

Fee \$25.00
Escrow Fee \$1,800.00
HISTORIC PRESERVATION
PHONE 732-988-5200
FAX 732-988-4259

Application Date: _____

Application No. : HPD 2019-003

Historic Preservation Commission Certificate of Appropriates for Demolition

In accordance with Ordinance No. 07-46, an Applicant seeking to demolish or partially demolish a structure within the Historic District shall first submit an application for a demolition approval to the Secretary, Historic Preservation Commission, on forms prepared or otherwise prescribed by the Commission.

With this application, it is required that you submitted copies of any maps or surveys, photographs, reports of experts retained by the Applicant to be presented at the demolition hearing, and demolition plans. The demolition plans must clearly indicated the areas to remain and the areas to be demolished along with the demolition calculations. Please note, additional information or documents by be requested by the Commission.

Please complete this application in its entirety.

PROPERTY IDENTIFICATION

ADDRESS: 28 Seaview Avenue, Ocean Grove, NJ 07756
BLOCK: 105 LOT: 7 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Mr. & Mrs. Steven Harris
ADDRESS: 28 Seaview Ave.
PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Gary R. O'Connor COMPANY: Gary R. O'Connor - Architect, LLC
ADDRESS: 8 Coryell Street, Lambertville, NJ 08530
PHONE: [REDACTED] EMAIL: [REDACTED]
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

Year Built: 1890 1895 Architectural Classification: Stick Architectural Style: Seaside Vernacular

Are you applying for a partial demolition or demolition? ☒ Partial ☐ Full

Total Area of the Exterior of the Structure (including the roof). 1,354 Square Feet

Total Area of the Structured to Be Demolished. 239 Square Feet

Demolition Percentage. 17.65 %

Describe all proposed work to be conducted on or around the subject property below.

We propose a partial demolition, of what we know from the Sanborn Maps, was originally a 1- story covered porch on the rear of this circa 1890 2-1/2 story frame dwelling. A "newer" frame stair from the 2nd level to grade on the East side is also scheduled for removal.

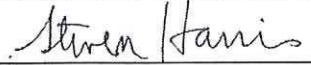
The porch presents itself on the 1890 Sanborn Map as a one story covered porch. By 1910 a second level was added and by 1930 it is represented as being as one with the building, perhaps an indication of the haphazard enclosure of the porch we see today. The porch portion of the building is situated 3.5" off the rear lot line. This building portion is presently clad in T1-11 vertically oriented siding which runs down into the grade. The underlying structure is failing from age, roof leaks and years of neglect by previous Owners. Structural damage is evident in Photo View #3 showing the racked East wall. The cast iron radiator on the South wall weighs heavy on the exterior wall and is in danger of dropping thru the floor. The failing structure is pulling at the rear wall of the principal structural frame and potentially compromising it.

The existing covered porch contains a ground level storage area accessed in the rear west corner and there is a bathroom and mudroom down two steps from principal structure. On the second level, the space is open to what is a Kitchen. It is the new Owners desire to be good stewarts of this home moving forward. They intend to return this Non-Conforming 2-Family dwelling to a conforming 1-Family residence. In doing so, we plan to add a 2 story addition, in a smaller footprint than exists today, in order to make usable internal rooms for the family's use. The new addition will be 6' in depth conforming with today's minimum 3.1' rear yard setback. It is our intention to immediately file a Certificate of Appropriateness application following the Commission's approval of this Partial Demolition application.

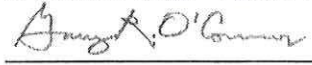
By signing this application, the Applicant and Owner agree to the following:

- 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.

Steven Harris
OWNER NAME – Please PRINT

OWNER SIGNATURE

11/15/19
DATE

Gary R. O'Connor, AIA
APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

11/15/19
DATE



Fee Date: 11/07/2019
Check #: 702
Cash: 0

ZONING PERMIT

ID: 551753129

Date: 11/13/2019

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 checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input checked="" 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 type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input checked="" type="checkbox"/> Fence/Retaining Wall | <input 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: 28 SEA VIEW AVE Block: 105 Lot: 7 Zone: HD-O

2. Applicant Name: Gary R. O'Conner, AIA Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 8 Coryell Street Lambertville, NJ 08530

Email: [REDACTED]

3. Property Owner Name: HARRIS, STEVEN & SUSAN Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 28 SEA VIEW AVE OCEAN GROVE, NJ 07756

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Nonconforming Multifamily (1 building, 2 units residential)

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.

"We propose a partial demolition of what is a 2 story addition (in poor condition) on the rear of the original house. This addition is approximately 8'-9" x 21'-6" and is non conforming to the 3.1' rear setback. There is also a wood stair case along the easterly side yard proposed to be removed. A new 2-story addition, 22.16 x 6' is planned in its place which conforms to required yard setbacks. Additionally, a new shed dormer is being added to the existing habitable attic on the west side of the gable. The proposed dimensions are 11' x 11' which represents not more than 25% of the roof on which it is situated in accordance with LDO 411.14. New condensing units (spec sheet attached) with vertical exhaust

discharge in accordance with LOD 402, G is proposed at the SE rear corner of the house. Add new 5' cedar shadow box fence at rear lot line as shown. Replace concrete side walk with brick at side and install brick pavers at rear as shown."

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: 68.00 %

Lot Coverage: 89.00 % (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:

11/13/2019 The property is located within the HD-O Zoning District. The present approved zoning use of the property is a Nonconforming Multifamily Residence. The property consists of one (1) building containing two (2) units residential.

The applicant describes the proposed work in detail:

"We propose a partial demolition of what is a 2 story addition (in poor condition) on the rear of the original house. This addition is approximately 8'-9" x 21'-6" and is non conforming to the 3.1' rear setback. There is also a wood stair case along the easterly side yard proposed to be removed. A new 2-story addition, 22.16 x 6' is planned in its place which conforms to required yard setbacks. Additionally, a new shed dormer is being added to the existing habitable attic on the west side of the gable. The proposed dimensions are 11' x 11' which represents not more than 25% of the roof on which it is situated in accordance with LDO 411.14. New condensing units (spec sheet attached) with vertical exhaust discharge in accordance with LOD 402, G is proposed at the SE rear corner of the house.

Add new 5' cedar shadow box fence at rear lot line as shown.

Replace concrete side walk with brick at side and install brick pavers at rear as shown."

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

CHANGE IN USE OF THE PROPERTY:

- The applicant is proposing to change the use of the property from a Nonconforming Multifamily Residence (one (1) building containing two (2) units residential) into a Detached Single Family Residence.

RESIDENTIAL ADDITION:

- The applicant is proposing to demolish a rear portion of the residence.

- The applicant is proposing to construct a 6'X22.17', 2.5 story, residential addition attached to the rear of the residence.

- The proposed residential addition shall meet the existing building height.

- The applicant is proposing a new rear yard setback of 3.1'

INTERIOR REMODELING:

- The applicant is proposing interior remodeling to the residence for the Detached Single Family use.

DORMER:

Per Land Development Ordinance section 411.14:

Area. Dormers shall not occupy more than 25% of the roof area on which it is situated.

ZONING NOTES:

- The applicant is proposing to construct a dormer that will occupy less than 25% of the roof area on which it is situated.

Height. No part of the dormer shall extend beyond the projection of the roofline.

ZONING NOTES:

- No part of the proposed dormer extends beyond the projection of the roofline.

HEIGHT EXEMPTION AND PERMITTED PROJECTIONS:

Per Land Development Ordinance section 418-B-3:

3. Cornices, eave, 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:

- The applicant is proposing to construct eaves that 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.

PERFORMANCE STANDARDS FOR ALL USES:

Per Land Development Ordinance section 402-G:

Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines 10 feet or equipped with baffles to deflect the discharged air away from the adjacent use.

ZONING NOTES:

- The applicant is proposing to install a Trane 4TTR6 series condenser unit on the property.

FENCE AND WALL REQUIREMENTS:

Per Land Development Ordinance section 412.07-A:

1. Fences and walls in historic zone districts. Fences and walls in historic zone districts shall be permitted accessory structures subject to the following provisions (see also Appendix B):
2. Design guidelines. All fences and walls are subject to the review and approval of the Historic Preservation Commission for conformity to its Guidelines and for compatibility with the particular design and style of the structure on the lot.

ZONING NOTES:

- HPC review and approval is required.

2. Prohibited locations. No fence or wall shall be erected in any required flared setback area, as described elsewhere herein, east of Central Avenue. For all properties east of Central Avenue, no fence or wall shall be erected in a front yard area or on front yard lot lines.

ZONING NOTES:

- N/A

3. Front yard fence height. Fences located in a front yard area or on lot lines abutting a front yard area, where permitted, shall not exceed a height of two and one-half (2 ½') feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

ZONING NOTES:

- N/A

4. Front yard fence type. Fences located in a front yard area or on lot lines abutting a front yard area, where permitted, shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as stockade and board-on-board shall be considered solid fences and are prohibited in or along front yards.

ZONING NOTES:

- N/A

5. Side yard fence height. Fences located in or along a side yard area shall not exceed a height of four (4) feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

ZONING NOTES:

- N/A

6. Rear yard fence height. Fences located in a rear yard area or on lot lines abutting a rear yard area shall not exceed a height of five (5) feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

ZONING NOTES:

- The applicant is proposing to construct a 5' high solid fence on the rear yard lot line.

7. Wall height. Walls located in or along any front, side or rear yard, where permitted, shall not exceed thirty (30) inches in height. The height of decorative elements, articulated corners, gateways and wall piers shall be included in the wall height measurement.

ZONING NOTES:

- N/A

8. Finished exterior side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior, facing outward away from the property upon which it is located.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this ordinance requirement.

9. Prohibited materials. Chain link type fences shall be prohibited in any historic zone district. In addition, no fence or wall shall be constructed or installed with barbed wire, metal spikes or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this ordinance requirement.

1. Drainage. Fences and walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the Township Engineer to ensure compliance with this provision.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this ordinance requirement.

1. Retaining walls. Any permitted wall proposed to be used as a retaining wall shall be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

ZONING NOTES:

- N/A

2. Use of vegetation. Except where specifically prohibited under the terms of this chapter or any other applicable ordinance or regulations of the Township, nothing herein shall be construed to prohibit the use of hedges, trees or other planting anywhere on the lot.

3. Utility easement. Prior to installing a fence in a utility easement area, a property owner shall secure written approval from the appropriate utility company or appropriate public body. Evidence of approval shall be submitted as a prerequisite to issuance of a zoning permit.

ZONING NOTES:

- The applicant does not display any easements on the submitted plans.

4. Fence height sketch. Appendix B represents the maximum permitted height for fences relative to their location on the property.

BUILDING AND LOT COVERAGE PERCENTAGES:

- The applicant is proposing to construct exterior walkways.
- The applicant is proposing a 53% building coverage.
- The applicant is proposing an 80% lot coverage.

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 ☐

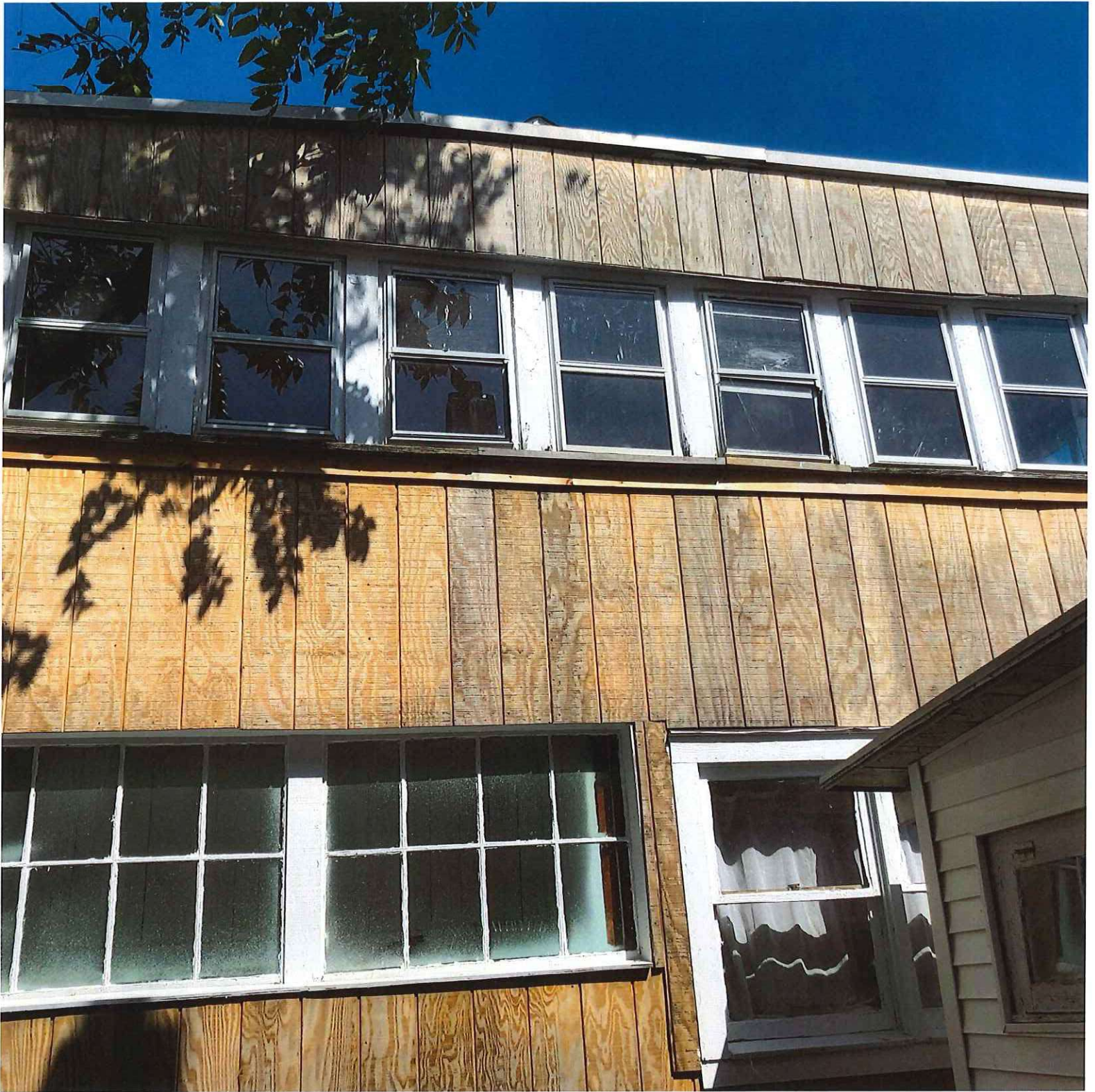


Photo ①





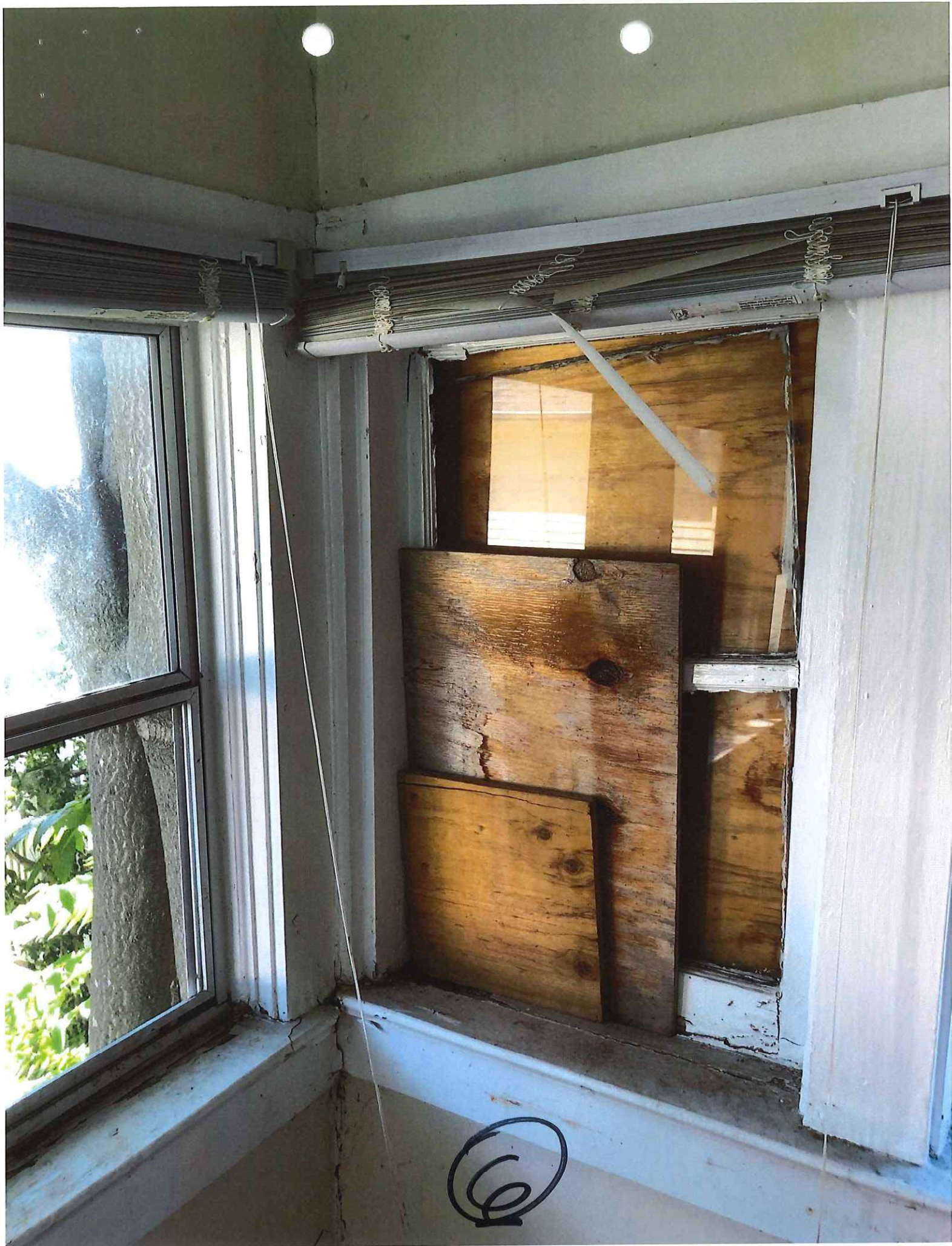
③

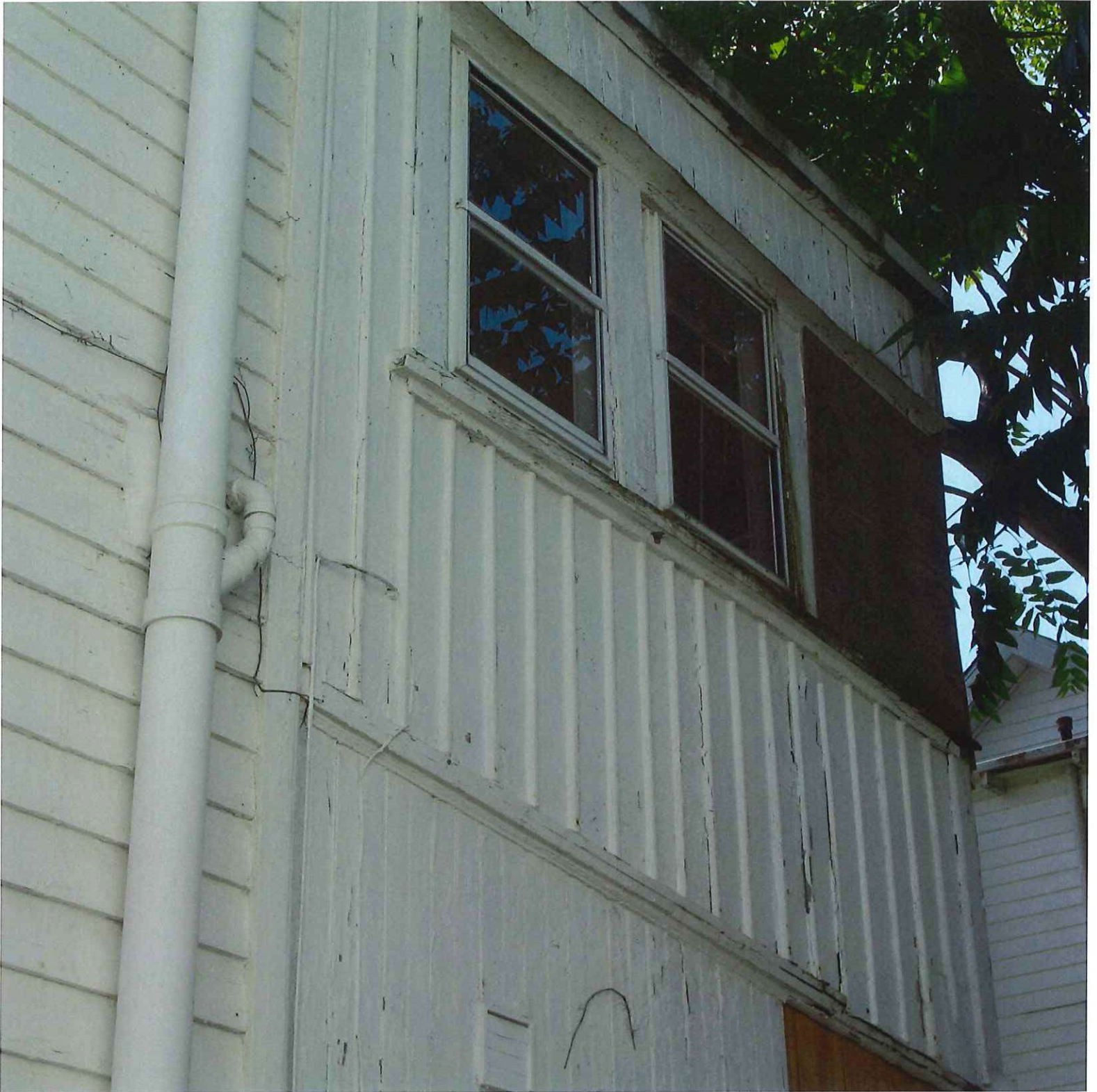


④



5





⑦



8





for
MR. & MRS. STEVEN HARRIS
28 SEAVIEW AVENUE OCEAN GROVE, NEW JERSEY 07756

PROJECT DATA

EXISTING: 2 FAMILY - 2 1/2 STY. FRAME DWELLING

NEW 2.5 T, 10.5 T, 12.5 T, 15.5 T, 17.5 T, 20.5 T, 22.5 T, 25.5 T, 27.5 T, 30.5 T, 32.5 T, 35.5 T, 37.5 T, 40.5 T, 42.5 T, 45.5 T, 47.5 T, 50.5 T, 52.5 T, 55.5 T, 57.5 T, 60.5 T, 62.5 T, 65.5 T, 67.5 T, 70.5 T, 72.5 T, 75.5 T, 77.5 T, 80.5 T, 82.5 T, 85.5 T, 87.5 T, 90.5 T, 92.5 T, 95.5 T, 97.5 T, 100.5 T, 102.5 T, 105.5 T, 107.5 T, 110.5 T, 112.5 T, 115.5 T, 117.5 T, 120.5 T, 122.5 T, 125.5 T, 127.5 T, 130.5 T, 132.5 T, 135.5 T, 137.5 T, 140.5 T, 142.5 T, 145.5 T, 147.5 T, 150.5 T, 152.5 T, 155.5 T, 157.5 T, 160.5 T, 162.5 T, 165.5 T, 167.5 T, 170.5 T, 172.5 T, 175.5 T, 177.5 T, 180.5 T, 182.5 T, 185.5 T, 187.5 T, 190.5 T, 192.5 T, 195.5 T, 197.5 T, 200.5 T, 202.5 T, 205.5 T, 207.5 T, 210.5 T, 212.5 T, 215.5 T, 217.5 T, 220.5 T, 222.5 T, 225.5 T, 227.5 T, 230.5 T, 232.5 T, 235.5 T, 237.5 T, 240.5 T, 242.5 T, 245.5 T, 247.5 T, 250.5 T, 252.5 T, 255.5 T, 257.5 T, 260.5 T, 262.5 T, 265.5 T, 267.5 T, 270.5 T, 272.5 T, 275.5 T, 277.5 T, 280.5 T, 282.5 T, 285.5 T, 287.5 T, 290.5 T, 292.5 T, 295.5 T, 297.5 T, 300.5 T, 302.5 T, 305.5 T, 307.5 T, 310.5 T, 312.5 T, 315.5 T, 317.5 T, 320.5 T, 322.5 T, 325.5 T, 327.5 T, 330.5 T, 332.5 T, 335.5 T, 337.5 T, 340.5 T, 342.5 T, 345.5 T, 347.5 T, 350.5 T, 352.5 T, 355.5 T, 357.5 T, 360.5 T, 362.5 T, 365.5 T, 367.5 T, 370.5 T, 372.5 T, 375.5 T, 377.5 T, 380.5 T, 382.5 T, 385.5 T, 387.5 T, 390.5 T, 392.5 T, 395.5 T, 397.5 T, 400.5 T, 402.5 T, 405.5 T, 407.5 T, 410.5 T, 412.5 T, 415.5 T, 417.5 T, 420.5 T, 422.5 T, 425.5 T, 427.5 T, 430.5 T, 432.5 T, 435.5 T, 437.5 T, 440.5 T, 442.5 T, 445.5 T, 447.5 T, 450.5 T, 452.5 T, 455.5 T, 457.5 T, 460.5 T, 462.5 T, 465.5 T, 467.5 T, 470.5 T, 472.5 T, 475.5 T, 477.5 T, 480.5 T, 482.5 T, 485.5 T, 487.5 T, 490.5 T, 492.5 T, 495.5 T, 497.5 T, 500.5 T, 502.5 T, 505.5 T, 507.5 T, 510.5 T, 512.5 T, 515.5 T, 517.5 T, 520.5 T, 522.5 T, 525.5 T, 527.5 T, 530.5 T, 532.5 T, 535.5 T, 537.5 T, 540.5 T, 542.5 T, 545.5 T, 547.5 T, 550.5 T, 552.5 T, 555.5 T, 557.5 T, 560.5 T, 562.5 T, 565.5 T, 567.5 T, 570.5 T, 572.5 T, 575.5 T, 577.5 T, 580.5 T, 582.5 T, 585.5 T, 587.5 T, 590.5 T, 592.5 T, 595.5 T, 597.5 T, 600.5 T, 602.5 T, 605.5 T, 607.5 T, 610.5 T, 612.5 T, 615.5 T, 617.5 T, 620.5 T, 622.5 T, 625.5 T, 627.5 T, 630.5 T, 632.5 T, 635.5 T, 637.5 T, 640.5 T, 642.5 T, 645.5 T, 647.5 T, 650.5 T, 652.5 T, 655.5 T, 657.5 T, 660.5 T, 662.5 T, 665.5 T, 667.5 T, 670.5 T, 672.5 T, 675.5 T, 677.5 T, 680.5 T, 682.5 T, 685.5 T, 687.5 T, 690.5 T, 692.5 T, 695.5 T, 697.5 T, 700.5 T, 702.5 T, 705.5 T, 707.5 T, 710.5 T, 712.5 T, 715.5 T, 717.5 T, 720.5 T, 722.5 T, 725.5 T, 727.5 T, 730.5 T, 732.5 T, 735.5 T, 737.5 T, 740.5 T, 742.5 T, 745.5 T, 747.5 T, 750.5 T, 752.5 T, 755.5 T, 757.5 T, 760.5 T, 762.5 T, 765.5 T, 767.5 T, 770.5 T, 772.5 T, 775.5 T, 777.5 T, 780.5 T, 782.5 T, 785.5 T, 787.5 T, 790.5 T, 792.5 T, 795.5 T, 797.5 T, 800.5 T, 802.5 T, 805.5 T, 807.5 T, 810.5 T, 812.5 T, 815.5 T, 817.5 T, 820.5 T, 822.5 T, 825.5 T, 827.5 T, 830.5 T, 832.5 T, 835.5 T, 837.5 T, 840.5 T, 842.5 T, 845.5 T, 847.5 T, 850.5 T, 852.5 T, 855.5 T, 857.5 T, 860.5 T, 862.5 T, 865.5 T, 867.5 T, 870.5 T, 872.5 T, 875.5 T, 877.5 T, 880.5 T, 882.5 T, 885.5 T, 887.5 T, 890.5 T, 892.5 T, 895.5 T, 897.5 T, 900.5 T, 902.5 T, 905.5 T, 907.5 T, 910.5 T, 912.5 T, 915.5 T, 917.5 T, 920.5 T, 922.5 T, 925.5 T, 927.5 T, 930.5 T, 932.5 T, 935.5 T, 937.5 T, 940.5 T, 942.5 T, 945.5 T, 947.5 T, 950.5 T, 952.5 T, 955.5 T, 957.5 T, 960.5 T, 962.5 T, 965.5 T, 967.5 T, 970.5 T, 972.5 T, 975.5 T, 977.5 T, 980.5 T, 982.5 T, 985.5 T, 987.5 T, 990.5 T, 992.5 T, 995.5 T, 997.5 T, 1000.5 T, 1002.5 T, 1005.5 T, 1007.5 T, 1010.5 T, 1012.5 T, 1015.5 T, 1017.5 T, 1020.5 T, 1022.5 T, 1025.5 T, 1027.5 T, 1030.5 T, 1032.5 T, 1035.5 T, 1037.5 T, 1040.5 T, 1042.5 T, 1045.5 T, 1047.5 T, 1050.5 T, 1052.5 T, 1055.5 T, 1057.5 T, 1060.5 T, 1062.5 T, 1065.5 T, 1067.5 T, 1070.5 T, 1072.5 T, 1075.5 T, 1077.5 T, 1080.5 T, 1082.5 T, 1085.5 T, 1087.5 T, 1090.5 T, 1092.5 T, 1095.5 T, 1097.5 T, 1100.5 T, 1102.5 T, 1105.5 T, 1107.5 T, 1110.5 T, 1112.5 T, 1115.5 T, 1117.5 T, 1120.5 T, 1122.5 T, 1125.5 T, 1127.5 T, 1130.5 T, 1132.5 T, 1135.5 T, 1137.5 T, 1140.5 T, 1142.5 T, 1145.5 T, 1147.5 T, 1150.5 T, 1152.5 T, 1155.5 T, 1157.5 T, 1160.5 T, 1162.5 T, 1165.5 T, 1167.5 T, 1170.5 T, 1172.5 T, 1175.5 T, 1177.5 T, 1180.5 T, 1182.5 T, 1185.5 T, 1187.5 T, 1190.5 T, 1192.5 T, 1195.5 T, 1197.5 T, 1200.5 T, 1202.5 T, 1205.5 T, 1207.5 T, 1210.5 T, 1212.5 T, 1215.5 T, 1217.5 T, 1220.5 T, 1222.5 T, 1225.5 T, 1227.5 T, 1230.5 T, 1232.5 T, 1235.5 T, 1237.5 T, 1240.5 T, 1242.5 T, 1245.5 T, 1247.5 T, 1250.5 T, 1252.5 T, 1255.5 T, 1257.5 T, 1260.5 T, 1262.5 T,

ZONING DISTRICT: HD-O			
	REQUIRED	EXISTING	PROPOSED
<u>LOT REQUIREMENTS:</u>			
MIN. LOT SIZE	1,000 S.F.	2,346 S.F.	NO CHANGE
MIN. LOT FRONTAGE	30 FT.	30.33 FT.	NO CHANGE
MIN. LOT WIDTH	30 FT.	30.28'	NO CHANGE
MIN. LOT DEPTH	60 FT.	61.70'	NO CHANGE
<u>PRINCIPAL BUILDING MINIMUM YARD / HT REQUIREMENTS:</u>			
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	PER 431.06 (B)		NO CHANGE
SIDE YARD	2'	3.5'	NO CHANGE
REAR YARD	3.1'	4'	3.1'
MAX HEIGHT	35 FT	26.83'	NO CHANGE
	2.5 STY.	2.5 STY.	

DEMOLITION PERCENTAGE		1	2
	EXISTING	PROPOSED	NEW
DWELLING	1,354 S.F.	-239 S.F.	1,115 S.F.
WALKWAYS	567 S.F.	0 S.F.	567 S.F.
TOTAL BUILDING COVERAGE	1,354 S.F.		1,115 S.F.
TOTAL COVERAGE	1,921 S.F.		1,682 S.F.
	ALLOWED	EXISTING	PROPOSED
MAX BUILDING COVERAGE	85%	56%	53%
MAX LOT COVERAGE	90%	82%	80%

BUILDING STANDARDS

DESIGNED ACCORDING TO:
 2015 IRC, NJ EDITION
 REHABILITATION SUBCODE NJAC 5:23-6
 2014 NATIONAL ELECTRIC CODE
 2015 NATIONAL STANDARD PLUMBING CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE

USE GROUP _____ R-6
 CONSTRUCTION CLASS _____ S-B
 DESIGN LOAD TABLE _____

SECOND FLOOR	30 PSF	15 PSF
ATTIC FLOOR	30 PSF	15 PSF
ROOF	30 PSF	10 PSF

A-1	COVER SHEET, PROJECT DATA & BUILDING STANDARDS
A-2	HPC PARTIAL DEMOLITION

△			
△			
△	01-02-20	DS	PROPOSED ROOF DEMO FOR NEW SHED DORMER
NO.	DATE	BY	DESCRIPTION

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT.

PROPOSED ADDITION & ALTERATIONS
for
MR. & MRS. STEVEN HARRIS
28 SEAVIEW AVENUE OCEAN GROVE, NEW JERSEY 07762

COVER SHEET, PROJECT DATA & BUILDING STANDARDS		
DATE	11.15.19	DRAWING NO.

DRAWN BY: DS
REVIEWED BY: GRC

NOTE: SITE PLAN INCORPORATES DATA FROM SURVEY PREPARED BY
MARC J. CIFONE, PROFESSIONAL LAND SURVEYOR
LAKELAND SURVEYING, INC
ROCKAWAY, NEW JERSEY 07866
JULY 22, 2019

[illegible]

NO EXISTING WINDOW REAR OF

REMOVE EXISTING STAIRS AND LAND

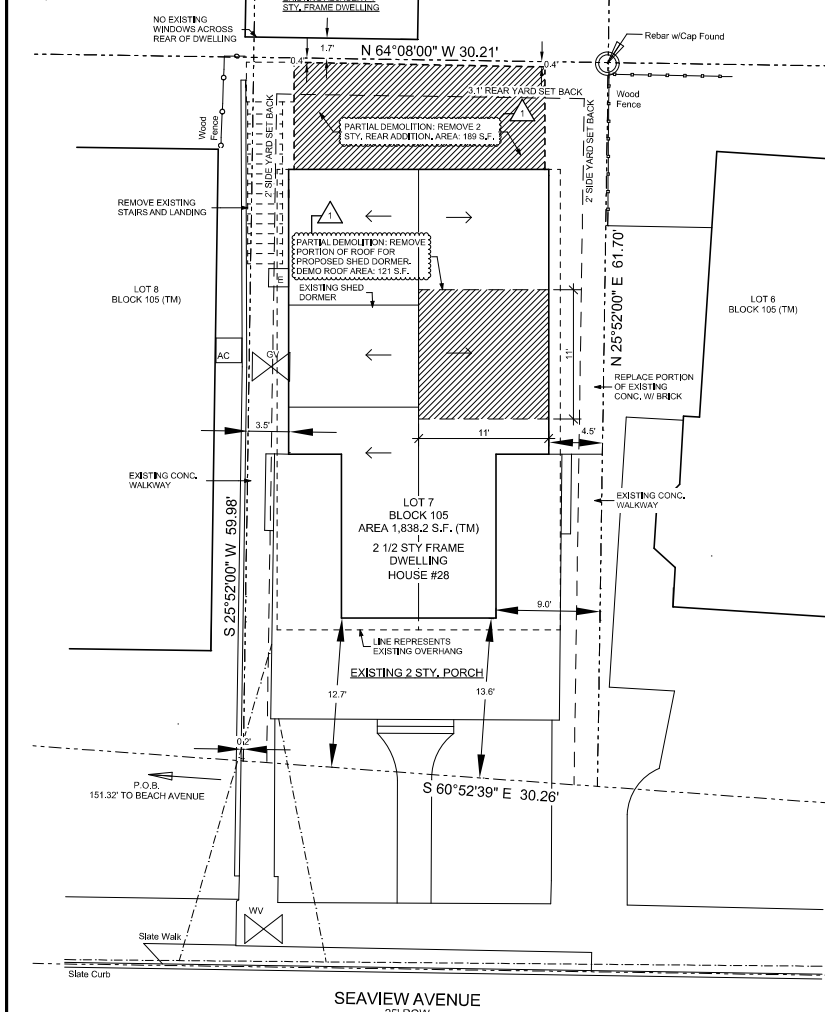
LOT 8
BLOCK 105 (TM)

EXISTING CONCRETE WALKWAY

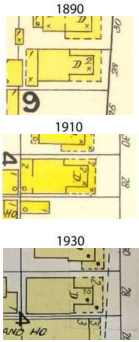
P.O.B.
151.32' TO BEACH AVENUE

Slate Walk

Slate Curb

SEAVIEW AVENUE
SELDON

SITE PLAN SCALE: 1" = 10'



SANBORN MAPS SCALE: N.T.S.



VIEW #1 (REAR WALL)
T1-11 PLYWOOD CLADDING



VIEW #2 (AT REAR LOT LINE)



VIEW #3 (SECOND FLOOR)



VIEW #4 (SECOND FLOOR)



VIEW #5 (SECOND FLOOR)

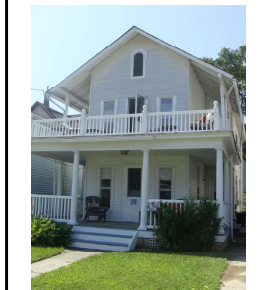
ROTTED SILLS



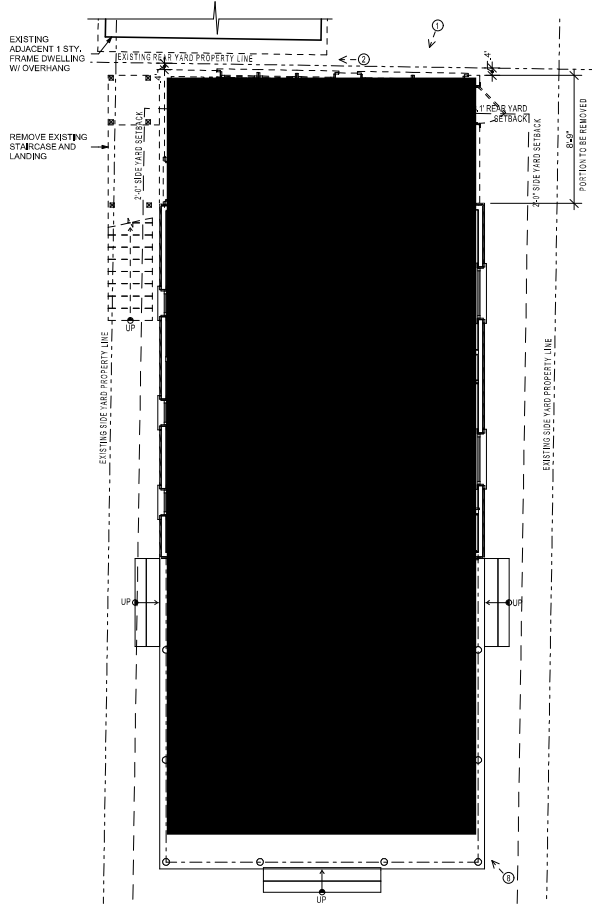
VIEW #6 (WEST WALL - INTERIOR)



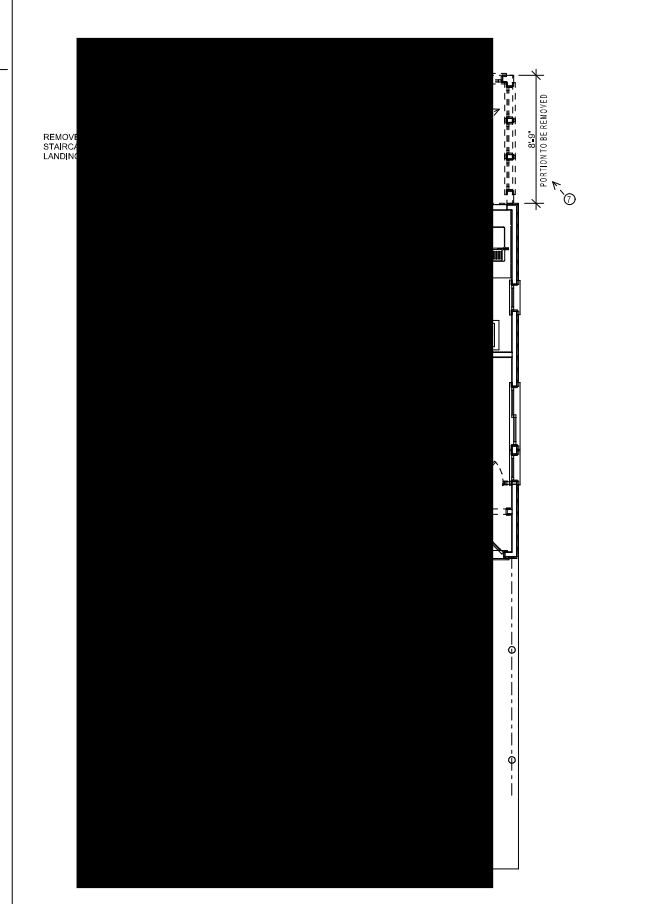
VIEW #7 (WEST WALL - EXTERIOR)



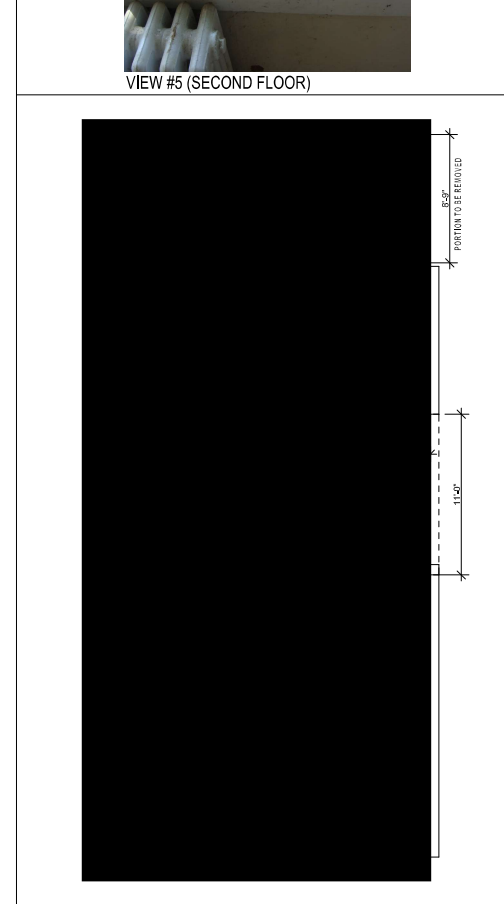
VIEW #8 (FRONT VIEW)



FIRST FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0"



ATTIC FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0"

GARY R. O'CONNOR
ARCHITECT, LLC.

8 CORVELL STREET
LAMBERTVILLE, NJ 08530
PHONE: 609.397.3635

N.J. LIC. #11652

Gary R. O'Connor

NO.	DATE	BY	DESCRIPTION
1	07/20/19	DO	PROPOSED ROOF DEMO FOR NEW SHED DORMER

REVISIONS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ANY FIELD WORK. DISCREPANCIES OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT.

PROJECT NAME
PROPOSED ADDITION & ALTERATIONS
BY
MR. & MRS. STEVEN HARRIS
28 SEAVIEW AVENUE OCEAN GROVE, NEW JERSEY 07756

DRAWING TITLE
HPC PARTIAL DEMOLITION

DATE 01.15.19	DRAWING NO. A-2
JOB NO. 1907	SCALE AS SHOWN
DRAWN BY DE	REVIEWED BY JBC

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS
Township of Neptune – Historic Preservation Commission

Notice is hereby given that the undersigned has applied to the Township of Neptune, Historic Preservation Commission for the following:

- A Partial Demolition Application pursuant to Ordinance No. 07-46

The applicant proposes Partial Demolition for the removal of a 2 Story, 185 SF rear “enclosed” porch and a 121 SF portion of roof to accommodate a new shed dormer.

The property is known as **Block 105, Lot 7** and the street address is 28 Seaview Avenue, Ocean Grove, NJ.

A Demolition hearing will be held on this application by the Historic Preservation Commission at the Township of Neptune Municipal Complex, 25 Neptune Boulevard, Neptune, NJ, 07753 on **Tuesday, January 14, 2020** to begin at 7:00 PM. The hearing will be held in the Township Committee Meeting Room (second floor). All interested parties will be heard.

For more information, please contact the Commission Secretary at (732) 988-5200 Ext.204, who can provide additional information on the application.

Owners Name:	Mr. and Mrs. Steven Harris
Address:	28 Seaview Avenue Ocean Grove, NJ 07756

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY :
:Ss
COUNTY OF ESSEX:

I, **Susan Cohen Harris** of full age, being duly sworn according to law, depose and say, that I reside at 499 Summit Avenue, in the Township of Maplewood, Essex County, and State of New Jersey and that I did on December 30, 2019 and January 2nd, 2020 at least ten (10) days prior to hearing date, and no more than 20 days, give written notice of the hearing of this application to all property owners within 200 feet of the property, which is located at 28 Seaview Avenue, Ocean Grove, New Jersey, and/or those public agencies required by Law, per the certified list provided by the Township of Neptune.

Said notice was given either by hand delivery, or by certified mail to the property owner. Copies of the registered receipts with dates are attached hereto.

