

**RESOLUTION HPC2020-021
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: CORRIE DANGLER (111 Clark Avenue)
APPLICATION NO.: HPC2020-049**

WHEREAS, Corrie Dangler (the “Applicant”) has applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking to (1) in-kind replacement of an off-street concrete sidewalk; (2) realign (return to perpendicularity), repair and parge coat a shadow block retaining wall along the street frontage; and (3) install a 10” wide by 2” thick blue stone coping cap atop the shadow block retaining wall, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance for lands known and designated as Block 261, Lot 12 on the official Tax Map of the Township of Neptune, and more commonly known as 111 Clark 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
- A-2 Color photographs of retaining wall and sidewalk

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 for: (1) in-kind replacement of an off-street concrete sidewalk; (2) realign (return to perpendicularity), repair and parge coat a shadow block retaining wall along the street frontage; and (3) install a 10” wide by 2” thick blue stone coping cap atop the shadow block retaining wall on the Property.**

2. The subject Property contains 1,238 square feet and has 31 feet of frontage along the northerly side of Clark Avenue. The subject Property is situated within the HD-R-1 (Historic District Residential) 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 and her contractor, Celestino Delos Santos of Tito’s General Construction LLC, testified in support of the various exterior repairs and alterations proposed for the existing two-story residential home constructed in 1899. The proposed in-kind replacement of the off-street concrete sidewalk was deemed compliant with the Design Guidelines, so the Applicant’s remaining testimony dealt

with the proposed repair of the existing masonry retaining wall. Pointing to photographs marked as Exhibit A-2, the Applicant explained that the wall was leaning over and needed to be both realigned and repaired, as the block was deteriorating and cracking. Mr. Santos testified as to the proposed corrective measures, including straightening and repairing the wall, adding a parge coating to better protect the wall, as well as installing a bluestone coping atop the wall. In response to the Commission's inquiries, the Applicant stipulated to her intention to install a "flat faced" bluestone cap, and not a chiseled face.

4. 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: (1) an in-kind replacement of an off-street concrete sidewalk; (2) realign (return to perpendicularity), repair and parge coat a shadow block retaining wall along the street frontage; and (3) install a 10" wide by 2" thick blue stone coping cap atop the shadow block retaining wall on the Property.

2. Under Section IV.R of the Design Guidelines, when considering the preservation of retaining walls, 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 existing residential home was built around 1899 and is a Key Structure which is of significant historic architectural and aesthetic significance.

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. HPC2020-049 approval of a Certificate of Appropriateness of the various improvements listed in this Resolution for the property located at Block 261, Lot 12, 111 Clark 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 Applicant shall install a flat faced (not chiseled) blue stone coping cap atop the realigned, repaired and parge coated shadow block retaining wall.
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: 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

1788961_1.Doc NEPHPC-115 Corrie Dangler (111 Clark Avenue) Resolution for Exterior Alterations (HPC2020-049) 5.12.2020