



**Neptune**  
Township - NJ

*Where Community, Business & Tourism Prosper*

Property Location: **78 BROADWAY**

Application No: **HPC2023-205**

Application Date: **12/18/2023**

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

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

### PROPERTY IDENTIFICATION

Property Address: 78 BROADWAY

Block: 249

Lot: 1

Qualifier:

### OWNER INFORMATION

Name(s): RICCI, RICHARD R & DENISE FONTANA

Address 7 TRAILS END COURT WESTFIELD, NJ 07090

Phone: [REDACTED]

Email: [REDACTED]

### APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): SHORE POINT ARCHITECTURE, PA

Company:

Address: 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756

Phone: [REDACTED]

Email: [REDACTED]

### PROPERTY INFORMATION

Property Type?(check one)

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

Architectural Period / Year Built: 1890

Architectural Style:

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**

Ricci, Applicant: We recently received zoning and HPC approval for a new two-story addition and associated improvements at 78 Broadway (existing 2-1/2 story dwelling). During construction, several areas that were previously covered/concealed were exposed and were found to be in poor condition. Accordingly, the homeowner would like to expand the previously approved scope of work to include these items which include:

1.) Full siding replacement throughout as indicated (Note: the siding design on the approved addition is updated to match the new siding design proposed at the existing house).

**TECH:** Hardie is approved.

2.) Associated trim (window / door casings, corner boards) will be replaced as indicated.

**TECH:** Replacement of trim, as outlined in earlier notes, is approved.

3.) Remove and replace 14 existing windows with new full frame, Andersen 400 series clad wood windows to match existing window sizes. Breakdown as follows: 10 original 1:1 wood double hung windows and 4 vinyl replacement windows.

**TECH:** Replacing the vinyl replacement with Andersen 400 series is Conforming. Removal of the existing historic windows is Non-Conforming. They should be restored per the inspection report.

4.) Remove existing front porch railings and newel posts, which are newer and are in poor condition, and replace with new custom railing system to match previously approved railing system at new side entry at addition.

**TECH:** Approved as submitted on revised plans 11/30/23. Conforming

5.) Remove existing front porch wood flooring, stair treads, and trim board, which is in poor condition, and replace with new "Aeratis" porch flooring and CPVC trim as indicated.

**TECH:** Aeratis in Weathered Wood is Conforming.

6.) Remove existing vinyl soffits/porch ceiling and replace with CPVC beadboard.

**TECH:** Conforming

7.) Tech notes that given the proposed palette, the homeowners have the option of adding a color to the frames of their new windows. While white is permitted, gray, taupe, or burgundy would also be historically appropriate and conforming.

**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  
25 Neptune Blvd.  
Neptune, NJ 07753.



Date: 12/20/2023

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: