

**RESOLUTION HPC 2020-015
TOWNSHIP OF NEPTUNE
HISTORIC PRESERVATION COMMISSION
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
EXTERIOR ALTERATIONS**

**Approved: March 10, 2020
Memorialized: May 12, 2020**

**IN THE MATTER OF: SCOTT AND MARY SUSAN COLERIDGE (19 Atlantic Avenue)
APPLICATION NO.: HPC2020-043**

WHEREAS, Scott and Mary Susan Coleridge (the “Applicant”) have applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking to (1) remove an existing deck and reconstruct using brick pavers at the rear of the dwelling; (2) construct two steps using masonry block at the rear of the dwelling; and (3) relocate an air conditioning condenser, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance for lands known and designated as Block 105, Lot 13 on the official Tax Map of the Township of Neptune, and more commonly known as 19 Atlantic Avenue, 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, proof of service and publication of notice is required by law has been furnished and determined to be in proper order, and otherwise appear is to have the jurisdiction and powers for the Commission have been properly invoked and exercised; and

WHEREAS, a public hearing was held on March 10, 2020 in the Township Municipal Building, at which time testimony and the exhibits attached hereto were presented on behalf of the Applicant and all interested parties having an opportunity to be heard; and

WHEREAS, the following Exhibits were marked into evidence:

A-1 Application Package

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 is seeking approval to (1) remove an existing deck and reconstruct using brick pavers at the rear of the dwelling; (2) construct two steps using masonry block at the rear of the dwelling; and (3) relocate an air conditioning condenser on the Property.

2. The subject Property contains 1,400 square feet and has 30 feet of frontage along the northerly side of Pilgrim Pathway. The subject Property is situated within the HD-O (Historic District Oceanfront) Zone and is improved with a two-story framed dwelling, which is designated as a “Key Structure” as defined in the Historic District’s Design Guidelines for Residential Structures (“Design Guidelines”).

3. The Applicant, Mr. Coleridge, testified that the existing residential home was constructed in 1904 and had two (2) stories. Prior to the hearing, the Applicant had withdrawn their request to relocate their air conditioning condenser, and had also stipulated to using traditional brick pavers for their rear patio rather than the 6”by 6” block pavers which were originally proposed, rendering these issues moot and compliant, respectively. Mr. Coleridge testified to his desire to utilize masonry block material, rather than wood or a wood-like material, to replace the rear steps to the dwelling. Mr. Coleridge claimed that the rear steps would not be visible from street, such that masonry block material could be used and still remain compliant with the Design Guidelines.

4. Mr. Coleridge was joined by Bonnie Nork, owner of 104 Franklin and also an applicant before the HPC that same evening on a related issue, who supported the position that masonry block material should be considered consistent with the Design Guidelines, since in her opinion usage of these materials are evident within Ocean Grove. Mr. Nork expressed her opinion that original homes in Ocean Grove had brick or stone steps, but was unable to offer any support for that opinion.

5. The Commission responded by identifying the general and specific provisions with the Design Guidelines supporting the position that "wood" stairs, or materials resembling wood material, were the traditional materials used for construction of exterior steps. The Commission further pointed out that the few examples where non-traditional materials were found within Ocean Grove were due to unique situations and/or hardships involving those specific properties and their owners, where exceptions were made due to those unique situations.

6. Given the guidance provided by the Commission at the hearing, the Applicant opted to withdraw the rear stairs from their application, as they had previously done for the air conditioning condenser location issue, and to simply seek approval for the brick paver patio.

7. Other than Ms. Nork's testimony described above, there were no members of the public who expressed an interest in the application.

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

1. As stipulated by the Applicant at the public hearing, the Applicant has reduced the scope of their proposal to removing an existing deck to allow its reconstruction using brick pavers at the rear of the dwelling on the Property.

2. Under Section IV.R of the Design Guidelines, when considering an application to install architectural landscape treatments, the Commission may examine the residential home's components' importance to the Township of Neptune and the extent to which it has historic and/or architectural value, such that their removal would be detrimental to the Historical District and public interests. It is the Commission's responsibility, acting in a quasi-judicial manner, to weigh all the evidence presented before by both the Applicant and all objectors, and reach a decision on which is based upon findings of fact and conclusions of law that is not arbitrary, unreasonable or capricious.

3. The Commission concludes that the subject building is a Key Structure which is of significant historic architectural and aesthetic significance. The existing residential home was built around 1904 and has a prominent location in the Historic District.

4. The Commission further concludes that the Applicant now recognizes the historic significance of the residential home and has agreed to install the improvements listed in this resolution in accordance with Section IV of the Design Guidelines and the Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Township of Neptune on this 12th day of May, 2020 that the action of the Commission taken on March 10, 2020 granting Application No. HPC2020-043 approval of a Certificate of Appropriateness for the brick paver replacement patio identified in this Resolution for the property located at Block 105, Lot 13, 19 Atlantic Avenue, Ocean Grove, New Jersey, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance, is hereby memorialized as follows:

Application is granted subject to the following conditions:

1. The improvements proposed by the Applicant herein shall take place in strict conformance with the testimony, Plans and drawings which have been submitted to the Commission with this application.

2. Payment of all fees, costs, escrows due or to become due (if applicable). Any monies are to be paid within twenty (20) days of said request by the Commission Secretary.
3. The paver patio shall consist of red brick pavers.
4. The Applicant shall comply with all Township Zoning Department requirements.
5. The Applicant shall provide a certification that taxes are paid to date of approval.
6. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Neptune, County of Monmouth, State of New Jersey or any other jurisdiction.

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.

Deborah Osepchuk, Chairwoman
Township of Neptune Historic
Preservation Commission

ON MOTION OF: Mrs. Heinlein

SECONDED BY: Mr. Wierzbinsky

ROLL CALL:

YES: Mrs. Heilein, Mrs. Henderson, Mr. McKeon, Mrs. Osepchuk, Mr. Rudell, Mr. Steen, and Mr. Wierzbinsky

NO: None

ABSTAINED: None

ABSENT: Mr. MacMorris and Mrs. Shaffer

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 May 12, 2020.

Kristie Dickert, Secretary
Township of Neptune Historic
Preservation Commission