

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Dawn Crozier, Administrative Officer
Kristie Dickert, Secretary

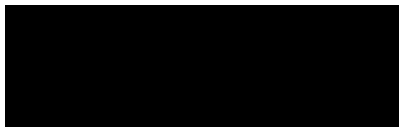


Douglas MacMorris, Member
Jeffery Rudell, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
Linda Henderson, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 204 Fax (732) 988-4259
kdickert@neptunetownship.org

Regular Mail
Electronic Mail:



May 1, 2020

Gary R. O'Connor, AIA
8 Coryell Street
Lambertville, NJ 08530

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-056
BLOCK 105 LOT 7 ALSO KNOWN AS 28 SEA VIEW 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, May 12, 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 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=dHhhdGVTTTFJ6VUEraEVlZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One tap mobile

+16465588656,,91806310940#,,1#,572949# US (New York)

+13017158592,,91806310940#,,1#,572949# 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)

+1 346 248 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=dHhhdGVTTTFJ6VUEraEVlZWQzUHRwUT09>

Preliminary Review Notes

Please refer to your original hearing notice dated March 12, 2020 for preliminary review notes. The changes to the updated plans can be addressed during the meeting.

Additional Request/Comments

1. No new evidence or exhibits can be submitted during the meeting;
2. Additional information about the meeting can be found online at:
http://neptunetownship.org/sites/default/files/HPC%20Agenda-%20May%202020_0.pdf.

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

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

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.

Cordially,

Dawn Crozier
HPC Administratively Officer

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
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25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 278 Fax (732)988-4259
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March 12, 2020

Gary R. O'Connor, AIA
8 Coryell Street
Lambertville, NJ 08530

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-056
BLOCK 105, LOT 7 ALSO KNOWN AS 28 SEA VIEW 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 public hearing before the Historic Preservation Commission. Your application has been scheduled for **Tuesday, April 14, 2020 at 7:00 pm**. The meeting will be held at the Neptune Township Municipal Complex, 25 Neptune Blvd, 2nd Floor (Committee Room), Neptune, NJ 07753.

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 a hearing. The Applicant or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

This project involves returning a non-conforming multifamily use to a single family dwelling. Proposed work includes a rear addition, windows, dormer, siding, roofing, outdoor shower, exterior door, A/C condensers, fencing, and walkway/patio.

Classification:

According to the Assessor's records, the subject structure was constructed in 1895. 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

1. New siding shall be cedar bevel boards matching existing exposure and paint color white to match existing.
2. Roofing: Architectural Dimensional Shingles. Style: Landmark Premium by Certainteed, Color Driftwood
3. Exterior shower material shall be vertical T&G cedar boards with natural finish. The rear landing and step will be wood stained grey.
4. Proposed 5' High Cedar Shadow Box Fence

Compliance Issues

1. Additions include a new 6' x 22.16' rear addition with DH Bedroom windows sized for code requiring rescue. **Please be prepared to discuss the size of the proposed windows as well as the proposed placement of same. As per Section IV, Subsection E of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 16: "Windows express the identity of a building more than any single feature. Altering the window shape, pattern and rhythm may result in the loss of the building's architectural identity and cause aesthetic disfigurement."**
2. A shed dormer is proposed at the attic level matching the east side with two skylights not visible from the ground. **Please be prepared to discuss the size, position, and fenestration of the proposed dormers as they should match that of the existing. Careful consideration must be given to style, location, size, and proportion when adding new dormers or similar roof elements. Oversized dormers are not appropriate and add a disproportionate element to historic rooflines. Skylights are not historically appropriate and require the review by the full Commission. As per Section IV, Subsection E of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, item 11, p. 18: "Avoid use of modern window types and glazing patterns such as skylights and sliding glass doors...." As per Section IV, Subsection L of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 26: "Skylights are generally inappropriate and not typical of architectural styles and methods of the Victorian Era of architecture. Skylights will, however, be considered where the applicant can successfully demonstrate that such skylights are not visible from the immediate sidewalk vicinity. Consideration should be given to visual impact of such intrusions when viewed from neighboring locations. Skylights should be limited and discretely positioned."**
3. Windows shall be Andersen 400 series, color white to match existing. Trim will match existing in the original building and will vary to flat stock with crown sized as required to meet fire rescue safety requirement in the addition. – **While the Andersen 400 Series type window as well as proposed trim to match existing are compliant; the size and placement must be discussed with the full Commission.**
4. **Proposed first floor door with side light must be discussed with the full Commission.**
5. **Proposed location of AC Condensers must be discussed with the full Commission.**
6. **Please provide size and color of brick being proposed for side walkway and patio in the rear.**

Additional Request

PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF THE PLANS DATED LAST REVISED NOVEMBER 5, 2019 AS WELL AS ELEVEN (11) COLOR COPIES OF ANY PHOTOS SUBMITTED WITH YOUR APPLICATION AS WELL AS CATALOG CUT, INCLUDING COLOR, OF BRICK BEING PROPOSED AT LEAST 10 DAYS PRIOR TO YOUR SCHEDULED HEARING DATE.

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 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. Please be advised, your absence 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.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204.

Cordially,



Kristie Dickert
HPC Secretary



N 3/3/20

Fee \$10.00

HISTORIC PRESERVATION
PHONE 732-988-5200
FAX 732-988-4259Application #: HPC 2020-056Application Date: MAR 3 2020Historic Preservation Commission
Certificate of Appropriateness Application

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input checked="" 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 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 checked="" type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input checked="" 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. 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 IDENTIFICATIONADDRESS: 28 Seaview Avenue Ocean Grove, NJ 07756BLOCK: 105 LOT: 7 QUALIFIER: _____**OWNER INFORMATION**NAME(S): Steven and Susan HarrisADDRESS: 28 Seaview Avenue Ocean Grove, NJ 07756PHONE: [REDACTED] EMAIL: [REDACTED]**APPLICANT INFORMATION**☐ Check if same as OwnerNAME(S): Gary R. O'Connor, AIA COMPANY: _____ADDRESS: 8 Coryell Street, Lambertville, NJ 08530PHONE: [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 UseARCHITECTURAL PERIOD / YEAR BUILT: Circa 1879 ARCHITECTURAL STYLE: Seaside vernacularDoes 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/AZONING PERMIT ID# (from Zoning Permit): 551753129 DATE APPROVED: 11/13/2019Please 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.

1. This project involves returning a non-conforming multifamily use to a single family dwelling.
2. Additions include a new 6' x 22.16' rear addition with DH Bedroom windows sized for code req. rescue.
3. A shed dormer is proposed at the attic level matching the east side with two skylights not visible from ground.
4. New siding shall be cedar bevel boards matching existing exposure and paint color white to match existing.
5. Roofing: Architectural Dimensional Shingles. Style; Landmark Premium by Certainteed, Color driftwood.
6. Windows shall be Anderson 400 series, color white to match existing. Trim will match existing in the original building and will vary to flat stock with crown sized as required to meet fire rescue safety requirement in the addition.
7. Exterior shower material shall be vertical T&G cedar boards with natural finish. The rear landing and step will be wood stained grey.

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.Mr. & Mrs. Steven Harris

OWNER NAME – Please PRINT

Steven Harris

OWNER SIGNATURE

March 02, 2020

DATE

Gary R. O'Connor, AIA

APPLICANT NAME – Please PRINT

Gary R. O'Connor

APPLICANT SIGNATURE

March 02, 2020

DATE



Fee Date: 04/20/2020
Check #: 728
Cash: 0

ZONING PERMIT

ID: 552347613

Date: 04/24/2020

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 checked="" 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'Connor, AIA Phone No. [REDACTED] Fax No.

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

Email: [REDACTED]

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

Property Owner's Address: 499 SUMMIT AVENUE MAPLEWOOD, NJ 07040

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Nonconforming Multifamily Residence. The property consists of one (1) building containing two (2) u

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.

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: 0

Lot Coverage: 0 (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:

04/24/2020 With this Zoning Permit Application Submission the applicant submitted:

- One (1) Zoning Permit Application.
- Three (3) copies of the Survey of Property, dated 07/22/19.
- Three (3) copies of Construction Plans dated 10.09.19.
- Three (3) copies of Construction Plans (Specifications Sheet) for a Trane Series 4TTR6 condenser unit.

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 8.7' which represents not more than 25% of the roof on which it is situated in accordance with LDO 411.14, and designed to match the east dormer. 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.

Modifications to window per HPC design guidance."

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:

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:

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):

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.

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

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

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

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

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.

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

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.

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.

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.

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

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.

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.

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 ☐

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 105 Prop Loc: 28 SEA VIEW AVE Owner: HARRIS, STEVEN & SUSAN Square Ft: 1448
 Lot: 7 District: 1335 NEPTUNE TOWNSHIP Street: 499 SUMMIT AVENUE Year Built: 1895
 Qual: Class: 2 City State: MAPLEWOOD, NJ 07040 Style: 12

Additional Information

Prior Block: 28 Acct Num: 00005619 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 335 Mtg Acct: Land Desc: 30X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-MULTI-2 Initial: 000000 Further: 000000
 Updated: 02/02/20 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HD-O Map Page: Acreage: 0 Taxes: 11853.52 / 11754.62

Sale Information

Sale Date: 05/21/19 Book: 9350 Page: 8814 Price: 580000 NU#: 0
 Sria Date Book Page Price NU# Ratio Grantee
[More Info](#) 05/21/19 9350 8814 580000 95.91 HARRIS, STEVEN & SUSAN

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	HARRIS, STEVEN & SUSAN 28 SEA VIEW AVE OCEAN GROVE, NJ 07756	494900 111100 606000	0	606000	2
<u>2019</u>	KELLY, KENDALL F 1804 VOOHEES AVENUE WALL, NJ 07719	414900 141400 556300	0	556300	2
<u>2018</u>	KELLY, KENDALL F 1804 VOOHEES AVENUE WALL, NJ 07719	414900 140300 555200	0	555200	2
<u>2017</u>	KELLY, KENDALL F 1804 VOOHEES AVENUE WALL, NJ 07719	397400 129900 527300	0	527300	2

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

PROPOSED ADDITION & ALTERATIONS

fo

MR. & MRS. STEVEN HARRIS

28 SEAVIEW AVENUE OCEAN GROVE, NEW JERSEY 07756

[illegible]



8 CORYELL STREET
LAMBERTVILLE, NJ 08530
PHONE: 609,397,3635

NO LIC. AT 11652

Ando's

NOTE: ALL NEW WINDOWS TO BE ANDERSEN 400
SERIES, TRIM & COLOR TO MATCH EXISTING.

LANDMARK® COLOR PALETTE



Atlantic Blue



Birchwood



Burnt Sienna



Cottage Red



Driftwood



Georgetown Gray



Moire Black



Pewterwood



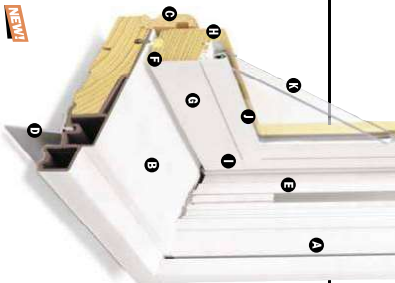
Resawn Shake

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

Frame

- ➊ Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.
- ➋ For exceptionally long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.
- ➌ Natural wood stops are available in pine and prefinished White, Dark Bronze and Black. A new, taller sill stop increases performance to PC40 while still maintaining egress on our most popular sizes.
- ➍ A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- ➎ An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



Jamb liners available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

- ➏ Weatherstripping throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstripping material compresses against. At the check rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstripping with foam inserts.

Sash

- ➐ Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished White interiors are also available.
- ➑ A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.
- ➒ Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

DOUBLE-HUNG STANDARD & OPTIONAL HARDWARE

STANDARD

Lock & Keeper



Black | Gold Dust | **Stone** | White
Stone is standard with natural interior units. White comes with prefinished White interiors. Other finishes optional.

CONTEMPORARY

Bar Lift



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

ESTATE™

Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 1/8" (14). Check with local building code officials to determine compliance with egress requirements.

Hand Lift



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Bold name denotes finish shown.

Glass

- ➓ Silicone bed glazing provides superior weather-tightness and durability.
- ➋ High-Performance glass options include: Low-E4® Low-E4 HeatLock® Low-E4 Sun, Low-E4 SmartSun™ and Low-E4 SmartSun HeatLock glass.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.
Patterned Glass
Patterned glass options are available. See page 10 for more details.

EXTERIOR

White	Canvas	Sandstone	terrazzo
Forest Green	Dark Bronze	Black	

INTERIOR

Pine	White
Dark Bronze**	Black**

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES

Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel
Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Estate™ lock & keeper and all lifts are sold separately.

TRADITIONAL

Hand Lift



Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™

Hand Lift



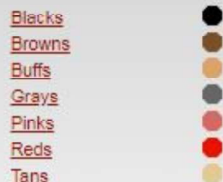
Stone | White

* Visit andersenwindows.com/warranty or for details.
** Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively.
"Flexacron" is a registered trademark of PPG Industries, Inc.
Dimensions in parentheses are in millimeters.



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BRICK PAVERS



Have a Question? [Contact Us](#)

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[Belcrest](#)
[City Line](#)
[Crestline](#)

RED BRICK PAVERS

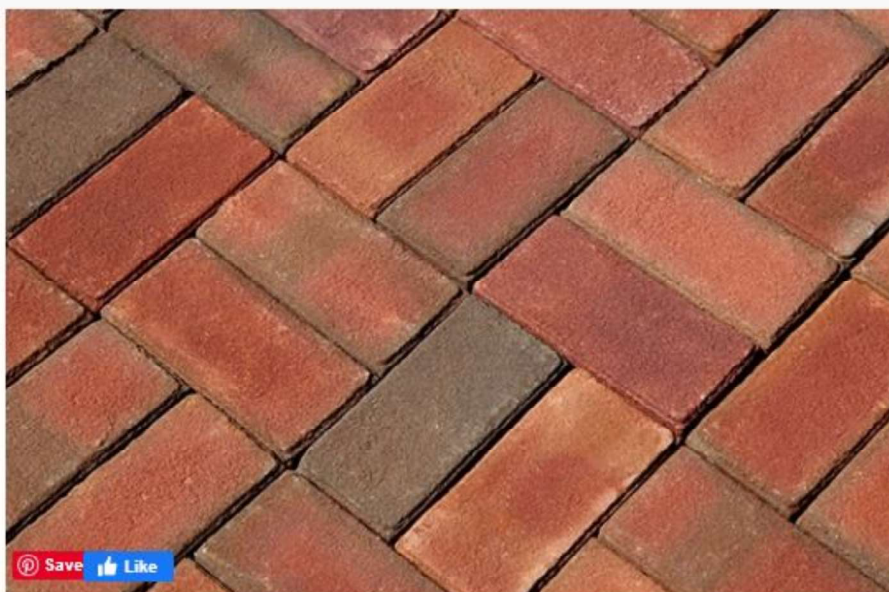
[Admiral Full Range Paver](#)
[Admiral Red Paver](#)
[Belcrest 500 Pavers](#)
[Belcrest 530 Pavers](#)
[Belcrest 560 Pavers](#)
[Belcrest 700 Pavers](#)
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[Rembrandt Paver](#)
[Victorian 8x8 Paver](#)
[Victorian Paver](#)

Red Pavers: Victorian Paver

SPL ID: 0000940



	SIZE	STANDARDS	VALUE	COMP.	TEST REPORT
PLANT 3 MOLDED BRICK	Paver 2-1/4 x 4 x 8	C902 Abrasion Type C902 Application C902 Weather Class	I PA SX	9970	
	Paver 2-1/4 x 8 x 8	C902 Abrasion Type C902 Application C902 Weather Class	I PA SX	----	Contact Us!
	Paver 2-3/4 x 4 x 8	C1272 Application C1272 Type	PA R & F	----	Contact Us!
	Cleaning Recommendation	Belden Brick recommends using Dry Brush® to clean this product. For specific stain removal, contact The Belden Brick Company.			



We're sorry.

We don't have any photographs of projects with this brick.

Have a project you'd like to submit?

[E-Mail us!](#)

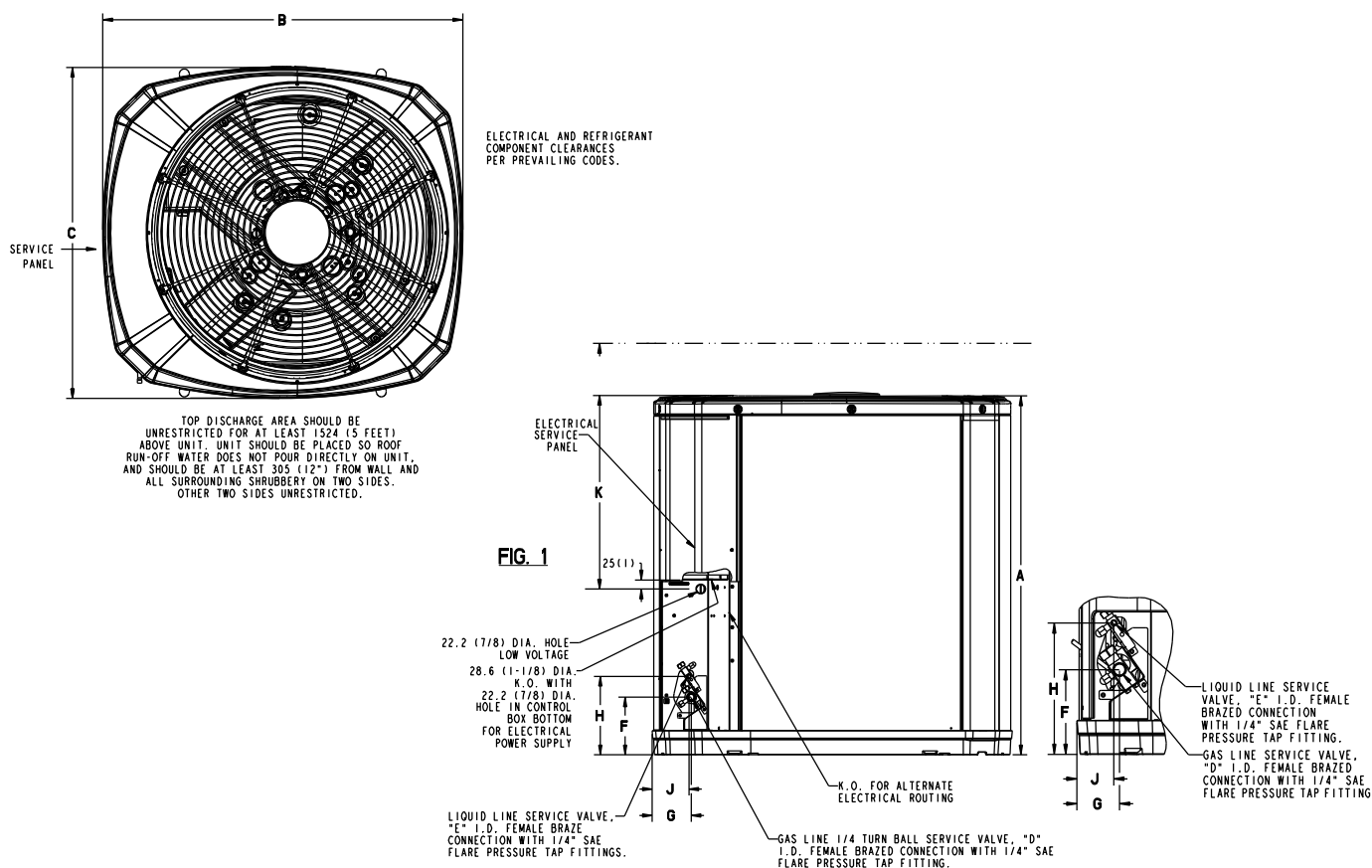
[Hide Sizes](#)

SIZES	WIDTH	HEIGHT	LENGTH	UNITS / SQ. FT.
Paver 2-3/4 x 4 x 8	4 " / 102mm	2 3/4 " / 70mm	8 " / 203mm	4.5
Paver 2-1/4 x 4 x 8	4 " / 102mm	2 1/4 " / 57mm	8 " / 203mm	4.5

Dimensions

4TTR6 Outline Drawing

Note: All dimensions are in MM (Inches).



MODELS	BASE	A	B	C	D	E	F	G	H	J	K
4TTR6024A	4	1045 (41 1/8)	946 (37-1/4)	870 (34-1/4)	5/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	711 (28)
4TTR6036A	4	1147 (45 1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TTR6048A	4	1147 (45 1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TTR6060A	4	1147 (45 1/8)	946 (37-1/4)	870 (34-1/4)	1-1/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)



