

**RESOLUTION HPC2020-020
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: DAVID AND MARISA AUSTIN (61 Stockton Avenue)
APPLICATION NO.: HPC2020-054**

WHEREAS, David and Marisa Austin (the “Applicant”) have applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking to paint the exterior of the existing residential building, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance for lands known and designated as Block 281, Lot 10 on the official Tax Map of the Township of Neptune, and more commonly known as 61 Stockton 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 referenced below 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 relocate the exterior location of a second mini-split air conditioning condenser unit together with ancillary line set/chase serving a residential dwelling on the Property.**

2. The subject Property contains 3,600 square feet with a combined 120-feet of frontage along the northeastern corner of Stockton Avenue and Pilgrim Pathway. The Property is situated within the HD-R-1 Historic District Residential Zone and is improved with a three-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 testified that they proposed to place the proposed second air conditioner condenser unit about eight (8) feet from the existing AC unit – to allow its placement beneath the bay window – which location will provide easier access to the wiring from the mini-split on the third floor. Under the current approved zoning permit, there would be wiring showing on the inside of the house because of the angle coming down from the third floor. The wiring for the third floor mini-split would still go through the third floor interior crawl space and come out on the exterior wall behind the current exterior AC unit and next to the existing wiring being covered on the house. The Applicant explained that it was their intention to put a second covering over the wires to match the brown covering. The wiring for the mini-split on the first floor will not run on the outside of the house but will go under in the crawl space and out the foundation wall directly into the unit as previously proposed. The final mini-split will be in the

kitchen on the same side of the house as the existing AC unit and covering is on, facing Lot 9. The wiring will go down next to the windows and into the brick to run along the interior crawl space and directly into the unit as previously proposed. The exterior wiring will be covered by the same metal covering currently in place for the existing AC wire and painted the same color as the house. The second outdoor AC unit will be to the left of the current unit under the windows. Cognizant of the need to screen the new unit, the Applicant proposed to plant a row of Cone Hydrangeas, and the current rhododendron plantings will be replaced with Cone Hydrangeas.

4. Section 902A of the Ordinance states that any exterior alteration on existing structures or buildings or other improvements on their sites shall be subject to review by the Commission for a Certificate of Appropriateness. The Commission may examine the exterior improvements' importance to the Township of Neptune and the extent to which it has historical and/or architectural value, such that the improvements 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 the Applicant as well as all other interested parties, and reach a decision which is based upon findings of fact and conclusions of law and which are not arbitrary, unreasonable or capricious.

5. The Commission finds that the building which contains the exterior improvements is a Key Structure which has historic, architectural and aesthetic significance. The building is approximately 135 years old and has a prominent location in the Historic District.

6. The Commission concludes that the Applicant recognizes the historic significance of the residential home and finds that the Applicant's installation of the air conditioner condenser unit is acceptable and in accordance with §IV of the Design Guidelines and the Ordinance.

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

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. HPC2020-054 a Certificate of Appropriateness to install an air conditioner condenser unit for the existing residential home located at Block 281, Lot 10, 61 Stockton 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 Applicant's request for a Certificate of Appropriateness to install a second air conditioner condenser unit is hereby approved by the Commission.
2. The Applicant shall cover all line sets, both horizontally and vertically, in HPC-approved "SlimDuct" covering, consistent with the covering methods now in place for the line sets serving the initial air conditioning condenser unit.
3. The Applicant shall paint the line sets covering to match the color of the home.
4. The Applicant shall propose alternative screen plantings other than Cone Hydrangea given the lack of consistent screening provided by that plant variety during the winter months. The Applicant shall submit an alternative screening detail for HPC Tech Review.
5. 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.

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
Preservation Commission

ON MOTION OF: Mr. Wierzbinsky

SECONDED BY: Mr. Steen

ROLL CALL:

YES: Mrs. Heinlein, 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