

New Search

Assessment Postcard

Property Card

Block: 205

Prop Loc: 110 MAIN AVE

Owner: 110 MAIN AVE LLC

Square Ft: 1998

Lot: 2

District: 1335 NEPTUNE TOWNSHIP

Street: 700 EMORY STREET

Year Built: 1875

Qual:

Class: 2

City State: ASBURY PARK, NJ 07712

Style: 12

Additional Information

Prior Block: 97

Acct Num: 00014807

Addl Lots:

EPL Code: 0 0 0

Prior Lot: 787

Mtg Acct:

Land Desc: 31X60

Statute:

Prior Qual:

Bank Code: 0

Bldg Desc: 2S-F-MULTI(3)

Initial: 000000 Further: 000000

Updated: 12/23/19

Tax Codes: F02

Class4Cd: 0

Desc:

Zone: HDR1

Map Page:

Acreage: 0

Taxes: 11050.76 / 10968.58

Sale Information

Sale Date: 11/06/19

Book: 9385 Page: 8883

Price: 405825 NU#: 31

Sr1a

Date

Book

Page

Price

NU#

Ratio

Grantee

[More Info](#)

07/13/18

9303

4317

1000

12

0

DEUTSCHE BANK NATIONAL TRUST CO

[More Info](#)

11/06/19

9385

8883

405825

31

127.91

110 MAIN AVE LLC

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	DEUTSCHE BANK NATIONAL TRUST CO	349000	0	461800	2
	8950 CYPRESS WATERS BLVD	112800			
	COPPELL, TX 75019	461800			
<u>2019</u>	DEUTSCHE BANK NATIONAL TRUST CO	324000	0	519100	2
	8950 CYPRESS WATERS BLVD	195100			
	COPPELL, TX 75019	519100			
<u>2018</u>	THOMPSON, RALPH E	324000	0	517600	2
	PO BOX 307	193600			
	ALLENHURST, NJ 07711	517600			
<u>2017</u>	THOMPSON, RALPH E	264600	0	443900	2
	PO BOX 307	179300			
	ALLENHURST, NJ 07711	443900			

\*Click on Underlined Year for Tax List Page

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

Deborah Osephchuk, 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. 278 Fax (732)988-4259  
kdickert@neptunetownship.org

August 12, 2020

**Sent Via Email** [REDACTED] **and First Class Mail**

M. Sigman  
c/o 110 Main Ave, LLC  
700 Emory Street  
Asbury Park, NJ 07712

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-153  
BLOCK 205 LOT 2 ALSO KNOWN AS 110 MAIN AVENUE**

Dear Mr. Sigman:

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**

"We went ahead and removed a deteriorating chimney without prior approvals. We apologize for doing so and will be getting proper approvals from all required channels going forward."

## **Classification**

According to the Assessor's records, the subject structure was constructed in 1875. 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 work performed demonstrated compliance with the current Design Guidelines.

## **Compliance Issues**

The factors used in determining non-compliance of the work performed was based upon the following:

1. Section IV, Subsection H, beginning on page 22 of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*.
2. Section 508 of the Neptune Township Land Development Ordinance, Subsection D entitled "HISTORIC PRESERVATION DESIGN GUIDELINES".
3. Section 508.01 of the Neptune Township Land Development Ordinance, Subsection B entitled "Historic Preservation Rehabilitation Standards", including but not limited to number 2 which states "In addition to the Visual Compatibility Factors listed in Subsection §508.D, the following standards for rehabilitation shall be considered:....The distinguishing original qualities or characteristics of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible."

## **Additional Request**

1. No new evidence or exhibits can be submitted during the meeting; therefore we request if you plan on presenting additional information in support of your decision that it be submitted 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,

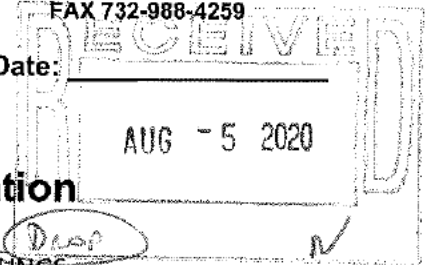
A handwritten signature in blue ink that reads "Kristie Dickert". The signature is written in a cursive style and is positioned above the printed name and title.

Kristie Dickert  
HPC Secretary



Application #: **HPC** 2020-153

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 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 checked="" 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: 110 Main Avenue

BLOCK: 205 LOT: 2 QUALIFIER: \_\_\_\_\_

### OWNER INFORMATION

NAME(S): 110 Main Ave LLC

ADDRESS: 700 Emory Street, Asbury Park, NJ 07712

PHONE: [REDACTED] EMAIL: [REDACTED]

### APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): \_\_\_\_\_ COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

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

★ CR 20-0095

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

☐ Single Family ☒ Multifamily: 3 Units ☐ Commercial ☐ Condo ☐ Mixed UseARCHITECTURAL PERIOD / YEAR BUILT: 1875 ARCHITECTURAL STYLE: victorianDoes 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: \_\_\_\_\_

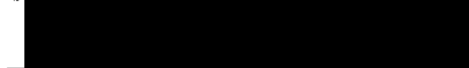
Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.****Describe all proposed work to be conducted on subject property below.** Be sure to include all colors and materials to be used. Attach additional pages if necessary.We went ahead and removed a deteriorating chimney without prior approvals. We apologize for doing so and will be getting proper approvals from all required channels going forward.**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.**

Matthew Sigman

OWNER NAME - Please PRINT



OWNER SIGNATURE

8/5/2020

DATE

Matthew Sigman

APPLICANT NAME - Please PRINT



APPLICANT SIGNATURE

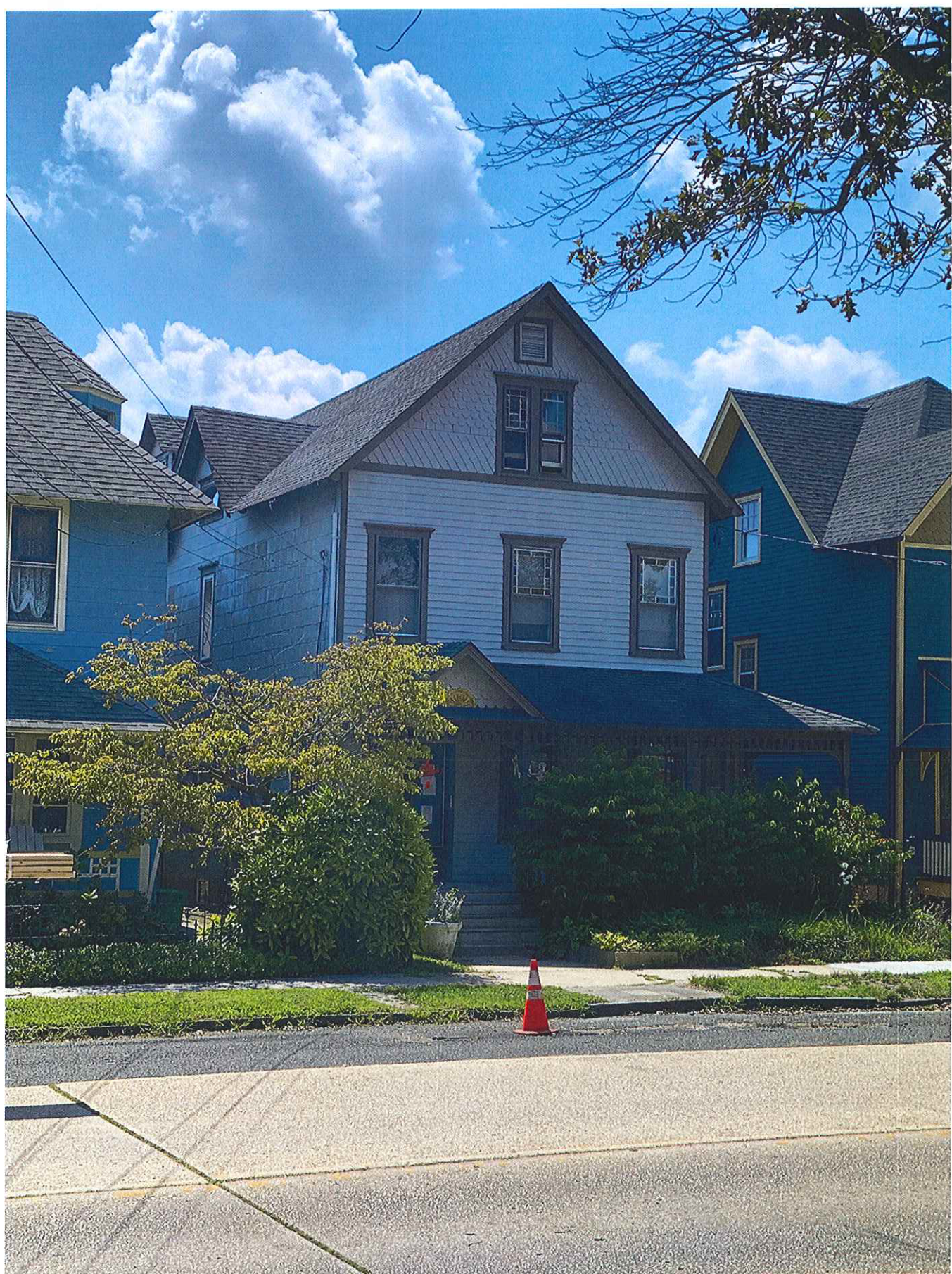
8/5/2020

DATE







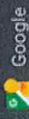




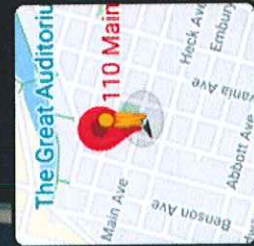


101 Main Ave

New Jersey



Street View



Google

