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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

Sent Regular Mail

Electronic mail:



April 29, 2020

Andrea Fitzpatrick, AIA
Shore Point Architecture, PA
108 South Main Street
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-040
BLOCK 238 LOT 5 ALSO KNOWN AS 140 ABBOTT AVE**

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 Notice of Hearing letter dated February 25, 2020 for any preliminary review notes.

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

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 278 Fax (732) 988-4259
kdickert@neptunetownship.org

February 20, 2020
February 25, 2020

Andrea Fitzpatrick, AIA
Shore Point Architecture, PA
108 South Main Street
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-040
BLOCK 238, Lot 5 LOT ALSO KNOWN AS 140 ABBOTT 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 **rescheduled for a public hearing before the Historic Preservation Commission per your client's request.** Your application has been rescheduled 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

- "Demolish existing enclosed porch at rear of property.
- Install a new 48"x58" "Bilco" door at the rear (south) of the house.
- Install a new 4'-6"x3'-6" uncovered landing and stairs down to grade at the rear (south) of the house. The landing and stairs will be comprised of "Trex" decking and CPVC trim. Opening under landing will be infilled with new cedar square lattice in a 2-1/2" CPVC frame.
- Install (2) new 4'-8" wide dormers with windows at the north side and west side of the second floor level to match the existing dormers. New Andersen 400 Series double hung windows will be installed in all (4) dormers, top sash grille pattern as shown on drawings (cut sheet attached.) New cedar shingles, CPVC trim and fascias to be installed as indicated on drawings on all dormers. NOTE: Windows in existing dormers are currently vinyl replacement windows.
- Install new prefinished half-round aluminum gutters throughout.
- Install new asphalt shingles throughout (cut sheet attached.)
- NOTE: Proposed demo area = 14.6%"

Classification

According to the Assessor's records, the subject structure was constructed in 1890. 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. Install a new 48" x 58" "Bilco" door at the rear (south of the house)
2. Install new prefinished half-round aluminum gutters throughout

Compliance Issues

1. Demolish existing enclosed porch at rear of property. **NOTE: Proposed DEMO area = 14.6% – Requires review of the full Commission.**
2. Install a new 4'-6" x 3'-6" uncovered landing and stairs down to grade at the rear (south of the house). The landing and stairs will be comprised of "trex" decking and CPVC trim. Opening under landing will be infilled with new cedar square lattice in a 2-1/2" CPVC frame. – **Lattice and CPVC trim & frame are compliant; however, proposed "trex" decking will require the review of the full Commission. If granted approval for the landing with stairs, will a railing be proposed? If a railing is to be proposed, please clarify height, specifications, and materials to be utilized for same and provide 11 copies of documentation for same at least 10 days prior to hearing.**
3. Install two (2) new 4'-8" wide dormers with windows at the north side and west side of the second floor level to match the existing dormers. **Discussion with the full Commission is required to determine the appropriateness of the proposed additional two (2) dormers.** New Andersen 400 Series double hung windows will be installed in all (4) dormers, top sash grille pattern as shown on drawings (cut sheet attached). New cedar shingles, CPVC trim and fascias to be installed as indicated on drawings on all dormers. – **Discussion with the full Commission is required to determine if proposed is compliant for this style house. A site visit to inspect the exposed siding on the existing dormers will be required to determine appropriateness of the proposed shingles.** NOTE: Windows in existing dormers are currently vinyl replacement windows.
4. Install new asphalt shingles throughout (cut sheet attached). – **The proposed "Grand Manor" shingles being proposed will require full Commission review to determine the appropriateness of this type of shingle for this cottage.**

Additional Request

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 2/14/20

Fee \$10.00

HISTORIC PRESERVATION
PHONE 732-988-5200
FAX 732-988-4259

Application #: HPC 2020-040

Application Date: 2/13/2020

Historic Preservation Commission Certificate of Appropriateness Application

FEB 13 2020

- ☐ AC UNIT
- ☒ ADDITION (2 dormers)
- ☐ ARBOR
- ☐ AWNING
- ☐ BALCONY
- ☐ CHIMNEY
- ☐ COLUMNS
- ☐ DECK
- ☐ DOOR REPLACEMENT
- ☐ DRIVEWAY
- ☐ EXTERIOR ALTERATIONS
- ☐ FENCE
- ☐ FLAGS / BANNERS
- ☐ FOUNDATION
- ☒ OTHER Bileo Door

- ☐ GATE
- ☐ GENERATOR
- ☐ GUTTERS & LEADERS
- ☐ HOT TUB
- ☐ LATTICE
- ☐ LIGHT FIXTURE
- ☐ NEW CONSTRUCTION
- ☐ ORNAMENTATION
- ☐ OUTDOOR SHOWER
- ☐ PAINT
- ☐ PATIO
- ☐ PIERS
- ☐ PORCH
- ☐ PORCH FAN

- ☐ RAILINGS
- ☐ RETAINING WALL
- ☐ ROOF
- ☐ SATELLITE DISH
- ☐ SHED
- ☐ SHUTTERS
- ☐ SIDING
- ☐ SIGN
- ☐ SKYLIGHT
- ☐ SOLAR
- ☒ STAIRS
- ☐ VENT
- ☐ WALKWAY
- ☒ WINDOWS

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.

Incomplete applications will not be accepted.

REQUIRED INFORMATION: With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

PROPERTY IDENTIFICATION

ADDRESS: 140 Abbott Avenue
BLOCK: 238 LOT: 5 QUALIFIER: HD-R1

OWNER INFORMATION

NAME(S): Carolyn Ripley
ADDRESS: 50 Rohiwee Road, Ivyland, PA 18974
PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner
NAME(S): Andrea Fitzpatrick, AIA COMPANY: Shore Point Architecture, PIA
ADDRESS: 108 South Main St, Ocean Grove, NJ 07756
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

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: cottage

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☒ YES ☐ NO ☐ N/A

ZONING PERMIT ID# (from Zoning Permit): 552109453 DATE APPROVED: 2/7/2020

Please Note: If zoning approval is required for the work described on your application, your application will remain incomplete until zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

(see attached description)

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.

Carolyn H. Ripley
OWNER NAME - Please PRINT

Carolyn H. Ripley
OWNER SIGNATURE

January 27, 2020
DATE

ANDREA FITZPATRICK, AIA
SHORE POINT ARCHITECTURE

APPLICANT NAME - Please PRINT

Andrea Fitzpatrick
APPLICANT SIGNATURE

2/11/20
DATE

140 Abbott Avenue

Block 238, Lot 5

HPC Text

February 12, 2020

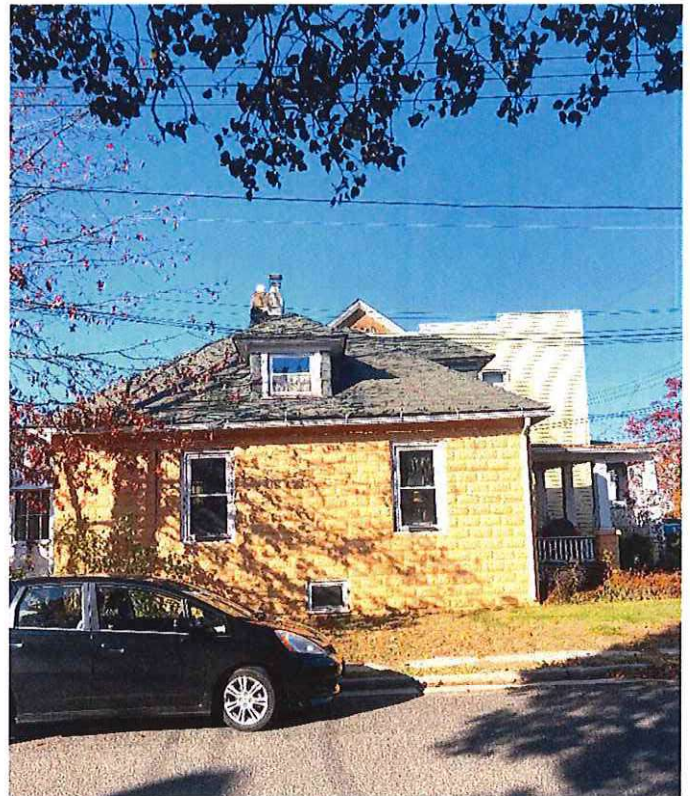
Proposed work:

- Demolish existing enclosed porch at rear of property.
- Install a new 48"x58" "Bilco" door at the rear (south) of the house.
- Install a new 4'-6"x3'-6" uncovered landing and stair down to grade at the rear (south) of the house. The landing and stairs will be comprised of "Trex" decking and CPVC trim. Opening under landing will be infilled with new cedar square lattice in a 2-1/2" CPVC frame.
- Install (2) new 4'-8" wide dormers with windows at the north side and west side of the second floor level to match the existing dormers. New Andersen 400 Series double hung windows will be installed in all (4) dormers, top sash grille pattern as shown on drawings (cut sheet attached.) New cedar shingles, CPVC trim and fascias to be installed as indicated on drawings on all dormers. NOTE: Windows in existing dormers are currently vinyl replacement windows.
- Install new prefinished half-round aluminum gutters throughout.
- Install new asphalt shingles throughout (cut sheet attached.)
- NOTE: Proposed demo area = 14.6%

Photos of Property:

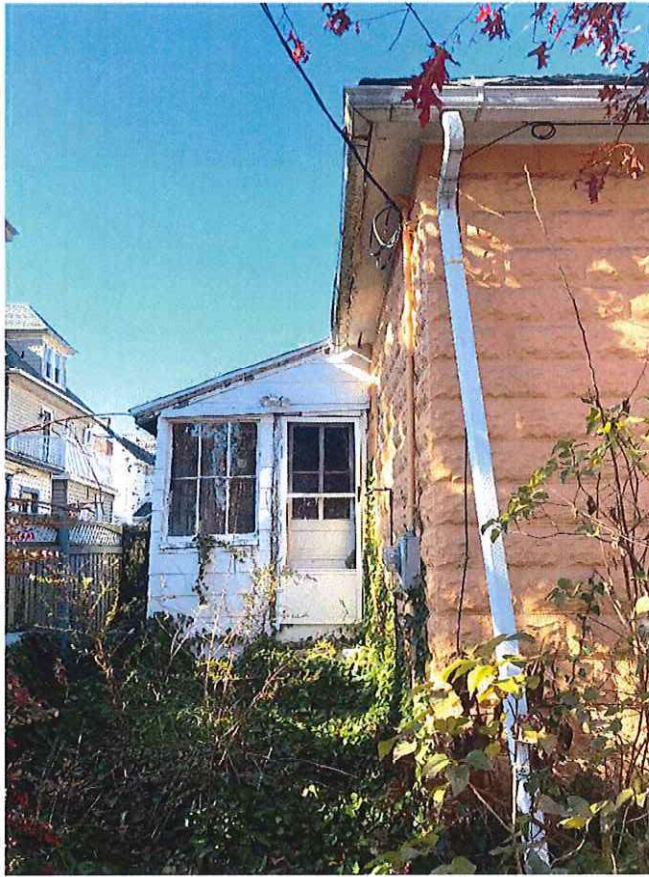


Existing Front Elevation



Existing Side Elevation

Existing Rear Porch to be Demolished



400 Series Double-Hung Window

see elevations
for pattern



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Double-Hung Window
Product ID#	TW2636
Unit Width	31 5/8"
Unit Height	44 7/8"

Feedback



Fee Date: 02/03/2020

Check #: 6882

Cash: 0

ZONING PERMIT

ID: 552109453

Date: 02/07/2020

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 type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input 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 type="checkbox"/> Fence/Retaining Wall | <input checked="" 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: 140 ABBOTT AVE Block: 238 Lot: 5 Zone: HDR1

2. Applicant Name: SHORE POINT ARCHITECTURE / ANDREA FITZPATRICK AIA Phone No. [REDACTED]

Fax No. [REDACTED]

Applicant's Address: 108 S MAIN ST OCEAN GROVE NJ 07756

Email: [REDACTED]

3. Property Owner Name: RIPLEY, CAROLYN H Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 50 ROHIWEE ROAD IVYLAND, PA 18974

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: SINGLE FAMILY RESIDENTIAL

5. Proposed Zoning Use of the Property: SINGLE FAMILY RESIDENTIAL

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.

"Proposed work: -- demolish the existing 1-story 9'-2" x 7'-2" bump-out at the rear of the house -- Install a new 18" x 58" Bilco door at the rear (south) of the house (2.1' side yard setback) -- Install a new 4'-6" x 3'-6" uncovered landing and stair down to grade at the rear (south) of the house -- Install (2) new 4'-8" wide dormers with windows at the north side and west side of the second floor level with a 5'-0" plate height to match existing dormers. The overall building height will

remain 18.3' (to the mean) unchanged."

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: 39.40 %

Lot Coverage: 47.20 % (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:

02/07/2020 The property is located within the HDR-1 Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"Proposed work:

- demolish the existing 1-story 9'-2" x 7'-2" bump-out at the rear of the house
- Install a new 18" x 58" Bilco door at the rear (south) of the house (2.1' side yard setback)
- Install a new 4'-6" x 3'-6" uncovered landing and stair down to grade at the rear (south) of the house
- Install (2) new 4'-8" wide dormers with windows at the north side and west side of the second floor level with a 5'-0" plate height to match existing dormers. The overall building height will remain 18.3' (to the mean) unchanged."

DEMOLITION:

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

DORMER:

Per Land Development Ordinance section 411.14:

1. Area. Dormers shall not occupy more than 25% of the roof area on which it is situated.
2. Height. No part of the dormer shall extend beyond the projection of the roofline.

ZONING NOTES:

- The applicant is proposing to construct two (2) new dormers. One proposed dormer occupies 7.28% and 9.20% of the roof areas on which they are situated.
- No part of the proposed dormers extend beyond the projection of the roofline.

RESIDENTIAL ADDITION:

- The applicant is proposing to construct a new 18" x 58" Bilco door at the rear of the residence. The proposed shall be setback 2.1' from the side yard lot line and 6.25' from the rear yard lot line.

The applicant is approved zoning for the above indicated construction. To be constructed as indicted on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC and Construction Department approvals are required.

Status

Approved ☒ Denied ☐

Referrals

Construction ☒ HPC ☒ Engineering ☐ Planning Board ☐ Zoning Board ☐ Mercantile ☐ Code Enforcement ☐

OPRS Home

Contact Us FAQs



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

Block: 238 Prop Loc: 140 ABBOTT AVE Owner: RIPLEY, CAROLYN H Square Ft: 648
 Lot: 5 District: 1335 NEPTUNE TOWNSHIP Street: 50 ROHIWEE ROAD Year Built: 1890
 Qual: Class: 2 City State: IVYLAND, PA 18974 Style: 8

Additional Information

Prior Block: 140 Acct Num: 00020230 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 1412 Mtg Acct: Land Desc: 30X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 1SCB 3/1/1 Initial: 000000 Further: 000000
 Updated: 10/30/18 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 6829.86 / 6770.06

Sale Information

Sale Date: 08/26/05 Book: 8508 Page: 2876 Price: 310000 NU#: 0

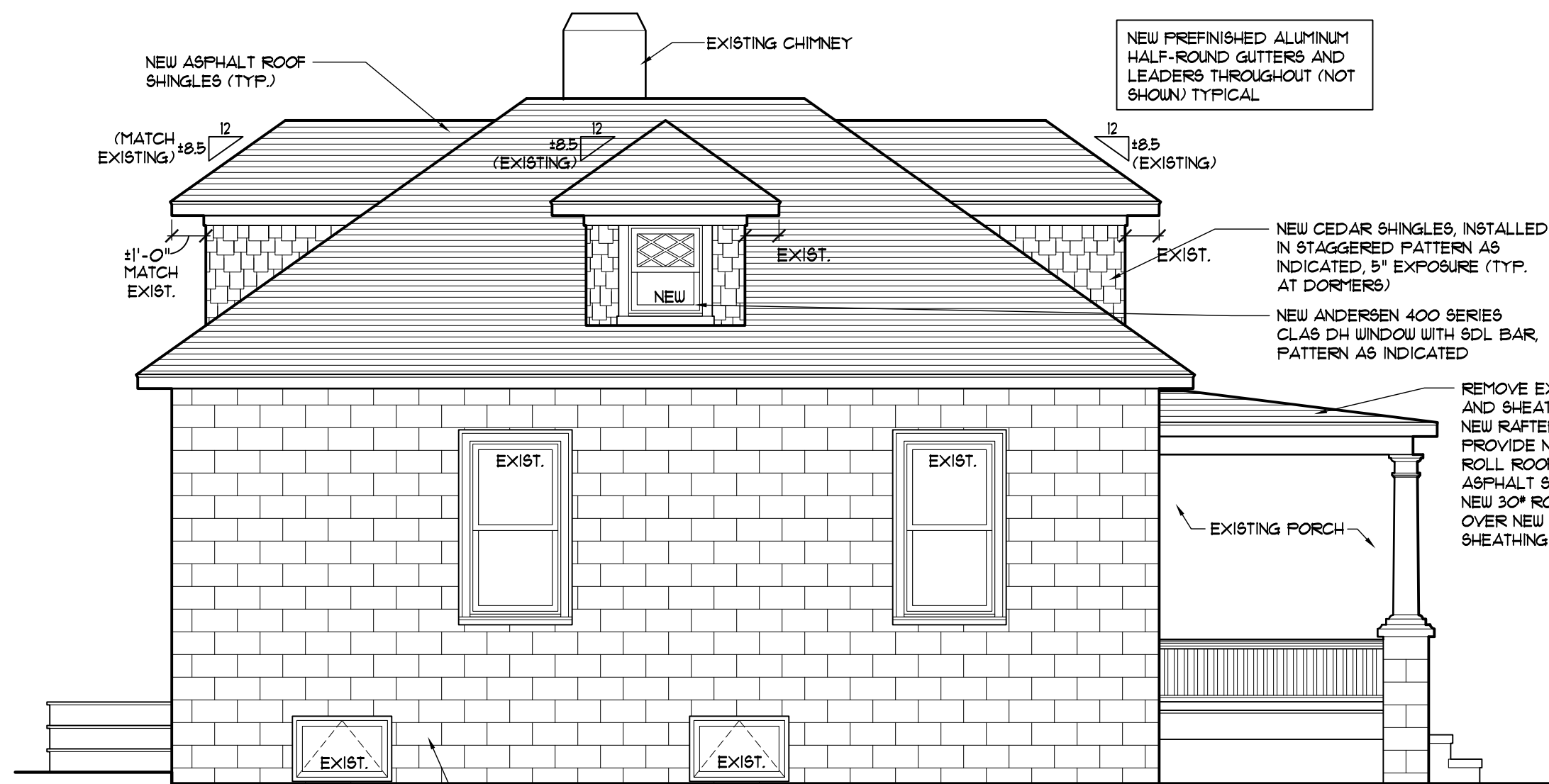
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

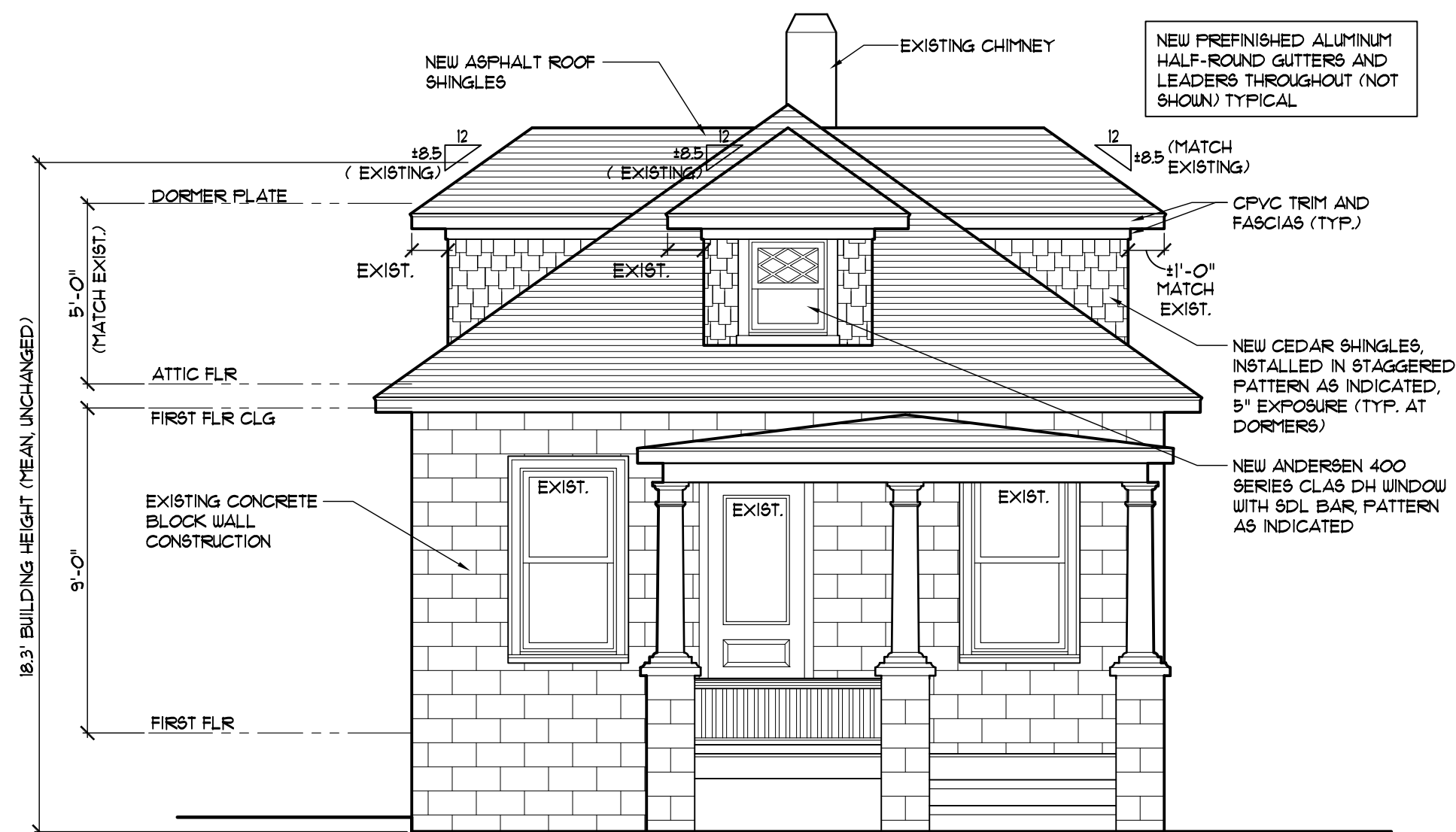
Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2020	RIPLEY, CAROLYN H 50 ROHIWEE ROAD IVYLAND, PA 18974	287400 77900 365300	0	365300	2
2019	RIPLEY, CAROLYN H 50 ROHIWEE ROAD IVYLAND, PA 18974	247400 73000 320400	0	320400	2
2018	RIPLEY, CAROLYN H 140 ABBOTT AVE OCEAN GROVE, NJ 07756	247400 72500 319900	0	319900	2
2017	RIPLEY, CAROLYN H 140 ABBOTT AVE OCEAN GROVE, NJ 07756	256800 67100 323900	0	323900	2

Terms of Use

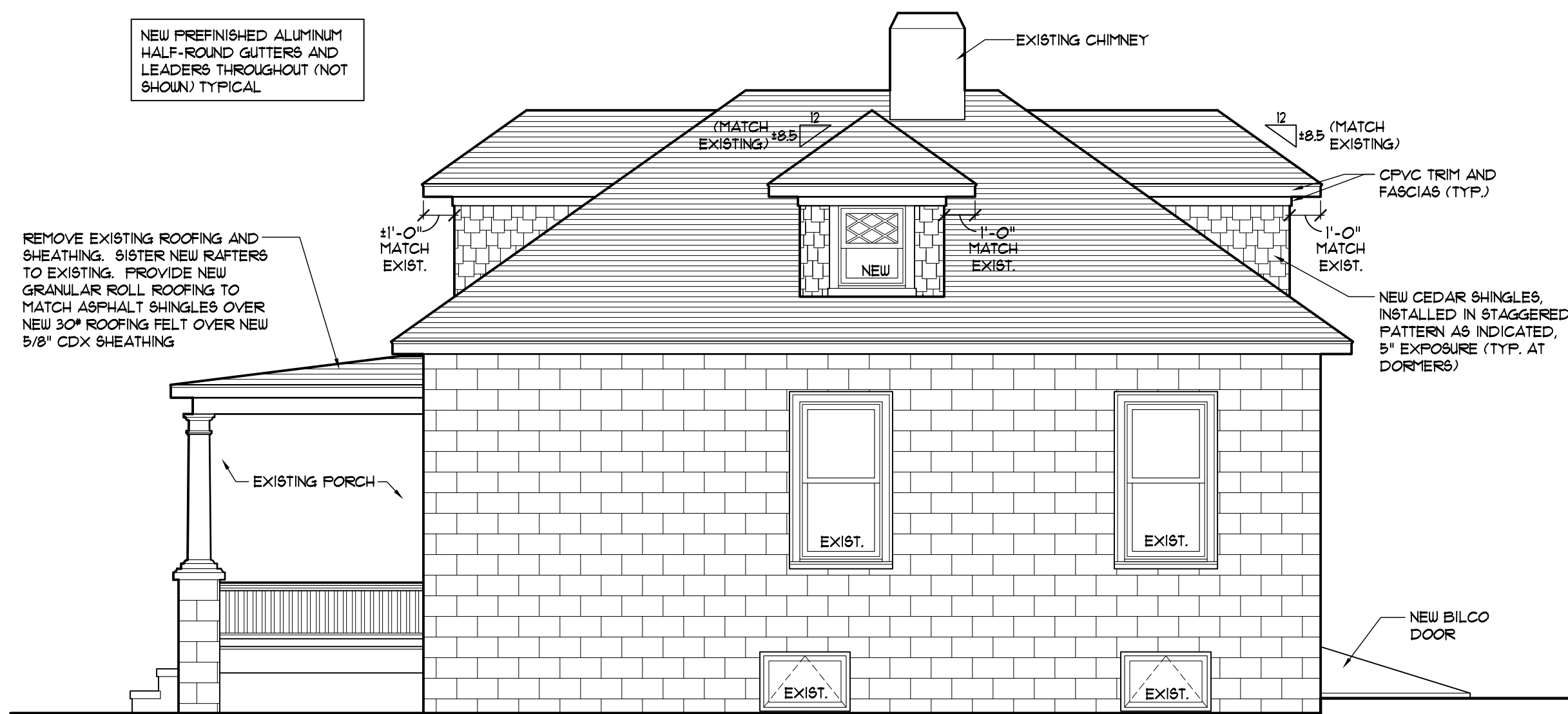
Rel 2020-3 (4/21/2020)



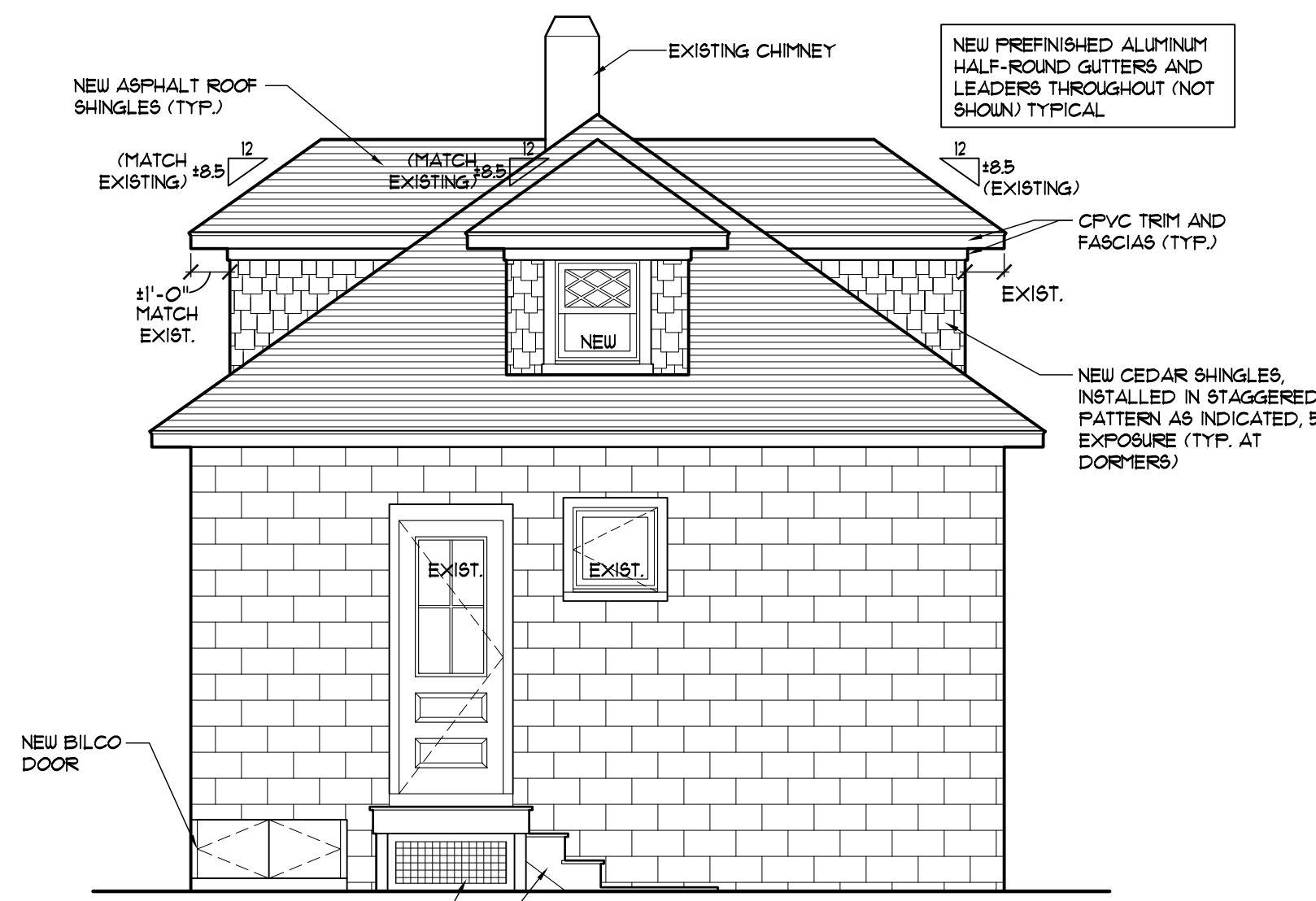
SIDE ELEVATION
(EAST)
1/4"=1'-0"



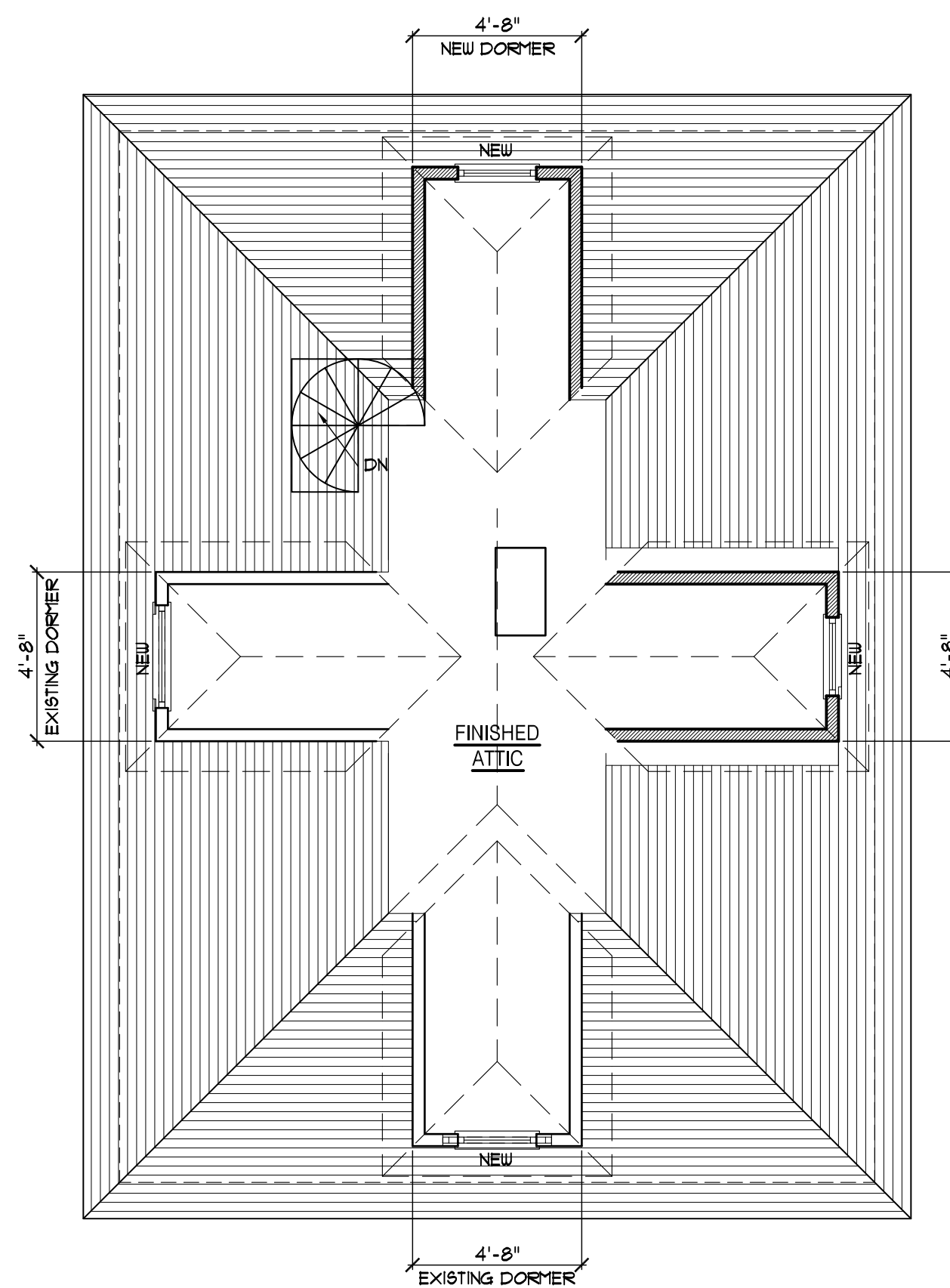
FRONT ELEVATION
(NORTH)
1/4"=1'-0"



SIDE ELEVATION
(WEST)
1/4"=1'-0"

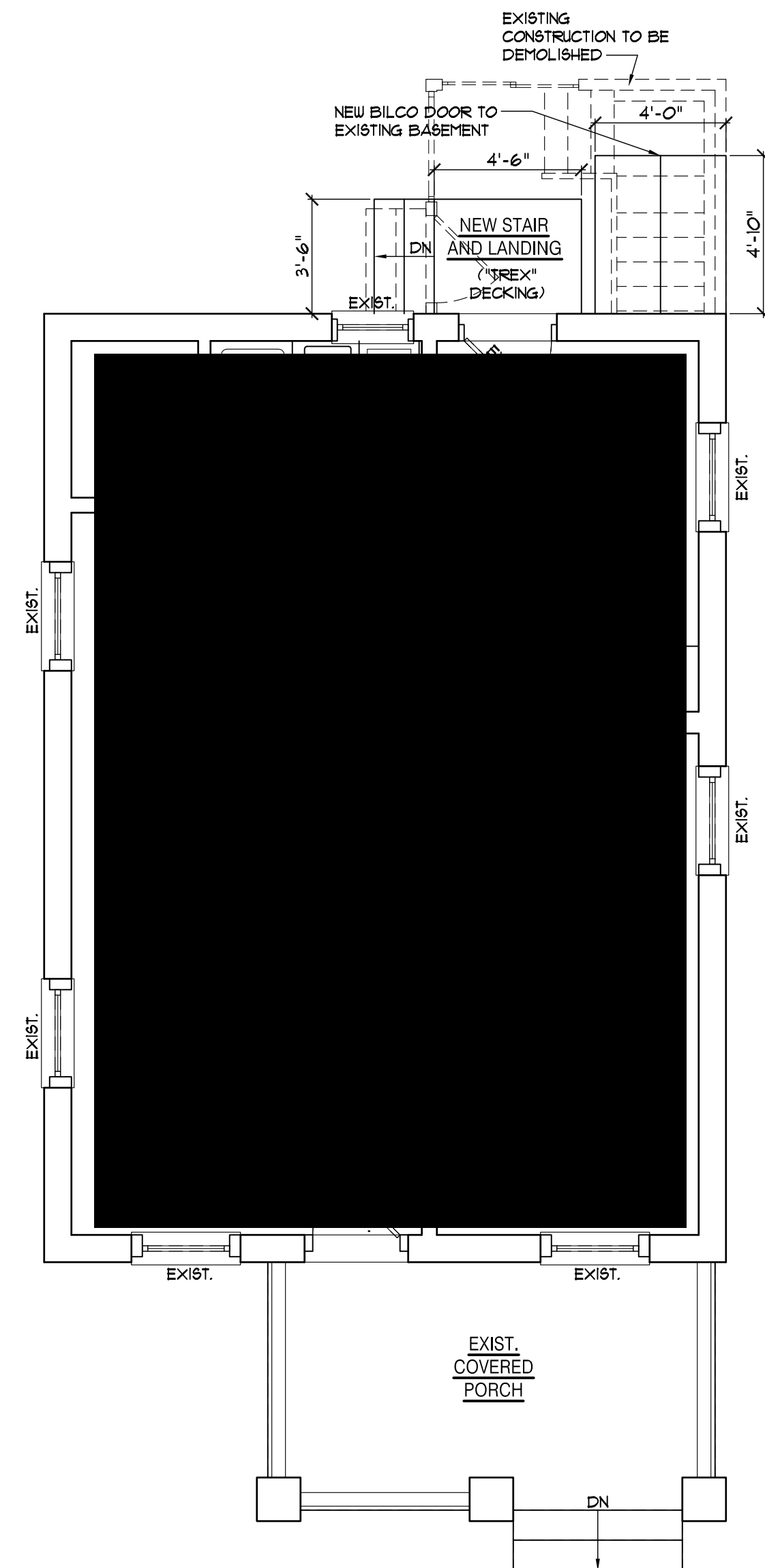


REAR ELEVATION
(SOUTH)
1/4"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"

LEGEND	
---	WALLS TO BE DEMOLISHED
---	WALLS TO REMAIN
---	NEW WALLS



FIRST FLOOR PLAN
1/4"=1'-0"

LEGEND	
---	WALLS TO BE DEMOLISHED
---	WALLS TO REMAIN
---	NEW WALLS