



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **110 MAIN AVE**

Application No: **HPC2023-133**

Application Date: **08/17/2023**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

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| <input checked="" type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS/BANNERS
<input type="checkbox"/> FOUNDATION
<input type="checkbox"/> OTHER | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input type="checkbox"/> LATTICE
<input checked="" type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input type="checkbox"/> WINDOWS |
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PROPERTY IDENTIFICATION

Property Address: 110 MAIN AVE

Block: 205

Lot: 2

Qualifier:

OWNER INFORMATION

Name(s): 110 MAIN AVE LLC

Address 700 EMORY STREET ASBURY PARK, NJ 07712

Phone: (732) 742-8783

Email: Matthew@sigmanrealstate.com

APPLICANT INFORMATION

☒ Check if same as Owner

Names(s): 110 MAIN AVE LLC

Company:

Address: 700 EMORY STREET ASBURY PARK, NJ 07712

Phone: (732) 742-8783

Email: Matthew@sigmanrealstate.com

PROPERTY INFORMATION

Property Type?(check one)

☐ Single Family
 ☒ Multifamily:
 3 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use

Architectural Period / Year Built: 1875

Architectural Style: Victorian Eclectic

Demolition hearing required? ☐ YES ☐ NO

IF YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness

Zoning Permit Acquired? ☒ YES ☐ NO ☐ N/A

Zoning Permit ID# (from Zoning Permit)

DATE APPROVED:

APPLICATION REVIEW NOTES:

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below:.

Description of Work

Review condition report of existing rear property. A review of the inspection report suggests the work the applicant applied to undertake at the rear of the property has already been partially undertaken: specifically, part of the existing, non-conforming porch structure at the rear of the property has been removed without HPC approval. As such, the proposed work is not a repair of existing but is, instead, a rebuilding of a non-conformity. Such work cannot be approved by Tech and must come before the full Commission for review.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Heather Kepler, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Heather Kepler HPC Administrator
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.



Date: 9/12/23

Heather Kepler HPC Administrator

IMPORTANT INFORMATION:

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: