

**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: JASON SALLEMI & KELLI LUNDY  
(11 OLIN STREET)**

**APPLICATION NO.: HPC2024-058**

**WHEREAS**, Jason Sallemi and Kelli Lundy (the “Applicant”) have applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking 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 14 on the official Tax Map of the Township of Neptune, and more commonly known as 11 Olin Street, 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 for an addition to provide for a new second floor bathroom together with related exterior alterations to accommodate same to the existing residential dwelling on the property.**

2. The subject Property is situated within the HD-RO (Historic District Oceanfront) Zone and is improved with a dwelling constructed in 1920, and is therefore designated as a “Contributing Structure” as defined in the Historic District’s Design Guidelines for Residential Structures (“Design Guidelines”).

3. The Applicant appeared together with their contractor, Roman Vargas, who described the proposed improvements, centering around the construction of a second floor addition to allow for a new bathroom, together with related exterior alterations.

4. At present, the second floor of this dwelling has four (4) bedrooms and one-half bath. This application relates to the proposed expansion of the half-bath in order to accommodate a shower (i.e. to make it into a full bath). The addition would be located on the eastern side of the structure, adjacent to the master bedroom.

5. Exterior alterations to accommodate the addition involve adding the same style of siding to match, painted to match the front exterior of the home, to preserve the existing. The proposed addition's roof line will match the roof line of the existing master bedroom.

6. Two existing windows will need to be removed, including one from the master bedroom facing south (towards Olin St.) with the second, smaller window from the existing bathroom facing east (towards the ocean). A new replacement window will be installed, facing south, towards Olin and will match the two other southern facing windows on the second floor. Siding and trim work around the new windows shall match existing.

7. The Commission took no exception to the applicant's proposal, particularly since the proposed addition is itself being added to a prior addition, and the dwelling is not classified as a key structure in the district.

8. 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 plans as presented conform with the Design Guidelines

1. **NOW, THEREFORE, BE IT RESOLVED**, by the Historic Preservation Commission of the Township of Neptune on this 14<sup>th</sup> day of May, 2024 granting Application No. HPC2024-058 a Certificate of Appropriateness for the improvements proposed for the Property located at Block 146, Lot 14, 11 Olin Street, Ocean Grove, New Jersey, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance.