

**RESOLUTION
TOWNSHIP OF NEPTUNE
HISTORIC PRESERVATION COMMISSION
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
ADDITION AND EXTERIOR ALTERATIONS**

Approved: May 14, 2024

**IN THE MATTER OF: IVAN BARKHORN (16 Ocean Avenue)
APPLICATION NO.: HPC2024-042**

WHEREAS, Ivan Barkhorn (the “Applicant”) has applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking approval for an addition together with various exterior alterations pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance for lands known and designated as Bock 146, Lot 11 on the official Tax Map of the Township of Neptune, and more commonly known as 16 Ocean 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 as required by law has been furnished and determined to be in proper order, and it otherwise appears that the jurisdiction and powers of the Commission have been properly invoked and exercised; and

WHEREAS, a remote public hearing via Zoom was held on May 14, 2024, at which time testimony and the filed application materials were presented on behalf of the Applicant and all interested parties having an opportunity to be heard.

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 construct an addition as well as to renovate the existing façade, together with a variety of other improvements to the existing residential dwelling and property.**

2. The existing structure is 2 1/2 stories. The home appears to be a hybrid of architectural Stick and Colonial revival styles of the time. Cross gable roofs, large eaves, and multistory surround balconies are indicative of the Stick style while the simpler forms and classic detailing showcase elements of the Colonial revival style common in the late 19th century.

3. The subject Property is situated within the HD-O (Historic District Oceanfront) Zone and is improved with a dwelling constructed in 1890, and is therefore designated as a “Key Structure” as defined in the Historic District’s Design Guidelines for Residential Structures (“Design Guidelines”).

4. The Applicant was represented by architect John Lombardi who described the proposed exterior alterations, as well as the construction of a new two (2) story garage addition.

5. The Commission determined that, but for the need to further differentiate the proposed addition from the main structure, the Applicant's proposal was consistent with the Design Guidelines.

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, the Commission's review of the Applicant's proposal confirms that it is in compliance with the Design Guidelines, with the sole exception that the proposed garage addition requires further differentiation from the main structure. The Commission recommends that the Applicant revise its design and present same to the Tech Committee, which the full Commission authorizes to review and approve the revised garage design.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Township of Neptune on this 14th day of May, 2024 granting Application No. HPC2024-042 a Certificate of Appropriateness for the improvements proposed for the Property located at Block 146, Lot 11, 16 Ocean Avenue, Ocean Grove, New Jersey, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance, subject to the requirement that the Applicant further differentiate the garage addition and have the revised plans reviewed and approved by the Tech Committee.