Respectfully,

Susan Cohen - Harris
(signature)

Sworn and subscribed to before me on this

2nd day of JANUARY, 20 20

[Signature]
A Notary Public of New Jersey

Philip D. Luchs
Notary Public
New Jersey
My Commission Expires September 30, 2020
No. 2400923

A GANNETT COMPANY

ASBURY PARK PRESS | APP.com

Agency:

GARY R. OCONNOR, AIA
GARY R. OCONNOR, AIA
8 CORYELL STREET
LAMBERTVILLE, NJ 08530
ATTN: same

Client: GARY R. OCONNOR, AIA
8 CORYELL STREET,
LAMBERTVILLE, NJ 08530

Acct No: 6093973635GARY

Acct:6093973635GARY

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0003976228	NOTICEOFPUBLICHEARINGTOWNSHIPOFNEPTU NEHISTORICPRESERVATIONCOMMISSIONNOTICEI	1 col x 51 lines	\$0.55	\$22.95
		Affidavit of Publication Charge	1	\$35.00
		Tearsheet Charge	0	\$0.00
		Net Total Due:		0.00

Run Dates: 01/02/20

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE
GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN
COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID
CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE
PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT
SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT
SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. #

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS
HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR
PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING;
AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 01/02/2020

Federal ID #: 061032273

Signature: 

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
New Jersey Press Media Solutions
P.O. Box 677599
Dallas, TX 75267-7599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$22.95 Affidavit \$35.00

STATE OF NEW JERSEY

Monmouth County

Personally appeared Melanie Alt

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

01/02/20 A.D 2020

Gail Wilczewski
Notary Public

7/10/24
My commission expires



NOTICE OF PUBLIC HEARING
Township of Neptune – Historic
Preservation Commission

Notice is hereby given that the undersigned has applied to the Township of Neptune, Historic Preservation Commission for the following:

- A Partial Demolition Application pursuant to Ordinance No. 07-46

The applicant proposes Partial Demolition for the removal of a 2 Story, 185 square foot rear "enclosed" porch and a 121 square foot portion of roof to accommodate a new shed dormer.

The property is known as Block 105, Lot 7 and the street address is 28 Seaview Avenue, Ocean Grove, NJ.

A Demolition hearing will be held on this application by the Historic Preservation Commission at the Township of Neptune Municipal Complex, 25 Neptune Boulevard, Neptune, NJ, 07753 on Tuesday, January 14, 2020 to begin at 7:00 PM. The hearing will be held in the Township Committee Meeting Room (second floor). All interested parties will be heard.

For more information, please contact the Commission Secretary at (732) 988-5200 Ext.204, who can provide additional information on the application.

Owners Name:
Mr. and Steven Harris
Address: 28 Seaview Avenue
Ocean Grove, NJ 07756
(\$22.95)

Carol Rizzo, Mayor
Robert Lane Jr., Deputy Mayor
Dr. Michael Brantley
Kevin McMillan
Nicholas Williams



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Vito D. Gadaleta, R.M.C., Q.P.A.
Business Administrator
Richard J. Cuttrell, R.M.C.
Township Clerk
Michael J. Bascom, C.M.F.O., C.T.C.
Chief Financial Officer

I, Bernard C. Haney, CTA, Assessor of the Township of Neptune, do hereby certify that this list represents all of the interested parties to be notified of the proposed development of the property known as **Block: 105 Lot: 7;** in accordance with the requirements of R.S. 40:55D 12.

Bernard C. Haney, CTA
Assessor

Date: December 16, 2019



Buffer Report

NEPTUNE TOWNSHIP
Office of the Assessor
25 Neptune Blvd
PO Box 1125
Neptune, NJ 07754-1125
732.988.5200

Highlighted feature(s)

Subject Property (1)

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
105	7		28 SEA VIEW AVE	HARRIS, STEVEN & SUSAN	499 SUMMIT AVENUE	MAPLEWOOD, NJ 07040	

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (73)

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
101	1		WESLEY LAKE	TOWNSHIP OF NEPTUNE	PO BOX 1125	NEPTUNE, NJ 07754	
101	2		LAKE AVE-WALKWAY	OCEAN GROVE CAMP MEETING ASSN	PO BOX 248	OCEAN GROVE, NJ 07756	
102	1		OCEAN AVENUE	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756	
103	1		BEACH AVENUE	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756	
103	2		26 LAKE AVE	BARBUR, PETER	26 LAKE AVE	OCEAN GROVE, NJ 07756	
103	3		24 LAKE AVE	24 LAKE AVENUE, LLC	26 LAKE AVE	OCEAN GROVE, NJ 07756	
103	4		22 LAKE AVE	ANCONA, JACK LLC%FLATIRON REAL ESTA	119 WEST 23RD ST #903	NEW YORK, NY 10011	
103	5.01		23 SEA VIEW AVE	CONNIEANN ACQUISITIONS, INC	38 STERNS COURT	FARMINGDALE, NY 11735	
103	5.02		20 LAKE AVE	CONNIEANN ACQUISITIONS, INC	38 STERNS COURT	FARMINGDALE, NY 11735	
103	5.03		18 LAKE AVE	CONNIEANN ACQUISITIONS, INC	38 STERNS COURT	FARMINGDALE, NY 11735	
103	5.04		21 SEA VIEW AVE	SCCR HOLDINGS, LLC	440 E 57TH ST., UNIT 20B	NEW YORK, NY 10022	
103	6		16 LAKE AVE	LAPIERRE, INC	782 ROUTE 9	BAYVILLE, NJ 08721	
103	7		17 SEA VIEW AVE	MALBOROUGH CONDOMINIUMS	25 NEPTUNE BLVD	NEPTUNE TWP, NJ 07753	
103	7	C01	17 SEA VIEW AVE UNIT 1	LEVINE, BENJAMIN & MARY	17 SEAV VIEW AVE UNIT 1	OCEAN GROVE, NJ 07756	
103	7	C02	17 SEA VIEW AVE UNIT 2	BJORNSTAD, SHEILA	17 SEAVIEW AVE UNIT 2	OCEAN GROVE, NJ 07756	

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City\State\Zip	Additional Lots
103	7	C03	17 SEA VIEW AVE UNIT 3	LABINER, JOANNE F.	17 SEAVIEW AVE UNIT 3	OCEAN GROVE, NJ 07756	
103	7	C04	17 SEA VIEW AVE UNIT 4	BONSIGNORE, RICHARD & BETH	389 OAKWOOD DRIVE	WYCOFF, NJ 07481	
103	7	C05	17 SEA VIEW AVE UNIT 5	THOMAS, JENNIFER	17 SEAVIEW AVE UNIT 5	OCEAN GROVE, NJ 07756	
103	7	C06	17 SEA VIEW AVE UNIT 6	YELENCICS, JOSEPH A & CHRISTINE L	17 SEA VIEW AVE UNIT 6	OCEAN GROVE, NJ 07756	
103	7	C07	17 SEA VIEW AVE UNIT 7	MEIER, JOHN C. JR.	17 SEAVIEW AVE UNIT 7	OCEAN GROVE, NJ 07756	
103	7	C08	17 SEA VIEW AVE UNIT 8	TRUEX, BERT ROGER & NORA	17 SEAVIEW AVENUE UNIT 8	OCEAN GROVE, NJ 07756	
103	8		19 SEA VIEW AVE	WELDON, DONNA MARIE	ONE BUNKER HILL ROAD	FREEHOLD, NJ 07728	
103	9		25 SEA VIEW AVE	25 SEAVIEW, LLC	717 OCEAN AVENUE UNIT 714	LONG BRANCH, NJ 07740	
103	10		27 SEA VIEW AVE	GACIOFANO, JOSEPH & PATRICIA	276 FARNHAM AVE	LODI, NJ 07644	
105	1		BEACH AVENUE	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756	
105	2		38 SEA VIEW AVE	DE LAURO, THEODORE & DOROTHY	8940 70TH RD	FOREST HILLS, NY 11375	
105	3		36 SEA VIEW AVE	GRIPPO, JOSEPH S & ERICA N	835 WEST SHORE DRIVE	KINNELON, NJ 07405	
105	4		34 SEA VIEW AVE	BISHOP, J. RANDALL & MARGO, DANIEL A	34 SEA VIEW AVE	OCEAN GROVE, NJ 07756	
105	5		32 SEA VIEW AVE	32 SEA VIEW AVENUE TRUST	10560 MAIN ST STE 111	FAIRFAX VA 22030	
105	6		30 SEA VIEW AVE	ACKERMAN, WAYNE	30 SEA VIEW AVE	OCEAN GROVE, NJ 07756	
105	7		28 SEA VIEW AVE	HARRIS, STEVEN & SUSAN	499 SUMMIT AVENUE	MAPLEWOOD, NJ 07040	
105	8		26 SEA VIEW AVE	VANDYK, GERTRUDE	842 FOX HEDGE ROAD	FRANKLIN LAKES, NJ 07417	
105	9		24 SEA VIEW AVE	BELL, SHIRLEY A & WAYNE T	24 SEA VIEW AVE	OCEAN GROVE, NJ 07756	
105	10		22 SEA VIEW AVE	BERLIN, STEVEN & LESLIE	12 KATHY COURT	MARLBORO, NJ 07746	
105	11		18 SEA VIEW AVE	OGDEN, EDWARD G & JOAN W	18 SEA VIEW AVE	OCEAN GROVE, NJ 07756	
105	12		17 ATLANTIC AVE	DEMICHELE, KATHLEEN & BERLEN, LINDA	17 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
105	13		19 ATLANTIC AVE	COLERIDGE, SCOTT E & MARY SUSAN	19 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
105	14		21 ATLANTIC AVE	OWENS, PAUL & MARY	17 WIDEMERE WAY	SPARTA, NJ 07871	
105	15		23 ATLANTIC AVE	HUIZENGA FAMILY IRREVOCABLE LIVING	67 MAIN AVENUE	OCEAN GROVE, NJ 07756	

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
105	16		25 ATLANTIC AVE	HUIZENGA, NOURIA	25 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
105	17		27 ATLANTIC AVE	BURLEY, DOROTHY L % MEGAN BURLEY	66 NEW ENGLAND #3	SUMMIT, NJ 07901	
105	18		29 ATLANTIC AVE	TELFYAN,SARKIS DR & ELIDAN	24 WINDSOR ROAD	GREAT NECK LONG ISL, NY 11021	
105	19		31 ATLANTIC AVE	ROSS-MACDONALD, PETRA	30 OCEAN PATHWAY, #1D	OCEAN GROVE, NJ 07756	
105	20		33 ATLANTIC AVE	ATLANTIC PROPERTIES, LLC	PO BOX 712	LAKEWOOD, NJ 08701	
105	21		35 ATLANTIC AVE	DUNLEAVY, EDWARD & CAROL	35 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
105	22		37 ATLANTIC AVE	CAPPABIANCA, MICHELANGELO	37 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
106	1		OCEAN AVENUE	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756	
106	2		16 SEA VIEW AVE	SEPLAVY, LAURA	8 WOODLAND RD	BERNARDSVILLE NJ 07924	
106	14		15 ATLANTIC AVE	KEMPER, LORI ELLEN	15 ATLANTIC AVE	OCEAN GROVE, NJ 07756	
108	1		BEACH AVENUE	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756	
108	2		38 ATLANTIC AVE	FALLON, FRANK & ANN	38 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
108	3		36 ATLANTIC AVE	MCKAY, MICHAEL V & SUSAN M	5 ROCKY BROOK ROAD	EAST WINDSOR, NJ 09512	
108	4		34 ATLANTIC AVE	TRULLI, DAVID & GAYLE P	34 ATLANTIC AVE	OCEAN GROVE, NJ 07756	
108	5		32 ATLANTIC AVE	COPPINGER, MARIE L.	32 ATLANTIC AVE	OCEAN GROVE, NJ 07756	
108	6		30 ATLANTIC AVE	MAUTE, MICHAEL & NEISA	170 BOULEVARD	MOUNTAIN LAKES, NJ 07046	
108	7		28 ATLANTIC AVE	WECK, HEINZ	28 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
108	8		26 ATLANTIC AVE	ALBERIAN, MARIE & APRAHAMIAN, MARIL	2314 PALISADE AVENUE	WEEHAWKEN, NJ 07086	
108	9		24 ATLANTIC AVE 1/2	PHELAN,GERALD F & JOANN A	9 LAUREL HILL ROAD	CENTERPORT, NY 11721	
108	10		24 ATLANTIC AVE	BRENT, RUSSELL & HODGE, NICHOLAS	24 ATLANTIC AVENUE	OCEAN GROVE, NJ 07756	
108	11		22 ATLANTIC AVE	GANNON,GREGORY & GANNON,JOSEPH	318 ALLEN AVE	ALLENHURST, NJ 07711	
108	12		20 ATLANTIC AVE	GOLDSCHMIDT, NORMAN & CECELIA	20 ATLANTIC AVE	OCEAN GROVE, NJ 07756	
108	13		18 ATLANTIC AVE	EIGHTEEN ATLANTIC LLC CONDOMINIUM	25 NEPTUNE BLVD N	NEPTUNE TWP, NJ 07753	
108	13	C0001	18 ATLANTIC AVE UNIT 1	MORGAN, MARK D & TRACY K	18 ATLANTIC AVE UNIT 1	OCEAN GROVE NJ 07756	

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
108	13	C0002	18 ATLANTIC AVE UNIT 2	GILLAN, MICHAEL & PAULA	18 ATLANTIC AVE UNIT 2	OCEAN GROVE, NJ 07756	
108	16		21 SURF AVE	YUEN-KILLICK, ANGUS & MICHAEL	307 CARROLL STREET	BROOKLYN, NY 11231	
108	17		23 SURF AVE	AMPLO, LILLIAN	28 FOX HEDGE ROAD	COLTS NECK, NJ 07722	
108	18		27 SURF AVE	SURF AVENUE CONDOMINIUMS	25 NEPTUNE BLVD	NEPTUNE, NJ 07753	
108	18	C301	27 SURF AVE UNIT 3A	MC CUE, SUSAN	117 NORTH PEYTON STREET	ALEXANDRIA, VA 22314	
108	18	C302	27 SURF AVE UNIT 3B	RAPKIN, MICHELLE	27 SURF AVE UNIT 3B	OCEAN GROVE, NJ 07756	
108	18	C401	27 SURF AVE UNIT 4A	MANZI, LEOPOLDO & DARLENE	27 SURF AVENUE UNIT 4A	OCEAN GROVE, NJ 07756	
108	18	C402	27 SURF AVE UNIT 4B	BERTRAND, ROBERT P & COHEN, ESTHER	27 SURF AVENUE UNIT 4B	OCEAN GROVE, NJ 07756	
108	19		31 SURF AVE	KOMJATHY, ALADAR & WENDY RICE-	33 CORYELL STREET	LAMBERTVILLE, NJ 08530	
108	20		33 SURF AVE	SANGREGORIO, JOSEPH D & EILEEN	3 SHORE ACRES DRIVE	HAWTHORNE WOODS, IL 60047	

Buffer Report - Map



Developed by Civil Solutions using myiDV

Please be advised that pursuant to Chapter 245, P.L. 1991, As of August 7th 1991, any Applicant seeking a Major Sub-division or Site Plan Approval, is required to provide a Notice of Public Hearing to all Public Utilities and CATV companies that own land or Possess any easement that is within two hundred feet (200') of the proposed development.

Below is the list of Public Utilities which provide this service to the Neptune area:

New Jersey- American Water Company, Inc.
Attn: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, N.J. 08043

Verizon
Legal Department 17th Floor
C/o Land Use Matters
540 Broad Street
Newark, N.J. 07102

New Jersey Natural Gas Company
Attn: Right of Way Department
1415 Wyckoff Road
Wall Twp, N.J. 07719

Jersey Central Power & Light Company
Attn: Land Use Matters
300 Madison Avenue
Morristown, N.J. 07960

Monmouth Cablevision
Attn: Land Use Matters
1501 18th Avenue
Wall Twp, N.J. 07719

In accordance with the Land Use Law N.J.S.A. 40:55d-12 [d-g], Notice of Property within two hundred feet [200'] of a County road or other County properties shall be given to:

Monmouth County Planning Board
Hall of Records Annex
P.O. Box 1255
Freehold, N.J. 07728-1125

In accordance with the same Land Use Law, Notice of property adjacent to a State Highway shall be given to:

Department of Transportation
C/o Commissioner of Transportation
P.O. Box 600
Trenton, N.J. 08625

Notice including maps or documents of an application which involves more than 150 acres Or 500 dwelling units shall be given to the State Planning Commission.

On all applications where property is located in Ocean Grove, notice must be sent to:

Ocean Grove Camp Meeting Association
Attn: Finance Department
54 Pitman Avenue
P.O. Box 248
Ocean Grove, N.J. 07756

Gary R. O'Connor - Architect, LLC 8 Coryell Street, Lambertville, New Jersey 08530, 609-397-3635

January 2, 2020

Historic Preservation Commission
Township of Neptune
25 Neptune Blvd
Neptune, NJ 07753

Re: Findings of Fact – 28 Seaview Ave. Partial Demolition Application

To whom it may concern,

The following are Findings of Facts to the best of our knowledge:

- a. Key Structure Classification: The existing residential house qualifies as a Key Structure as records indicate the house existing in 1879 as the Douglass Residence.
- b. Age of Structure and Additions: The 1890 Sanborn Map (see Drawing A-2) shows the house along with a one-story covered frame porch on the rear. The 1910 Sanborn Map records the porch as a two-story covered porch with the rear wall now indicated as closed in. In 1930 the Map no longer indicates the nature of the porch footprint.
- c. Architectural Style: The principal house has a U-shaped two-story covered porch in the front with clapboard siding and is characteristic of the Ocean Grove seaside vernacular designs of the town/period. This home is simpler in detail than examples of similar period homes.
- d. The current Owners, Steve and Susan Harris, purchased the home in 2019. Historically, this was a one-family dwelling but at some point, it has been converted into a non-conforming two-family dwelling. The Harris family intends to restore the use back to a single-family home. We have learned that the previous owner inherited the property from his parents who purchased the property circa 1979. We believe the 2-family use modifications occurred in the eighties.
- e. Partial Demolition Rational – The supporting structure of the rear porch appendage was likely never designed to be a two-story enclosed structure as its original construction was only a one-story porch. This portion of the building is sinking into the ground and is damaging the principal structure. The proposed roof opening is part of a renovation plan to add shed dormer for added natural light in a proposed art studio for Susan Harris.
- f. We have included these agencies in notification regarding the proposed Partial Demolition action/meeting.
- g. Any examples, displays or designs which adopt or promote a seashore style or vernacular...; The elements being removed have no architectural significance and in fact is clad with a non-approved material (Texture 1-11).
- h. The Structural Soundness and integrity of the structure and the economic feasibility of restoring, repairing, or rehabilitating the structure to comply with the

requirements of the applicable building codes as determined by a qualified professional. The integrity of the enclosed porch appendage is causing damage to the principal structure. The enclosed porch is also non-conforming to the rear zoning setback as it is built within inches of the property line. Structural repairs to the principal structure are anticipated once the dilapidated appendage can be removed.

- i. The impact of the partial demolition on the historic district and the surrounding neighborhoods within the Historic District compared with the existing property. The rear porch enclosure and/or the proposed roof opening will not have a negative impact as they are not visible from the public right of way. One could argue from a rear yard neighborhood perspective, that the removal of this rear addition offers the removal of an eyesore visible primarily to adjacent rear and side yard neighbors.
- j. This partial demolition will have no negative impact upon the surrounding economic base of the surrounding neighborhood and Historic District. If anything, the course of improvements that will follow will provide jobs for local tradesman and material suppliers and ultimately a rejuvenation of this key structure under the stewardship of new caring homeowners.
- k. Again, as noted above, this partial demolition being located on the rear lot line, is not a high visibility location and therefore will not negatively impact the Public's interest in architectural, historic, and aesthetic matters generally including the maintenance of an existing streetscape, massing or historic continuity that the structure may be associated with.
- l. The principal structure and the most important part of this building is being rejuvenated with plans to be filed under a separate certificate of appropriateness application. The portion of the structure scheduled for partial demolition is in the rear and will not be a detriment to the public interest.
- m. This key structure is being rehabilitated. The portion being removed holds little significance and there are no special details or millwork associated with this part of the building for which I trust visiting Board Members will concur when they visit.
- n. The subject property's partial demolition, as scheduled, is not visible nor located in a prominent location.

We look forward to visiting the property with board members and responding to questions they may pose as part of the review process.

Sincerely,



Gary R. O'Connor, AIA
Architect

Cc; Mr. & Mrs. Steven Harris
File

A GANNETT COMPANY
ASBURY PARK PRESS | APP.com

Agency:
GARY R. OCONNOR, AIA
8 CORYELL STREET
LAMBERTVILLE, NJ 08530
ATTN: same

Client: GARY R. OCONNOR, AIA
8 CORYELL STREET,
LAMBERTVILLE, NJ 08530

Acct No: 6093973635GARY

Acct: 6093973635GARY

This is not an invoice

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0004021819	Ord No. 07-46 NOTICE OF PENDING PARTIAL DEMOLITION TOWNSHIP OF NEPTUNE HISTORIC PRESERVATION COMMISSION NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED HAS APPLIED TO THE TOWN	2 col x 30 lines	\$0.55	\$54.00
		Affidavit of Publication Charge	1	\$35.00
		Tearsheet Charge	0	\$0.00
		Net Total Due:		0.00

Run Dates: 01/28/2020, 02/29/2020

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE
GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN
COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID
CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE
PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT
SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT
SHALL BE CHARGEABLE TO

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. #

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE
GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR
PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING,
AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 02/29/2020

Federal ID #: 061032273

Signature: _____

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
New Jersey Press Media Solutions
P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$54.00 Affidavit \$35.00

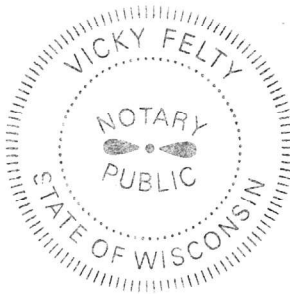
STATE OF WISCONSIN
Brown County

Personally appeared J. J. Jones at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 2 times, once in each issue as follows:

01/28/2020, 02/29/2020 A.D 2020

Vicky Felty
Notary Public, State of Wisconsin, County of Brown
9-19-21
My commission expires



NOTICE OF PENDING PARTIAL DEMOLITION
Township of Neptune – Historic Preservation Commission

Notice is hereby given that the undersigned has applied to the Township of Neptune, Historic Preservation Commission for the following:

- A Partial Demolition Application pursuant to Ordinance No. 07-46

The applicant proposes Partial Demolition for the removal of a 2 Story, 185 square foot rear "enclosed" porch and a 121 square foot portion of roof to accommodate a new shed dormer.

The property is known as Block 105, Lot 7 and the street address is 28 Seaview Avenue, Ocean Grove, NJ.

The adoption of the findings of fact by the Historic Preservation Commission is scheduled no earlier than 60 days from the January 14, 2020 Partial Demolition Hearing.

For more information, please contact Dawn Crozier, HPC Secretary at (732) 988-5200 Ext.204, who can provide additional information on the application.

Applicant: Gary R. O'Connor, AIA
Architect
8 Coryell Street
Lambertville, NJ 08530
Phone: 609-397-3635

(\$54.00)

0004021819-01

A GANNETT COMPANY

ASBURY PARK PRESS APP.com

Agency:
GARY R. OCONNOR, AIA
8 CORYELL STREET
LAMBERTVILLE, NJ 08530
ATTN: same

Client: GARY R. OCONNOR, AIA
8 CORYELL STREET,
LAMBERTVILLE, NJ 08530

Acct No: 6093973635GARY

Acct:6093973635GARY

This is not an invoice

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0004153667	NOTICE OF PENDING PARTIAL DEMOLITION TOWNSHIP OF NEPTUNE HISTORIC PRESERVATION COMMISSION NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED HAS APPLIED TO THE TOWN	2 col x 35 lines	\$0.55	\$31.50
		Affidavit of Publication Charge	1	\$35.00
		Tearsheet Charge	0	\$0.00
		Net Total Due:		0.00

Run Dates: 04/17/2020

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 04/17/2020

Federal ID #: 061032273

Signature: AG

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
New Jersey Press Media Solutions
P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$31.50 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

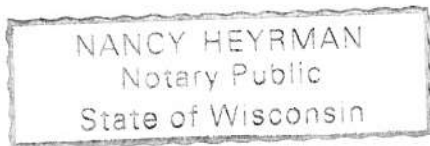
Personally appeared Nicholas Rensstrom at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

04/17/2020 A.D 2020

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires



NOTICE OF PENDING PARTIAL DEMOLITION
Township of Neptune – Historic Preservation Commission

Notice is hereby given that the undersigned has applied to the Township of Neptune, Historic Preservation Commission for the following:

A Partial Demolition Application pursuant to Ordinance No. 07-46

The applicant proposes Partial Demolition for the removal of a 2 Story, 185 square foot rear "enclosed" porch and a portion of roof to accommodate a new shed dormer.

The property is known as Block 105, Lot 7 and the street address is 28 Seaview Avenue, Ocean Grove, NJ.

1. Notice is hereby given advising a party or interested parties who may wish to establish a procedure for the acquisition of the property in order to preserve or rehabilitate the subject property.

2. The date and time fixed for the adoption of the findings of fact by the Historic Preservation Commission is scheduled for May 12, 2020 to begin at 7:00 PM. The hearing will be held in the Township Committee Meeting Room (second floor).

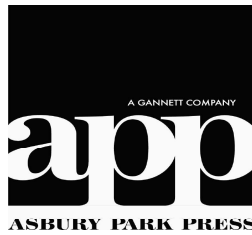
For more information, please contact Dawn Crozier, HPC Secretary at (732) 988-5200 Ext.204, who can provide additional information on the application.

Applicant: Gary R. O'Connor, AIA
Architect
8 Coryell Street
Lambertville, NJ 08530
Phone: 609-397-3635

(\$31.50)

0004153667-01

**Exhibit A-09 Re-notice for
New 05/12/20 Meeting Date**



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: NEPTUNE TOWNSHIP

Ad No.: 0004173224

Address: 25 NEPTUNE BLVD
NEPTUNE NJ 07753
USA

Pymt Method Invoice

Net Amt: \$113.30

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/01/20

Text of Ad:

NEPTUNE TOWNSHIP
HISTORIC PRESERVATION COMMISSION
LEGAL NOTICE

Please Take Notice that the Historic Preservation Commission of the Township of Neptune held an initial public hearing on Tuesday, January 14, 2020 to consider the application filed by Gary R. O'Connor for the premise identified as Block 105 Lot 7 as shown on the Official Tax Map of the Township of Neptune and further identified as 28 Sea View Avenue, Ocean Grove NJ.

The Applicant seeks approval of the HPC and the issuance of a permit for partial demolition of the structure at the within location in accordance with Section 907 et seq., of the Revised General Ordinances of the Township of Neptune.

Pursuant to the Revised General Ordinances of the Township of Neptune and the requirements fixed by the Historic Preservation Commission pursuant to Section 907 et seq., the waiting period of 60 days to enable any interested party or parties to acquire or establish procedure to acquire or a procedure for the preservation of the subject property will expire and the Commission shall adopt certain findings of fact. Accordingly, the application has been scheduled for formal action including the adoption of certain findings of fact as required under applicable ordinance. The within hearing date shall be on Tuesday, May 12, 2020 to begin at 7:00 pm via ZOOM, an online platform. This meeting is remotely open to the public to follow along and participate during the public portion of the meeting.

In an effort to accommodate public participation in the meeting concerning matters required to be opened to the public, interested parties may join the meeting via ZOOM by using the link below and typing in the Meeting ID and password. You can also attend the meeting by phone using one of the numbers listed below.

Zoom Meeting Information:
Topic: Historic Preservation Commission Regular Meeting May 12, 2020
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVVTFJ6VUERAjVtZWQzUHRwUT09>

Meeting ID: 918 0631 0940
Password: 7x4hEp
One tap mobile
+13126266799,,91806310940#,,1#,572949# US (Chicago)
+16465588656,,91806310940#,,1#,572949# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+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: 918 0631 0940
Password: 572949
Find your local number: <https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVVTFJ6VUERAjVtZWQzUHRwUT09>

All agendas, plans and application materials pertaining to applications for this meeting are available online at <http://neptunetownship.org/agendas-minutes/historic-preservation-commission>. If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Commission Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or kdickert@neptunetownship.org. If you would like to view the files in person, you may schedule an appointment with the Commission Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice. Additional instructions can be found on our website at <http://neptunetownship.org/departments/historic-preservation-commission-hpc>

Please Take Further Notice that the within application may be adjourned or carried by the Historic Preservation Commission without further publication or notice.

Exhibit A - 10
3rd Notice of Hearing
Run Date 05/01/2020

If you have any questions concerning any of the above, you may contact the Board Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or kdickert@neptunetownship.org.

Dated: April 29, 2020
(\$78.30)

0004173224-01