 Lot: 4 District: 1335 NEPTUNE TOWNSHIP  
 Qual: Class: 2

Owner: GLUTTING, TIMOTHY Square Ft: 960  
 Street: 86 MAIN AVE Year Built: 1890  
 City State: OCEAN GROVE, NJ 07756 Style: 5

## Additional Information

Prior Block: 69 Acct Num: 00011524  
 Prior Lot: 813.02 Mtg Acct:  
 Prior Qual: Bank Code: 0  
 Updated: 10/30/18 Tax Codes: F02  
 Zone: HDR1 Map Page:

Addl Lots: EPL Code: 0 0 0  
 Land Desc: 16X60 Statute:  
 Bldg Desc: 2SF 6/3/1 Initial: 000000 Further: 000000  
 Class4Cd: 0 Desc:  
 Acreage: 0 Taxes: 7912.31 / 7847.69

## Sale Information

Sale Date: 05/17/12 Book: 8955 Page: 6216 Price: 284000 NU#: 10

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
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## TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	GLUTTING, TIMOTHY	276500	0	377600	2
	86 MAIN AVE	101100			
	OCEAN GROVE, NJ 07756	377600			
<u>2019</u>	GLUTTING, TIMOTHY	276500	0	371400	2
	86 MAIN AVE	94900			
	OCEAN GROVE, NJ 07756	371400			
<u>2018</u>	GLUTTING, TIMOTHY	276500	0	370600	2
	86 MAIN AVE	94100			
	OCEAN GROVE, NJ 07756	370600			
<u>2017</u>	GLUTTING, TIMOTHY	201700	0	288900	2
	86 MAIN AVE	87200			
	OCEAN GROVE, NJ 07756	288900			

\*Click on Underlined Year for Tax List Page

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

Deborah Osepchuk, Chair  
Lucinda Heinlein, 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  
Allison 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: Ann Garzone & Timothy Glutting & Gorge Riano  
Address: 86 Main Ave  
City, State Zip: Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-174  
BLOCK 207 LOT 4 ALSO KNOWN AS 86 Main 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=ZzIJQzVLM1d5ZlA5ZkFyWWVhEYkx6Zz09>

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/kpnSRqzyX>

### **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

1. Remove old roof (asphalt and some slate) to wood, new roof.
2. No work on gutter or leaders.
3. Color- GAF Timberline (Pewter Gray)

## 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.**

## Compliance Issues

Work has been performed without HPC approval therefore a hearing by the full commission is required. Please refer to the following sections of the Guidelines.

### Page 1. A- A Statement of Purpose.

The Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures are also based on The Secretary of the Interior's Standards for the Treatment of Historic Properties. Rooted in over 120 years of preservation ethics in both Europe and American, The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices. For further information, see Addendum B.

### Page 2 Section B

All exterior work performed on or around any existing or proposed single family, townhouse, multi-family residential, religious or recreational structure within the Ocean Grove Historic District is subject to and must comply with the standards and intent of Ocean Grove Historic District Design Guidelines for Residential Structures, *hereafter referenced as The Design Guidelines*.

### Page 4 Section D

Deviation from the Approved Plan: Any deviation from the approved plan will render the *Certificate of Appropriateness* null and void. All changes must be approved by the HPC which may require a re-application and attendance at an additional meeting. In order to assist in this "re-certification", clearly documented changes may be administratively approved by HPC.

## Discussion/Commission Items:

### Additional Request

Please be prepared to provide documentation as to why it was necessary to remove this historic slate roof.

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](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,

A handwritten signature in cursive script, appearing to read "Alison Walby".

Alison Walby  
HPC Administrative Officer/Secretary



Fee \$10.00

HISTORIC PRESERVATION  
PHONE 732-988-5200  
FAX 732-988-4259

Application #: HPC 2020-174

Application Date: \_\_\_\_\_

## Historic Preservation Commission Certificate of Appropriateness Application

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

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: 86 Main St Ocean Grove.  
BLOCK: 207 LOT: 4 QUALIFIER: \_\_\_\_\_

### OWNER INFORMATION

NAME(S): Ann Garzone (Timothy Guiting)  
ADDRESS: 86 Main St Ocean Grove  
PHONE: 908-675-6485 EMAIL: 347-967-7595 = ANN Phone #

### APPLICANT INFORMATION

☐ Check if same as Owner  
NAME(S): George Riano COMPANY: George Riano Cow LLC  
ADDRESS: 1806 Olden Ave Neptune  
PHONE: 908-675-6485 EMAIL: \_\_\_\_\_

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: \_\_\_\_\_ ARCHITECTURAL STYLE: \_\_\_\_\_

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): \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

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.

Remove old roof to wood; New Roof

No work on Gutter or Leaders

GAF Timberline (Peuten Gray)

**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.**

OWNER NAME – Please PRINT

OWNER SIGNATURE

DATE

George Rina

APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE

