

**From:** [Dominick Perrier-Strand](#)  
**To:** [Heather Kepler](#)  
**Subject:** Re: 19 Main Ave HPC Application  
**Date:** Sunday, November 12, 2023 9:07:06 AM  
**Attachments:** [image002.png](#)

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Hi Heater,

I am planning my December schedule and want to confirm we are still on the December agenda?

Thank you!  
Dom

On Tue, Oct 17, 2023 at 9:21 AM Ron Rudolph <[REDACTED]> wrote:  
Heather

Thanks for the clarification.

Please put us on for December full hearing.

Thanks again for all your help.

Ron / team

Ron Rudolph  
CEO The RFO  
TheRFO.com  
[REDACTED]

Pioneering Ideas to Business Independence

On Oct 16, 2023, at 11:27 AM, Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Good Morning,

I looked through my phone log and it appears I only have 2 missed calls 1 with a voicemail for Friday the 13<sup>th</sup> and nothing before that. So I apologize for not getting back to you on Friday, I was out of the office.

I would like to give you a timeline so that you can better

understand the situation.

7/10/23 application was received and processed.

7/11/23 The application was reviewed at the tech meeting held every Tuesday.

7/20/23 the tech notes were sent via email

7/24/23 email discussion about updating the current application to reflect a new proposed colors

**9/13/23 email stating new application for updated colors to be submitted. Application with swatches submitted.**

**9/19/23 Updated application reviewed at tech meeting (the immediate Tuesday after the re-submittal date 9/13/23)**

**9/20/23 incomplete notice sent via email stating the one color would have to go before the full commission.**

Now that we have an established timeline, I will also explain the process for the meeting. Once an application is deemed that it needs the full commission to review, the application goes on the next AVAILABLE date. In this case (which I will also explain) the next available date is December.

The reason why the next available date is December is because the commission meeting for November is already filled. I do apologize for this inconvenience, but please also understand that there are other applications that were sent to the meeting before the application for 19 Main Ave. I understand it is only 1 color, but I am not at liberty to skip other applications because you are requesting a sooner commission meeting date. This application sat for over a month before any follow up for the colors was received.

As I previously stated if you would like to choose a color from the approved color list, I would be happy to approve, if not this application can be put on the December meeting. Please also keep in mind that the meetings fill quickly, and I will need a response for your application soon.

Regards,

A handwritten signature in dark ink that reads "Heather Kepler". The signature is written in a cursive, flowing style.

Heather Kepler

HPC Administrator

Department Secretary

Land Use Department

Township of Neptune

25 Neptune Boulevard

Neptune, New Jersey 07753

[HKepler@NeptuneTownship.org](mailto:HKepler@NeptuneTownship.org)

ph- 732-988-5200 Ext. 278

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**From:** Ron Rudolph [REDACTED] >  
**Sent:** Friday, October 13, 2023 10:57 AM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Cc:** Dominick Perrier-Strand [REDACTED]; Jenn Designer Majestic O'Brien <[REDACTED]>  
**Subject:** Re: 19 Main Ave HPC Applicaiton

Hi Heather,

Thank you for the reply. Tried to reach you several times this week.

Yes i did speak with Deb O, we have one historic color that is "not on the approved list" that we have been trying to get approved since mid summer.

When speaking with Deb O, our application for approval of the one historic color should only take 5-10 min max, We would greatly appreciate if you can squeeze us into the Oct 17th meeting please.

By waiting until December we will be unable to paint our hotel until spring making the process to get one historic color approved approximately 9 months.

Is there a specific time today we can speak?

Thank you for the consideration and time.

Ron / team

Ron Rudolph

CEO The RFO

TheRFO.com



Pioneering Ideas to Business Independence

On Oct 11, 2023, at 11:42 AM, Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Dear Ron:

Deb mentioned to me that she spoke with you. I'm happy to put you on a meeting but the next available spot is not until December 12th. I know that is may sound like an unreasonable delay to you but the Commissions schedule fills up about eight weeks in advance.


I feel it merits mentioning that if you are willing to select a color from the pre-approved color list, we could likely get you an approval by next Tuesday, the 17th. Pre-approved colors can be reviewed in Tech and then you could put this

application behind you.

In the future I would encourage you to reach out to myself directly as the administrator of the commission and not the volunteer members who are not in charge of the agendas or scheduling of applications.

Let me know what you'd prefer. I can slot you in for December or I can add you to the Tech schedule for next week.

Regards,

A handwritten signature in dark ink, appearing to read "Heather Kepler". The signature is cursive and somewhat stylized, with the first name "Heather" being more prominent than the last name "Kepler".

Heather Kepler

HPC Administrator

Department Secretary

Land Use Department

Township of Neptune

25 Neptune Boulevard

Neptune, New Jersey 07753

[HKepler@NeptuneTownship.org](mailto:HKepler@NeptuneTownship.org)

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**From:** Dominick Perrier-Strand <d[REDACTED]>  
**Sent:** Tuesday, October 10, 2023 3:15 PM  
**To:** Heather Kepler <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Cc:** Ron Rudolph <[R\[REDACTED\]](mailto:R[REDACTED])>  
**Subject:** Re: 19 Main Ave HPC Applicaiton

Hi Heather,

Ron (owner of the Majestic) ran into Debbie Osepchuk the other week and she mentioned she was going to see if she could get our application for the paint work as she feels confident it will take no time to be approved and is more of a formality.

Please let me know if that was discussed or approved.

Thanks as always,

On Wed, Oct 4, 2023 at 10:36 AM Dominick Perrier-Strand <[d\[REDACTED\]](mailto:d[REDACTED])> wrote:

Please put us down for December.

Dominick Perrier

4

On Oct 4, 2023, at 10:10 AM, Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)> wrote:

Good Morning,

The next available meeting would be December both  
the October and November meetings are filled.

Regards,

<image001.jpg>

Heather Kepler

HPC Administrator

Department Secretary

Land Use Department

Township of Neptune

25 Neptune Boulevard

Neptune, New Jersey 07753

[HKepler@NeptuneTownship.org](mailto:HKepler@NeptuneTownship.org)

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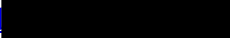
<image002.png>

<image003.jpg>

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**From:** Dominick Perrier-Strand

< >

**Sent:** Monday, October 2, 2023 12:11 PM

**To:** Heather Kepler

<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>

**Subject:** Re: 19 Main Ave HPC Applicaiton

Hi Heather we would like to proceed with going before the review committee. Please send any new applications I must fill out.

Thank you so much,

Dominick Perrier



On Sep 22, 2023, at 9:57 AM, Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
wrote:

Good Morning,

I sent an email and the incomplete notice on 9/20/23. For your convenience I have attached copies of both. Please carefully review the notice and let me know how you would like to proceed.

Regards,

<image001.jpg>

Heather Kepler

HPC Administrator

Department Secretary

Land Use Department

Township of Neptune

25 Neptune Boulevard

Neptune, New Jersey 07753

[HKepler@NeptuneTownship.org](mailto:HKepler@NeptuneTownship.org)

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<image002.png>

<image003.jpg>

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**From:** Dominick Perrier-Strand

[REDACTED] >

**Sent:** Friday, September 22, 2023 9:02 AM  
**To:** Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Subject:** Re: 19 Main Ave HPC  
Applicaiton

Hey Heather. Any update from HPC?  
Just trying to determine if we need to  
schedule an in person.

Thanks!

Dominick Perrier

4 

On Sep 13, 2023, at 1:46 PM, Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
wrote:

This would be helpful. Any  
added information to help  
the members make the  
determination is always  
welcomed.

Regards,

<image001.jpg>

Heather Kepler

HPC Administrator

Department  
Secretary

Land Use  
Department

Township of Neptune

25 Neptune  
Boulevard

Neptune, New  
Jersey 07753

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**From:** Dominick Perrier-  
Strand [REDACTED]>

**Sent:** Wednesday,  
September 13, 2023 10:38  
AM

**To:** Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>

**Subject:** Re: 19 Main Ave  
HPC Applicaiton

Hey Heather,

My designer dropped off swatches of the existing and new color. Should I drop them off to add to the packet? Would it be helpful?

Dominick Perrier



On Jul 24,  
2023, at 9:56  
AM, Heather  
Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
wrote:

Good Morning,

If you could update the application to reflect the updating choices that would be greatly appreciated. For your convenience I have attached the application.

Regards,

<image001.jpg>

Heather  
Kepler

HPC  
Administrator

Department  
Secretary

Township  
of Neptune

25 Neptune  
Boulevard

Neptune,  
New Jersey  
07753

[HKepler@NeptuneTownship.org](mailto:HKepler@NeptuneTownship.org)

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**From:**  
Dominick  
Perrier-Strand  
[REDACTED]>  
**Sent:** Monday,  
July 24, 2023  
9:44 AM  
**To:** Heather  
Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
**Subject:** Re:  
19 Main Ave  
HPC  
Applicaition

Hey Heather.

I just wanted to  
follow up. I  
think there was  
some  
confusion  
around the  
application as  
we were  
proposing to  
eliminate  
several colors  
and change it  
to one primary  
color.

Is it best to  
resend that  
information in  
a  
new application with  
an explanation  
of the changes?  
I attached the  
original document  
we sent which  
I think  
probably lead

to them  
believing that  
we were  
changing many  
colors.

Thanks for  
your guidance.

Dom

On Thu, Jul 20,  
2023 at  
9:16 AM  
Heather Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
wrote:

Good  
Morning,

Apologies  
for the delay  
as I was out  
of the office.  
Please see  
the below  
notes from  
the tech  
team  
meeting last  
week.

Rudolph,  
RE: Paint

See attached  
documents  
for color  
description.

Tech  
reviewed the  
proposed



palette of  
seven colors  
(including  
goldleaf).

The  
applicant  
proposes one  
color that is  
not on the  
pre-  
approved  
list. They  
may  
substitute  
this color for  
a similar  
color

on the pre-  
approved list  
OR they  
may come  
before the  
commission  
to seek  
approval for  
this one non-  
conforming  
color.

Tech would  
like to invite  
the applicant  
to consider a  
simpler  
palette. The  
proposed  
articulation  
of the  
architecture  
using such a  
wide range  
of colors,  
while it  
mimics the  
manner in  
which the  
structure is  
currently  
painted, (and

which is occasionally found in other Victorian neighborhoods), it is considered non-historic in Ocean Grove, where palettes were generally more restrained. Tech recommends three colors (body, trim, and accent) with a possible fourth color used at the foundation level in buildings lacking traditional red brick foundations.

The most historically accurate buildings of this vintage, while they may utilize four or even five colors, generally give the impression of being two colors (body and trim) with subtle variations.

Accent colors were often tints or shades of the trim or body color. For example, a golden mustard body might be paired with dark brown trim and have a muted cream accent: all colors being analogous as opposed to bold compliments or split compliments. We would ask the applicant to consider a more historically accurate color design. Possible resources include the book "Victorian Exterior Decoration by Roger W. Moss and Gail Caskey Winkler." Additional information is available at [www.OldHouseGuy.com](http://www.OldHouseGuy.com). Of course, Tech would be happy to

offer further  
guidance if it  
would be of  
help.

Pending

Regards,

<image001.jpg>

Heather  
Kepler

HPC  
Administrator

Department  
Secretary

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of  
Neptune

25  
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**From:**

Dominick  
Perrier-  
Strand

[REDACTED] >

**Sent:**

Monday,  
July 17,  
2023 11:11  
AM

**To:** Heather

Kepler

<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>

**Subject:** Re:

19 Main Ave  
HPC  
Applicaiton

Hi Heather,  
hope you  
had a lovely  
weekend.  
Just wanted  
to see if you  
had an  
update for  
me  
regarding 19  
Main Ave?

Not sure if  
we were on  
the docket  
last Tuesday  
and what the  
outcome  
was.


Thank you!

On Mon, Jul  
10, 2023 at  
1:27 PM  
Dominick  
Perrier-  
Strand

 >  
wrote:

Thanks  
heather!

Dominick  
Perrier

 1-

> On Jul  
10, 2023,  
at 12:59  
PM,  
Heather  
Kepler  
<[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
wrote:

>

> This is  
on the  
agenda for  
tomorrows  
tech  
meeting.  
Please  
note the  
agenda is  
made by  
the order

received  
and  
anything  
not  
reviewed  
tomorrow  
gets  
pushed to  
first on the  
next  
meeting.

>

>

> Regards,

>

>

> Heather

Kepler

> HPC

Administrator

>

Department

Secretary

>

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of

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> 25

Neptune

Boulevard

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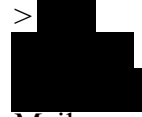
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> -----  
> Original  
> Message--  
> ---  
> From:  
> Dominick  
> Perrier-  
> Strand  
> [REDACTED] >  
> Sent:  
> Monday,  
> July 10,  
> 2023  
> 12:54 PM  
> To:  
> Heather  
> Kepler  
> <[hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)>  
> Subject:  
> 19 Main  
> Ave HPC  
> Applicaiton  
>  
>  
> Greetings,  
>  
> I was  
> trying to  
> determine  
> if my  
> application  
> for the  
> repainting  
> of the  
> majestic  
> hotel at 19  
> main Ave  
> was  
> successfully  
> received  
> and if we  
> were part  
> of  
> Tuesday's  
> agenda?  
>  
>  
> Thanks  
> so much!



>  
Dominick  
Perrier

>  


Mail

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Dominick Perrier-Strand



Office:

34 Ocean Pathway

Ocean Grove, NJ 07756

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