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September 6, 2023

Heather Kepler
HPC Administrator
Department Secretary
Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: 7 Ocean Pathway, Ocean Grove, New Jersey - Block #115 Lot #6

RESPONSE TO APPLICATION REVIEW HPC2023-071

The HPC Executive Committee has requested additional amendments to the plans during two previous reviews. In order to complete the COA procurement review process, various revisions have been completed and further clarifications are summarized as follows:

1. PLANS HAVE BEEN AMENDED TO REDUCE THE PROPOSED ROOF RIDGE HEIGHT BY 2'-4";
2. THE ADDITIONAL DOUBLE DOORS LEADING TO THE REAR PROPOSED PORCH HAVE BEEN SIGNIFICANTLY REDUCED FROM 6 FEET TO 4 FEET. DUAL LEAF DOORS CURRENTLY EXIST AT THE FRONT OF THE DWELLING AS PER THE ORIGINAL 1856 CONFIGURATION.
3. THE UNDERSIZED FIRST FLOOR PENT ROOF HAS BEEN REMOVED FROM THE PROPOSED PLANS. THE OWNER MAY INTRODUCE AN APPROPRIATE FABRIC AWNING IN ITS STEAD UNDER A SEPARATE APPLICATION.
4. THE REDUCTION IN THE OVERALL LENGTH OF THE PROPOSED REAR ADDITION ACCOMODATES THE PORCH ACCESS STEPS TO BE OUTSIDE OF THE REAR PORCH FOOTPRINT, AND THEREFORE CONFORMING.
5. THE SIDE YARD SETBACKS AT THE ENTIRE PROPOSED REAR ADDITION HAVE BEEN INCREASED TO 1 FOOT ON EACH SIDE TO BETTER DELINEATE THE ADDITION FROM THE EXISTING DWELLING.
6. ALL PROPOSED DOUBLE HUNG WINDOW HAVE BEEN REDUCED TO 2'6" SO AS TO MATCH THE EXISTING WINDOW WIDTH DIMENSION AND TO BE DEEMED CONFORMING.

7. THE ATTIC LEVEL RECESSED EGRESS WINDOW HAS BEEN REMOVED AND UNNECESSARY IN THAT THE SIDE YARD SETBACK HAS BEEN INCREASED AND THE ATTIC WILL NO LONGER BE A BEDROOM DUE TO THE REDUCTION IN HEIGHT. THE CONDITION WAS DEEMED CONFORMING IN THE SECOND CONCEPT REVIEW.
8. SITE INSPECTION OF WINDOWS HAD BEEN SCHEDULED BY HPC AND ASSUMED COMPLETED TO VERIFY THAT ORIGINAL WINDOWS WERE TO REMAIN AND WINDOWS TO BE REPLACED ARE MODERN ERA VINYL, WOOD AND ALUMINUM STORM SASH TYPE WINDOWS.
9. THE PROPOSED AC UNITS IN THE EAST ALLEY ARE FULLY SCREENED FROM BOTH OCEAN PATHWAY BY THE PORCH WALL LATTICE AND PROPOSED WIDENED LATTICE SCREEN AT THE BATH AVENUE SIDE.
10. APPLICANT HAS AGREED TO REPAIR AND RETAIN THE EXISTING MASONRY CHIMNEY IN ORDER TO BE DEEMED CONFORMING.
11. PHOTOS OF ALL BUILDINGS ON BOTH SIDES OF BATH AVENUE, IN ADDITION TO PERSPECTIVE PHOTOS, HAVE BEEN INCLUDED IN THE APPLICATION TO CLARIFY THE EXTREME VARIANTS AND FAÇADE CONFIGURATIONS ON THIS MOST UNUSUAL SECONDARY STREET BLOCK.
12. APPLICANT HAS OPTED TO REMOVE HARDIE SIDING FROM PROPOSED WORK AND HAS SPECIFIED NEW CEMENT SHINGLES TO BE PAINTED TO MATCH THE EXISTING ASBESTOS SHINGLE SIDING.
13. ORIGINAL SCROLLWORK ON THE FRONT OF THE BUILDING IS IRRELEVANT IN THAT NO WORK IS PROPOSED AT THE FRONT ELEVATION. FRONT ELEVATION DRAWING WAS PROVIDED TO SCHEMATICALLY ILLUSTRATE SCALE AND HEIGHT FOR PLAN REVIEWERS. SPECIFIC NOTATION WAS PROVIDED ON THE ELEVATION SHEET IN THE INITIAL APPLICATION.
14. THE GUIDELINES STATE ON PAGE 5-7c AND ON PAGE 6-7e THAT HPC WILL CONSIDER THE SURROUNDING STRUCTURES FOR MASS, PROPORTIONS, ARCHITECTURAL STYLE, SIZE AND RELATIONSHIPS TO THE SURROUNDINGS. APPLICANT HAS PROVIDED PHOTOS OF ALL SURROUNDING STRUCTURES ON BOTH SIDES OF THE BLOCK FOR "CONSIDERATION" AS NOTED IN ITEM #11 ABOVE AND IS PREPARED TO DISCUSS WITH THE FULL COMMISSION AT THE ZOOM CALL PUBLIC HEARING.

15. THE EXISTING EAST ALLEY PATHWAY IS TO REMAIN AS INDICATED
IN THE SITE PLAN. THE REAR YARD FRONTING BATGH AVENUE IS
TO REMAIN AS A GRASS LAWN.

Above listed items, where applicable, have been revised and highlighted on the
proposed plans as revision #3.

I would be pleased to follow-up with answering any questions that HPC may have.

Mark Alexander Pavliv, AIA/CID/NCARB
Principal Architect