

**RESOLUTION  
TOWNSHIP OF NEPTUNE  
HISTORIC PRESERVATION COMMISSION  
RESOLUTION OF MEMORIALIZATION  
MONMOUTH COUNTY, NEW JERSEY  
DENIAL OF NEW CONSTRUCTION**

**Denial: June 8, 2022  
Memorialized: October 25, 2022**

**IN THE MATTER OF: OG NORTH END REDEVELOPMENT, LLC  
(Lake Ave Walkway, 17 Spray Ave, and Boardwalk North End)  
APPLICATION NO.: HPC2020-0063**

**WHEREAS**, OG North End Redevelopment, LLC (the “Applicant”) has applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking a Certification of Appropriateness for the construction of four (4) primary buildings; a 40-room hotel, two (2) multifamily residential buildings containing 39 residential units (condominiums), 7,350 square feet of retail space, and 10 single-family homes, all of which are constructed above a 140-car below-grade parking structure pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance for lands known and designated as Block 101, Lots 2, 3, and 4 on the official Tax Map of the Township of Neptune, and more commonly known as Lake Ave Walkway, 17 Spray Ave, and Boardwalk North End, Ocean Grove, New Jersey 07756 (the “Property”); and

**WHEREAS**, a complete application has been filed, the fees as required by Township Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Commission have been properly invoked and exercised; and

**WHEREAS**, public hearings were held remotely via Zoom on April 6, 2021, April 27, 2021, April 19, 2022, and June 8, 2022, at which time testimony and the exhibits referenced below were presented on behalf of the Applicant and all interested parties having had an opportunity to be heard; and

**WHEREAS**, the following Exhibits were marked into evidence:

Applicant’s Exhibits A-1 through A-12, inclusive.  
HPC Tech Review Report (“Tech Review Report”),  
appended hereto as Appendix A.

**NOW THEREFORE, BE IT RESOLVED** the Commission makes the following findings of fact based on evidence presented at its public hearing at which a record was made:

1. The Applicant seeks a Certification of Appropriateness for new construction of a hotel, retail stores, and condominium, and single-family dwellings on the Property, which is located within the Ocean Grove Historic District.

2. The Property is located within the HD-O Historic District Oceanfront, more specifically subject to a Redevelopment Plan (“the” Redevelopment Plan”), and further subject to Historic District’s Design Guidelines for Residential Structures and the Design Guidelines for Commercial Structures (collectively, the “Design Guidelines”).

### **April 6, 2021 Hearing**

3. The Applicant appeared before the Commission represented by attorney Jennifer Krimko, Esq. Before the Applicant presented its application, the Commission’s attorney advised the Commission and the public as to the unusual nature of the application. The proposed redevelopment is subject to a Redevelopment Plan already approved by the Governing Body and the Township Planning Board. As such, the Commission’s jurisdiction is limited to determining the proposed redevelopment’s compliance with the Design Guidelines. The Commission Attorney also explained that the public hearing before the Commission is not a referendum on the concept of the Redevelopment Plan, nor does Commission have jurisdiction to decide whether the lots should be redeveloped since other agencies in the Township already determined that. Moreover, the hearing is not a forum to express positive or negative views on the Redevelopment Plan, which was also adopted by other agencies of the Township following public hearings. Further, the actual jurisdiction and role of the Commission in the review process is as laid out in the Redevelopment Plan, which provides that the Commission is to determine if the application complies with the Design Guidelines. As such, all questions and comments must be centered on that limited role and jurisdiction since the Commission cannot consider anything else.

4. The Commission’s attorney further explained the legal bases underpinning the Redevelopment Plan, which unlike typical zoning ordinances are not governed by the MLUL, N.J.S.A. 40:55D-1 et seq., but rather by Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. A Redevelopment Plan applies to a specific property and replaces the zoning ordinance for that specific property. The rules and standards of the Redevelopment Plan are unique to the specific property. The portion of the Redevelopment Plan that is relevant to the Commission is that the core design concepts and architectural features are to be consistent with the Commission’s design standards, which are as set forth in the Design Guidelines. The Commission shall review each proposed building to determine consistency with those Design Guidelines. The Design Guidelines are the sole jurisdiction of the Commission. The Applicant is to be compliant with the commercial and residential architectural standards as detailed in the Design Guidelines. Traffic, noise, etc. are not in the Commission’s jurisdiction. Those such items were instead considered during the Redevelopment Plan hearings of the other Township agencies. The Commission’s attorney noted that the Township Planning Board has already approved the site plan. The Commission’s attorney advised how to interpret the Redevelopment Plan. The Redevelopment Plan supersedes all other Township regulations. The New Jersey Courts have ruled that where a specific regulation and a general regulation coincide, the specific regulation trumps the general regulation. Considering the Courts interpretation, if a section of the Redevelopment Plan refers to the Design Guidelines, the Redevelopment Plan supersedes the standard Design

Guidelines. If the Redevelopment Plan has a specific regulation that deviates from the Commission's residential and commercial Design Guidelines, then the Commission has to accept the Redevelopment Plan.

5. The Applicant's attorney, Jennifer Krimko, Esq. concurred with the Commission's attorney's analysis of the law, but wished to provide greater detail in regard to the Redevelopment Plan. The proposed plan was determined by the Planning Board to be substantially consistent with the Redevelopment Plan. By way of a few examples, (i) the architectural turrets are required as per page 5 of the Redevelopment Plan; and (ii) different architectural style is required for the hotel and the residential buildings as per page 6. The difference in architectural style was also confirmed by the adoption of a Redevelopment Agreement with the Township. Further, the density, appropriate views of Wesley Lake, gateway feature, parking, uses, bulk standards including setbacks, height, unit size, open space, and coverage are already approved by the Redevelopment Plan and the Planning Board. The landscaping and lighting standards are set forth in the Redevelopment Plan. Building massing and scale are considered by the Redevelopment Plan on page 16. Ms. Krimko further explained that the Redevelopment Plan requires horizontal emphasis with trim, awnings, eaves, windows, ornamentation, color, and landscaping, such that expanses of blank walls are not allowed. The façade must also be prominent and with less visual emphasis of the roofs. The multi-family exterior design is required to emulate the single-family residential homes with offsets, roof lines, and porches to suggest different building types. The required minimum offset is four (4) feet per every 100 feet of building. Porches and balconies are prohibited in the setbacks. Most of the focus of the Redevelopment Plan is on roofs as per pages 17-18. The roofs are to incorporate various heights, offsets, jogs, materials, and colors to reduce monotony of uninterrupted roof. The roofs have been approved by the Redevelopment Plan. Equipment on the roof is to be below the highest vertical element and screened by other building materials. The roof design is to reduce the exterior mass of the building, add visual interest, and be appropriate to the architectural style of the building. The Redevelopment Plan suggests that roofs overhang so as to create shadows. It recommends eaves and sloped roof elements. Gable-hip combination roofs are permitted. The view corridor and traffic are also specifically regulated by the Redevelopment Plan.

6. Nevertheless, Ms. Krimko acknowledged that many items remain subject to review and approval by the Commission, which had a role during preparation of the Redevelopment Plan itself. For instance, the preliminary architectural plan was sent to the Commission before final approval of the Redevelopment Plan, and the Commission submitted comments by way of letter dated March 14, 2019. The Planning Board and Township Governing Body considered the Commission's input, and the Planning Board itself determined that the proposed architectural plans were consistent with the Redevelopment Plan. As a result, the architectural forms and treatments are subject to Commission review only with respect to the Design Guidelines. Ms. Krimko further explained that building consistency remains subject to the Design Guidelines to the extent the Design Guidelines were not superseded by the Redevelopment Plan. Ms. Krimko also reminded the Commission that the mixed-use development includes both residential and commercial components, but that it was her understanding that the residential section of the Design Guidelines would be applied to the proposed hotel rather than the commercial section.

7. After her introductory remarks, Ms. Krimko then introduced the applicant's exhibits. Exhibit A-1 is a set of plans that had been revised as of 3/24/2021 and consisting of 25

sheets. Exhibit A-2 is a detail of colors and materials. Exhibit A-3 is an email from NJDEP dated 5/12/2020 titled "HPO Project 20-097B-1 OGNED," which was previously submitted to the Commission Attorney. The email is the result of the requirement that NJDEP review the plans under CAFRA. The plans were also reviewed by the State Historical Preservation Office (SHPO) as part of the NJDEP's review. The SHPO is required to review the plans before NJDEP grants any permits.

8. The Applicant's first witness was its primary architect, Stephen Carlidge, of Shore Point Architecture. The focus of Mr. Carlidge's testimony at this initial hearing would be the proposed hotel, which he testified was intended to become an iconic structure in Ocean Grove. The front of the hotel is the south elevation and is at the northern terminus of Ocean Avenue and green space and is between Ocean Avenue and the boardwalk. It is a five (5) story structure in the Queen Anne Victorian style. It is designed to be imposing on the green space. It is a symmetrical composition. There are two (2) octagonal towers at each end with a wrap-around porch on both sides of the front. The main entrance to the lobby is at center with steps and French doors. The left side of the porch has an on-grade handicap ramp. The right side of the porch wraps around to the boardwalk and is four (4) feet above the boardwalk. The façade will use fiber cement siding. The towers will use fiber cement shingles. There is a roof that covers the porch with asphalt shingles. There are paired columns at the center. The columns around the towers are single columns. All columns are cast fiberglass with Doric base and capital. The lower-level columns are 12" in diameter and the columns on the upper levels are smaller at 8", which was a concern in the Commission's letter to the Redevelopment Plan. The center rooms on the second, third, and fourth floors have balconies. The rooms on the second floor adjacent to the center rooms have uncovered balconies; none on the third and fourth floors. The third and fourth floor rooms without balconies have double hung windows. The fifth floor, other than the towers, has a roof that will overhang creating a shadow. The roof and balconies provide relief to the front elevation. The towers are strong vertical elements as required by the Redevelopment Plan. The towers are consistent with Queen Anne style. The towers are broken up horizontally with the porch roof that wraps around the towers. He also added a pent roof to the third floor of the tower. The fifth floor of the tower has a water table/belt course of architectural trim. The fifth floor rooms not in the towers have dormers with gable roofs. The towers have bracketed frieze board. The towers have cast brackets with overhanging roof line. The towers also have copper fittings. There is thirty (30) feet of green space approaching the hotel with a main walkway leading to the entrance. The grade of the green space is to warp up a little bit to the main entrance stairs and taper toward the boardwalk; less so toward the driveway and handicap access. There is lattice with brick base of the porch, which is consistent with Queen Anne style and Ocean Grove. The height of the hotel conforms with the Redevelopment Plan.

9. In response to questions from the Board, Mr. Carlidge testified that the dormers on the fifth floor have French doors that open inward to allow access to a small balcony. Above the doors on the dormers, it is not open, rather it is a flat plan of decorative board and batten.

10. In response to further questions from the Board, Mr. Carlidge testified that the roof is a steeply pitched gable that is cut off at the ridge. If it were a full gable roof, it would exceed the height limit and be too excessive for the mass of the building, nor could it be considered a Mansard roof. Ms. Krimko objected to further questioning on the roof as the Redevelopment Plan on page

17 has specifics about the roof that she believes superseded the Commission's jurisdiction to consider the design of the roof. The Commission Attorney responded that the question is not outside the jurisdiction as it stemmed from the question regarding the doors in the dormers. The questioning helps the Commission better understand the doors being proposed for installation.

11. In response to further questions from the Commission, Ms. Krimko clarified that Mr. Carlidge testified that the style of the roof is Queen Anne, but some elements are not consistent with the traditional Queen Anne style. The Commission expressed concern that although the Redevelopment Plan specified a Queen Anne style, the proposed roof design is not consistent with that requirement.

12. Mr. Carlidge continued his testimony on the hotel by addressing the east elevation; the boardwalk elevation. The porch from the front wraps around the tower to the boardwalk side and is four (4) feet above the boardwalk. The treatments on the tower are the same as the front elevation. There is a railing added to the center above the porch on the tower for some variation. All the windows are the same size or are French doors. The rooms facing the boardwalk have a porch similar to the front. The columns are similar with the thicker columns on the first level and thinner above. The same brick pillars and lattice is used for the porch. The balconies project out from the façade. There are smaller dormers between the porch and tower and larger dormers on the fifth floor. There is an additional gable insert on the roof above the balconies for some variation. The side of the dormer on the north elevation is visible from the east elevation. The rear wing of the hotel is set further back and has windows facing east. The same material is used as the front elevation. The east elevation abuts the retail section of the project. There are railings at the top of the gable roof to help break up the look. The fiber cement siding on the first floor is 7". The eave and the balcony of the second floor creates a break, along with a water table/belt, divides the lower part from the upper part. The fiber cement siding on the upper floors is 5" to create a different scale. The roof is bracketed with a frieze board as with the front. The additional gable has fish scale shakes. There is board and batten on the dormers as with the front dormers.

13. In response to questions from the Commission, Mr. Carlidge testified that the retail stores do not connect internally with the hotel. The proposed retail would not diminish from the iconic structure in his view, explaining that the iconic status is based on the south elevation as you can see it from down Ocean Avenue, whereas the east elevation is right along the boardwalk. The boardwalk is only 40 feet wide, so it would be too close for anyone to appreciate the iconic look of the hotel. The original North End hotel had retail continuously on the boardwalk and the Applicant wanted to recreate something similar as the building goes along the boardwalk to the gateway at Asbury Park. The retail is distinguished from the hotel as it is one-story and the hotel is five (5) stories. The retail is also at boardwalk level, whereas the hotel is four (4) feet above the boardwalk. The retail is not setback from the plane of the hotel but is setback from the porch. The porches project 5-6 feet from the plane of the hotel. The retail will have different treatments, which he will get to in more detail when he testifies as to the retail building. The Commission expressed concern that the hotel just morphs into the proposed retail.

14. In response to further questions from the Commission, Mr. Carlidge testified that the projections from the top of the roof and the elevator override at center with a canopy, the stair

tower at the rear, and a second stair tower at the west side of the hotel. The elevator override is 64.28' whereas the turret is 71.4'. The height of the turret does not include the point at the top.

15. In response to further questions from the Commission, Mr. Carlidge testified that the railings at the top of the roof is to break up the look for variation and avoid a continuous roof. There is a roof deck, but the gabled roof hides it from view. The concern from the Commission is that the railings work against the look of a gable roof. Mr. Carlidge testified that he does not think it will detract from the look of a gable roof. The roof pitch is 14 feet on 12 feet. There will be no view of the roof accessories from the street. One would have to be at least a block away to see anything and from that distance it will appear as a gable roof. The accessories on the roof will come more into view approximately two-blocks away. Commissioner Rudell asked if it was safe to say that rooftop elements will be visible from every place except Spray Avenue. Mr. Carlidge agreed that these elements may be visible once viewed from two blocks away [or further]. (01:01:21)

16. Ms. Krimko objected to the Commission's further questioning as to the roof deck. The Commission's initial comment letter indicated that Mansard roofs, elevator overrides, and stair towers were not historically accurate, yet the Redevelopment Plan chose not to adopt that part of the Commission's letter. As such, Ms. Krimko argued, those elements should be considered beyond the Commission's review authority. Although the Redevelopment Plan does not specifically address the elevator and stairs, but the entire roof design is specified in the Redevelopment Plan. The Commission clarified that it is concerned with how the elevator and stairs fit into the Queen Anne style, which Ms. Krimko responded that she had no objection to the questioning, so long as it was being limited to the Queen Anne style.

17. In response to the Commission's concerns regarding the Queen Anne style, Mr. Carlidge introduced color photos into evidence. Exhibit A-4 is a color photo of the Seaview Condominium, which Mr. Carlidge took himself the day of this hearing, 4/6/2021. He testified that every elevator in Ocean Grove projects above the roof. The photo in A-4 shows the elevator on the roof of the Seaview Condominium that has no treatment to it. The elevator is not visible until one is two (2) blocks away and the perception decreases as one goes further away. Exhibit A-5 is a color photo of structures on Main Avenue, which was taken by Mr. Gannon on the day of this hearing, 4/6/2021. The photo depicts the old North End Hotel, which has an elevator on the roof. He testified that no one perceives that elevator. The other structure in the photo is of a 20-year-old building, which also has the elevator above the roof and it is not perceptible.

18. The Commission did not contest that the elevator and stair towers will not be perceivable from the boardwalk as it is too close. However, they remained concerned that the view from Ocean Avenue is at least nine (9) blocks and the proposed hotel will be uniquely visible due to how it is sited at the end of Ocean Avenue. The Commission would like more of a design to reduce the visual impact of the elevator and stairs. Mr. Carlidge addressed the Commission's concern testifying that the elevator and stairs have siding and a bracket frieze board similar to the rest of the façade. They are not prominent in the overall façade of the hotel and the further you get, the less detailed the elevator and stairs will be.

19. Mr. Carlidge continued his testimony on the hotel by addressing the north elevation. The elevation drawing shows the retail cut out, but that is just to show the hotel. The north side is the interior of the site. The lower part is the service area, which will have a screen wall to keep the service area out of view. There is a pent roof above the service area just below the stairwell. The second stairwell and elevator are at center above the roof line. There are dormers on the fifth floor closest to the boardwalk. The north façade uses the same materials as the south and east facades. There is a water table/belt that is even with the pent roof of the service area. Single, double-hung windows are used and are two-over-one. The roof wraps around the gable of the first stairwell. The towers on the other side of the building are barely visible.

20. Mr. Carlidge continued his testimony on the hotel by addressing the west elevation. The west elevation is also at the interior of the site. The southwest tower is part of the façade and has the handicap access. A service door exits at the stairwell and elevator. The stairwell has a small roof with bracketed frieze board, which casts a shadow and uses asphalt shingles. It matches the turret.

21. In response to questions from the Commission, Mr. Carlidge testified that he has not submitted drawings of the brackets and frieze but can do so. There are not crowns on the windows but have two-piece casings; a head piece and a flat piece. The windowsills extend beyond the casings which is a window treatment typical of Ocean Grove. He offered to submit detailed drawings confirming the same.

22. The Commission is concerned that the north and west facades are under designed compared to the south and east. The north façade can be seen from Asbury Park. Mr. Carlidge explained that the room on the fifth floor northeast corner already has a balcony on the east side. He did not want to have two balconies for one room, so he did dormers on the north side. The rest of the north façade is stairs with some windows. He testified that he could add some texture to the stairwell as it protrudes from the plane. The small windows on the stairwells are positioned over the entrance landing and the intermediate landing. He testified that he could had a band of windows or make the windows taller. He could add a diamond shape design to break up the wall, and he could also add a gable to the north stairwell as he has done to the west stairwell.

23. The Commission remained concerned that the proposed design simply does not fit the Design Guidelines' definition of Queen Anne, especially the north and west facades. The proposed dormers with doors leading to balconies plainly does not fit the Queen Anne style. The patterned shingles on the towers are all the same, whereas a Queen Anne would instead have different windows, brackets and dormers. The Commission explained that the entire purpose of the Queen Anne style is to provide variety, whereas the building proposed here was simply symmetrical building with the addition of Tuscan columns.

24. Ms. Krimko argued that the Commission may prefer Queen Anne, but the Redevelopment Plan does not require Queen Anne. There is no mandate that the design be Queen Anne. The initial review letters stated that the design is a mix of Queen Anne and stick. The letters were considered but are not part of the Redevelopment Plan. The design has Queen Anne-esque elements, but it is not intended to be a pure Queen Anne. The Commission remained concerned that whether Queen Anne or stick, hybrid design styles are not consistent with the time period that

the Design Guidelines considers. Mr. Carlidge offered that the design fits the Seaside Vernacular style, which he admitted was a catchall style. Nevertheless, the Commission remained concerned that the design does not have enough charm, exuberance, visual pleasure, or a “wow” factor to fit even the Seaside Vernacular style. Although the Planning Board resolution itself described the proposed plan as a “Queen Anne hotel,” the Planning Board’s finding it not dispositive as to the actual architectural style presented.

25. In response to the Commission’s concerns regarding the style of the hotel, Mr. Carlidge introduced another set of photos. Exhibit A-6 is a set of images take from the book “Ocean Grove” by Todd Bell. The image of the “Seaside Hotel” has symmetry. Queen Anne style in a house has a lot of asymmetry, but hotels in Queen Anne style have symmetry. The “Queen” hotel isn’t quite symmetric but has a lot of repetitive design elements. The “Lillagaard” hotel has symmetry, although not perfect symmetry. The “Alaska” hotel has symmetry other than the towers being different shapes. Mr. Carlidge testified that asymmetry works for a house, but a hotel need repetition in order to function as a hotel. The towers on the proposed hotel are a little larger for “tower rooms;” special rooms for guests to desire to stay. Mr. Carlidge testified that he has broken up the façade dramatically by providing variety with different exposures, siding, material, pent roofs, balconies, brackets, and batten work in the dormers. He testified that the design is more Queen Anne than any other style. New construction is not required to replicate strict Queen Anne style, but be in the spirit of Ocean Grove. He testified that this design is in the spirit of Ocean Grove and the SHPO concurs. Counsel for the Commission noted the Applicant listed “Queen Anne” as the style of their project on their original application. (02:44:48)

26. The Commission responded by explaining that this redevelopment provides the rare opportunity to build a truly iconic new building in Ocean Grove. It will be the most viewed building in Ocean Grove. The Commission understands that it is difficult to add detail to such a large building. Yet the Commission remains concerned that there are many large areas that are plain, and more detail could be added, especially on the north and west facades. The side of the stairwells are plain and could be dressed up. The Commission would like more detail added to make the design more Queen Anne. The Commission further added that the Design Guidelines say that, “New construction should repeat and emulate the design, styles and themes appropriate to Ocean Grove architectural heritage” (Design Guidelines, Section II, Part A, Item 5). The Commission is concerned that the proposed design is more contemporary than sensitive to Ocean Grove architecture. The Commission suggested the “Alaska” hotel as depicted in Exhibit A-6 is a dramatic looking building and is something to emulate. The proposed design is just two towers and a box in between, which falls short of the Queen Anne guidelines. The Commission asked the architect to add more design elements to make the building more special and bring more delight to the appearance, in keeping with Queen Anne design principles.

27. In response to the Commission’s concerns, Mr. Carlidge explained that there are issues with making the stair towers come to a point like the turrets. The spring line for the towers is at the top of the fifth floor, whereas the spring line for the stairs is a floor above that. It would exceed the height restrictions. The elevator has to be that geometry and height in order to function. He testified that he could add more ornamentation, be more playful with the balconies on the towers. He could add Juliet balconies, even though in his experience, the Commission frowns upon them. He still thinks the design as proposed is exciting. He believes there is a lot of variation with



the second floor. He took some liberty to add a pent roof to the third floor of the towers, which there are only two other pen roofs like that in Ocean Grove. He will take into consideration about adding more variety to the windows instead of all being one size and two-over-one. He also agreed to submit some color renderings, even though the colors are normally decided on after approval.

28. The hearing was then opened to the public for questions only. At which time, Eric Landsberg, 73 ½ Franklin Avenue, appeared before the Commission. He asked how high the ridge line of the gable roof is from the roof deck and whether it will mask the view of people on the roof deck. Mr. Carlidge stated that the ridge line is 44" above the roof deck. There is some depth between the ridgeline and the roof deck, so people will not be standing at the edge. One would not be able to see any people on the roof deck if one is close to the hotel.

29. The next member of the public, Richard Williams, 1 Abbot Avenue, asked what changes were made to the elevation designs to comply with NJDEP standards. Mr. Carlidge stated that there were no changes to the hotel. Only a small change to the floor level of the retail building was made but nothing to the architecture.

30. The next member of the public, Mark Kourey, 11 Seaview Avenue, asked if any HVAC units will be seen on the roof. Mr. Carlidge stated that the roof deck is 44" inches below the ridgeline of the gable roof. Any HVAC units are shorter than 44" inches and will be below the ridgeline. It will not be visible from any viewpoint of the building.

31. The next member of the public, Barbara Burns, 4 Ocean Avenue, asked if it is possible to eliminate the elevator override by using a hydraulic elevator instead of a traction elevator. Mr. Carlidge stated that either type of elevator would still require the same override which needs to be a certain height above the upper stop of the elevator. The elevator will be a machine traction elevator, but the override is required by code. The override needs a hoist beam three (3) feet above the cab. Since the elevator goes to the roof, the hoist beam is three (3) feet above where the elevator cab reaches the roof.

32. The next member of the public, Joan Venezia, 107 Mount Hermon Way, asked what the occupancy of the roof deck is and what its usage would be. Ms. Krimko objected to the question as it is not within the purview of the Commission. The Commission Attorney advised that Ms. Venezia could ask the question for informational purposes, but the Commission cannot consider the question. Mr. Carlidge did not answer. Ms. Venezia further asked if the parking garage goes underneath the hotel. Mr. Carlidge stated that it partially goes under the hotel. The portion underneath the eastern side of the hotel does not have the parking garage and is just empty space.

33. The next member of the public, John Krieger, 30 Ocean Pathway, asked if the north side of the hotel will be blocked by the condominium. Mr. Carlidge stated that the north side will be mostly blocked by the condominiums. One may be able to see some of the upper floors from the boardwalk. Mr. Krieger also asked if the three (3) balconies on the first floor of the east side are connected to a banquet hall or guest rooms. Ms. Krimko argued that the use is not relevant. Mr. Carlidge stated that there are no guest rooms on the first floor. The balconies are connected to the lobby space. Mr. Krieger asked if there is any thought to extend the retail into that space, which Mr. Carlidge stated there are none.

34. The Commission asked for clarification if the north side is visible from the Condominiums themselves. Mr. Carlidge stated that for the units facing that side, it would be visible other than the service area. The Commission further asked for clarification if the roof is actually a deck on top of the building. Mr. Carlidge explained that the perimeter of the roof is an asphalt gable roof that angles inward. At the ridge of the gable roof, the roof returns vertically to a flat roof deck that is lower than the top. The center of the roof is flat and is shielded from view by the pitched roof.

35. The next member of the public, James McNamara, 86 Asbury Avenue, asked if Mr. Carlidge would describe the old hotels in Exhibit A-6 as Queen Anne and iconic. Mr. Carlidge testified that he believes some are, but not all. The hotels with five (5) stories have an iconic presence. Mr. McNamara further asked if Mr. Carlidge could point out any commercial buildings in Ocean Grove today that are iconic. Mr. Carlidge testified that the Silver Sands is iconic. The newer house at the corner of Ocean Avenue and Pathway is iconic. There are not many large commercial buildings in Ocean Grove, so it is difficult to find a commercial building that is iconic. The post office is likely the most iconic commercial building in Ocean Grove, but the perception is that it is only one story. The post office is not Queen Anne, but it is from that era. Mr. McNamara further asked considering the Design Guidelines, what is iconic about the proposed hotel. Mr. Carlidge stated that the towers, the four (4) stories of porches, the location framing the oceanfront. The hotel will have more presence than any building in Ocean Grove other than the Great Auditorium.

36. Ms. Krimko presented the email from SHPO dated 5/12/20. The email speaks to the historic architecture just after the section that speaks of the archeological findings. Michael Calafati was the architect that prepared the SHPO report, whereas Mr. Carlidge did the design of the project. She stated that she will formally submit the email to the Commission.

37. The Commission discussed the procedure moving forward with the application at another special meeting. The Applicant agreed to submit revised plans addressing the Commission's and the public's questions for the hotel and return April 27, 2021.

#### **April 27, 2021 Hearing**

38. The Applicant returned to provide further testimony regarding the retail portion of the project as well as the condominium building.

39. Mr. Carlidge testified that the retail is on the western side of the boardwalk, immediately behind the hotel and runs north to the edge of the project. There is a breezeway connecting the boardwalk to the service area for residents and the public was walk through. It divides the one-story retail part from the retail on the first floor of the condominium. The retail is at the boardwalk elevation. The first 120 feet of retail is one-story, then an additional 44 feet for retail is the first floor of the condominium. The façade will have fiber cement siding. There is also a stained glass transom panel above the windows and the doors. The height of the door is 7 feet and the transom panel is 2 feet. The transoms will be Ocean Grove style/ "chicklet" fashion (stained glass perimeter with clear interior). There is an overhang awning above all of the windows

and doors, which projects 4 feet from the wall with brackets. The awning roof is standing seam zinc, which is similar to the Great Auditorium. Above the awning are more courses of siding, then a decorated frieze, which will be elaborately painted. Above the frieze is coping. The retail is differentiated from the hotel by having more glass, transoms, overhang roof material, and the frieze. There will be banner signs hanging perpendicular to the face of the building underneath the awning.

40. Mr. Carlidge further testified that the façade steps back by two feet at the breezeway to help differentiate the retail from the condominium. The awning is also larger here to cover the two feet. The retail on the first floor of the condominium receives the same treatment as the one-story part. There is a turret tower at the corner of the condominium as the gateway feature to Ocean Grove coming from Asbury Park. The metal awning stops at the tower to allow the turret more prominence. The tower is Victorian style similar to the hotel. The tower will use shake siding like the hotel. There is a flare at the second and third floor line. On the first floor, there will be a large rectangular sign saying “Welcome to Ocean Grove” as required by the Redevelopment Plan.

41. Mr. Carlidge further testified that the rear of the retail building has a single window per a retail space, which may be converted to a French door depending on the needs of the retail tenant. There will be a board-by-board fence near the hotel shielding the service area of the hotel.

42. In response to questions from the Commission, Mr. Carlidge testified that the height of the transoms is 9 feet, the eave of the awning is 10 feet and the top coping above the frieze is 18 feet. It is much lower than the hotel and condominium to allow for a more intimate experience. He can add a vertical trim board to separate the hotel and alter the color of the retail siding. The awning carries the retail all the way through the condominium to the turret.

43. In response to further questions from the Commission, Mr. Carlidge stated that the style he envisioned with the retail was a main street feel with Victorian characteristics. Using the frieze, brackets, and transom windows provides the Ocean Grove feel. He agreed to submit detailed plans of the brackets, transoms, and frieze

44. In response to further questions from the Commission, Mr. Carlidge clarified that the retail turns the corner at the turret. It wraps to a notch that breaks up the retail from the residential part. There is 2’4” elevation change between the retail and the residential. The retail is 1’4” above the boardwalk and will have a stair and handicap ramp. There is no need for railings, other than the handicap ramp, which will be a simple pipe rail. There is not a need to have railings to keep wheelchairs from falling off the onto the boardwalk as the flat section in front of the retail is eight (8) feet wide. The steps do not have to line up with the doors of the retail. There will be some different material or landscaping to demarcate the transition from the boardwalk to the flat section in front of the retail. The Applicant may be able to work with the grade near the boardwalk to eliminate the need for stairs and ramp.

45. The Commission raised a concern that a standing seam roof is inappropriate under the Design Guidelines. Mr. Carlidge stated that he wanted to differentiate the retail from the asphalt roofs elsewhere in the project. He testified that the Great Auditorium has a zinc standing seam roof, just this roof is only 4 feet wide, so he believes that it is appropriate. The zinc weathers better

than asphalt shingle and looks better when it has a patina. The Great Auditorium roof was approved by this Commission and the SHPO.

46. In response to further questions from the Commission, Mr. Carlidge testified that the frieze will be embossed, not flat. He can submit details. It will be made of a synthetic composite similar to Azek, so it can handle wear from the ocean air and weather.

47. In response to further questions from the Commission, Mr. Carlidge testified that he does believe that a vertical trim board is enough to differentiate the iconic hotel from the retail. The porch on the hotel also helps differentiate the buildings. He can add a notch to break it up if the Commission prefers. The five stories of the hotel and the one-story of the retail also differentiates the buildings. The change in color and treatments also contribute to differentiating them. Ms. Krimko added that the original North End Hotel had retail attached that did not detract from the iconic look of the hotel and was of period. The Commission stated that it is arguable whether the retail of the original hotel detracted from the hotel. The Commission also stated that the hotel was not built during the period in question. The Commission also stated that the original hotel had a different relationship with its retail stores, whereas this is like a tail coming off of the hotel. Mr. Carlidge argues that the original hotel was built in 1909 and opened 1911, so it was built at the end of the period in question. The original hotel spanned the entire 300 feet of ocean front at 5 stories. It was like a solid wall, where he decided against creating a solid wall across the entire frontage. The Commission argued that it looks to the past for inspiration, but it still has to decide if it is a comprehensively beautiful design. Ms. Krimko argued that the Commission cannot use "looks better" as a guidepost; it has to follow the Design Guidelines. The Commission is concerned that having the buildings connected is unusual and non-historical. Mr. Carlidge argued that any commercial main street would look like this.

48. In response to further questions from the Commission, Mr. Carlidge testified that the breezeway could not be switched to the end of the retail by the hotel because it would run into the hotel's service area.

49. In response to question from the Commission, Ms. Krimko stated that the Redevelopment Plan requires the gateway sign and that it has already been approved in the agreement. She agreed to submit to documents showing that the sign has been approved.

50. In response to further questions from the Commission, Mr. Carlidge testified that the windows in the rear may be converted to a door depending on the requirements of the retail tenant, but it will not be both a window and a door. There will be no more than the eight windows shown on the elevation drawings. Nothing will be converted on the front of the retail. Mr. Carlidge further testified that he will come back with details on lighting, but he anticipates using bracket lights that are consistent with Victorian style. He further testified that he does not have control over signage in the windows, but he would anticipate there would be some advertising in the windows. There are no plans for security grills over the windows and doors, but if they are needed, then can be designed to be inside the windows or to use laminated glass.

51. In response to further questions from the Commission, Mr. Carlidge that the overhang is 10 feet high, only one foot from the transom. The purpose of its location is to show

the transoms and to provide shadowing during the day, other than the morning. The Commission is concerned that the overhang is useless at providing shadows.

52. In response to further questions from the Commission, Mr. Carlidge testified that the brackets would get in the way of light fixtures. The doors opening outward may get in the way of light fixtures as well, however, the doors may be able to open inward if occupancy is less than 50. The total height of the retail is 18 feet; the back of the coping is 13 feet.

53. The Commission is further concerned that the transom windows look out of place on a retail building. Mr. Carlidge testified that he was trying to tie into Ocean Grove style that was different from the hotel. He often hears people say that stained glass transom windows "speak of Ocean Grove." He also clarified that "chicklet" windows are the same as Queen Anne windows.

54. The Commission is further concerned that the retail looks like a long tail off of the hotel. It is concerned with the long awning that it looks like a strip mall. Mr. Carlidge stated that he is open to changing the awning to break it up, possibly using cloth awnings to make it more beach-like. The issue with cloth awnings is that they would be taken down in winter and the façade would be barren. In response to concerns from the Commission regarding the spacing of the brackets, Mr. Carlidge testified that the brackets are not uneven. They flank the windows or doors, so they are at 6 feet apart or 8 feet apart, which creates a rhythm. There are other brackets that flank the breezeway. While the Commission understood Mr. Carlidge's rationale for bracket spacing, they voiced concerns that the result was still irregular and non-historic.

55. In response to further questions from the Commission, Mr. Carlidge explained that the awning stops at the tower because he wanted the verticalness of the tower to dominate. There is a flare instead of the awning. The Commission is concerned that the flare does not match up with the awning. The Commission is further concerned that the tower seems blank without the awning and it looks like the awning is just missing from the tower. Mr. Carlidge stated that he could add an awning that goes around the tower.

56. In response to further questions from the Commission, Mr. Carlidge testified that the projections of the condominium, extend two (2) feet and onto/over the awning. The Commission is concerned that the proposed porches are inset balconies, which do not align historically with Ocean Grove.

57. In response to further questions from the Commission, Mr. Carlidge testified that the frieze has coping on top and that it does end at the Condominium building. He also agreed to submit detailed drawings of the brackets. He also stated that he could add some architectural elements to highlight the entrance of the breezeway to make it more inviting. He further explained that the breezeway is covered by the roof and is like a tunnel, but he could remove the roof. An issue with removing the roof would be a loss of continuity with the retail under the condominiums. In response to comments from the Commission, Mr. Carlidge stated that he could connect the façade, but remove the roof. He also clarified that the breezeway is pedestrian only. He further clarified that it leads to a system of walkways that connect to all the buildings and the fifteen (15) parking spaces in the interior of the Property. There will be extensive landscaping in the interior. He also clarified that the berm is toward the western part of the Property and has an elevation

change of 3-4 feet. The walkways lead the public to the lake or Spray Avenue. The service area is shielded from the public on the interior of the property.

58. In response to further questions from the Commission, Mr. Carlidge testified that the reason he created continuity with the retail was because that is what was originally along the boardwalk. He could have designed the east side as three (3) separate buildings, but he felt that the retail deserved continuity. The Commission is not so much concerned with continuity, rather just the way it is done. It would like something to break up the long awning. It can be consistent, but the Commission would like some rhythm instead of one long awning, similar to the Asbury Park boardwalk.

59. In response to further questions from the Commission, Mr. Carlidge testified that the walls dividing the retail stores will be at the center line of the window using a Mullion wall. He stated that he could do individual windows so a Mullion wall will not be needed. The Commission is concerned that a Mullion wall is contemporary, and the Design Guidelines do not use Mullion walls. Mr. Carlidge argues that you cannot see a Mullion wall from the outside. The Commission would like the walls to connect to walls, not windows. It wants the walls to look like they have been there a long time. Mr. Carlidge stated that he can reconfigure the design so the walls will connect to an exterior wall.

60. Mr. Carlidge next testified as to the larger of the condominium buildings. The building goes along the lake. The corner is anchored with the tower/turret with the retail on the first floor. There is a break next to the tower with inset/outset balconies; two (2) feet outset, four (4) feet inset. The balconies are then complemented with projected bay windows, which are only on the second and third floor to differentiate from the balconies. The inset balconies are in the Ocean Grove style, such as the Silver Sands, 122 Pilgrim Pathway, Alaska Hotel, and other condominiums in Ocean Grove. The balconies are required by the Redevelopment Plan to break up the mass of the building. The balconies accomplish that by creating shadow lines. The shadow lines are more prominent on the north elevation as the east faces the sun in the morning. There is a rail along the ridge of the roof to break up the roof. There is a stairway that rises above the roofline. The Commission did not question the importance of including balconies. They questioned the historical appropriateness of using so many balconies of this sort, since "inset" balconies are not appropriate to the period of significance.

61. In response to questions from the Commission, Mr. Carlidge testified that the three rows of windows at the center of the east elevation are actually the stairway. The Commission is concerned that it looks like the windows are on the floor line, like basement windows. Mr. Carlidge stated that he could mitigate that look by using vertical panels to connect the windows, perhaps board and batten. He further testified that the roof of the stairway is a cut off gable. It cannot have a shallow peak because that would make it Mansard roof, which is not allowed by the Design Guidelines. He further clarified that the roof is a flat roof with sloped perimeter similar to a parapet roof. The Commission is concerned that the roof looks squatted, which does not match Ocean Grove. The slope of the roof is five feet vertically and the hotel roof slope is bigger. Mr. Carlidge offered that he could do a vertical façade with a cornice line at the top.

62. In response to further questions from the Commission, Mr. Carlidge testified that he used a similar tower to the hotel to frame the corners of the whole site. One would not see the tower on the condominium from Ocean Grove, but one would see it as they come from Asbury Park. The tower on the condominium is not as tall as the hotel towers. The tower on the condominium is 24 feet wide. The commission is concerned that the tower is too big and does not match with Ocean Grove. Mr. Carlidge testified that it is Queen Anne style and that the Redevelopment Plan requires the bigger tower to make it functional. Towers and turrets on Ocean Grove homes are smaller as they are appendages to rooms, Mr. Carlidge reported that the Applicant had programming requirements that tower spaces had to be large enough to be functional. The Commission is concerned that the tower looks like a stubby pencil. The Commission commented that the tower could have been inset to be part of a room. The Commission is also concerned that the tower is just a wall of shingles.

63. The Commission is also concerned with the railing on top of the roof not fitting in with Ocean Grove. Mr. Carlidge testified that he added the railing to break up the roofline/parapet. He believes the railing captures the spirit of Ocean Grove. He thought a constant coping line would be too much. The Redevelopment Plan says to vary the roof. The building is a Queen Anne form having porches, towers, and inset balconies for shadow lines. He agreed he will work on the stairway. The Commission is still concerned that the roof is not in the Design Guidelines. The Commission disagrees that the building is a Queen Anne form as a sloped parapet roof is not Queen Anne, the tower looks like a defensive tower on a castle, the inset balconies are not Queen Anne. The Commission is also concerned that the two (2) feet bump out of the porches is not enough. Mr. Carlidge argued that the Sprayview Condominium has four stacked porches like this. The Commission noted that Mr. Carlidge's example of the Sprayview Condominium, was not built during the period of significance. The Commission is further concerned that banks of windows, 3-across, is not Queen Anne but rather a more modern configuration of windows. Mr. Carlidge argued that there are triplet windows all over Ocean Grove; 115 Central Avenue, the house across Spray Avenue, Ocean Avenue between Abbott and Broadway. The three (3) windows on the condominium also have posts between them.

64. The Commission is concerned that the building is more modern than was expected; more modern than the Design Guidelines allow. The Commission explained that most of the triplet windows cited as examples by the architect are, in many cases, not original to the properties cited. The Commission is concerned that it is not Queen Anne as it has Tuscan columns and 2-over-1 windows. Mr. Carlidge stated that he used a variety of porch railings and used a square rail. The Commission is also concerned that the paneling with the triplet windows makes it look like a wall of nine (9) windows. The Commission is concerned that the building looks more like something that would be built in Asbury Park than Ocean Grove; that it is too contemporary. The Commission believes the proposed design is lacking in more than just appropriate ornamentation. The Commission expressed concern that the bays above the awning feels like they are floating, the tower doesn't seem to match or be well-integrated into the body of the building, and the roof line does not look like anything else in Ocean Grove.

65. Mr. Carlidge next testified as to the north elevation of the larger condominium building. The retail from the east elevation turns and continues for 30 feet on the north elevation of the building. At the end of the retail, there is an inset with an access door to the residential units.

It creates a break from the corner of the building. Above the access door are inset balconies for a deep shadow line. Moving west from the inset balconies are a bank of windows, then a set of porches. There is pent roof between the third and fourth floor porches. The lower porches have the same railing as the east elevation porches and add a vertical element. The porches are projected out and have piers of brick with lattice at the base. The porches are capped with a gable roof with an open arch in the middle with a railing. The gable is shingled with corbels. The gable is atop the parapet roof. Moving further west along the north elevation, there are projected bay windows. These bays have two (2) windows instead of three (3) like the east elevation. He stated that he intends to add more paneling to the bay, which does not go to the fourth floor. West of the bays is a repeat of porches. After the repeat of porches, there second half of the building drops to three stories. There is a step down of the roof. The projected bays also step down a floor. There are two sets of porches like the first half just without the fourth floor. At the western corner is an open turret which is accessible from the roof deck. There is a stairway accessing the roof with a pyramid roof cap. The side of the gable on the west elevation can be seen through the open turret. The gables above the porches are only twelve (12) feet deep. There is a water table/band at the third floor of the tower/turret. The façade of the north elevation creates a rhythm to the building.

66. Mr. Carlidge next testified as to the south elevation of the larger condominium building. The elevation drawing shows a cut out of the retail. There is only one set of porches with the gable element on the south elevation. This set of porches has the gable element below the parapet roof. The main entrance has a zinc awning above it like the awning of the retail to differentiate and highlight that it is the main entrance. There are recessed porches right next to the entrance. The first floor west of the main entrance has French doors which open to the grass. This is an amenity space, such as a gym. The French doors allow residents and guests of the gym to workout outside. The roof steps down similarly to the north elevation, but further west. There is a square stairway with a pyramid roof. One can see the turret and gable side of the west elevation from the south elevation.

67. The Commission expressed concern with the multi-story stacks of three (3) windows. The Commission expressed the same concern with the porches projecting only two (2) feet, similar to their same concern on the east elevation. The Commission also expressed concern that the gable elements above the porches are not historical. Mr. Carlidge stated his inspiration is from 73 Main Street, which has an arch in a gable. The difference is that the arch on 73 Main Street has board and batten and is covered by a true gable roof-form that meets the upward slope of a hipped roof. The gable-form proposed by the Applicant is both open, and floats above the ridgeline of the parapet roof. The Commission interprets the proposed gable-forms, with their open arches, post-modern since they do not connect to anything; they are like a stage set. The Commission stated a real gable, one that spanned the roof and connected to a gable on the other side of the building, would be historic. Mr. Carlidge explained that the gable-forms break up the parapet roof and cap off the porches, which he believes should be an acceptable solution. The Commission disagreed believing instead that free floating gables are not historical.

68. The Commission further expressed concern that roof decks are not conforming to the Design Guidelines. In response to questions from the Commission, Mr. Carlidge testified that the roof deck is not one big roof deck on two levels. The roof deck above the fourth floor is less than 3,000 square feet and is toward the eastern side of the roof. Because it is under 3,000 square



feet, the roof deck does not need an elevator. The lower deck has access from the hallway of the fourth floor, which is accessible from the elevator on the fourth floor. The roof deck will have a railing to keep people from parts of the roof that are not part of the deck.

69. Ms. Krimko then objected to a question regarding the use of the roof deck as irrelevant. The Redevelopment Plan already approved the roof deck. The roof deck is not an architectural element, it is a use. The Commission argued that it is not concerned with the roof deck, rather the hollow gables since the Design Guidelines do not allow faux features. The Commission added it would be better if the gables looked more like a roof over a porch with a back, as the way they are designed, it looks disconnected. Mr. Carlidge stated that he could make the gables deeper.

70. In response to further questions from the Commission, Mr. Carlidge testified that the inset balconies above the access door next to the retail are the balconies for the corner units. The door opens west, so you cannot see the door on the south elevation. The newel post appears off-center because it is at the corner of the angle of the building planes. The angle is approximately 20 degrees. He believes that the newel is a strong element that breaks up the look.

71. In response to further questions from the Commission, Mr. Carlidge testified that there are not stairs to the first-floor porches because stairs would have to extend into the right-of-way of the lake walkway.

72. The Commission expressed concern that the building looks like a modern apartment building with inset balconies that do not have stairs to grade. The Commission is also concerned where the roof line drops to the third floor: the building looks like its sinking and that it is a huge wall. Mr. Carlidge argued that the porches and bays create a break and shadow line every 12 feet or so to break up the huge wall. The largest expanse without a break is 20 feet in the middle where the roof drops to the third floor. The Commission remained concerned because the Wesley Grove condominium, across the lake in Asbury Park, has similar breaks and appears visually massive.

73. In response to further questions from the Commission, Mr. Carlidge testified that the set of balconies in the center of the south elevation do not have windows because they are next to the stairway. He added balconies because the windows for the landings would not align with other windows. The balconies are accessible with a French door on the side of the balcony from a unit. Because the balconies are to private units, having windows for the stairway there would create issues with privacy.

74. The Commission expressed concern that the triple doors on the first floor of the south elevation make the building look institutional. Traditional hotels do not have such doors; these look modern. The Commission is also concerned with the single windows on the western end of the south elevation being unevenly spaced in a way that is non-historic to traditional fenestrations. Mr. Carlidge stated that part of those windows are at the landings of the stair tower. The other windows are centered in the bedroom. To center the windows on the exterior, the window would be in a closet. He believes that the single windows are a refreshing break from the rest of the windows.

75. In response to further questions from the Commission, Mr. Carlidge stated that the balconies above the retail on the south elevation have a door on the side. A window cannot be put there because of a closet. He could put a faux “dummy” window there. He also testified that the doors on the porches are not centered because it is a living room. The living room furniture is justified toward one side of the room and the door is on the other side of the room. The Commission responded that the designing should first focus on the outside, and then to adapt the interior to the chosen design.

76. Mr. Carlidge next testified as to the west elevation. He stated that the single windows are part of the stair tower with a blank wall. The window is at the egress of the stairs. There is a door on the ground level outside the stairway, which is in line with the windows. The balconies have small windows because the kitchen counter tops are just below the windows.

77. In response to questions from the Commission, Mr. Carlidge testified that the distance to the second condominium building from the western side of the first condominium building is approximately 48 feet. Only the people in the second building will see the western façade. All of the railings on the porches and balconies are 36”. He stated that he may be able to lower the windows on the balconies to be in line with the railing.

78. In response to further questions from the Commission, Mr. Carlidge testified that the door to the stairs has only one bracket for the awning above it because the other end is on the wall, but he can add another bracket near the wall for symmetry.

79. The Commission expressed concern with several unique issues on each façade; primarily the absence of consistency. The Commission expects the overall design to be addressed but will wait for the unique issues to be addressed and see how much that improves the overall design. The Applicant agreed to meet with the Commission’s Tech Subcommittee to review outstanding non-conformities and try to resolve them before returning to the full Commission for another meeting.

#### **April 19, 2022 Hearing**

80. The public hearing process resumed with Ms. Krimko summarizing the progress made to date. The Applicant had attended two previous hearings and revised the plans. The Applicant had also attended two technical review meetings with the Commission’s professionals. She believed the Commission was too narrowly focusing on whether the Design Guidelines were being followed. She reiterated that the Applicant’s plans were part of the Township’s Redevelopment Plan, reminding the Commission that such plans had already been approved by the Township Planning Board. She argued that the Redevelopment Plan as approved by the Governing Body supersedes all other ordinances and superseded the Design Guidelines in the event of conflict. She stated that the Commission had offered input into the Redevelopment Plan and in spite of the Commission’s many criticisms, the Redevelopment Plan was still approved by the Governing Body. She argued that the site plan was submitted to the Commission and the Commission stated that the site plan was not in compliance. Ms. Krimko believes the Governing Body “overruled” the Commission with respect to compliance with the Redevelopment Plan.

Nevertheless, she argued alternatively that the application is in compliance with the Design Guidelines. There are some things that are regulated by the Redevelopment Plan, such as amount of buildings, massing, and scale. She argued that the Commission is taking a "second bite at the apple," which it is not allowed to do. The Commission Attorney rejected such assertions, responding that the Redevelopment Plan expressly requires any site plan also comply with the Design Guidelines.

81. The Applicant's Architectural Historian, Janet Foster, appeared to testify on behalf of the Applicant. The Commission asked Ms. Foster if she had ever before testified before the Commission. Ms. Foster said she had not. The Commission asked Ms. Foster if she had published anything regarding Ocean Grove or the Ocean Grove period of significance. Ms. Foster reported that they had not. Ms. Foster testified that she has been working on this project for a year and has reviewed the technical review letters, attended the meetings, and visited Ocean Grove and is able to provide expert testimony on historic architecture and architectural history. Ms. Foster introduced a color rendering of the proposal, a total of six (6) pages as Exhibit A-7. She also introduced a Power Point she prepared as Exhibit A-8.

82. Ms. Foster testified that the proposal is a complex of buildings; condos, retail, and a hotel. She studied the Queens Anne Victorians of Ocean Grove and worked on the plans to comply with that aesthetic.

83. Ms. Foster testified first as to the design of the hotel on Ocean Boulevard. The visual focus will be the front door as one drives on Ocean Boulevard toward the hotel. There will be porch extensions all along the front. The details of the design can be read for a distance. The colors were chosen from the Commission's palette. Ms. Foster testified that there was a hotel at the North End location built in 1910-11 in the colonial revival style. The hotel was demolished in 1979-80. She testified that the proposal is consistent with the commercial guidelines with Queen Anne and Ocean Vernacular Seaside design elements. The proposal does not follow the design of the original hotel. The original hotel was an outlier in its own time. The proposal will use new, modern materials, but will follow the Queen Anne style guidelines.

84. Ms. Foster testified that the design would complement the neighboring buildings. She testified that the hotels just south of the subject Property are not quite Queen Anne style. To the west is a five (5) story hotel that was renovated in the early 21<sup>st</sup> century. Early hotels in Ocean Grove were just boxes of 3-4 stories tall with only porches to distinguish them. She testified that Queen Anne Victorians are asymmetrical, but the old ones in Ocean Grove were symmetrical. The proposed five (5) stories of the hotel is consistent with the old hotels of Ocean Grove. The proposed hotel will be more of the Queen Anne style than the remaining old hotels of Ocean Grove. It is not a reproduction of the previous building.

85. Ms. Foster testified that the retail building will be single story and helps break up the aesthetics between the hotel and the condominium. The condominium is less Queen Anne than the hotel. It is Queen Anne inspired. The hotel reflects some of the aesthetics of the nearby Majestic Hotel with a flat pitch in the middle of the roof to meet the height restrictions. The hotel will have a steep roof and will be a hip roof. The roof will have asphalt shingles with a floral and stripe pattern on the turrets.

86. Ms. Foster testified that the old North End hotel had an elevator shaft on the exterior of building. The purpose was to advertise that the hotel had an elevator. The proposed elevator shaft will be more subtle. The head house of the elevator will be set 25 feet back from the exterior. With the hip roof, the head house will be hard to see from the street. The hip roof pyramid at other existing hotels will be adopted in the Applicant's hotel. She testified that bell towers are not used in Ocean Grove.

87. Ms. Foster testified that the Queen Anne Victorians around town inspired the design colors of the proposed buildings. There are vertical boards to fill in spaces in the façade, which have limited use in Ocean Grove, but the guidelines allow them. She testified that the doors of the hotel will be the focal point with large windows at the top in a Queen Anne style along with side lights. The windows of the hotel are sashed in a two-over-one style with some as two-over-two, Queen Anne boxed, or six-over-one, which is also in the Colonial Revival style. The windows provide natural light.

88. Ms. Foster testified that half timbering will be used in the gable dormers. The half timbering imitates houses in England and is part of the Queen Anne style. The old rules of the Commission required wood siding, however the current rules setting the guidelines allow for composites. The columns are Doric with square railings, which fits within the Queen Anne style. The guidelines allow for the Doric columns although it is usually a mid-century upgrade. The façade includes inset porches, which is common in Ocean Grove and is traditional. The porch railings are taller than Queen Anne style railings in order to meet safety code. In order to keep some semblance of the lower Queen Anne style railings, they will be capped with a second railing on top.

89. Ms. Foster testified that the light fixtures will be down lights by the retail building and acorn-style elsewhere. The colors being used come from the suggested palette. The materials used will be modern for fire safety. The aesthetic design breaks up the mass of the building. The underside of the porches will be tongue and groove slats painted in pale blue. The retail buildings are new buildings but will be formatted to fit. Flags will be added to the top of the retail and hotel buildings, which is period correct and helps create some movement to the aesthetics.

90. Ms. Foster testified that the plans presented are 95% complete. The columns on the dormers will be removed and the upside-down windows will be removed as per the technical review comments and to be more compliant with the Queen Anne style.

91. The Applicant's Architect, Stephen Carlidge, AIA, resumed his testimony on behalf of the Applicant. He reviewed both Exhibits A-7 and color drawings of the hotel elevation, which were marked as Exhibit A-11. The color drawings include one with shadow and one without shadow. He testified as to the changes made to the façade. The dormers are to be varied with the center one being different. There will be a central porch rising four (4) floors up. The second floor central porch has a different railing. There is a horizontal band around the building in line with the second and third floor porch railings. The Juliet balconies have been removed. There will be color shingle siding on the towers. There will be diamond elements higher on the roof of the towers. He further testified that the windows are Queen Anne style or "Chiclet" style with six-over-one on the

first floor. The first floor windows are also taller than the other floors. The signage of the hotel will a simple horizontal sign above the front door.

92. Mr. Carlidge testified that there have been some changes to the roof. The elevator head house has been setback further. The roof will be a simple hip roof with a notch. You will not be able to see the roof of the head house unless you are 102 feet away from the hotel and to see more than just the roof of the head house, you would have to be 324 feet away from the hotel. The head house will not be noticeable as the porch and towers being the focal points of the façade.

93. Mr. Carlidge testified that the light fixtures will be Queen Anne wall lanterns at a height of 13 feet. The lights will flank the doors and porches. The lights will be under 3000 kelvin and will look like incandescent bulbs. The lights will be controlled by a central time clock and will be uniform on the building. Hotel guests will not be able to control the lights.

94. Mr. Carlidge testified that there will not be any ceiling fans on the balconies. There will be internal rain drainage, so no gutters will be visible outside. The porches drain off the front. Some changes to the columns are that the columns on the dormers are to be removed and brackets in place instead. This allows for lighting by the dormers.

95. Chairperson Osepchuk asked Mr. Carlidge to speak to the proposed location of the handicap ramp at the Hotel's front elevation. Mr. Carlidge testified that handicap access has now been located on the west side of the hotel as the porch is at grade there. On the east side of the hotel, the small windows will be eliminated next to the towers and replaced with two-over-one windows. The lighting will be symmetrical near the double doors. There is a water table band with a color change along the second floor with a smaller band along the third floor.

96. Mr. Carlidge testified that the north side façade will have diamond pattern in the siding, but smaller than on the drawing. There will be dual window dormers, which he believes appropriate and proper for the rooms. He has added panels that mimic windows and added water table bands.

97. Mr. Carlidge testified that the retail building is not an extension of the hotel. There is a three-foot break between them. The hotel has a brick masonry base, whereas the retail is on ground level. The awning of the retail shops has a zinc roof, which is appropriate for Ocean Grove as it is on the Great Auditorium. The zinc roof mimics and older appearance of a lead roof. The retail building faces the beach. He testified that the awning doesn't really go against the guidelines as the alternative would be to use modern metal such as aluminum. The awning is supported by brackets. Gooseneck lighting will be added and has been approved by the Commission before. There will be a simple crown with the brackets.

98. Mr. Carlidge testified that railings are not needed for the retail building as it is less than a foot above the boardwalk. The only railing will be needed for the handicap ramp, which will be 1.5" galvanized pipe and 34" in height. The handicap railing is required.

99. Mr. Carlidge testified that in response to comments from the Commission, they have changed mullion thickness to accommodate interior walls, they added lighting to the retail

section centered over each pair of doors, and they eliminated the ornamental pediment atop the retail spaces and replaced it with a simple cornice. There will be a half-timbered gable above the walkway tunnel. The tunnel will have a pergola to allow natural light in the tunnel. Windows will be added to the retail spaces along the tunnel. The Commission asked if all of the changes Mr. Carlidge was describing are included on the most recent set of drawings. Mr. Carlidge responded that he would get to that point as soon as he finished his review.

100. Mr. Carlidge testified that there will be retail below the condominiums. The metal awning continues from the retail building. The balconies of the condos interrupt the metal awning, which he feels fit with the Queen Anne style. The both bay windows of the condos have been changed to box-bays. Vertical boards would have been used in the time period, but they didn't have Azek. The current drawings show these balconies with a single door and a sidelight. Mr. Carlidge agrees with the Commission that these are inappropriate, so they will remove the sidelight. The windows will be two-over-one at the stairway and not "upside-down" windows as initially proposed. The Chairperson asked for clarification on the position of the box-bays; "do that sit on top of the standing seam roof?" Mr. Carlidge testified that they will interrupt the slope of the standing seam roofs.

101. Mr. Carlidge testified as to the north elevation of the condos. He testified that he raised the roof from the initial plans by two (2) feet. The roof looks like a hip roof. There is differentiation between the four (4) story and the three (3) story parts of the building. There are four (4) gables that extend onto the roof, which gives the appearance of a cross gable with the hip roof. There are two (2) horizontal rails on the roof. In response to suggestions from the Tech Committee, Mr. Carlidge agreed these balconies were overlit and has modified them to include a single light fixture along the latch-side of each single French door. The lights will be controlled by a time clock as with the lights of the hotel.

102. Mr. Carlidge testified that the building is not townhouses. The building is large in order to meet the number of units. There are small design elements to break up the look of a large building. They include towers, recessed balconies, porches with gable roofs above them, and the third floor has bay windows. There are different colors used also to break up the size. The first floor porches are four feet above grade. There is Type A adaptable handicap access. There are no handicap ramps to the porches because the ramp would have to be 48 feet long to reach the height of the porches.

103. Mr. Carlidge testified that the columns are Doric with plinths. There is an open turret at the top of the tower with a hung light fixture inside. The fixture is a pendant light in Victorian style. There are no ceiling fans on the porches. There are railings on the roof that are internal to the roof, which will limit occupancy on the roof. They are the same style as the rest of the railings on the building. The railings at the top of the gables can be removed. The south entrance to the condominium building has a canopy in the same style at the retail building. They have also included light fixtures on the three balconies on the south elevation that sit above the retail space. The same standing seam zinc roof is proposed for over the main entrance to Condo Building One on the south elevation.

104. Mr. Carlidge testified as to the smaller building to the north. He testified that he could remove the railings on the roof. He is not raising the roof on Condo Building Two. The open turret on the smaller building will have the same fixtures as on the larger condominium building. There are vertical timbers with horizontal boards behind in all of the gables. The porches and the bay windows are the same as the larger building.

105. Mr. Carlidge testified that the western façade has projected bay windows as are appropriate to the Queen Anne style. The bay windows are differentiated with the water table band. On the roof, there are enclosures for stairways.

106. The Commission noted the delineation of the northeast roof deck on Condo Building One appears larger on the drawings presented than on the earlier drawings made available to the Commission. The Applicant's second Architect, Justin Calvert, testified that the roof deck is the same square footage as the previous plan, though due to changes in the roof elevation, the coverage assumed a different configuration. The square footage, however, remains the same as indicated on the earlier drawings. The gables are 25 feet deep on Condo Building One, but the gables are 12-15 feet deep on Condo Building Two.

107. Mr. Calvert testified that the gables do not have a door. It is open visually. The depth allows for some darkness and that one cannot see through the gables from the street. The Commission asked when they could expect to receive drawings that include all of the proposed changes spoken of during this meeting. Ms. Krimko indicated she will immediately be submitting color renderings she will also submit a copy of Ms. Foster's Powerpoint Presentation, because it has been moved into evidence. Ms. Krimko indicated the Commission can expect to receive revised plans and revised color renderings within "days not weeks." Drawings are expected by 29 April 2022. The Commission and the Applicant agreed to share a list of available dates through May and June.

### **June 8, 2022 Hearing**

108. The Applicant returned to resume the public hearing process, introducing revised plans submitted to the Commission on 5/11/2022 (marked as Exhibit A-9), together with a color rendering also submitted on 5/11/2022 (marked as Exhibit A-10).

109. Mr. Carlidge drew the Commission's attention to Exhibit A-10 and testified to the plan revisions. On the south elevation of the hotel, the two (2) shed dormers were changed to gable dormers to match the other two (2) dormers on the south elevation. There are brackets instead of columns on either side of the dormers, which are consistent with Queen Anne style. The dormers were widened to allow for brackets and wall lanterns on each side of the dormer. On the rear of the hotel, the diamonds in the cedar shakes were reduced in scale by 20% in response to comments from the Commission. On the East elevation, the gap between the hotel and the retail was not big enough, so he added a solid board with bright color to differentiate the buildings. There is store front glazing along the side of the breezeway to allow people to see into the retail shops from the breezeway. All of these modifications were made by the Applicant in response to earlier feedback from the Commission and were conforming.

110. Mr. Carlidge testified as to the changes on the north elevation of the condominium. He removed the railings from the ridgeline of the roof. He extended the gables above the porches to a depth of 25 feet. He testified that they are not façade embellishments, rather roofs. On the east elevation, the stair tower had small windows. Now the windows are the same size as the other windows on the east elevation. He removed the side lights from the French doors on the balconies and replaced with a Victorian lantern. The lantern is required by code. The balconies at the notch on the north elevation by the retail now have paneling at the back to resemble windows. He added finials to the peak of the towers as he had on the hotel towers. The small condominium building has similar changes to the larger condominium; remove railings from roof ridgeline, extend gable forms, sidelights removed from balconies.

111. Commissioner Shaffer commented that she is also an architectural historian. Ms. Krimko objected that she should be able to cross examine Ms. Shaffer, which was rejected by the Commission. The Commission attorney explained that Ms. Shaffer is not providing testimony, rather just making comments based on her position as a Class A member of the Commission. The Commission attorney elaborated that the municipal ordinance creating the Commission requires a Class A member be an architectural historian; Ms. Shaffer was appointed by the Governing Body as a Class A member, and that she is making comments as a Class A member.

112. Commissioner Shaffer commented that the application is not sufficiently contextual to the historical architecture of Ocean Grove or the Design Guidelines. The buildings should be anchored in the Ocean Grove period of significance, which is 1870-1910, and the Design Guidelines. The forms, scale, and massing were discussed in previous hearings. The buildings are not grounded in the period of significance, therefore do not conform to the ordinance.

113. Commissioner Shaffer provided comments on Ms. Foster's power point testimony. The power point uses a current picture facing north on Spray Avenue at a building that was after the period of significance. In the 1880s, the area was a tent village. Three buildings highlighted by Ms. Foster around the North End (the LaPierre, Sprayview, and Seaside Hotel) exist today in highly altered forms. Those buildings are now of the 1980s and 1990s. The old photo of the LaPierre featured in Ms. Foster's presentation is from the 1940s and is a big square. The new photo is from a different angle from the old photo and doesn't show its true form. The LaPierre now has an extra floor that was added in the late 20<sup>th</sup> century. The LaPierre has lost its monumental entryway and now has a grid of balconies. Ms. Foster omitted the older picture of the LaPierre from the book that the 1940s photo was from. The omitted picture would have shown that the LaPierre was a box, but fancier. It had a deep porch with stairs on Wesley Lake. It had tall vertical balconies with cornice; not the flat box from the 1940s. The Sprayview picture is from the period of significance, but today has lost its historic roof line with an additional floor.

114. Ms. Krimko objected, arguing that while the Design Guidelines may need to be followed, examples from the period of significance are beyond the scope of that review. According to Ms. Krimko, the question for the Commission to consider is whether the design is in the spirit of Ocean Grove or meets the Design Guidelines. How other buildings have changed is irrelevant. Her objection continued those statements made by Commissioner Shaffer are either factually inaccurate or are not within the jurisdiction of the Commission, and that her objection was ongoing. She added that stating that the North End was formerly all tents disregards the Redevelopment



Plan. The Design Guidelines do not require a replica of what was there before. The Commission acknowledged Ms. Krimko's ongoing objection, but stated that Ms. Foster opened the door to comment and critique of her testimony.

115. Commissioner Shaffer continued her comments that the Seaside Hotel was rebuilt in 1988 and is now condominium. It is substantially different from the previous building. Commissioner Shaffer also critiqued Ms. Foster's use of the Majestic, Ocean Queen, and Alaska Hotel as examples of Queen Anne hotels. The pictures used of those buildings are around 1900. They have turrets, which is only one way to designate a Queen Anne; it's all about verticality. Commissioner Shaffer stated that the Design Guidelines define turret or tower as the same thing; a small, but prominent corner tower with conical roof, hexagonal or octagonal base, steep angle roof sides that come to a high central point.

116. Commissioner Shaffer commented that the proposed hotel is 120 feet wide, which is the width of four (4) typical Ocean Grove lots. Each tower is 30 feet wide, including the porch, taking up half of the façade. The towers are not historic forms as defined by the Design Guidelines. They are supersized and are out of proportion with the façade and historical examples. The Majestic is only two (2) lots wide and had two (2) small turrets. The Ocean Queen had a tall slender corner tower of 15 feet wide with one (1) lot of frontage on Ocean Avenue. The Alaska hotel was two (2) lots wide and had two (2) 12-foot-wide towers. Although there were some hotels that were four (4) lots wide in the period of significance, it doesn't mean that the design elements should be supersized. The technical review report by the Commission stated that the towers with the diamonds feel "Disney-esque." The Ocean Villa was used as an example by Ms. Foster of a tower with diamonds, but that turret was only 8.5 feet wide and the diamond was small.

117. Commissioner Shaffer commented that the "dormers" proposed do not fit the definition of a dormer per the Design Guidelines, which define dormers as: small window with its own gable, shed, hip, or arch roof projecting from a sloping roof. The east elevation of the hotel does have a dormer between the tower and the porches. However, to the right of that dormer, they are mini gables with double doors that lead to a recessed balcony. That is not a dormer nor is it part of the historic vocabulary of Ocean Grove.

118. Commissioner Shaffer critiqued Ms. Foster's example of the Silver Sands as an example of inset porches, however, they were added later than the period of significance. The second floor used to be wide open air porch, where the guidelines stress open air porches. The guidelines are specific on the difference between porches and balconies. Porch is a spatially defined and covered open air area immediately adjacent to a structure with architectural design of the dwelling; a framed, one-story, open air enclosure. Balcony is open air uncovered porch with direct access from the interior of the dwelling only and are usually on upper levels. Porches and balconies stick out from the exterior wall and protrude to break up the wall surface; usually six (6) feet deep.

119. Commissioner Shaffer commented that the proposed condominium does not have historic porch forms as they sink into the building and only peek out by two (2) feet. The Alaska was proffered by Ms. Foster as an example of keyhole balconies, but it was rebuilt from a fire in 1919. Originally, the Alaska was two houses that were combined to make a hotel, which was

typical of Ocean Grove. The keyhole balconies are an artifact from when it was combined. The Ocean Pathway houses were also proffered as an example of keyhole balconies, but they all project from the face of the building; not submerged. The proposed condominium is a modern version of a balcony. Ocean Grove has many condominiums to pull inspiration from for the proposed condominium to conform.

120. Commissioner Shaffer commented that the proposed hotel and condominium have non-historical roof forms. The definition of a roof is: something that covers and shelters a building. The central part of the proposed roofs is surrounded by a “hipped” form, but the guidelines call for traditional roof forms with a central ridge. A hip roof has uniform slope sides that extend from a central ridge, line, or point. A gable roof has a central high point or ridge with two (2) slopes to either side. The proposed roofs do not have central ridgelines. They are like donuts of faux roof forms. The Majestic was used as an example, but it is a Mansard roof. The nomenclature the Applicant used to describe the roof changed multiple times to try to justify the proposed roof. Roof decks are also not historical forms and the guidelines are explicit that roof decks are to be held as against the spirit of the architecture of Ocean Grove. Roof decks are not in the period of significance. It would be seen from far down the boardwalk. She commented that the joy of Ocean Grove is to see a variety of roofs, even flat roofs.

121. Ms. Krimko asked if she could ask for clarification from Commissioner Shaffer. The Commission attorney stated that Commissioner Shaffer is not a witness, but Ms. Krimko may contest her comments with other testimony or in closing statement. Ms. Krimko renewed her objection as it relates to any items the Commission does not have jurisdiction over by virtue of the Redevelopment Plan. The Redevelopment Plan supersedes any ordinance, including the Design Guidelines. The Governing Body and redevelopment agreement already approved the proposal. The Commission acknowledged the ongoing objection.

122. The Commission next discussed the Tech Review Report, appended to this Resolution as **Appendix A**. The Chair stated that new construction should repeat and emulate the design, style, and themes appropriate to Ocean Grove’s architectural heritage. The first design guideline regards Form, Height, and Mass. Height was already determined by the Redevelopment Plan, so it is not available for discussion. The Redevelopment Plan provides the core design concepts that all structures shall be consistent with the historic style of Ocean Grove, which is the basis that the Commission is using. Ms. Krimko objected to that characterization. The Commission is not governed by the Redevelopment Plan; only by the Design Guidelines. The Commission clarified its statement that the Applicant is directed by the Redevelopment Plan. The Commission attorney further clarified that the Applicant is bound by the Redevelopment Plan, which requires it satisfy the criteria of the Design Guidelines. The focus of the Commission is compliance with the Design Guidelines.

123. Commissioner Rudell first commented in regard to Form and Mass. He commented that the Applicant and Commission have both made an effort to work together and have made progress over tech review, but wishes more progress was made. Much of the building envelope was decided by the Redevelopment Plan as determined by other bodies in the Township. The architect and Applicant had leeway on what to put in that envelope. The Commission advised the Applicant on how to bring the design into conformity with the Design Guidelines. He is

disappointed in how the Applicant has done the condominium buildings. The variety and massing similarity to any antecedent is missing. They are massively sized buildings that not only appear big but are big. The buildings do not fall in line with the period of significance.

124. Commissioner McNamara next commented that connecting the hotel, retail, and condominium is not appropriate. It is not found in Ocean Grove during the period of significance. Commissioner McNamara commented about the long history of attempts to redevelop this Property. Ms. Krimko objected that the only thing to consider is what is before the Commission during this application. Anything prior is irrelevant. The Commission should stick with the tech review and record. The Commission's attorney reminded everyone that the Commission is to consider compliance or non-compliance with the Design Guidelines.

125. Commissioner Shaffer next commented that she agrees with Commissioner Rudell that the condominium buildings lack articulation and seem institutional. The bump out forms appear planar. Smaller historic hotels in Ocean Grove have bigger bump outs. Some elements of the project are supersized, while others are minimized.

126. Ms. Krimko objected that the Commission should not just read the Tech Review Report, which she accepted as having been entered into evidence for purposes of moving the hearing process forward. In her view, the Commission should focus its comments on items not included in the Tech Review Report. The Commission stated that it is following its procedure allowing its members to highlight what they think is important. Commission attorney added that the Tech Review Report was created by subcommittee and has not yet been accepted by all Commission members. The Chair stated that the Commission, at this time, was only using the Tech Review Report for guidance through the Commission comment portion of the hearing.

127. In response to questions from the Commission, Mr. Carlidge stated that he believes connecting the hotel with the retail does not take away from its "iconic" stature. The hotel is five (5) stories whereas the retail is one story. The hotel faces Ocean Grove and the retail is only seen from the boardwalk. It will be seen as two (2) different structures. The hotel stands on its own. Even though the colors are of the same palette, there are distinctive enough being light or dark.

128. Commissioner McNamara commented that the condominium building is unlike anything else in Ocean Grove because of its size and mass. The design is not of the period of significance. He stated the larger condominium is an entire Ocean Grove block and asked why it is so big. Mr. Carlidge responded stating that he was tasked to design condominium building for 38 units with a view and public access corridor. He split it into two (2) buildings. He did not split them into several smaller buildings because New Jersey law requires an elevator for handicap access. If there were more buildings, it would require more elevators. The larger building is broken down to break up its mass. It is only seen from Asbury Park and Wesley Lake. It has four (4) projected porches, two (2) projected bays, a notch, a step down from four (4) floors to three (3) floors, and all these help create shadow lines to break up the building.

129. Commissioner McNamara commented that the porches are inset porches, where Ocean Grove porches normally project from the plane of the building. The proposed inset porches are historically inappropriate. Full outset porches would be more historic and asked why the

architect did not make the porches fully outset. Mr. Carlidge stated that the hotel porches and balconies are fully projected. The Redevelopment Plan requires the buildings be differentiated, so he used partially inset porches on the condominium buildings. The partially inset porches create darker shadow lines, but still create a visual appeal to the façade. He had testified that there are examples of inset porches in Ocean Grove, such as the Silver Sands.

130. In response to further questions from the Commission, Mr. Carlidge stated that the purpose of an open porch community is so people can sit on the porch and talk with people on the sidewalk. The partially inset porches do not keep people from interacting in that way despite the porches being slightly higher than the sidewalk at 3' 4" above.

131. Commissioner Shaffer commented that the Design Guidelines are clear in their definitions of balconies and porches. She agrees with the Tech Review Report. She does not agree with making the condominiums look like townhouses as that would not be fitting for Ocean Grove. There were long buildings in Ocean Grove that the architect could have used for inspiration. She does not believe the hotel looks iconic from Asbury Park. She does not believe that it doesn't matter that Ocean Grove will not see the condominiums. It needs to use the vocabulary of the historic district. There are differentiations in the buildings, but the mass is not of the vocabulary of Ocean Grove.

132. Commissioner Rudell commented that the variation of the building at a bare minimum and is less than what the Commission typically ask of applicants. There is very little variation in the plane of the condominium buildings. The railings, bump-outs, and different siding help give some texture, but there is very little change in the projection. The Commission during tech review had asked for more, we advised that more would be appropriate. Most of the shadow lines will only be there during sunset.

133. Commissioner Heinlein commented that the bays are the same plane as the porches, so there are only two (2) planes to the condominium buildings. She asked about a discrepancy with the bays not being on the top floor of the elevation drawings, but the floor plans of the floor show the bays. The Applicant agreed to correct that discrepancy on the plans.

134. Commissioner Shaffer further commented that looking from Asbury Park, the building will not meet the expectation of the historic district. The inset porches look more like the building in Bradley Beach along the railroad tracks, which is visually the reverse of the Design Guidelines; not appropriate in the historic district. Mr. Carlidge responded stating that the building in Bradley Beach has fully inset porches, whereas the proposed condominium respects Ocean Grove by only partially inseting the porches and projecting part of them.

135. Chairwoman Osepchuk commented that the turrets that anchor the hotel and condominiums look generic. She was hoping for more unique characteristics for each building, even though taking elements of Queen Anne style. The building effectively wraps from the lake, to the retail along the boardwalk, and wraps again to the hotel with only one corridor to split it up. It creates a massive wall. This is a rare opportunity starting with a blank slate of open land and she expressed her preference that whatever is built here will keep it historic.

136. Commissioner Cavano commented that he understands the need for a large building due to ADA access requirements for elevators. However, he believes the large condominium building could have been broken into two buildings. By breaking it in half, it would have a significant effect on the massing and would be more consistent with hotels of the period of significance. Mr. Carlidge responded stating that he was sensitive of the length of the buildings, which is why he created the step down to three stories. To break the building into two (2), it would require more than just one elevator, but rather a pair of elevators and two more fire rated stairwells. Breaking it in two would also lose density required by the Redevelopment Plan, which the project already struggles to meet as is designed.

137. Commissioner McNamara questioned if the buildings are of the Queen Anne style, then how do all the buildings being Queen Anne and using the same color palette square with the mandate of the Redevelopment Plan to differentiate the buildings? Ms. Krimko objected stating that is a requirement of the Redevelopment Plan, not the Design Guidelines. The Governing Body already decided that the plan is compliant with the Redevelopment Plan and the question is outside the jurisdiction of the Commission.

138. The Commission next commented on roof types. Chairwoman Osepchuk commented that there have been descriptive changes of the roof throughout the application: Mansard, a faux Mansard, a parapet, and now a hip. She stated that a ridge is where two roofs intersect, but there are no roofs that intersect here. Mr. Carlidge responded stating that he referred to the roof as the ridgeline because it will be perceived as a ridgeline in a hip structure. It will not be seen except from a helicopter. In response to questions, Mr. Carlidge stated that the actual roof is a flat roof, the part below the parapet, which is permitted. He used this roof because the mechanical equipment is required to be screened, so this roof screens it. Many roofs in Ocean Grove have flat roofs that are perceived as hip, such as the Grand Atlantic. Although the Grand Atlantic was renovated in 2001, it is still the original roof design. The proposed plan cannot be a true hip roof because it would be taller than the Great Auditorium and there would be no place to the mechanical equipment.

139. In response to questions from the Commission, Mr. Carlidge testified that the term "deck level" on the plans refers to the roof deck; the flat portion of the roof. The height of the parapet is 42" above the roof deck. A person standing on the roof deck could be seen if they are standing right next to the parapet. The average person is taller than the parapet.

140. Ms. Krimko argued that the Design Guidelines do not govern people, just structures. There will be people on the roof and the Applicant is not trying to hide. She argued that the Commission should not go back and forth with using the period of significance as guidance and the Design Guidelines as guidance.

141. Commissioner Shaffer commented that the Design Guidelines state that a roof needs a ridge in the center, not a faux ridge.

142. Commissioner Rudell commented that removing the railings and viewing platforms from the roof has helped with being more compliant. However, faux roofs are not historic in any way shape or form. It may appear historic as people will not notice but seeing people on the roof

breaks the illusion. The Commission is interested in making the illusion compatible with the Design Guidelines. Mr. Carlidge responded stating that he doesn't think people on the roof breaks the illusion. The people will not be seen, but even so, maintenance people go on roofs all the time. The Applicant is trying to meet period design, but the buildings still need modern mechanical equipment.

143. Ms. Krimko argued that the Commission's characterization that roof decks are not allowed by the Design Guidelines is wrong. A deck is a covering. The Design Guidelines do not prohibit flat roofs or the use of flat roofs. It only restricts construction of ancillary structures, which are disfavored, not prohibited. Sundecks, pools, hot tubs are not in keeping with the historical architecture of Ocean Grove. But, if they exist, they must be designed to not be visible. Also, a human is not a structure that the Commission regulates. The Commission argues that it is consistent with how it has interpreted the Design Guidelines in the past.

144. In response to questions from the Commission, Mr. Carlidge stated that the triangular features on the condominium buildings are view corridors that are open to people on the roof. The floor is below the ridge of the hip roof. He stated that they do not break the illusion of the hip roof as they appear as a cross gable, which is common. They are extended 25 feet and you will not see the back from the street.

145. Commissioner Shaffer commented that the triangular features are cross gables, but the opening does break the illusion of the roof because it can be visible from further away. Mr. Carlidge responded stating that the Design Guidelines show an example of a cross gable in this way on page 53. The Lillagard also has a similar cross gable. Chairwoman Osepchuk stated that the drawing on page 53 is not there to set precedent rather to provide guidance to the average homeowner of the different styles allowed. Ms. Krimko argued that page 53 shows what is acceptable.

146. Commissioner Rudell commented that there are examples of faux gables in the Tech Review Report used to demonstrate that it is a modern device not seen in Ocean Grove. He appreciates that the Applicant made the faux gables deeper, but the issue is that it doesn't cross with anything. Nothing of the period of significance has this. A screen at the back would not help as the form itself is inappropriate. Another issue is that the Applicant is only halfway trying to hide mechanical equipment as the elevator is still above the ridgeline. Mr. Carlidge clarified that the elevator is not part of the mechanical equipment and is required to be above the elevator. The Commission still believes that the elevator override is not historic as they look like huts atop the structure.

147. Commissioner McNamara commented that the distance for viewing used in the application is 324 feet or about two blocks. The examples of the faux gables in the Tech Review Report are from a further distance and they are visible. The proposed faux gables will still be seen, even though it is deeper. Mr. Carlidge disagrees in that the images are closer than 324 feet. The Lowe's example is approximately 150 feet with a 12-foot-deep faux gable. He also argues that it is more obvious on the Lowe's because it's a big box store. The condominium is a four (4) story building, so it will not be perceived. As one gets further away, their view is diminished so it will not be perceived at further distances.

148. Chairwoman Osepchuk commented that the retail awning is a non-conforming standing seam roof. The Design Guidelines say to avoid their use. The Great Auditorium has them, but it was originally a rivetted iron roof. Commissioner Shaffer voiced agreement with Chairwoman Osepchuk's statement. Ms. Krimko objected to the characterization of the Design Guidelines arguing that the Design Guidelines say to avoid use of "factory painted" standing seam roofs. These are bare metal. The Commission argues its characterization is correct and the Applicant was told during tech review that the retail awning is inappropriate. The Applicant has not changed the design despite alternatives being available. The Commission has never approved such roofs in town, other than the Great Auditorium already having them.

149. The Commission next commented on doors and windows. Chairwoman Osepchuk commented that windows in the period of significance were tall, slender, single windows. The proposed buildings have doubles, triples, and only some singles. It does not conform with the Design Guidelines. Commissioner Shaffer and Commissioner McNamara voiced agreement with Chairwoman Osepchuk's statement.

150. Commissioner Shaffer commented that the triple doors make the building look institutional, like a school. She agrees that wide triplet windows are not in keeping with Ocean Grove. Narrow triplets are used sparingly in Ocean Grove. The examples the Applicant has provided are not of period, rather they are modern.

151. In response to questions from the Commission, Mr. Carlidge stated that the bottom sills of the windows do extend beyond the trim and sills and trim will fit the Design Guidelines, just it is difficult to see in these drawings. Mr. Carlidge also stated that there are structural 4" posts between the triple windows. There are four (4) houses on Central Avenue that have similar window posts. The Commission clarified that it did not believe there were no triple windows in Ocean Grove, just that there are many triple windows used in these buildings.

152. Commissioner Rudell commented that the Design Guidelines state that, "Windows express the identity of a building more than any single feature. Altering the window shape, patten and rhythm may result in the loss of the building's architectural identity and cause aesthetic disfigurement." He commented that he does not have issue with some double or triple windows, but has issue with row after row and column after column of them. It looks a modern suburban design.

153. Commissioner Cavano commented that he takes little issue with the windows. The Redevelopment Plan requires the mass not seen before by this Commission. He commented that too many single windows would make the buildings look institutional due to the sheer scale of the buildings. Triplets are appropriate given the size of the building, in spite of the Design Guidelines. A combination of single, double, and triple windows would be better for variety and rhythm.

154. In response to question from the Commission, Mr. Carlidge stated that the columns on the south elevation of the larger condominium building are on a slab; they are not directly on the ground.

155. Commissioner McNamara is concerned that the north elevation of the hotel is not designed as much as the other sides. Mr. Carlidge responded stating that large portion of that side are stairwells. He added a panel to give the illusion of a third window closest to the boardwalk. Not much of the north elevation will be seen, especially in the service area, which is screened.

156. Commissioner Heinlein commented that the west elevation of the smaller condominium building is under designed. The bays are more like sheds and do not have enough windows. Mr. Carlidge stated that the bays do not go to the ground because the entrance of the parking garage is directly below it. The opening of the garage is below grade as the ramp goes under the building. There will be extensive landscaping surrounding the ramp. The garage entrance is 24 feet wide hole below the building. The water table line will be a large beam. There will be access control feature, such as a gate, but it is not an architectural element. It will only be seen if you are directly in front of the ramp driveway.

157. The Commission next commented on siding. Chairwoman Osepchuk commented that Hardie plank is approved by the Design Guidelines, but asked about other materials to be used. Mr. Carlidge responded stating that the Applicant hasn't decided on other materials yet, but will bring to the Commission for approval before use.

158. Commissioner Rudell commented that the placement of shakes on the hotel is good, but feels they are overused on the west and north elevations. He believes it is odd to highlight these sides as they are mostly stairwells. Mr. Carlidge stated that the reason for the shakes on those sides was to integrate the diamond design, which can't be done with hardy plank. Commissioner Rudell believes its odd to have this many shakes on the back of the hotel just for the diamond. Several Commissioners agreed.

159. Commissioner McNamara agrees that there is an overuse of shakes. He commented that there are no fish scale shakes to add variety. He asked for clarification on the location of the uniform clapboard. Mr. Carlidge stated that it is wider below the water table and narrower on the upper levels, which he believes is appropriate to provide some differentiation between the base and the body of the building. Commissioner Heinlein asked why not have different shakes as with the different clapboard. Mr. Carlidge stated that it could be added depending on the material of the shakes, which are yet to be determined.

160. The Commission next commented on porches and balconies. Commissioner Rudell commented that looking at the floor plan, it shows that the difference between the plane of the façade and plane of the porches is minimal; almost a straight solid wall. It lacks variation. Other Commissioners agreed. Commissioner McNamara commented that the balconies where the Condominium building angle turns is non-conforming. Although the Applicant added shutters, it's still not historic. Mr. Carlidge responded stating that there is 110-degree angle, and the balconies provide relief from the plain plane angle. It provides variation and shade and a break in the building. It adds a bit of whimsy of a Queen Anne, which is appropriate for a corner. Commissioner McNamara commented that nothing in the period of significance has a 110-degree angle. It's a modern solution to a modern problem. Mr. Carlidge further responded stating that the building is not like anything else in Ocean Grove and that it is a modern building, but trying to fit in Ocean Grove.



161. The Commission next commented on accessories and ornamentation. Commissioner Rudell commented that the tech review recommended the use of turned columns, rather than Tuscan. However, the Applicant chose to add more Tuscan columns, which works against the intended visual lightness of the building. The resulting multiple columns have a strange rhythm along with the added newels. Other Commissioners agreed.

162. In response to questions from the Commissioner, Mr. Carlidge stated that he did not use different columns for each building because he has to use a Type-1 non-combustible column for construction. That limited him to the Tuscan column being the only structurally sound one. The railings are a double rail. The double columns emphasize the entrance to the hotel.

163. Commissioner Rudell commented that he does like the swale above the entrance of the hotel that makes the hotel look special.

164. Chairwoman Osepchuk commented that the hotel looks a bit generic with the columns and railings. A variety of column configuration could have been used.

165. The Commission next commented on lighting. The Commission expressed its opinion that there are an abundance of lights and it is over lit. Commissioner Rudell commented that the drawing in the Tech Review Report is before the Applicant removed some lights. There is now one light per a door instead of the drawing that shows two lights per a door. The lights on the hotel south and east elevations have not been changed. He also commented that there are streetlights on the boardwalk that light the east elevation on top of the lights already proposed on the building and questioned if the amount of lights on the hotel are necessary considering the streetlights. Commissioner Shaffer commented that having the lights on a timer is ineffective because people will unscrew the lightbulb to have control of the lights.

166. In response to questions from the Commissioner, Mr. Carlidge stated that the lights on the hotel are 30-watt bulbs and provide a low light. The doors to the entry of the condominium have a pair of lights per a door; four (4) between pairs of doors and one (1) on each end. The balconies on the south elevation of the condominium above the retail have a window that is 2/3rds of the balcony and has a light by the door, which is accessed from the side.

167. In response to other questions from the Commission, Mr. Carlidge stated that there are not gutters or leaders on the outside of the building. Drainage of the building will be internal.

168. The Commissioner next commented on roof decks. Commissioner Rudell commented that the roof decks on the hotel and the larger condominium are shared spaces, whereas the roof decks on the smaller condominium have three (3) private roof decks. In response to a question from the Commissioner, Mr. Carlidge stated that there will be lighting on the roof deck below the parapet. They will not be visible from the street as they will be obscured by the roof and angled down with low light. Mr. Carlidge also stated that he will submit a layout plan of the mechanical equipment on the roof once it is designed.

169. Commissioner Rudell commented that the spirit of the Design Guidelines is clear that roof decks are not allowed and have not been approved for any other application before the Commission. Commissioner Shaffer described the roof decks as a recreational facility as per the Design Guidelines, which is non-conforming. Other Commissioners agreed that the roof decks are non-conforming and flat roofs have only been allowed for mechanical equipment.

170. In response to questions from the Commissioner, Mr. Carlidge stated that he believes the roof decks comply with the Design Guidelines as the Design Guidelines do not regulate use, just what is built on the roof. There will be a walking surface to the roof decks that is level, stable, and appropriate as it will not be visible.

171. The hearing was opened to the public, at which time Joan Venezia, 107 Mount Hermon Way, asked why the colors on the renderings were changed from distinct bright yellow and blue to being colors of a similar palette. Ms. Foster responded that the more subdued palette is in more keeping with the Design Guidelines. It is consistent with the period of significance and can be found today in Ocean Grove.

172. The next member of the public to appear was Robert Ingato, 7 Seaview Avenue, stated that the back of his house is on Spray Avenue across from the project. He stated that many neighbors have porches on the second and third floors of their homes, including himself, so their viewpoint is higher than street level. He also stated that he can listen to concerts from the Stone Pony in Asbury Park and believes that if the roof decks are open to the public, then they will be crowded with people listening to concerts.

173. The next member of the public to appear was Marisa Austin, 61 Stockton Avenue. She asked what the next steps of the process are. The Commission Attorney explained that the Commission will decide if the proposal conforms with the Design Guidelines. If the Commission votes affirmatively, then the Applicant receives a Certificate of Appropriateness and will continue with developing the site. If the Commission votes negatively, then the Applicant does not receive a Certificate of Appropriateness. Ms. Austin asked if it goes to court. The Commission Attorney explained that if the vote is affirmative, then it will not go to court, unless a neighbor objects to the vote. If the vote is in the negative, then the Applicant has options that may include court.

174. There were no further members of the public who expressed an interest in the application.

175. Ms. Krimko stated that the Applicant is not extending time for the Commission to vote. If the Commission does not vote, then the Applicant will seek an automatic approval. Ms. Krimko provided closing statements. She argued that because the Commission had interpreted the Design Guidelines and applied them in a certain way does not make it right citing examples of women's suffrage and Loving v. Virginia. This is the first redevelopment plan in Ocean Grove. The Design Guidelines are for single family homes not intended for hotels and condominiums. She argues the Commission's application of the Design Guidelines is arbitrary, capricious, and disingenuous. Because the Commission has misread the Design Guidelines in the past does not mean it can continue misreading them. The Commission should apply the plain language. She argued that the metal seam roof is addressed in two places in the Design Guidelines. In both places

it states that a modern, standing seam roof that is factory painted should be avoided. All words in the ordinance matter. She argues that the Commission is only objecting to the use of the roof top. There has been no testimony presented to counter the testimony of the Applicant's witnesses; only the Commission members opinions. She argues that the ordinance and Design Guidelines are clear that the Commission only regulates structures, not use. Roof decks are not defined in the ordinance. The commercial section of the Design Guidelines only limits satellite dishes and mechanicals are on roofs, but are permitted if they are not visible. There is no other reference to any other structures. The residential section refers to roof top construction, but nothing about occupancy or use. It lists forms of construction of roof tops are not in form, unless they are not visible. The Commission is only concerned with seeing people on the roof deck, but the Design Guidelines do not regulate that. No feature proposed on the roof falls within the Design Guidelines or the ordinance as it is either not regulated or not visible. She argues that Commissioner Shaffer's description of the roof deck as a recreational facility is not defined in the ordinance. The structure itself is not visible as it is only a few inches above the roof surface. Even if it is a recreational facility like a pool, hot tub, tennis court, it would not be prohibited. There is reference to only one recreational facility in the Design Guidelines and it is permitted as long as it is not visible. She argues the section that defines "visible from the street" is vague, therefore unenforceable. The ordinance defines "visible from the street" as the ability to see from a public street level, but it does not say what street, which is vague. Zoning ordinances must be clear and explicit. The language of this ordinance is impermissibly vague. She further argued that the ordinance does not authorize opinions on whether a building is "iconic." The Redevelopment Plan governs whether the building is "iconic." She argued that the Commission was providing standards that it does not have in the Design Guidelines by offering its opinion and comments on whether the building is "iconic." She argued that the Design Guidelines are not to be applied wholesale. The Redevelopment Plan preempts any ordinance including the Design Guidelines. The size, mass, and number of units was already decided and are outside of the authority of the Commission. The Commission is limited to the Design Guidelines that are not superseded by the Redevelopment Plan. The requirements are not to rebuild history and it is unreasonable to expect the building to match with Ocean Grove. She argued that the only architectural historian to give testimony was the Applicant's expert witness. That testimony stated that the design is compatible with the style of the period of significance and Queen Anne. Commissioner Shaffer commented on the architectural history, but as a lay person, not an expert. The Applicant is proposing a return of focus to the North End as per the period of significance. The suggestion to return the site to a tent village would be unreasonable. She argued that the retail is not a tail of the hotel building. The condominium mimic Ocean Grove houses although they are not houses. They do not replicate other houses nor are they intended to do so. They are new buildings that have to meet modern building code. The Design Guidelines do not require buildings mimic or reconstruct old buildings. It is to repeat and emulate the design, style, and themes of Ocean Grove. It is not required to meet every element of a design, style, or theme. The Applicant has proposed a development that that meets that. The Commission may act only on the Design Guidelines and not on the Redevelopment Plan.

176. The Commission Attorney advised that the Commission is a quasi-judicial body and can weigh the testimony as it sees fit. It is not required to accept any expert testimony and can even reject its own expert's testimony. The Commission is to weigh and evaluate the testimony to decide whether it is persuaded or not. There is a difference of opinion in regard to the jurisdiction of the Commission on the breadth of its review. The Redevelopment Plan requires a Certification

of Appropriateness subject to the Design Guidelines. The Commission has not been advised to disagree with the Redevelopment Plan. The Commission does not have any animus toward development. The Commission is to vote on whether the proposal complies to the Design Guidelines. Personal opinion is not to be considered and the Commission rejects that characterization. The specificity of the ordinance is not for the Commission to determine. The Design Guidelines are to be applied using the plain language and all sections are to be read together. The decision by the Commission is to be grounded in compliance with the Design Guidelines.

177. The Commission held a discussion on its decision, reaching a consensus that the proposed design remains non-conforming with the Design Guidelines. While the Applicant made efforts to revise its design to better conform, it refused to modify other items. A motion to deny was presented and approved, with each Commissioner providing their own explanation on the record explaining reasons for their denial.

**NOW, THEREFORE, THE COMMISSION** makes the following conclusions of law based upon the foregoing findings of fact:

### **I. Jurisdiction of the Historic Preservation Commission**

The Applicant has argued that the jurisdiction of the HPC is limited and has been preempted by both the Ocean Grove North End Redevelopment Plan as well as the Township Planning Board approval. The HPC finds that jurisdiction is a threshold issue which must be resolved.

The parties do not disagree that this application is governed by the Ocean Grove North End Redevelopment Plan (Redevelopment Plan). The HPC interprets the Redevelopment Plan using the canons of statutory interpretation and is guided by the plain language of the document.

The Redevelopment Plan does not state that the Planning Board preempts any authority of the HPC. The HPC therefore rejects this interpretation.

The Redevelopment Plan is also clear that the Applicant is required to secure a Certificate of Appropriateness from the HPC. (p. 15 “Historic Consistency”) The Redevelopment Plan specifically states: “Compliance with the Ocean Grove Historic District Commercial Building Façade Architectural Design Guidelines and Ocean Grove Historic Architectural Design Guidelines for Residential Structures, as amended, **is required**” *Id.* (emphasis added) The Redevelopment Plan does not explicitly state in any section that any portion of the above referenced Design Guidelines are not operative. The HPC therefore finds that the Redevelopment Plan requires that a Certificate of Appropriateness governed by the Design Guidelines is required. This is the scope of review which the HPC has exercised in this application.

### **II. Participation of Commissioner Shaffer**

The Applicant has objected to the participation of Commissioner Shaffer. The HPC first points out that it did not qualify or accept Commissioner Shaffer as an expert. Commissioner Shaffer participated as a Class A Member of the HPC. A Class A member is: “a person who is knowledgeable in building design and construction or architectural history...”. N.J.S.A.

40:55D107. Commissioner Shaffer participated in this capacity and the HPC does not consider her an expert witness or a witness of any kind.

The Applicant was further provided an opportunity to respond and refute any comments made by Commissioner Shaffer. The HPC therefore rejects the objections raised by the Applicant on this issue.

**III. The Applicant Has Failed To Comply With the Requirements of the Design Guidelines and its Request for a Certificate of Appropriateness Must Be Denied**

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The HPC has considered all of the testimony using the above referenced standard of review. While the HPC appreciates some of the revisions it nonetheless finds that the plan fails to comply with numerous requirements of the Design Guidelines.

The HPC as a whole is persuaded by the extensive analysis contained in the Report of the Sub-Committee attached hereto. The HPC also notes that the Applicant was provided ample opportunity to review, comment upon and challenge the analysis. This Resolution details the in depth discussion between the parties.

The HPC hereby adopts the analysis contained in the attached Report. It also specifically concludes:

1. The Commission finds that the proposal is non-conforming with many aspects of the Design Guidelines as detailed in the Tech Review Report.
2. The Commission finds that the proposal as presented does not complement the neighboring structures or businesses and does not emulate any design, style, or theme of Ocean Grove.
3. The Commission finds that the Applicant's proposal, as presented, was inherently compromised by construction cost and other concerns that it was not a satisfactory design for the site.
4. The Commission finds that the Applicant chose not to comply with the Design Guidelines despite ample notice of the myriad design deficiencies, and the efforts made by the Applicant were wholly insufficient and did not warrant approval.
5. The Commission finds that the disparity between the presented design versus the Design Guidelines was too wide to even contemplate any approval.
6. The Commission finds that the Application was so deficient on so many different elements, as detailed in the Tech Review Report, that this application should not have been deemed incomplete nor given a public hearing.

7. The Commission finds that notwithstanding tremendous efforts to assist the Applicant so that it could revise its proposal to better satisfy the Design Guidelines, the Applicant refused to comply.

8. The Commission finds that the construction of new buildings that are so dissimilar to nearby buildings in this neighborhood is a sharp contrast from the requirements of the Design Guidelines and is non-conforming.

9. The Commission finds that it was the Applicant's burden to satisfy the Design Guidelines, and that the Applicant had the opportunity to design its hotel, condominium, and retail in order to conform in several different ways, but chose not to submit a conforming application.

10. For these reasons, a Certificate of Appropriateness is therefore **DENIED**.

**Commissioner Shaffer:** "I believe that this board has spoken at length about specific ways in which each and every building has clear non-conformities. That is why I am voting "yes" to deny the application."

**Commissioner Wierzbinsky:** "I am voting "yes" to deny this application. This project doesn't compliment the architecture of the neighboring structures or businesses. This project does not emulate the design styles and themes appropriate to Ocean Grove's architectural heritage."

**Commissioner Cavano:** "This is hard. I think we're tasked with a very difficult thing here. We're given a Redevelopment Plan that allows so much but, at the same time, we need to deal with the Guidelines. I think some decisions are being made that are financially driven and I think that, from a Board perspective, we're not supposed to think about those things. For example, we could break up some of the massing with making a couple of smaller buildings, but the rationale [offered] was that that would cost more. And, I understand that, because I've built buildings in Ocean Grove, and I've lived through that. But, at the same time I think that it's a time for such a prominent project to be willing to make the investment to make this fit within the consistency of the town. As much as I would love to see this project off the ground and going, from a tax-base point of view, and getting that empty lot developed, I think we can do better. I just want to do better for the town. And so, with that, I have to vote "yes" to deny the application."

**Commissioner MacMorris:** Not present

**Commissioner Rudell:** "The Guidelines are clear, and this is not the place to argue whether the Applicant likes the Guidelines or not — we the Commissioners don't even get to deliberate on that point — but the Applicant had plenty of time to design a conforming, historically-appropriate project. The Applicant was offered help, feedback, guidance from this Commission at regular HPC meetings and at two, very involved, Tech Meetings. We, the Commission, made extended good-faith efforts to help the Applicant bring their project into conformity with the long-standing Guidelines. And, while the Applicant has made some minor alterations to surface and texture and ornamentation — and they are appreciated. I do not, in any way, mean to diminish them — the applicant has not done so to an extent that the project approaches, in any meaningful way, a design or structures, that are historically-appropriate to the Ocean Grove

period of significance. Despite our — I'll say it — tireless efforts on all our parts, Applicant and HPC to help bring this Application into conformity, the Commission still has to hold it against the Guidelines. That's what we're here to do. I have to also add that, rather than work with this Commission and this community to create a development that conforms to these Design Guidelines and adds to the historic community, the Applicant has approached the Commission as if we were an adversary, which I promise you, we are not. Your development, whether you admit it or not, will be part of Ocean Grove; it will be a neighbor to other homeowners who live in Ocean; and it will become part of history. Ms. Krimko, just moments ago, claimed that this Commission has, from the start, been against this development. I'm here to say, she's mistaken in that claim. I, for one, started as a fan. I was a big fan. I worked tirelessly to help bring it to fruition. But, while this Commission has tried to help, in the ways we help all Applicants, and despite that work, the project, as presented by the Applicant tonight, fails in countless ways — fails to conform to the Architectural Guidelines. The record clearly details these myriad non-conforming aspects, and for this reason I vote to deny this Application. So that's a "yes" vote to deny."

**Commissioner Heinlein:** "I could repeat everything that everyone has said so far, but I really feel that the Guidelines, in brief, say it all, "Number 2, All proposed residential building improvements should complement the architecture of neighboring structures and businesses...'" and 'New Construction should repeat and emulate the design styles and themes appropriate to Ocean Grove's architectural (sic) history [heritage].' As we have said, we have worked for many years trying to get to that end. We've tried very hard to find a way to get this project off the ground. It just has not...we have not been able to come to a place that meets the guidelines. I have to agree and vote "yes" to deny."

**Commissioner McKeon (First Alternate):** Not present

**Commissioner McNamara (Second Alternate):** "My first comment goes to process: In reading through the Tech Committee's 40-page document, that they've assiduously developed over numerous hours — weeks of hours, actually — to try and get this project into conformity in terms of the Guidelines, the first thing I'm drawn to in rereading the document multiple times, [are] the phrases, "unclear," "unresolved," "please clarify," "please provide," "where are the X, Y, or Z?" "A, B, or C are missing." There's no way, in any other application, where we would accept something like that from an Applicant. We just wouldn't. It would be deemed incomplete, and it would go back to the Applicant for review, and change, and to put things in compliance or conformity. The other thing that I would say is that, in the numerous documents, in the numerous meetings, over the numerous years, we've gone through general, specific, actionable items within all sections of the Design Guidelines; whether it's architectural style, form and mass, roof types, doors, windows, exterior sidings, finishings and materials, porches and balconies, rooftop construction, and lighting. At each turn, the Applicant has decided that they wanted to do something that was outside the Design Guidelines, and thus, not in conformity. So, my vote is "yes" to deny this application."

**Chairperson Osepchuk:** "There were some statements made that this board is anti-development. I don't think there is one person on this board who would not like to see the North End of Ocean Grove become an important addition to this historic district. We've sat on this

board and we've worked extremely hard to try and bring this design into conformity; countless hours, where volunteers, who have nothing more than the good of this community as their main focus. The construction of new buildings that are out of context with their surroundings, are not something that this board feels is in compliance with the Guidelines: is not conforming. New buildings, whose collective character and scale are in sharp contrast with the neighborhood, are not conforming buildings. The opportunity to build a conforming set of condos, hotel, retail space, could have been accomplished. It could have been accomplished in many different ways, in many different forms. It is my belief it has not. It [the Application] does not meet the criteria of the Guidelines. We have heard applications for condos. We have heard applications for retail buildings. We do not just hear applications for single-family homes. We are aware of the Guidelines. We are familiar with the Guidelines. We have been dealing with them for years and years, and we apply them as uniformly as is humanly possible. It is for this reason that I feel this development is not in conformity with our Guidelines. So, I also have to vote "yes" to deny this application."

**NOW, THEREFORE, BE IT RESOLVED**, by the Historic Preservation Commission of the Township of Neptune on this 25<sup>th</sup> day of October 2022, denying a Certificate of Appropriateness for Application No. HPC2020-063 for construction of a new hotel, retail stores, and apartment building on property located at Block 101, Lots 2, 3, and 4, on the official Tax Map of the Township of Neptune, and more commonly known as Lake Ave Walkway, 17 Spray Ave, and Boardwalk North End, Ocean Grove, New Jersey pursuant to Section 900-914 of the Township of Neptune Land Development Ordinance, is hereby memorialized.

**BE IT FURTHER RESOLVED** that the Commission Secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Applicant's expense and to send a certified copy of this Resolution to the Applicant and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

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Deborah Osepchuk, Chairwoman  
Township of Neptune Historic  
Preservation Commission

ON MOTION OF:  
SECONDED BY:  
ROLL CALL:  
YES:  
NO:  
ABSTAINED:  
ABSENT:  
DATED:



I hereby certify this to be a true and accurate copy of the Resolution adopted by the Township of Neptune Historic Preservation Commission, Monmouth County, New Jersey at a public meeting held on October 25, 2022.

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Tracey James, Secretary  
Township of Neptune Historic  
Preservation Commission

# **APPENDIX A**

13 April 2022 (These notes were amended 6 June 2022 to reflect changes made by the applicant subsequent to the 19 April meeting. See Notes on pages 2, 3, 9, 10, 12, 15, 17, 22, 25, 29 & 30.)

Dear HPC Members:

Following OGNED's meetings before the Historic Preservation Commission (HPC) on 6 & 27 April 2021, three members—Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell—were asked by Bernie Haney, to meet and offer feedback to the development team on ways their application (the Plan) could be brought into conformity with the Architectural Design Guidelines (Guidelines). These meetings were similar to the informal weekly Tech Review meetings available to all applicants to the HPC.

The Commissioners made themselves available at the applicant's convenience. OGNED requested two meetings: 15 September 2021 and 1 December 2021. In preparation for a third meeting, these Commissioners reviewed the current Plan and prepared feedback. However, OGNED opted not to meet with Tech a third time.

Besides the three Commissioners listed above, attendees at one or both of these meetings included, Stephen Carlidge, AIA and Justin Calvert, AIA, of Shore Point Architecture; William Gannon, III and Joel Brudner, developers; Janet Foster, OGNED's Historic Preservation consultant; Bernard Haney, Land Use Administrator, Neptune Township; and Alison Walby, HPC Administrator, Neptune Township.

In their review of the Plan, Tech weighed the proposed design against the Guidelines, including the sections entitled "Guidelines in Brief" (pages 7-8) and "Ocean Grove's Historic Architectural Periods and Styles" (pages 9-10). Excerpts from these pages are included below:

"Guidelines in Brief" items 1, 2, 6, and 7 (emphasis added):

1. All proposed residential building repairs, maintenance and improvements to existing buildings or structures and all proposed renovation, alteration, addition, and new construction within the Ocean Grove Historic District should be consistent in style(s) of the "*Victorian Era*" and "*Seaside Vernacular*" of this nationally designated landmark community.
2. All proposed residential building improvements should complement the architecture of neighboring structures and businesses, especially where other improvements have already been implemented to preserve, repair, restore, or reconstruct historic facades, architectural ornamentation, or other exterior elements.
6. New construction should repeat and emulate the design styles and themes appropriate to Ocean Grove's architectural heritage. All architectural solutions should be attentive to the sometimes elaborate and other times simple treatments of covered porches, colonnades, high peaked gables, towers, turrets, dormers, archways, recessed or covered entries, decorative glass, repetitive window openings, sash configurations, operable shutters,

corbelled cornices, transoms and other decorative architectural elements and details.

7. Where applicable, proposed improvements shall *not infringe* upon the delineated “Flare” area and its historical importance to the Ocean Grove Historic District. The “Flare” is a widening of the Avenues to the sea, between Ocean Avenue and Central Avenue, and is a unique and rare example of urban planning. The “Flare” area is a separate parcel of land which is owned by the Ocean Grove Camp Meeting Association and is not a part to the lot holders leased areas adjoining the “Flare”.

“3 points are key design issues”:

- Ocean Grove is historically known as a community of open-air porches. Reconstitution of open-air porches, balconies as well as gable forms and associated ornament is fundamental to many of the earlier period designs of the 1880’s through the early part of the Twentieth Century.
- Later Pre-World War II era designs should reflect the level of craftsmanship and use of hip roofs, dormers and detailing representative of the growth and development of the American architectural landscape. Simply adding gingerbread ornamentation associated with Victorian Era Architecture to these later period dwellings is inappropriate.
- Proposed improvements should avoid the introduction of inappropriate added floor additions or “**pop-ups**” which alter historic roof lines and configurations and are generally considered inappropriate alterations.

“Key Structures” (page 9):

A.) Key Structures

Includes those dwellings originally constructed between the 1880’s and 1910. Those consisting primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles.

For clarity, the Tech notes that follow are presented in the order that elements are listed in the Guidelines (pages 11-35).

These notes are neither a comprehensive nor definitive review of the OGNED Plan. Nor do the concerns expressed here represent the views of other Commissioners. Tech’s objective was to offer OGNED feedback and guidance on their Plan to help bring it into conformity with the Guidelines.

Sincerely,

Tracey James  
HPC Administrator

## Redevelopment Plan Objectives

Redevelopment Plan Ocean Grove North End, adopted 24 March 2008: “The overall goal of the Ocean Grove North End Redevelopment Plan is the redevelopment of the site into a year-round, mixed-use community with a hotel and combination of residential and commercial uses, including restaurants and public spaces and amenities. In support of this goal, the plan includes the following

Objectives (items within HPC’s purview are highlighted):

- Improve the aesthetics of the North End area through context-sensitive Development.
- Foster tourism and destination activities for Ocean Grove.
- Promote development that is compatible to the scale and complementary to the historic character of Ocean Grove.
- Improve public access to Wesley Lake and the oceanfront.
- Rehabilitate and improve the Ocean Grove North End boardwalk.
- Replace the lakefront retaining wall in a cost-efficient manner.
- Provide public amenities to create safe and aesthetically appealing public spaces and areas for pedestrians.”

## Period of Significance

The Redevelopment Plan is very clear in stating the importance of the “Period of Significance” within the Plan and to the Neptune Township Ocean Grove Historic District:

“All structures in the redevelopment plan area shall be consistent with the historic style and period of significance of Ocean Grove.” —Core Design Concepts #4, p.9, Redevelopment Plan Ocean Grove North End, March 2008.

“The period of significance for Ocean Grove is 1869 through 1910.” —Ocean Grove Historic District Architectural Design Guidelines.

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### A.) Positioning, Setbacks and Preservation of the “Historic Flare”

N/A

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### B.) Form, Height, and Mass

B.1. — The envelope within which OGNED was permitted to build was decided by the Planning Board during their review and approval of the site plan. The exact Form, Height, and Mass of the structures were then chosen by OGNED to fit within this development envelope. However, the

Guidelines are clear that in designing new structures in Ocean Grove, historic forms should be employed, and massing of structures should follow historic precedence.

B.2. — OGNED has received repeated feedback that certain aspects of the Plan are non-conforming (i.e., architectural forms, massing, and rooflines).

B.3. — These non-conformities have been brought to the attention of OGNED in the form of the “Preliminary Review of Certificate of Appropriateness,” which was sent to William Gannon, III (18 January 2019); to the Redevelopment Committee (15 March 2019); and to the Neptune Township Planning Board (12 November 2019).

B.4. — These non-conformities were also brought to the attention of OGNED during their previous appearances before HPC (6 & 27 April 2021), and at each of the Tech meetings they attended (15 September 2021 and 1 December 2021).

B.5. — The current plans indicate only minor alterations to many of these non-conformities.

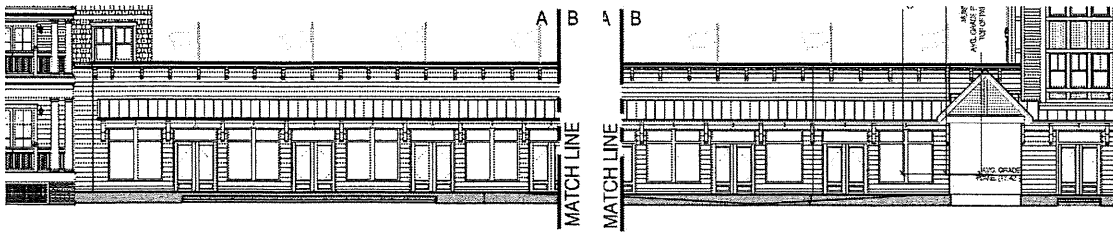
B.6. — Tech found there was poor design delineation between structures and suggested this lack of stylistic differences minimized OGNED’s goal of creating an “iconic Hotel structure.”

B.7. — Tech encouraged OGNED to employ the distinct architectural vocabulary at their disposal (i.e., Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles) to create recognizable distinction between the Hotel, Retail and Residential buildings. (See, Redevelopment Plan, Ocean Grove North End, page 6, “A different architectural style for the hotel and the residences is required...Specifically, the architecture of residential dwellings should provide an appearance of separate residential structures consistent with the character of Ocean Grove. This can be achieved through variation in heights, mass, architectural styles, trim and color palate, and building materials, as well as offsets in the building façade on Spray Avenue and other appropriate techniques (e.g., different rooflines, porch design, and fenestration) to suggest different building types. The architectural forms and treatments shall comply with the Ocean Grove Historic District Architectural Design Guidelines, as determined by the Historic Preservation Commission.”)

B.8. — **Hotel/Retail:** Lack of differentiation in the design of the buildings also contributes to the Retail section looking like a “tail” extending northward off the back of the Hotel. NOTE: 3 June 2022 Summary of Changes: *Corner boards added to retail elevation.*

B.9. — **Hotel/Retail:** The Hotel connects to the Retail at a “dead-end” corner. Tech questioned why such a prominent location along the boardwalk had been left un-activated. No change to this area is reflected in the current Plan.

B.10. — **Retail:** Are railings specified at the “elevated sidewalk” that runs in front of the Retail? Specifically, will there be railings at each stair to assist people with mobility needs? If so, please submit a cat/cut for review.



Illustrations B.10.a and B.10.b — East elevations of proposed retail (Sheet A-5) showing elevated “sidewalk/platform” without guard or stair rails (Sheet A-5).

**B.11. — Courtyard Corridor:** At Tech’s request, OGNED agreed to reconsider the access corridor that leads from the boardwalk to the interior courtyard, to better highlight the access point and make it look more like a feature of the Retail frontage and less like an alley. At present, the pedimented entry has little relationship to the rest of the Retail area or the boardwalk itself. Tech asked OGNED to consider ways to extend that entrance forward (as a pergola or other structure extending toward the boardwalk) to better invite pedestrians into the space. The Plan presented did not activate courtyard access in any way, provided no shade, and seemed “uninviting.” No change to this area is reflected in the current Plan. NOTE: 3 June 2022 Summary of Changes: *Windows provided in the retail spaces on both sides of the corridor passageway.*

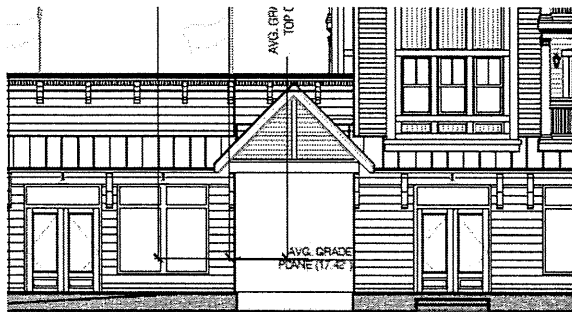


Illustration B.11. — East elevation of proposed pediment-topped entry to courtyard corridor (Sheet A-5).

**B.12. — Courtyard Corridor:** Is the entrance to the courtyard at grade (at boardwalk level) or raised to the level of the sidewalk that runs in front of the Retail? If at grade, what accommodations are made to access the courtyard entrance from the raised sidewalk? Also, will the handicap accessible ramp necessitate closing off the sidewalk with a railing where it meets the corridor entrance? (See Illustration B.11., above.)

**B.13. — Condominiums:** Tech expressed concern that the overall massing of Building One and Building Two is out of scale with historic residential buildings and relates to no other structure, extant or historic, in Ocean Grove. Nor do the Condominiums relate to historic large houses, rooming houses, or hotels in Ocean Grove. (See, Township of Neptune, Land Development Ordinance, §508 “Historic Preservation Guidelines, D, 2, “Proportion of the Building’s Front Façade. The relationship of the width of the buildings to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.” And 4, “Rhythm of

Spacing of Buildings on Streets. The relationship of the buildings to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.” And 5, “Rhythm of Solids to Voids on Front Facades. The relationship of solids to voids in the front facades of a building shall be visually compatible with the buildings and places to which it is visually related.”)

B.14. — **Condominiums:** Tech noted the proposed changes in plane on each of the Condominium buildings was minimal and provided insufficient visual rhythm, presenting instead, as a continuous wall along the north elevations facing Wesley Lake. Given the prominent lakeside location, Tech asked if the elevation of these buildings could better mimic, in scale and massing, individual townhouses.



Illustration B.14.a. — North elevation, Condominium Building One (Sheet A-6).



Illustration B.14.b. — North elevation, Condominium Building One (Sheet A-8).

B.15. — **Condominiums:** In Tech, OGNED agreed to reconsider the articulation of Building One’s east elevation; chiefly the various projections, balconies, and surface treatments, in order to bring greater order to the design. Mr. Carlidge promised, “I’ll make it make more architectural sense.” In particular Tech noted the way the building projections intruded into the standing seam roof, the use of non-historic wall panels beneath undersized window, the awkward manner in which the standing seam roof meets the Building One tower, the ununified variety in the treatment of projections, bays, inset balconies, panels beneath windows, T & G paneling treatments, and the like.



B.16. — **Condominiums:** Tech asked for a shadow line elevation for Building One and Two. Given the angle of the buildings away from the east, and the deep inset of the balconies, Tech wondered at the amount of light that would fall on these elevations.

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## C.) Roof Types

C.1. — In the “Redevelopment Plan Ocean Grove North End,” adopted 24 March 2008, Section: “Roofs,” states:

1. The roofline at the top of the structures should incorporate varying heights, offsets, jogs, materials, and colors to reduce the monotony of any uninterrupted roof plane
2. All roof top equipment shall be screened from public view by parapets or other materials of the same nature as the main structure. Mechanical equipment shall be located below the highest vertical element of the building.
3. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building.

Variations within an architectural style are highly encouraged. Visible rooflines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged

- a. Gable, hip or combination roof types are permitted
- b. Roofs dormers are permitted

C.2. — The Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines, D, 8, “Roof Shape. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.”

C.3. — **Hotel: Tower Roofs.** The two towers are decorated with over-scaled diamond shapes and wide banding (both created using contrasting roof shingles). Tech found these decorative elements “Disney-esque” in scale and out of character with more nuanced rooftop articulation typical of historic buildings.



Illustration C.3. — South elevation of the Hotel showing proposed diamonds and banding on tower roofs (Sheet A-11).

C.4. — **Hotel: Roof Projections.** A central elevator meant to serve a non-conforming roof deck results in a mechanical projection that rises above the level of the parapet roof. While this projection is not expected to be visible from streets immediately surrounding the Hotel, it will be visible from Ocean Avenue as it approaches the Hotel from the south. Likewise, it will be visible from most of the Ocean Grove beach to the south and east of the building. This projection would not be unnecessary were it not for OGNED’s intention to provide access to a non-conforming roof deck.



Illustration C.4.a. — South roof elevation of the Hotel (Sheet A-11).



Illustration C.4.b. — East roof elevation of the Hotel (Sheet A-11).

C.5. — **Hotel: Roof Projections.** Two staircase towers also serve the non-conforming roof decks and present similar design non-conformities as a result.

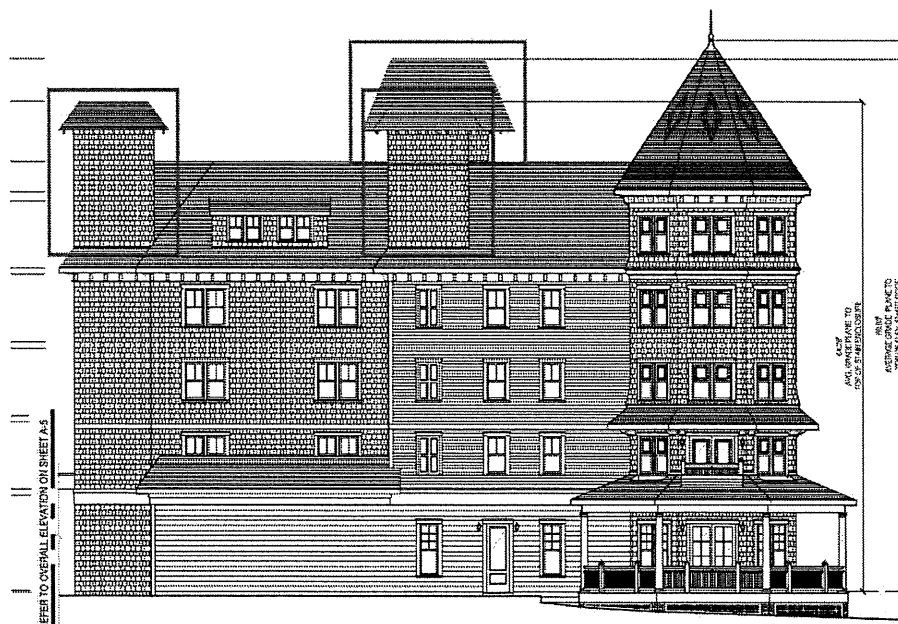


Illustration C.5.a. — West roof elevation of the Hotel (Sheet A-12).

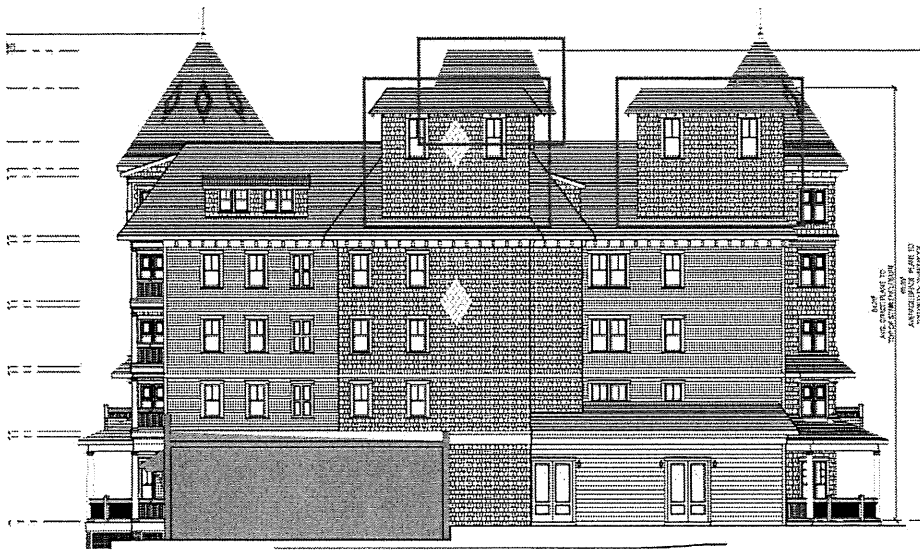
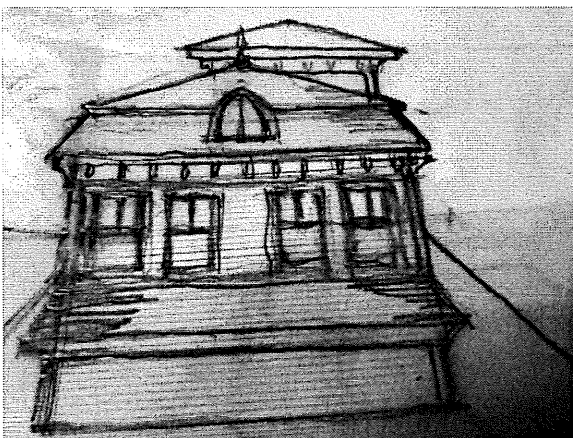


Illustration C.5.b. — North roof elevation of the Hotel (Sheet A-12).

**C.6. — Hotel: Roof Projections.** The elevator and staircase projections were called out by Tech as non-conforming early in the review process. At Tech’s request, OGNED attempted to turn these non-conformities into architectural focal points by topping them with roof forms. However, Tech feels the design of these auxiliary roof forms are unsuccessful in that they diminish and confuse the Queen Anne aesthetic rather than enhance it. The current roof forms on the stairways and elevator where they extend above the parapet look like a collection of huts.

**C.7. — Hotel: Roof Projections.** Tech shared with OGNED a sketch that showed a possible architectural treatment for disguising the elevator tower using “forced perspective.” In the sketch, a cupola structure hangs over the elevator shaft like an acorn cap, rather than sitting atop it, as with a standard roof. A related sketch showed a similar treatment of staircase towers.



Illustrations C.7.a. and C.7.b. — Sketch of “forced perspective” roof treatments for elevator mechanicals and rooftop stair access.

C.8. — **Hotel: Dormers.** OGNED presented designs with individual dormers, double (or paired) dormers, gabled dormers, shed dormers, and combinations of all four. Tech questioned whether mixing of dormer styles—shed and gable—magnified the weakness of secondary elements such as the proposed horizontal roofs on the elevator shaft and stairway towers. Tech suggested gable dormers would better re-enforce the verticality of primary elements such as the corner tower roofs, and be more in keeping with the Queen Anne style. NOTE: 3 June 2022 Summary of Changes: *Revised detailing at roof-top dormers. Half-size columns removed and replaced with large brackets. Dormer roof changed from shed to gable to accommodate the revised detailing. Dormer width enlarged to accommodate (1) wall lantern on each side of the doors.*

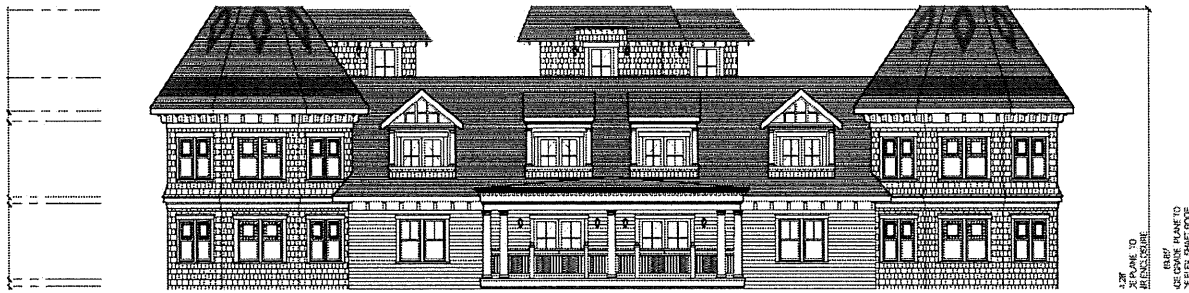


Illustration C.8.a. — Hotel dormers, south elevation, showing two sets of double doors beneath gable roofs and two sets of double doors beneath shed roofs (Sheet A-11).

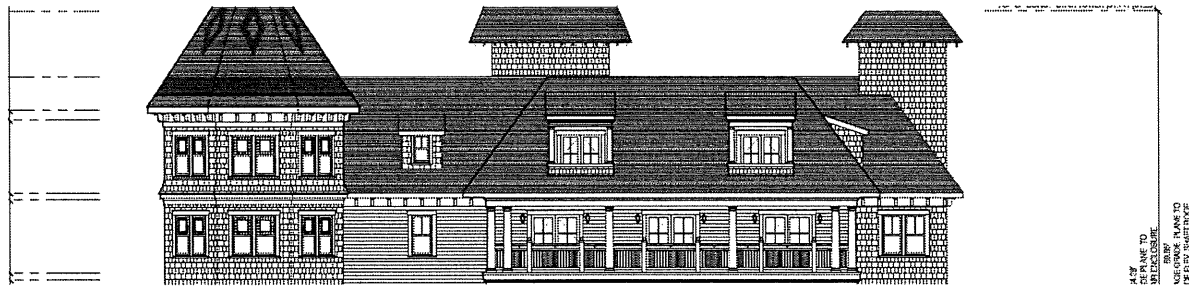


Illustration C.8.b. — Hotel dormers, east elevation, showing a single window dormer beneath a shed roof and two sets of double doors beneath shed roofs (Sheet A-11).

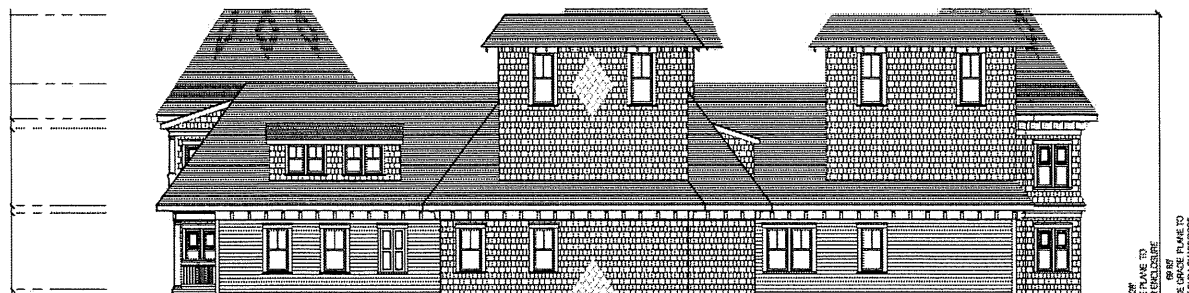


Illustration C.8.c. — Hotel dormers, north elevation, showing two sets of double windows beneath a shed roof (Sheet A-12).

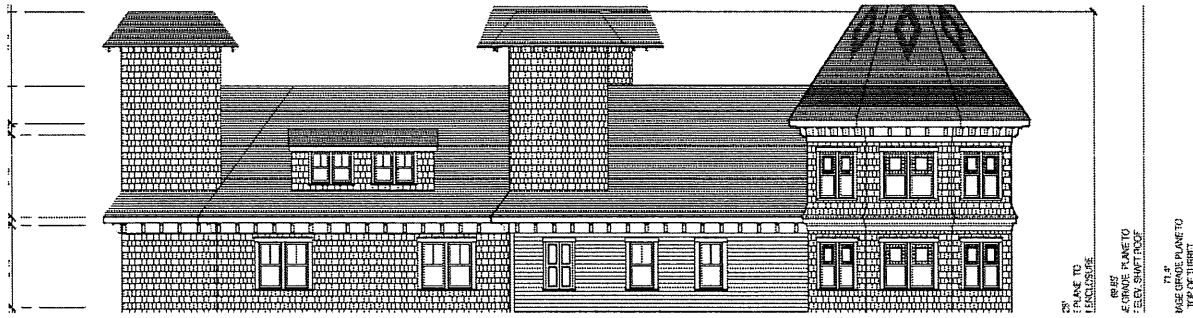


Illustration C.8.d. — Hotel dormers, west elevation, showing two sets of double windows beneath a shed roof (Sheet A-12).

C.9. — **Hotel: Dormers.** The inclusion of paneling in the dormer gables at the south and east is historically inappropriate. Examples exist of doweled screens and orthogonal lattice in gables, but paneling of this sort is not appropriate.



Illustration C.9. — Hotel dormers, south elevation, showing proposed paneled gable ornamentation (Sheet A-11).

C.10. — **Hotel: Dormers.** Use of Tuscan columns on roof dormers on the south and east elevations are inappropriate. Properly scaled corbels, similar to those used at the tower balconies below the pent, are more appropriate and would help unify the design through repetition. **NOTE:** 3 June 2022 Summary of Changes: *Revised detailing at roof-top dormers. Half-size columns removed and replaced with large brackets. Dormer roof changed from shed to gable to accommodate the revised detailing. Dormer width enlarged to accommodate (1) wall lantern on each side of the doors.*

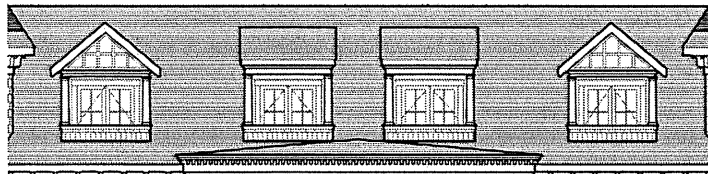


Illustration C.10.a. — South elevation of Hotel dormers showing proposed mini-Tuscan columns (Sheet A-11).

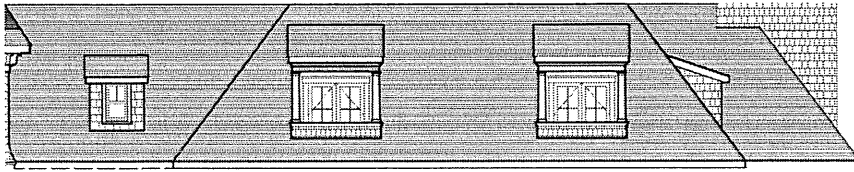


Illustration C.10.b. — East elevation of Hotel dormers showing proposed mini-Tuscan columns (Sheet A-11).

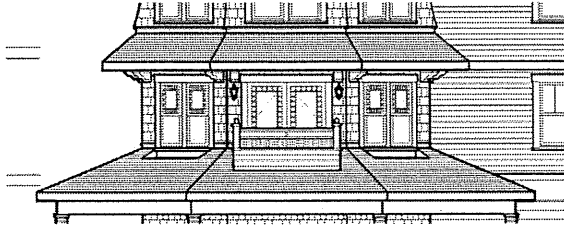
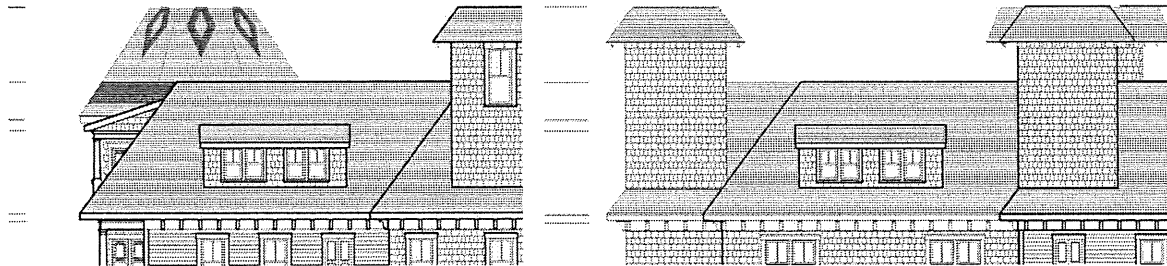


Illustration C.10.c. — East elevation of Hotel tower, second floor, showing corbels suggested for use in dormers (Sheet A-11).

C.11. — **Hotel: Dormers.** The double dormers on the north and west should be changed to conforming individual dormers. Also, these dormers appear smaller than those at the south and east, perhaps due to them containing only windows and not doors. Please clarify.



Illustrations C.11.a. and C.11.b. — The north and west elevations of the Hotel showing proposed, non-conforming, double dormers (i.e., pop-ups) (Sheet A-12).

C.12. — **Retail:** The Retail includes a non-conforming standing seam roof (zinc). It was suggested that a conforming roof be proposed, or canvas awnings be considered. Standing seam roofs are common in modern commercial structures (see examples, below) and have no relation to the boardwalk. (See Guidelines, page 14, 4: “Avoid use of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color, such as white or green.”)



Illustration C.12.a. — Detail of proposed standing seam roof over Retail (Sheet A-5).



Illustration C.12.b., C.12.c. — Reference photographs showing modern, standing-seam roofs on area commercial buildings.

C.13. — **Condominium:** The main entrance to Building One (south elevation) has a non-conforming standing seam roof. (See Guidelines, page 14, 4: “Avoid use of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color, such as white or green.”)



Illustration C.13. — South elevation of Condominium Building One showing proposed standing seam roof over main building entrance (Sheet A-6).

C.14. — **Condominiums:** Rather than strong, historically appropriate, roof forms, the Condominium buildings display disparate architectural elements that fail to unify or strengthen the design. These include a parapet roof meant to suggest a faux-Mansard roof, railing breaks in the parapet with short runs of newel posts and balusters, (that work against the faux-Mansard illusion), stair towers at the east and west elevations that penetrate the parapet, and unusual, non-historic faux-gables with cut-out openings, that further emphasize the non-historic roof treatment. NOTE: 3 June 2022 Summary of Changes: *Sidelights removed on porches/balconies. Removed all visible roof railings on North and East Elevations. Removed visible roof railings on Building Two. Finials added to the towers. Roof top dormers (on 3-story portion of the building) increased in depth. Roof top dormers on Building Two increased in depth.*





Illustrations C.14.a., C.14.b., C.14.c., and C.14.d. — The north, south, east, and west elevations of Condominium Building One showing non-conforming faux-gables, balusters and rails, cupola, and stair towers (Sheets

C.15. — **Condominiums:** Tech found the proposed faux-gables that dot the Condominium roofs especially counter-historical. Each faux-gable has an opening cut into its façade (some square, some arched) in a manner that Tech felt looked less architectural than theatrical. The artificiality of these forms is evident from vantage points to the west, north, and east. Faux-gables at the fourth story rise, but do not connect, to other roof forms behind them in a manner that is visually awkward and non-historic. The roofline of both Condominiums is a collection of odd-shaped intrusions that look distinctly modern. Tech shared the following images with OGNED to help illustrate their view that the proposed faux-gables are distinctly modern and historically inappropriate.



Illustrations C.15.e., C.15.f., and C.15.e. — Reference photographs showing faux-gable roof projections on area commercial buildings.

C.16. — **Hotel & Condominiums:** The development includes a variety of non-historic roof forms of differing pitch. As a result, Tech found the roof treatments of all the buildings to be inappropriate to the period of significance, stylistically mixed in non-traditional ways, visually confusing, and non-conforming to the Guidelines. Tech noted that without the non-conforming roof decks, traditional, historically appropriate roof designs could easily be adopted.

## D.) Doors

D.1. — **Hotel:** The elevations show main entry doors of the Hotel as two sets of double doors; each ½-glass with two panels beneath. Tech suggested ¾ glass with a single panel beneath would be more historically appropriate and might better delineate the entry. The application is missing the required cat/cut for the doors.

D.2. — **Hotel:** In elevation, the Hotel’s main entrance doors are flanked by single sidelight windows on the far left and far right of the two sets of doors (with possibly a third window occupying the area between sets of doors). However, the plan view shows only doors, and no sidelight windows. Sidelight windows should flank each set of double doors or be eliminated completely. Please clarify.



Illustration D.2. — The south elevation (Sheet A-11) showing proposed double set of double ½ doors, with non-conforming single side-light windows to the left and right.

D.3. — **Hotel:** Double doors proposed for dormers are over-scaled and leave no room for lighting fixtures (which are not shown). Single doors would be more proportional in dormers of this size.

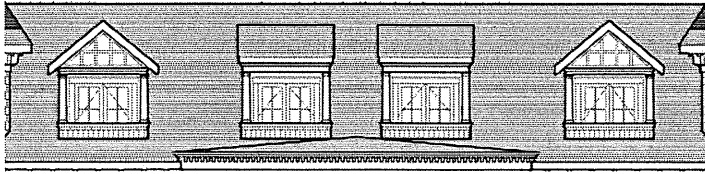


Illustration D.3.a. — South elevation of Hotel dormers showing proposed double doors (Sheet A-11).

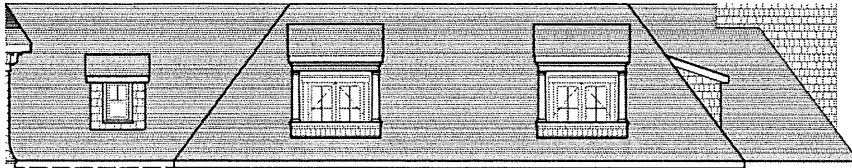


Illustration D.3.b. — East elevation of Hotel dormers showing proposed double doors (Sheet A-11).

**D.4. — Condominiums:** The east elevation of Building One show single balcony doors flanked by single sidelight windows. Single sidelight windows are inappropriate. These doors should match the single doors found elsewhere on Building One and Building Two. *NOTE: 3 June 2022 Summary of Changes: Sidelights removed on porches/balconies. Single french door centered in each bay with a single light fixture located on the latch side of the door.*

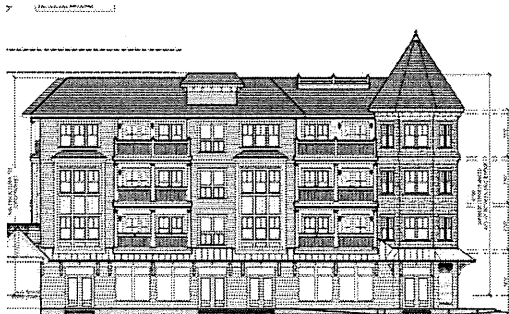


Illustration D.4. — East elevation of Condominium Building One (Sheet A-5) showing single balcony doors with non-conforming single side-light windows on each of the six balconies. These balcony doors should match single balcony doors on other elevations and should not include side-light windows.

**D.5. — Condominiums:** Do balcony doors on the Condominium Building One and Two open into apartments or out toward the balconies?

**D.6. — Condominiums:** Are screen doors proposed for any of the apartments? Are roll-away (i.e., “phantom”) screens proposed? If so, please provide cat/cuts.

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## E.) Windows

**E.1. —** The Guidelines state (page 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.”

E.2. — Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines” D, 3, “Proportions of Openings Within the Facility. The relationship of the width of windows to the heights of windows in a building shall be visually compatible with the buildings and places to which it is visually related.”

E.3. — **Hotel:** Proposed first-floor windows are 6/1, Colonial Revival style. Such windows have no correlation to a Queen Anne design and fall outside the period of significance. Windows with a 2/1 pane configuration are more appropriate. (See Guidelines, page 18, 5: “Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate...”)



Illustration E.3.a. — First-floor, south elevation of the Hotel showing inappropriate Colonial Revival windows (Sheet A-11).



Illustration E.3.b. — First floor, west elevation of the Hotel showing inappropriate Colonial Revival windows (Sheet A-12).



Illustration E.3.c. — First floor, east elevation of the Hotel showing inappropriate Colonial Revival windows (Sheet A-12).

E.4. — **Hotel:** The Queen Anne style windows (i.e., “Chicklet” windows) are slender and tall. However, other windows on the hotel are wider and often doubled. Efforts should be made throughout to preserve the more historically appropriate narrow proportions. (See, Guidelines, page 18, 8: “Design and position new windows to reflect historic patterns that complement adjacent dwellings.” Also, page 18, 9: “9. “Fabricate all replacement or new windows in historic

proportions...”)

E.5. — **Hotel:** The fifth-floor stair tower, north elevation, should have a third window (or shuttered window) in order to maintain the rhythm of the fenestration.

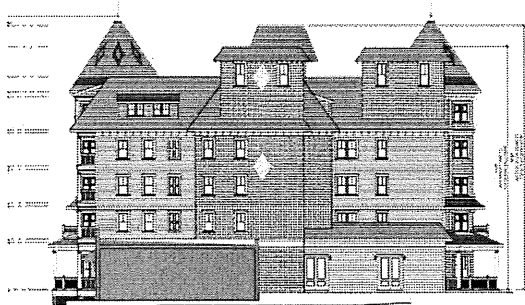


Illustration E.5. — North elevation of Hotel (Sheet A-12), showing upper staircase towers with two windows each.

E.6. — **Retail:** Sheet A-5 show single 2/1 windows along the west elevation of the Retail spaces. Are these windows placeholders? Are rear access doors proposed for Retail shops?



Illustration E.6. — West elevation showing proposed rear fenestration of Retail shops (Sheet A-5).

E.7. — **Condominiums:** On the east elevation of Building One, a stack of double windows in the stairwell are configured in such a way as to appear to be 1/2. This oddity gives the impression that 2/1 windows, evident elsewhere on the elevation, have been installed upside down. If these are proposed awning windows, awning windows are not appropriate to a Queen Anne design. Tech suggests a conforming solution be developed to replace this fenestration. **NOTE: 3 June 2022 Summary of Changes: *East Elevation: Smaller proportioned windows in the stair tower were removed and replaced with double hung windows to match adjacent windows.***



Illustration E.7. — Detail of staircase windows (center) configured in such a way as to suggest 2/1 windows have been installed upside down (Sheet A-5).

E.8. — **Condominiums:** Building One and Building Two include stacks of double and triple windows characteristic of modern fenestration patterns (see reference photo, below). Such modern window patterns are non-historic and lead to a “wall of windows” designs. Historic windows employ wider mullions and are only occasionally doubled. The south elevation of Building One employs double sets of stacked triple window above the main entrance (and elsewhere). Triple windows are historically inappropriate to the period of significance.



Illustration E.8.a. — Reference photograph showing modern double and triple window fenestration as found in a non-historic area residential structure. Note the use of a standing-seam roof in this contemporary example.



Illustration E.8.b. — Detail of south elevation of Condominium Building Two showing stacked courses of double and triple windows in non-historic fenestration patterns.

E.9. — **Condominiums:** Likewise, Building Two includes stacks of double the triple windows on the east, north, and part of the south elevations. However, elsewhere the fenestration appears oddly minimal. This is especially obvious on the south elevation walls: one is blank, save for two off-center stairway windows, the other is mostly blank with two stairway and three regular windows, set with peculiar spacing.



Illustration E.9. — South elevation of Condominium Building Two showing oddly spare single-window fenestration (Sheet A-8).

E.10. — **Condominiums:** Tech found the west elevation of Building Two particularly unsuccessful with two floating projections hanging down from shed roofs. These projections end abruptly above single windows at the first story. The projections include single windows on each floor (with the rest of the projection covered in vertical-paneled frames). Single windows on projections of this type are non-historic. In the center of the west elevation are three under-sized windows: one with traditional trim, the other two flanked by more panels and extended crowns. The west elevation will be prominent not only to residents in properties to the west of the development and pedestrians walking along Wesley Lake, but also to traffic traveling east down

Lake Avenue on the Asbury side of Wesley Lake. Tech considers this elevation under-designed, un-historic, and in need of redesign.

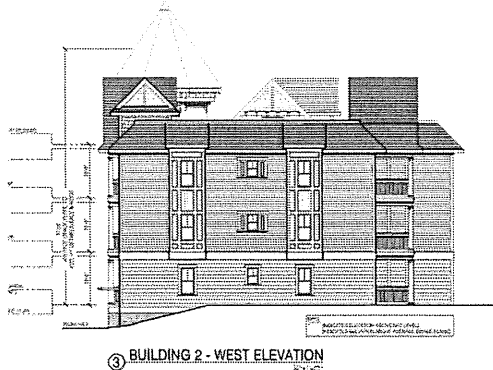


Illustration E.10. — West elevation of Condominium Building Two (Sheet A-8).

E.11. — **Condominiums:** Overall, Tech found the Condominiums to be overly, and inappropriately fenestrated, creating “walls of windows” that prioritize views from the interiors of the buildings over historically appropriate design of the exterior of the buildings. This disregard for historically appropriate window placement conflicts with the requirements of the Guidelines. Efforts should be made to amend the fenestration to bring it into conformity with historic precedence.

## F.) Exterior Sidings, Finishes, Facings and Materials

F.1. — **Hotel & Condominium Siding.** The Plan proposes cladding the Hotel with Hardie Plank with two different clapboard reveal dimensions: wide on the first story and narrower on the upper stories. Mixing clapboard reveal sizes is sometimes found on historical examples, but only rarely, and only to highlight important architectural features. No such highlighting of architectural features is present in the proposed Plan. Uniform dimensions of clapboard reveals should be used, instead.



Illustration F.1.a. — East elevation of the Hotel showing proposed clapboard reveal at first floor (wide) and upper floors (narrow) (Sheet A-11).





Illustration F.1.b. — North elevation of Condominium Building One showing proposed clapboard reveal at first floor (wide) and upper floors (narrow) (Sheet A-6).

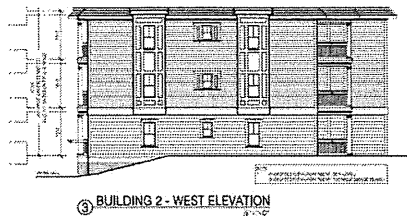
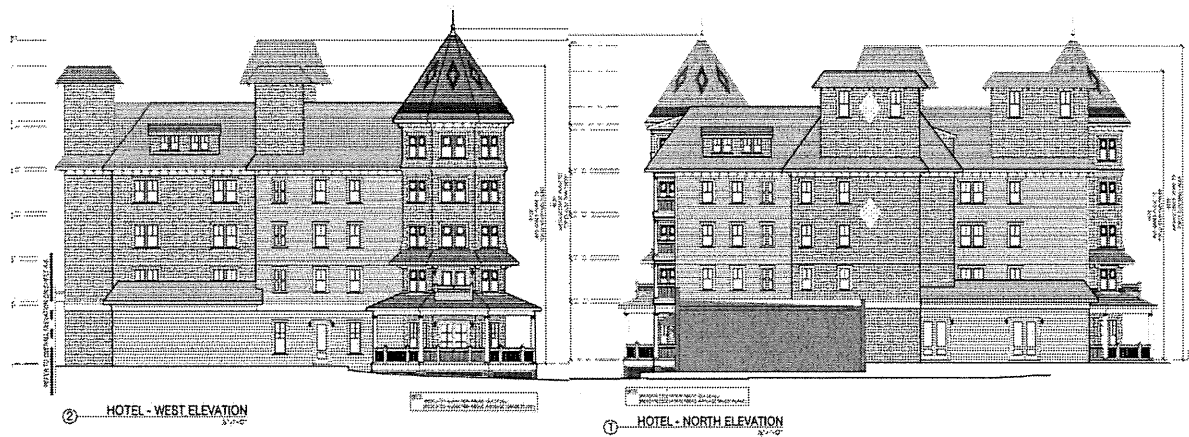


Illustration F.1.c. — West elevation of Condominium Building Two showing proposed clapboard reveal at first floor (wide) and upper floors (narrow) (Sheet A-8).

F.2. — **Hotel: Siding.** Cladding the two hotel towers in shakes seems appropriate. However, elsewhere on the Hotel shakes are applied in unusual and confusing locations, including on the rear of the building (as seen on the north and west elevations), and on the two staircase towers. Cladding prominent and important projections, such as inset-balcony stacks and towers, might make sense. However, the over-use of shakes on secondary elements is inappropriate, detracts from more important projections, and is not in keeping with the Queen Anne design.



Illustrations F.2.a. and F.2.b. — The west and north elevation of the Hotel showing secondary planes covered in shingles (Sheet A-12).

F.3. — **Hotel: Siding.** Banding is present in the siding between the first and second story (a prominently sized band) and between the second and third story (a modestly sized band), however it is missing between the third and fourth story. This missing banding is especially

noticeable on the west and north elevations. This should be addressed. (See illustrations F.2.a. and F.2.b., above.)

F.4. — **Hotel: Siding.** At the north elevation two “diamond” details are indicated in the proposed shakes. The size of the diamonds is excessive and the location awkward: in the fifth story staircase tower the diamond appears crowded and crammed near the roofline; on the blank wall further down the tower, the diamond is oddly aligned and oversized. Both diamonds should be eliminated or reconsidered in more historic scale and placement. NOTE: 3 June 2022 Summary of Changes: *North Elevation: Reduced the size of the diamond shingle pattern by 20%.*

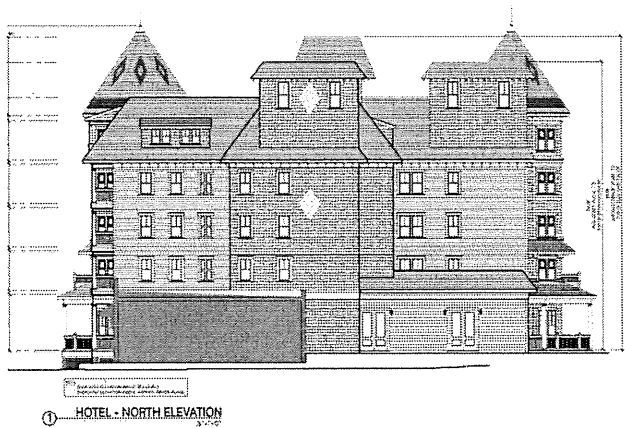


Illustration F.4. — North elevation of the Hotel showing over-sized diamond patterns in shingled cladding. (Sheet A-12).

F.5. — **Condominiums:** Projections on the Condominiums rely heavily on framed panels situated beneath and beside windows. These panels are filled with vertical boards. While projections on Queen Anne structures may include panels, they are typically used sparingly and do not contain vertical paneling. Vertical paneling of this sort is a modern decorative technique and should be removed.



Illustration F.5.a. — Detail of north elevation, Condominium Building One showing paneled areas between windows on projection between balconies (Sheet A-6).



Illustration F.5.b. — Detail of north elevation, Condominium Building Two, showing paneled areas between windows on projection between balconies (Sheet A-8).



Illustration F.5.c. — Detail of west elevation, Condominium Building Two, showing paneled areas between windows on projections (Sheet A-8).

## G.) Porch and Balcony Decks

G.1. — **Hotel & Condominiums:** OGNED includes balconies instead of porches, even at the first-floor level, which is counter-historical and non-conforming to the Guidelines. Access to the boardwalk or Wesley Lake is limited to the Hotel’s front entrance, the Courtyard Corridor, and the north access door of Condominium Building One. (See, Guidelines, page 8, “Ocean Grove is historically known as a community of open-air porches. Reconstitution of open-air porches, balconies as well as gable forms and associated ornament is fundamental to many of the earlier period designs of the 1880’s through the early part of the Twentieth Century.”)

G.2. — **Condominiums:** Inset balconies are counter-historical, especially when used in place of porches. Porches usually project from a building face, provide a human scale to buildings by visually stepping down in size from the body of a building, and add visual interest to buildings by relieving visual mass. Porches enhance a sense of community and promote interaction between a building and its surrounding streetscape. Inset balconies are carved into buildings, are often cut off from the surrounding streetscape, and do not promote interaction. OGNED offers neither strict porches nor strict inset balconies, but rather hybrids where the majority of the open-

air spaces are inset into the body of the buildings with minimal extensions. These limit the change in plane of the buildings, contribute to the visual mass of each structure, and inhibit the sense of community that is vital to Ocean Grove. Tech considers these hybrid balconies non-historic and non-conforming.

G.3. — Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines, D, 6, “Rhythm of Entrances and/or Porch Projections. The relationship of entrance and porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.”

G.4. — Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines, D, 12, “Exterior Features. A structure’s related exterior features such as but are not limited to lighting fixtures, fences, signs, sidewalks, windows, doors, shutters, siding, gutters, balustrades, railings, columns, cornices, moldings, trim, stairs, steps, porches, walks, patios, driveways and parking areas shall be compatible with the features of those structures to which it is visually related and shall be appropriate for the historic period for which the structure is significant.”

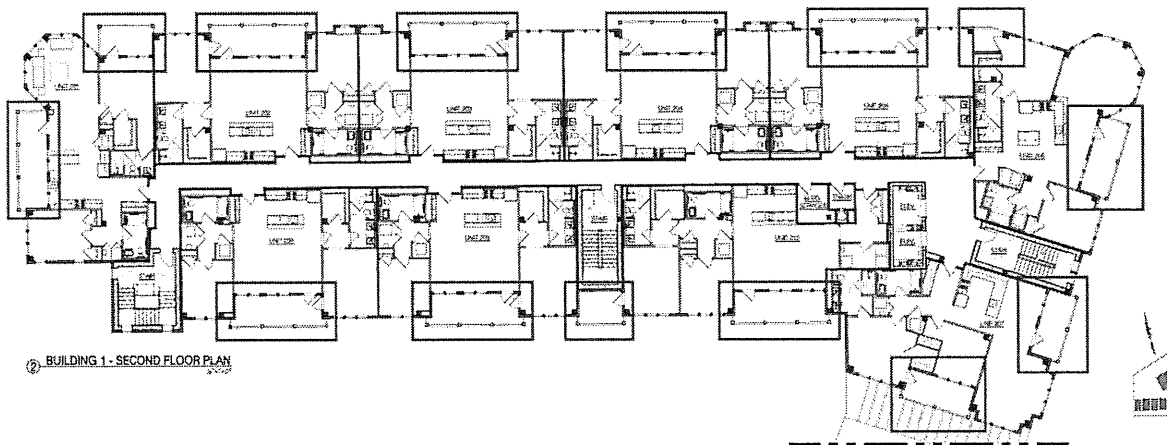
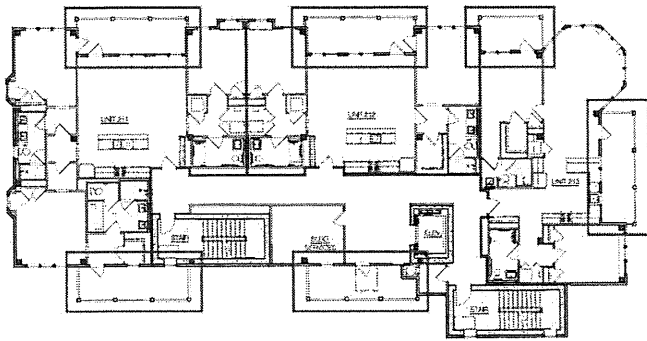


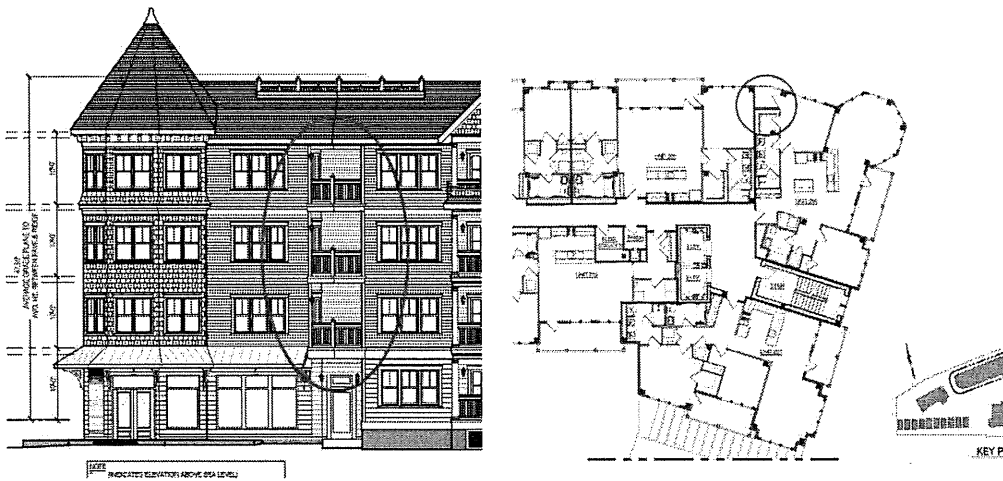
Illustration G.4.a. — Second floor plan of Condominium Building One showing hybrid inset balconies at all four elevations (Sheet A-2).



2 BUILDING 2 - SECOND FLOOR PLAN

Illustration G.4.b. — Second floor plan of Condominium Building Two showing hybrid inset balconies along the north, south, and east elevations (Sheet A-7).

G.5. — **Condominiums:** At the north elevation, just west of the Building One tower, above the north access door, are a row of inset-balconies. These balconies occur at the point where the building jogs southwest along Wesley Lake. These balconies are five-sided, due to a bend in their railings, have no windows, single doors, and no lighting. They are non-historic in character, awkward in size and placement, and differ in every way from any other balcony in the project. Tech recommends they be reconsidered or eliminated. NOTE: 3 June 2022 Summary of Changes: *Shutters added at inset balcony on the North East corner.*



Illustrations G.5.a. and G.5.b. — Detail of northeast corner of Condominium Building One showing windowless mini-balconies above the north building access door (Sheet A-6). These balconies are circle in the second-floor plan, at right (Sheet A-2).

## H.) Ornamentation, Columns, Railings, Chimneys and Trim Details

H.1. — **Hotel:** The main entrance stair of the Hotel is bisected by a singled porch column yet flanked by double porch columns. Elimination of the single column is recommended to better frame the entrance.



Illustration H.1. — Hotel entrance flanked by double columns with single column bisecting the entry area (Sheet A-11).

H.2. — **Hotel:** Across the south and east elevation of the Hotel there is an unusual reliance on double-columns. These are paired with single columns and interstitial newel posts in ways that create non-rhythmic spacing of vertical elements. This spacing disrupts in a way that is atypical of historical hotels and boarding houses in Ocean Grove. “Mini” columns at the fifth story (south and east elevations) add to the inharmonious effect.



Illustration H.2.a. and H.2.b. — Details of the balcony stacks at the south and east elevation of the Hotel showing double and single columns and newels (Sheet A-11).

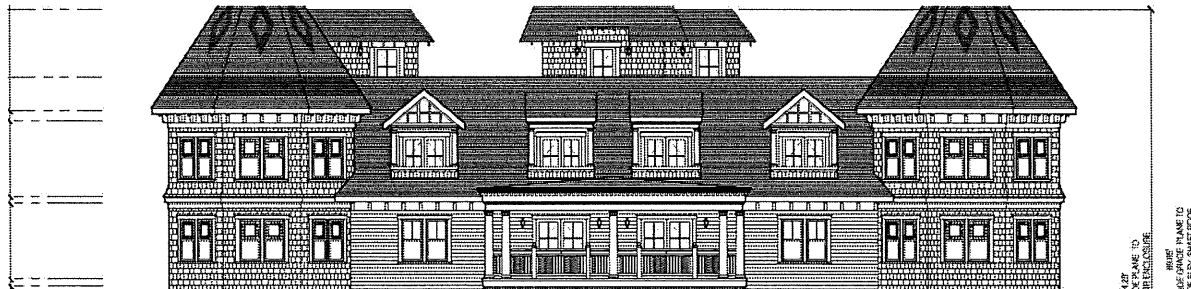
H.3. — **Hotel:** Diamonds and banding on tower roofs is over-scaled.



Illustration H.3. — Roof tile patterns showing oversized diamonds and banding (Sheet A-11).

H.4. — **Hotel.** It is unclear what railing treatment is proposed for the dormer balconies. Are they mini balusters or vertical paneling? Please clarify.

H.5. — **Hotel & Condominiums.** Turned and chamfered columns are more typical of Queen Anne designs than Tuscan columns. Turned columns were suggested to OGNED during Tech.



H.6. — **Hotel: Ramp.** It is unclear how the front entrance ramp railings will resolve with the wrap-around porch and its railings. Please clarify.

H.7. — **Condominiums:** The south elevation of Building One shows twelve (12) Tuscan columns sitting on tori without plinths. This irregularity also occurs on the west elevation of Building One. It may also exist at the east and south elevations of Building Two. Please clarify.



Illustration H.7. — South elevation of Condominium Building One showing Tuscan columns without plinths at the first floor (Sheet A-6).

H.8. — **Condominiums:** Are railings proposed for the rooftop pathway and roof deck of Condominium Building One? Please provide cat/cut for review.

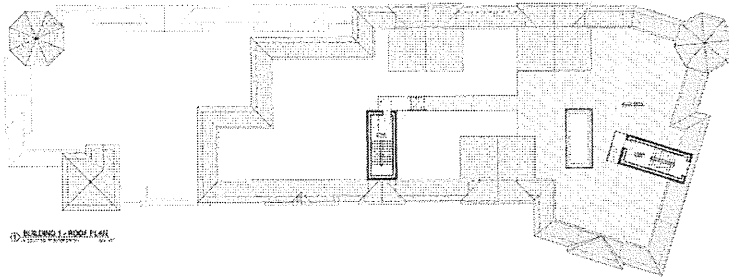


Illustration H.6. — Plan showing proposed Condominium Building One roof path and roof deck (Sheet A-4).

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## I.) Exterior Lighting, Lamp Post and Yard Lighting

I.1. — A Lighting Plan was not presented for review. The proposed lighting elements appear excessive to Tech. Over-lighting these structures would prevent the buildings from blending appropriately with the residential neighborhood that surrounds them. Lighting is always closely reviewed by HPC, and Tech encourages OGNED to present a full lighting schedule for review. (See Guidelines, page 24-25, I. “In brief, the exterior lighting of any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or proposed as new, should be:

1. Refurbished or replicated original lighting fixture types to the extent feasible.
2. Positioned so as not to impede passage or inflict harm to pedestrians nor create a significant visual barrier or distraction along the street.
3. Be representative of the style and period on which such lighting is applied and be consistent with fixtures typically found within the Ocean Grove environs.”



I.2. — Tech considers the lighting on the current plan excessive, with two lights per balcony in most cases. Because of the abundance of lighting the project will likely fail to blend appropriately into its neighborhood.

I.3. — Color temperature is not indicated on any lighting. Efforts should be made to ensure the buildings fixtures adhere to warm color temperatures characteristic of incandescent lights as opposed to the cool temperatures commonly associated with modern, LED lights.

I.4. — **Hotel:** The south elevation of the Hotel indicates thirty (30) lanterns, including four on the roof projections, with an additional twenty-eight (28) lanterns on the east elevation, facing the boardwalk. In contrast, the west elevation shows only six (6) lanterns. Tech considers the number of proposed lights excessive to a degree that is typically modern and recommends that lighting at the south and east elevations be reconsidered. NOTE: 3 June 2022 Summary of Changes: *Revised detailing at roof-top dormers. Half-size columns removed and replaced with large brackets. Dormer roof changed from shed to gable to accommodate the revised detailing. Dormer width enlarged to accommodate (1) wall lantern on each side of the doors.*



Illustration I.4.a. — South elevation of the Hotel showing thirty (30) proposed lantern fixtures (Sheet A-11).



Illustration I.4.b. — East elevation of the Hotel showing twenty-eight (28) proposed lantern fixtures (Sheet A-11).

I.5. — **Hotel:** There is no indication whether the proposed lantern lighting on the balconies is intended to be low-wattage decorative lighting, uniformly controlled by the hotel, or higher-wattage functional lighting, controlled by guests in the individual rooms. Please clarify.

I.6. — **Hotel Roof Lighting:** Lighting fixtures at the elevator and staircase roof projections are counter-historical and intrude on the illusion of a Mansard roof. These rooftop lights are apt to bring undue attention to the un-historical roof in the evening hours.

I.7. — **Retail:** No lighting is indicated on the Retail elevation (though a proposed sketch of a ceiling fixture is included on Sheet A-25). How many fixtures are proposed, where will they be located, and how much light coverage is proposed?

I.8. — **Retail:** No lighting is indicated for the Courtyard Corridor. How many fixtures are proposed for this area, which fixtures are proposed, and will any non-historical fixtures (floodlights or safety lights) also be proposed? Please clarify.

I.8. — **Condominiums:** Elevations show single doors out to balconies with lighting fixtures on each side of the door. Balconies have multiple windows from which light is reasonably expected to pour out into the balcony areas. Fixtures on the both the opening-side and the hinge-side of single doors is considered excessive. NOTE: 3 June 2022 Summary of Changes: *Provided a*

*single light fixture located on the latch side of all porch/balcony doors.*

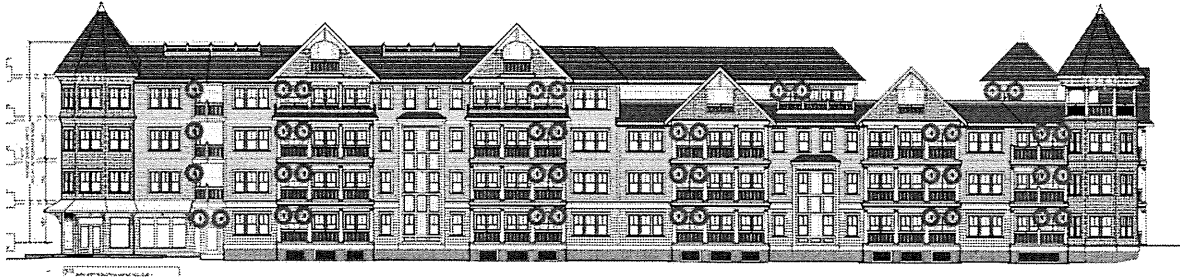


Illustration I.8.a. — North elevation of Condominium Building One showing lighting (most of which entails two light fixtures flanking single doors onto balconies) (Sheet A-6).



Illustration I.8.b. — North elevation of Condominium Building Two showing lighting (all of which entails two light fixtures flanking single doors onto balconies) (Sheet A-8).

I.9. — **Condominiums:** No lighting is indicated at the entrance to Building One, not at the triple sets of French doors to the west of the main entrance. Is recessed lighting proposed in these areas? Recessed lighting is not historically appropriate and is generally not permitted within the Historic District.



I.10. — **Condominiums:** The lighting, while excessive, also appears inconsistent (e.g., no lighting is indicated on Condominium Building One, south elevation, in the stack of balconies directly above the Retail space).



Illustration I.10. — South elevation of Condominium Building One showing balconies with no lighting indicated.

I.11. — Are ceiling fans proposed for any balconies on any of the buildings? If so, please provide a cat/cut for review.

I.12. — Without a lighting schedule, it is unclear whether lighting is proposed for the common roof deck on the Hotel, the east roof deck and walkway on Condominium Building One, the common roof deck area at the south end of Condominium Building One, the roof deck perimeters, the Courtyard Corridor, or other walkways. Please clarify.

I.13. — Building Two has three private roof decks with a viewing platform under an open roof cupola. What lighting is proposed for these areas and what impact will it have on the neighborhood? Please clarify

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## J. Gutters

J.1. — No gutter or leader schedule is included in the Plan. If proposed, please submit a gutter and leader schedule for review.

J.2. — If proposed, will gutters be half round with round pipe leaders?

J.3. — If proposed, what color will gutters and leaders be and will they resolve at grade or into drains?

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## K. Awnings

K.1. — A non-conforming, standing seam roof is proposed for the east elevation of the Retail units. Tech suggests OGNED consider awnings in this area to help the Retail spaces better relate to the boardwalk, provide pedestrian shelter from sun and rain, and help differentiate this portion of the development from the Hotel, to the south and the Condominiums, to the north. (See Guidelines, page 14, Roofs. “4. Avoid use of modern standing seam factory painted metal

roofing, and shingles of inappropriate historic period color, such as white or green.”)

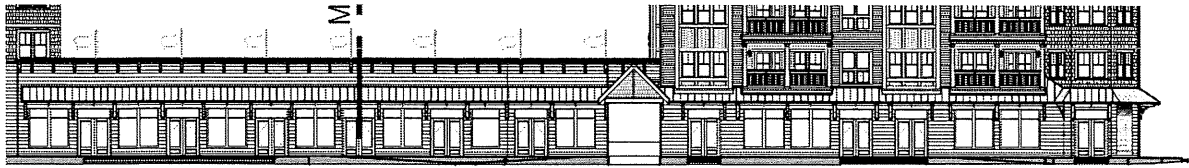


Illustration J.1. — Detail of proposed standing seam roof over Retail (Sheet A-5).

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## L. Skylights

N/A

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## M. Satellite Dishes, Solar Panels and Antenna Towers

N/A

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## N. Roof Top Construction — Sun Decks, Pools, and Hot Tubs

N.1. — **Roof Decks.** The Hotel & Condominium Building One each have large-scale, public roof decks. Condominium Building Two has three private roof decks. Roof decks are non-conforming with the Guidelines. The roof decks proposed are visible in so far as railings and balusters along the parapet provide “viewing platforms” (some beneath the proposed faux-gables). These breaks in the parapet reveal the presence of the roof decks. There is a reasonable expectation that appurtenances related to roof decks (umbrellas, tents, pergolas, rooftop plantings, lighting, etc.) will further reveal the presence of these roof decks atop these buildings. (See, Guidelines, page 27, Section N, “Roof top construction featuring sun decks, swimming pools, and hot tubs are not in keeping with the designs of the Victorian Era nor other historic styles of architecture within the Ocean Grove Historic District. Therefore, such features will be viewed contrary to the “Spirit” of the architectural setting. Introduction of any such feature must fully demonstrate that such a feature would be designed so as not to be visible to public view...”)

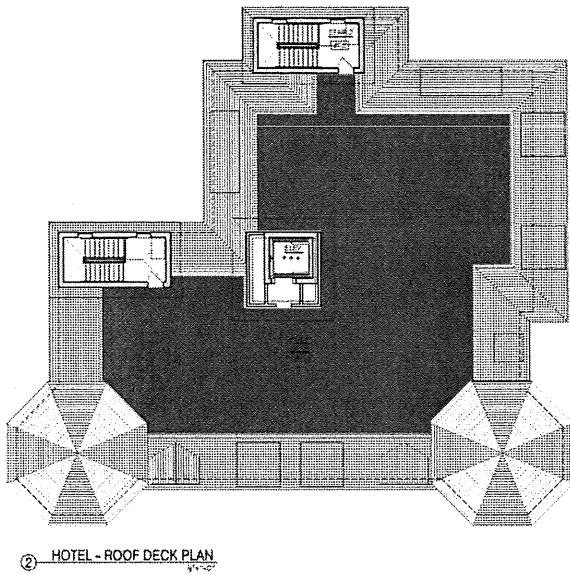


Illustration N.1.a. — Proposed coverage of Hotel Roof deck (emphasis added) (Sheet A-10).

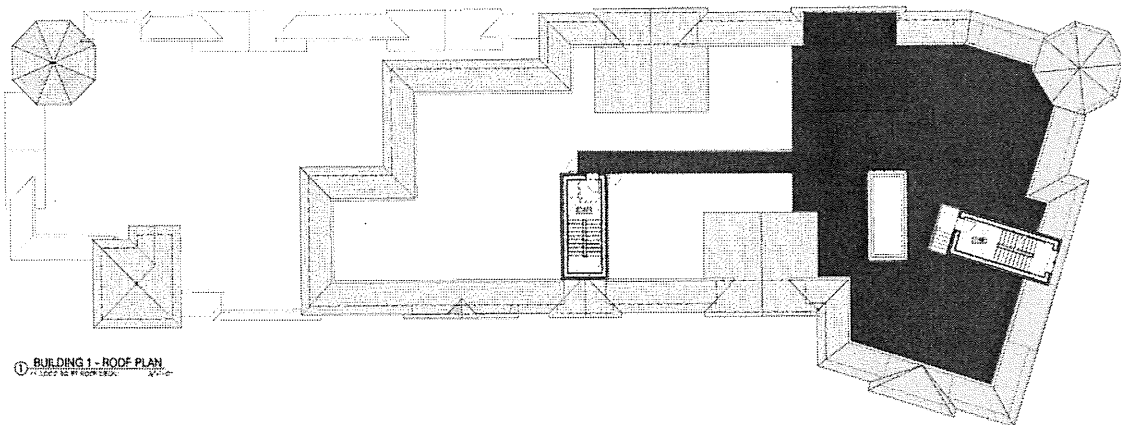


Illustration N.1.b. — Proposed coverage of Condominium Building One east roof deck (color added) (Sheet A-4).

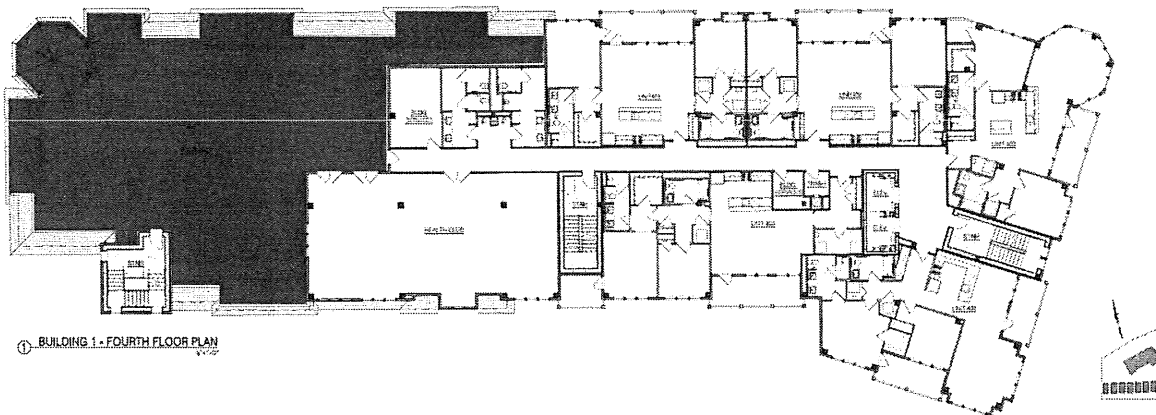


Illustration N.1.c. — Proposed coverage of Condominium Building One west roof deck (color added) (Sheet A-3).

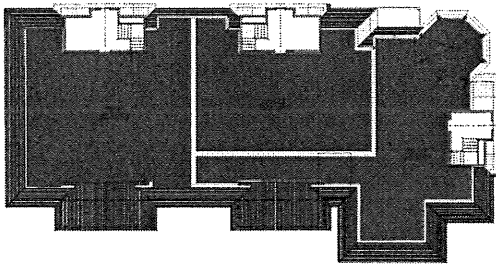


Illustration N.1.d. — Proposed coverage of Condominium Building Two, three private roof decks (color added) (Sheet A-7).

N.2. — The Hotel includes a prominent central elevator shaft that extends above the ridge of the proposed parapet roof. OGNED stated they believe this item to be hidden from view. However, given the location of the Hotel at the north end of Ocean Avenue, Tech finds this rooftop protrusion would likely be highly visible from as far away as Broadway, to the south, and as far north along Ocean Avenue as perhaps Atlantic or Sea View Avenues.

N.3. — Tech suggested eliminating this non-historic element by replacing it with a hydraulic elevator that would not intrude above the ridge of the parapet. OGNED responded that this was not viable.

N.4. — Tech suggested OGNED might reconsider the elevator shaft as a possible architectural focal point by disguising it as a cupola. A sketch of a possible Queen Anne design was offered for discussion only. OGNED returned with a treatment that does not appear Queen Anne in style and does not relate to the rest of the building.

## O. Air Conditioning Window and Condenser Units

O.1. — Condominiums. No Air Conditioning condensers are indicated on the Plan. Where are condensers proposed and how will they be screened from view?

## P. Flags, Banners, and Signage

P.1. — No signage schedule was submitted for review by Tech. Excluding the name of the Hotel, which appears on the south elevation (see illustration, below) the current Plan is missing any indicators of type, style, or location of signage on, or around, any of the proposed structures. (See, Commercial Guidelines, Section Q, pages 20-23, “Signs are one of the most prominent visual elements on the street and define the purpose of a building. If designed, signs add interest and variety to the streetscape and building facade while enlivening the street scene. Poorly conceived signs may also detract from the architecture and negatively impact even the best designed storefront...”).



Illustration P.1. — South elevation of the Hotel showing proposed signage (Sheet A-11).

## Q. Fencing and Gates

Q.1. — No fencing schedule was submitted. Are any fences or gates proposed and, if so, what are the proposed materials and what is the historically appropriate design? Are any gates or stanchions proposed? Will there be walkway lighting?

(See, Commercial Guidelines, pages 18-19, Section M. Fencing, “In Ocean Grove, fencing of wood and occasionally cast iron were used to define space rather than separate spaces visually. Fencing was most commonly used in residential applications in front and rear yard situations...In brief, the fencing type of any commercial building or structure undergoing repair, restoration, renovation, alteration, addition or proposed new construction should:



- 1.) Avoid use of chain link, masonry walls, ranch style post and rail, vertical board or plank, any variety of stockade or modern wrought iron or vinyl clad fencing.
  - 2.) Utilize painted wood picket, Victorian ornamental cast iron or Victorian pipe rail fencing systems where appropriate to the architecture of the building or structure.”
- 

## **R. Architectural Landscape Treatments**

R.1. — While landscape treatments fall largely outside the purview of HPC, Tech did ask if there were any plans to utilize landscape elements to better differentiate between the various buildings and mitigate the mass of the north elevation of the condominium buildings. OGNED offered to consider such treatments if viable under existing project constraints.

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## **S. Driveways and Curb Cuts**

N/A

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## **T. Auxiliary Structures**

N/A

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## **U. Color**

U.1. — Tech requested a color rendering of all buildings to illustrate the manner in which OGNED intended to differentiate the various buildings and highlight the diverse architectural elements. This item is missing from the Plan.

U.2. — Tech requested elevation drawings include shadow lines to illustrate the proposed changes in plane across the various elevations. This item is missing from the Plan.

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## **Other Items**

No lighting schedule was submitted or reviewed during Tech. The current Plan includes some lighting elements, though they appear excessive in some areas and missing in others. Three

lighting fixtures are illustrated on sheet A-25 but the small lanterns found on the elevations at the inset-balconies is not among them. Cat/cuts are missing for all fixtures.

No gutter/leader schedule was submitted.

No color schedule was submitted.

A shadow-line illustration was request but not submitted.

The drawings are, in various instances, inconsistent and inaccurate to such a degree that Tech recommends a corrected set of drawings be submitted prior to consideration by the full Commission.