

Block: 249

Lot: 8

Qual:

Prop Loc: 63 COOKMAN AVE

District: 1335 NEPTUNE TOWNSHIP

Class: 4C

Owner: COLELLO, JOSEPH JR & MICHAEL

Street: 63 COOKMAN AVE APT 4

City State: OCEAN GROVE, NJ 07756

Square Ft: 5733

Year Built: 1910

Style:

Prior Block: 50

Prior Lot: 1162

Prior Qual:

Updated: 11/03/17

Zone: HDR1

Acct Num: 00008666

Mtg Acct:

Bank Code: 0

Tax Codes: F02

Map Page:

Additional Information

Addl Lots:

Land Desc: 63X66

Bldg Desc: 4S-AL-C-5U

Class4Cd: 29

Acreage: 0

Sale Information

Price: 1 NU#: 4

EPL Code: 0 0 0

Statute:

Initial: 000000 Further: 000000

Desc:

Taxes: 14409.11 / 14260.64

Sale Date: 03/09/00

Book: 8027

Page: 5402

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
TAX-LIST-HISTORY							
Year	Owner Information		Land/Imp/Tot	Exemption	Assessed	Property Class	
<u>2020</u>	COLELLO, JOSEPH JR & MICHAEL		342200	0	674900	4C	
	63 COOKMAN AVE APT 4		332700				
	OCEAN GROVE, NJ 07756		674900				
<u>2019</u>	COLELLO, JOSEPH JR & MICHAEL		342200	0	674900	4C	
	63 COOKMAN AVE APT 4		332700				
	OCEAN GROVE, NJ 07756		674900				
<u>2018</u>	COLELLO, JOSEPH JR & MICHAEL		342200	0	674900	4C	
	63 COOKMAN AVE APT 4		332700				
	OCEAN GROVE, NJ 07756		674900				
<u>2017</u>	COLELLO, JOSEPH JR & MICHAEL		325900	0	658600	4C	
	63 COOKMAN AVE APT 4		332700				
	OCEAN GROVE, NJ 07756		658600				

\*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  
Dawn Crozier, Administrative Officer  
Kristie Dickert, 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 x. 204 Fax (732)988-4259  
kdickert@neptunetownship.org

July 30, 2020

Joseph & Michael Colello  
63 Cookman Ave, Apt. 4  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-143  
BLOCK 249 LOT 8 ALSO KNOWN AS 63 COOKMAN AVENUE**

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, September 8, 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 September 8, 2020  
Time: Sep 8, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89591125480?pwd=cU1kS2NhNkUxTjcyN1BZaDRvUzdudz09>

Meeting ID: **895 9112 5480**

Password: **939746**

One tap mobile

+16465588656,,89591125480#,,,0#,,939746# US (New York)

+13017158592,,89591125480#,,,0#,,939746# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: **895 9112 5480**

Password: **939746**

Find your local number: <https://us02web.zoom.us/j/keSGC1iuj>

### **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**

"Columns different color and walls – brown"

## **Classification**

According to the Assessor's records, the subject structure was constructed in 1910. 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**

The Application Review Team did not determine that any of the proposed work demonstrates compliance with the current Design Guidelines.

## **Compliance Issues**

**Column Material and Style.** Columns different color and walls brown. As per Section IV, Subsection H of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Item 1. p. 22: (Applicant should) "Retain, restore or replicate historic architectural elements and ornamentation 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."

## **Additional Request**

1. No new evidence or exhibits can be submitted during the meeting; therefore we request if you plan on presenting additional information to submit it to this office at least 10 days prior to your hearing date of September 2, 2020.

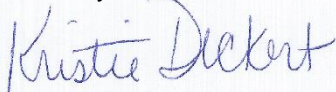
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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 278 or via email [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org).

Cordially,



Kristie Dickert  
HPC Secretary

Application #: **HPC** 2020-143

Application Date: 7/23/20

## Historic Preservation Commission Certificate of Appropriateness Application

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> AC UNIT<br><input 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 type="checkbox"/> DOOR REPLACEMENT<br><input type="checkbox"/> DRIVEWAY<br><input 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 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 type="checkbox"/> OUTDOOR SHOWER<br><input type="checkbox"/> PAINT<br><input type="checkbox"/> PATIO<br><input type="checkbox"/> PIERS<br><input type="checkbox"/> PORCH<br><input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS<br><input type="checkbox"/> RETAINING WALL<br><input type="checkbox"/> ROOF<br><input type="checkbox"/> SATELLITE DISH<br><input type="checkbox"/> SHED<br><input type="checkbox"/> SHUTTERS<br><input type="checkbox"/> SIDING<br><input type="checkbox"/> SIGN<br><input type="checkbox"/> SKYLIGHT<br><input type="checkbox"/> SOLAR<br><input type="checkbox"/> STAIRS<br><input type="checkbox"/> VENT<br><input type="checkbox"/> WALKWAY<br><input 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: 63 Cookman Ave  
 BLOCK: 249 LOT: 8 QUALIFIER: \_\_\_\_\_

### OWNER INFORMATION

NAME(S): Joseph & Michael Coletto  
 ADDRESS: 63 Cookman Ave  
 PHONE: [REDACTED] EMAIL: [REDACTED]

### APPLICANT INFORMATION

☐ Check if same as Owner  
 NAME(S): Michael & Joseph Coletto COMPANY: \_\_\_\_\_  
 ADDRESS: 63 Cookman Ave  
 PHONE: [REDACTED] EMAIL: Same

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

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: \_\_\_\_\_

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

☐ Single Family ☒ Multifamily: 5 Units ☒ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1910 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 *-(received violation)*

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.

Columas Different Color, And walls (Brown)

**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

Michael Cobello  
APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE





