

**RESOLUTION HPC 2020-017
TOWNSHIP OF NEPTUNE
HISTORIC PRESERVATION COMMISSION
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
EXTERIOR IMPROVEMENTS**

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

**IN THE MATTER OF: JERSEY INVESTORS, LLC (82 South Main Street)
APPLICATION NO.: HPC2020-039**

WHEREAS, Jersey Investors, LLC (the "Applicant") has applied to the Township of Neptune Historic Preservation Commission (the "Commission") seeking to 1) build a new exterior staircase to the existing second floor deck; (2) install lattice work below the proposed stairs; and (3) remove plate glass windows and install a new wood door with a double hung window, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance for lands known and designated as Block 201, Lot 5 on the official Tax Map of the Township of Neptune, and more commonly known as 82 South Main Street, 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 as required by law has been furnished and determined to be in proper order, and otherwise appears that 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) build a new (replacement) wooden exterior staircase serving the existing second floor deck to replace the existing non-conforming staircase; (2) install lattice work below the proposed stairs; and (3) remove plate glass windows and install a new wood door with a double hung window on the Property.**

2. The subject Property contains 12,630 square feet along the easterly side of South Main Street. The subject Property is situated within the HD-B-1 (Historic District Mixed Use) Zone and is improved with a two-story framed commercial building built in 1922 which is designated as a "Contributing Structure" as defined in the Historic District's Design Guidelines for Commercial Building Facades ("Design Guidelines").

3. The Applicant's contractor, Brian Kenny, testified in support of the application, which primarily involves the replacement of the existing non-conforming staircase (too steep), with a compliant outdoor staircase to serve an existing second floor deck. Mr. Kenny explained that there were no other proposed changes to the building, though the new staircase would block three (3) plate glass windows on the first level, which the application provides would be eliminated in favor of installing a new wood door

and a double hung window. The proposed stair case railing is compliant, and the lattice below the landing would be 5/8" cedar square, trimmed out.

4. Upon recommendation of the Commission, Mr. Kenny confirmed that he could center the new door within the space, thereby eliminating the proposed double hung window.

5. Mr. Kenny had not yet picked the colors for the exterior alterations; a decision will be made following exterior power washing, which should help identify the most desirable or appropriate color for this commercial building.

6. 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. The Applicant proposes to 1) build a new (replacement) wooden exterior staircase serving the existing second floor deck to replace the existing non-conforming staircase; (2) install lattice work below the proposed stairs; and (3) remove plate glass windows and install a new wood door with a double hung window on the Property.

2. Under Section IV.C, E & F of the Design Guidelines, when considering an application to install an exterior improvement, the Commission may examine the commercial building's 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 interested parties, and reach a decision which is based upon findings of fact and conclusions of law which are not arbitrary, unreasonable or capricious.

3. The Commission concludes that the subject building is a Contributing Structure, of limited significant historic architectural and aesthetic significance. The existing commercial building was built around 1922 and has a prominent location in the Historic District's mixed use business zone.

4. The Commission further concludes that the Applicant appreciates the historic significance of the commercial building and the Historic District 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. HPC2020-039 approval of a Certificate of Appropriateness of the various improvements listed in this Resolution for the property located at Block 201, Lot 5, 82 South Main Street, 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, with modified by way of stipulation and agreement of the Applicant and the Commission at the public hearing.

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 Applicant shall remove and replace the existing stair and railing serving the second level deck of the commercial structure as proposed, including installation of the proposed lattice below the new staircase.
4. The Applicant shall center the proposed first level doorway within the space and eliminate the proposed double hung window.
5. Proposed colors to be determined by the Applicant at a later date consistent with the Design Guidelines.
6. The Applicant shall comply with all Township Zoning Department requirements.
7. The Applicant shall provide a certification that taxes are paid to date of approval.
8. 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

ON MOTION OF: Mrs. Heinlein

SECONDED BY: Mr. Steen

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

