

THE BEEKMAN LAW FIRM, LLC

COUNSELLORS AT LAW

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P.O. Box 395

OCEAN GROVE, NEW JERSEY 07756

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DONALD L. BEEKMAN (1949-2017)

June 10, 2025

Heather Kepler, Administrative Officer
Neptune Twp. Historic Preservation Commission
Land Use Department
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: HPC Application
98 & 98 ½ Lawrence Ave., Ocean Grove
Block: 201, Lot: 4, Neptune Township
Applicant: SRT2 Realty, LLC

Dear Ms. Kepler:

Pursuant to the Tech Review meeting we had on or about May 28, 2025, enclosed please find three (3) copies of our clients amended application supplementing the Exhibit B explanations to page 2 of our clients HPC application. We have also added an additional specification for the round seamless gutters that are proposed and added to Exhibit C. Because of the size of the document, I am not including the three (3) sets of the Najarian Plan, which I ask you to add to this set of Application materials.

We would appreciate your scheduling this matter for a hearing with the HPC for the proposed addition, or if a second Tech Review Committee is requested, we ask the same to be scheduled as soon as possible. We are hopeful that we can have this application scheduled for the HPC's July meeting. In addition, if a second Tech Review meeting is requested, we ask that a full copy of this Amended Application package with the Najarian Plan be provided to all members who will be attending that committee meeting. Note that I am also providing an electronic set to your email, if an electronic copy of this Amended Packet and the Najarian Plan can be delivered to the Tech Committee and HPC Members for any respective meetings.

Thank you for your concern in this matter, and I look forward to hearing from you.

Very truly yours,



Jeffrey P. Beekman

JPB
Encl.



Fee \$10.00

HISTORIC PRESERVATION
PHONE 732-988-5200 Ext.278

Application #: HPC _____

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

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

☒ OTHER Application is to Amend and Clarify HPC Approval dated on or about 4/24/2025 but unsigned

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink. Incomplete applications will not be accepted.

REQUIRED INFORMATION: With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

PROPERTY IDENTIFICATION

ADDRESS: 98 LAWRENCE AVE OCEAN GROVE NJ 07756
BLOCK: 201 LOT: 4 QUALIFIER: _____

OWNER INFORMATION

NAME(S): SRT2 Realty, LLC (ELIZABETH + ROBERT TICE)
ADDRESS: 144 MANAQUA RD FREEHOLD NJ 07728
PHONE: 732-620-0535 EMAIL: lizdelTice@gmail.com / bob.tice1@verizon.net
732-904-2465

APPLICANT INFORMATION☒ Check if same as Owner

NAME(S): _____ COMPANY: _____
ADDRESS: _____
PHONE: _____ EMAIL: _____

APPLICANT CAPACITY - IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one): NO B-1 Zoning District, Application for MAIN House
☐ Two-Family ☐ Single Family ☐ Multifamily: 2 Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1880 ARCHITECTURAL STYLE: See pictures attached

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO
If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☒ YES ☐ NO ☐ N/A
ZONING PERMIT ID# (from Zoning Permit): ZBA Resolution #25/06 DATE APPROVED: 12.7.24 ZBA Resolution Dated 3/27/25

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. Incomplete applications will not be accepted.

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

See Attached Summary + Pictures + Colors

NOTE: Applicant received Zoning Board of Adjustment Approval for its "modest addition" for making a functional kitchen, porch or rear, fireplace, repair of box window. In addition, the HPC previously approved the owner's HPC Application for Siding, Windows, and Exterior Doors, per Supplement to Owner's HPC Application dated 12/13/2024, attached hereto and made a part hereof. In that Application, the Owner's included the Exterior Door proposed to be installed in the Addition that was approved by the Zoning Board of Adjustment, and it was the Owner's intention to mimic the window styles, material, and colors approved in that Application, including within the Addition. It was only when the Owner's submitted their Application for Construction permits that it was discovered that the HPC approval attached to this Amended Application did not consider the additional improvements required. A copy of the Approved ZBA Application is attached as Exhibit A. Further, the Applicant supplements its HPC Application with an Amended "Description" attached as Exhibit B to the Application.*

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

SRT2 Realty, LLC
OWNER NAME - Please PRINT

E. Shue
OWNER SIGNATURE

5.7.25
DATE

Elizabeth Tice (member SRT2)
APPLICANT NAME - Please PRINT

E. Tice
APPLICANT SIGNATURE

5.7.25
DATE

* Exhibit C are additional specification sheets to Supplement Exhibit B.
Exhibit D are copies of the ZBA Resolution 25/06 and the Plans and Submissions submitted with that Application, which the Applicant's rely upon for this Certificate of Appropriateness.

EXHIBIT A

PRIOR CERTIFICATE OF
APPROPRIATENESS
APPLICATION AND APPROVAL



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: 98 LAWRENCE
AVE
Application No: HPC2025-012
Application Date: 02/05/2025

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - APPROVED

- | | | |
|--|---|--|
| <input 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 checked="" 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 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 type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input checked="" type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|---|--|

PROPERTY IDENTIFICATION

Block: 201

Lot: 4

Qualifier:

Address: 98 LAWRENCE AVE

OWNER INFORMATION

Name(s): SRT2 REALTY, LLC

Address 98 LAWRENCE AVENUE OCEAN GROVE, NJ 07756

Phone: (732)620-0535

Email: lizdeltice@gmail.com

APPLICANT INFORMATION

Names(s): SRT2 REALTY, LLC

Company:

Address: 98 LAWRENCE AVENUE OCEAN GROVE, NJ 07756

Phone: (732)620-0535

Email: lizdeltice@gmail.com

Applicant's Capacity (check one): ☐ Owner ☒ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney
☐ Other

PROPERTY INFORMATION

Property Type? (as per Applicant) ☒ Single Family ☐ Multifamily # of Units: 0 ☐ Commercial ☐ CondoDemolition hearing required? ☐ Yes ☐ No

Zoning Permit ID#

Date of Zoning Approval:

APPLICATION REVIEW NOTES:

Description of Work:

Determination:

Upon review of the application, the Application Review Team finds the proposal, as outlined in your application,

demonstrates compliance with the Ocean Grove Historic District Architectural Guidelines for Residential or Commercial Structures, and the HPC Chairperson hereby authorizes the HPC Administrative Officer to sign a Certificate of Appropriateness for the work described above.

Signed by: _____
Heather Kepler HPC Administrator

Date: _____

IMPORTANT INFORMATION:

Any deviation from the approved plan will render this Certificate of Appropriateness null and void. All changes must be approved by the Commission which may require the applicant to submit a new application clearly documenting the changes.

Please contact the Neptune Construction Office to inquire if any additional approvals or permits are required prior to beginning your project. Certificates of appropriateness are valid for two (2) years from the date of issuance to apply for any required building permits or approvals.

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:

Application #: HPC _____

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|---|--|
| <input type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
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<input checked="" 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 type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
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<input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS
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 PHONE: 732-620-0535 EMAIL: lizdelTice@gmail.com / bob.tice1@verizon.net
732-904-2469

APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): _____ COMPANY: _____
 ADDRESS: _____
 PHONE: _____ EMAIL: _____

APPLICANT CAPACITY - IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one): HO B-1 Zoning District, Application for MAIN HOUSE

☐ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed Use

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ZONING PERMIT ID# (from Zoning Permit): _____ DATE APPROVED: 12.4.24

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SRT2 Realty, LLC

OWNER NAME - Please PRINT

E. Pini

OWNER SIGNATURE

12.13.24

DATE

ELIZABETH TICE (MEMBER SRT2)

APPLICANT NAME - Please PRINT

E. Pini

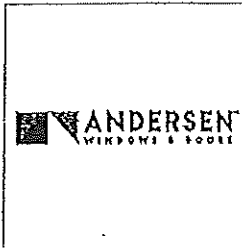
APPLICANT SIGNATURE

12.13.24

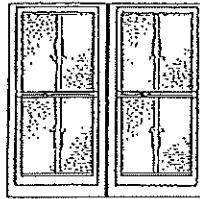
DATE

Hardware, Door Bore = Double Bore 2 3/8"
 Backset, Deadbolt Strike Jamb Prep = DBMS,
 Hinge Type = Ball Bearing, Hinge Finish = Brushed
 Nickel, Kick Plate = None, Do you want a
 Retractable Screen Door? = No
 Exterior Casling = Primed On-Guard 180
 Brickmould, Brickmould Shipping Option =
 Applied

End Line 500 Description



Catalog Version 247



RO Size = 44 1/2" x 40 7/8"
 Unit Size = 44" x 40 7/8"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	400 Series Double-Hung Equal Sash, Active (All), AA, 44 x 40.875, White w/White Sash / Frame:Pine White - Painted Panel:Pine White - Painted	\$1,601.65	\$1,601.65	1	\$0.00	\$1,601.65
600-2	Insect Screen 1: 400 Series Double-Hung, TW1832 Full Screen Aluminum White PN:1610104 Version:01/31/2024	\$38.86	\$38.86	1	\$0.00	\$38.86
600-3	Insect Screen 1: 400 Series Double-Hung, TW1832 Full Screen Aluminum White PN:1610104 Version:01/31/2024	\$38.86	\$38.86	1	\$0.00	\$38.86
Unit 600 Total:		\$1,679.37	\$1,679.37		\$0.00	\$1,679.37

Begin Line 600 Descriptions

--- Line 600-1 ---

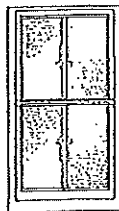
<p>400 Series Double-Hung Overall Joined Rough Opening = 44 1/2" x 40 7/8" Overall Joined Unit = 44" x 40 7/8" Installation Zip Code = 08527 U.S. ENERGY STAR® Climate Zone = North Central Search by Unit Code = Yes Enter Unit Code = TW1832-2 Select Unit Code = TW1832-2 Frame Width = 21 5/8 Frame Height = 40 7/8 Unit Code = TW1832 Combination Operation / Venting = Active (All) Venting / Handling = AA Exterior Frame Color = White Exterior Sash / Panel Color = White Interior Frame Wood Species = Pine Interior Frame Finish Color = White - Painted Interior Sash / Panel Wood Species = Pine Interior Sash / Panel Finish Color = White - Painted Jamb Liner Color = White Glass Construction Type = Dual Pane Glass Option = Low-E4 High Altitude Breather Tubes = No Glass Strength = Standard</p>	<p>Specialty Glass = None Gas Fill = Argon Glass / Grille Spacer Color = White Full Divided Light (FDL) Specified Equal Light Grille Pattern = Specified Equal Light Simulated Check Rail = No Grille Bar Width = 7/8" Exterior Grille Color = White Interior Grille Species = Pine Interior Grille Color = White 2W1H DP/PG Upgrade = Yes Standard Lock Color = White Stormwatch Interior Hardware Color = White Sash Lift Type = None Lock Hardware Style = Stormwatch Lock Number of Sash Locks = 2 Lock Hardware Color/Finish = White (Factory Applied) Window Opening Control Device = No Insect Screen Type = Full Screen Insect Screen Material = Aluminum Insect Screen Color = White</p>	<p>Exterior Trim Style = None Extension Jamb Type = None Stool Option = None Installation Material Options = No Re-Order Item = No Room Location = Unit U-Factor = 0.31 Unit Solar Heat Gain Coefficient (SHGC) = 0.28 Unit CPD Number = AND-N-24-07771-00001 U.S. ENERGY STAR® Certified = No Clear Opening Width = 17.875 Clear Opening Height = 15.5 Clear Opening Area = 1.93 Insect Screen 1 Part Number = 1610104 Vertical Factory 0.75" thick, 40.875" length SKU = 407679 Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 01/31/2024 SKU Description = S/O 400S TILT/WASH</p>
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--- Lines 600-2 to 600-3 have the same description as line 600-1 ---

End Line 600 Descriptions



Catalog Version 247



RO Size = 26 1/8" x 44 7/8"
Unit Size = 25 5/8" x 44 7/8"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	400 Series Double-Hung Equal Sash, AA, 25.625 x 44.875, White w/White Sash / Frame:Pine White - Painted Panel:Pine White - Painted	\$749.48	\$749.48	1	\$0.00	\$749.48
300-2	Insect Screen 1: 400 Series Double-Hung, TW2036 Full Screen Aluminum White PN:1610163 Version:01/31/2024	\$43.84	\$43.84	1	\$0.00	\$43.84
Unit 300 Total:		\$793.32	\$793.32		\$0.00	\$793.32

Begin Line 300 Descriptions

---- Line 300-1 ----

400 Series Double-Hung
Overall Rough Opening = 26 1/8" x 44 7/8"
Overall Unit = 25 5/8" x 44 7/8"
Installation Method = Nailing Flange
Installation Zip Code = 08527
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = Yes
Enter Unit Code = TW2036
Select Unit Code = TW2036
Standard Width = TW20XX - RO: 26 1/8" | UNIT: 25 5/8"
Standard Height = XX36 - RO: 44 7/8" | UNIT: 44 7/8"
Frame Width = 25 5/8"
Frame Height = 44 7/8"
Unit Code = TW2036
Frame Option = Installation Flange
Venting / Handling = AA
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Wood Species = Pine
Interior Frame Finish Color = White - Painted
Interior Sash / Panel Wood Species = Pine
Interior Sash / Panel Finish Color = White - Painted
Jamb Liner Color = White
Glass Construction Type = Dual Pane

Glass Option = Low-E4
High Altitude Breather Tubes = No
Glass Strength = Standard
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = White
Full Divided Light (FDL)
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 7/8"
Exterior Grille Color = White
Interior Grille Species = Pine
Interior Grille Color = White
2W1H
DP/PG Upgrade = Yes
Standard Lock Color = White
Stormwatch Interior Hardware Color = White
Sash Lift Type = None
Lock Hardware Style = Stormwatch Lock
Number of Sash Locks = 2
Lock Hardware Color/Finish = White (Factory Applied)
Window Opening Control Device = No

Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Stool Option = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.31
Unit Solar Heat Gain Coefficient (SHGC) = 0.28
Unit CPD Number = AND-N-24-07771-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 21.875
Clear Opening Height = 17.5
Clear Opening Area = 2.67
Insect Screen 1 Part Number = 1610163
SKU = 407679
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O 400S TILT/WASH

---- Line 300-2 Description is the same as line 300-1 ----

End Line 300 Descriptions



Catalog Version 343



Frame Width = 37.625, Frame Height = 82

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
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The Home Depot Special Order Quote

Customer Agreement #: H0933-307804

Printed Date: 3/26/2024

Customer: ROBERT TICE

Address: 144 MANAQUA RD
FREEHOLD, NJ 07728

Phone 1: 732-904-2469

Phone 2:

Phone 3:

Email: BOBTICE1@VERIZON.NET

Store: 0933

Associate: WILLIAM

Address: 1990 Route 9
Howell, NJ 07731

Phone: (732)409-9996

Pre-Savings Total: \$9,512.35

Total Savings: (\$0.00)

Pre-Tax Price: \$9,512.35

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



RO Size = 34 1/8" x 64 7/8"
Unit Size = 33 5/8" x 64 7/8"

Catalog Version 247

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	400 Series Double-Hung Equal Sash, AA, 33.625 x 64.875, White w/White Sash / Frame:Pine White - Painted Panel:Pine White - Painted	\$973.96	\$973.96	1	\$0.00	\$973.96
100-2	Insect Screen 1: 400 Series Double-Hung, TW2852 Full Screen Aluminum White PN:1610133 Version:01/31/2024	\$61.24	\$61.24	1	\$0.00	\$61.24
Unit 100 Total:		\$1,035.20	\$1,035.20		\$0.00	\$1,035.20

Begin Line 100 Descriptions

Line 100-1

400 Series Double-Hung
Overall Rough Opening = 34 1/8" x 64 7/8"
Overall Unit = 33 5/8" x 64 7/8"
Installation Method = Nailing Flange
Installation Zip Code = 08527
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = Yes
Enter Unit Code = TW2852
Select Unit Code = TW2852
Standard Width = TW28XX - RO: 34 1/8" | UNIT: 33 5/8"
Standard Height = XX52 - RO: 64 7/8" | UNIT: 64 7/8"
Frame Width = 33 5/8"
Frame Height = 64 7/8"
Unit Code = TW2852
Frame Option = Installation Flange
Venting / Handling = AA
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Wood Species = Pine

Glass Option = Low-E4
High Altitude Breather Tubes = No
Glass Strength = Standard
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = White
Full Divided Light (FDL)
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 7/8"
Exterior Grille Color = White
Interior Grille Species = Pine
Interior Grille Color = White
2W1H
DP/PG Upgrade = Yes
Standard Lock Color = White
Stormwatch Interior Hardware Color = White
Sash Lift Type = None
Lock Hardware Style = Stormwatch Lock
Number of Sash Locks = 2

Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Stool Option = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.31
Unit Solar Heat Gain Coefficient (SHGC) = 0.28
Unit CPD Number = AND-N-24-07771-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 29.875
Clear Opening Height = 27.5
Clear Opening Area = 5.72
Insect Screen 1 Part Number = 1610133
SKU = 407679
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020

To: Certificate of Appropriateness Application (attachment as to Page 2)
From: Property Owner/Applicant – Elizabeth & Robert Tice as - SRT2 Realty, LLC
Re: 98 Lawrence Ave Ocean Grove (Lot 4 Bl 201)
Date 12.13.24

Q: Describe all proposed work to be conducted on the subject property:

This home is in major disrepair, and we seek to bring it back to its original appearance as much as possible:

1. Siding: The original 1x5 cedar plank siding on the home was covered by asbestos shingles for years, we seek to restore the original 1x5 planks with approved Benjamin Moore paint specifically- we seek to use Bleeker Beige – HC-80 as the main house color and Yorktown Green – HC 133 for the accent color including the front/top scaling accent along with the approved white where appropriate [sample color paint chips].
2. Windows: All the front windows of the home have stained glass- we intend to have these all professionally restored to their original beauty and working condition. The balance of the windows are broken, not original and/or are not in working condition. We seek to install Anderson 400 style windows for energy efficiency, egress and safety. (Attached please see pictures of existing as well as Andersen window quote for proposed windows for side and back of home.)
3. Exterior Doors: The front and rear doors need to be replaced as they are in disrepair (picture of existing front attached with submission). We seek to replace them with thermal true doors as shown on the plan in a style consistent with the existing/historical look. (See plans and Andersen specs – doors on HD Special Order Quote).

Thank you,

Liz and Bob Tice

732.620.0535

EXHIBIT B

SUPPLEMENTAL ATTACHMENT

TO PAGE 2, HPC APPLICATION

TO: Neptune Historic Preservation Commission

From: SRT2 Realty, LLC – Owner/Application, by Elizabeth Tice, Authorized Member

Re: 98 Lawrence Avenue, Ocean Grove, NJ (Block 201, Lot 4, Neptune Township)

HPC Certificate of Appropriateness Application for Front Dwelling on Lot

Date: May 7, 2025, Amended May 28, 2025 After HPC Tech Review Meeting

Q: Describe all proposed work to be conducted on the subject property:

This home is in major disrepair, and Applicant seeks to bring it back to its original appearance as much as possible:

Please note that the Applicant received Zoning Board of Adjustment (“ZBA”) Approval in December 2024, but since that time, the Applicant’s architect passed away. However, there are no changes proposed to the Architectural Plans submitted with the Application, except as noted herein, in this Supplemental Explanatory Letter. The Applicants propose the following to supplement the Architectural and Plot Plans:

- 1 A/C Unit – As shown in the Architectural Plans, an A/C Condenser Unit was proposed to be located on the (1 x 12” pitched roof in the rear of the home as shown in the Plans prepared by Mark Toconita, RA dated 11/01/2024, Sheet E1. ***Per Tech Review, the A/C condenser will not be placed on the rear roof, and will instead be placed in a conforming setback location at ground-level instead, not visible from the public right of way.***
- 2 Addition – As approved by the Zoning Board of Adjustment in ZBA Resolution #25/06, the Applicant will construct a 5.3’ x 9.8’ addition to the rear of the front dwelling on the lot, along with removal and replacement of a bump-out that existed on the rear. This will square off the rear of the dwelling, similar to the two (2) dwellings located the north of the dwelling.

A covered porch will also be constructed to the rear beyond the addition, and both the addition and the covered porch will be covered by a common roof having a roof pitch of 5 x 12”, which is the pitch of the front porch roof.

Neither the addition, nor the covered porch, is proposed to be wider than the existing dwelling so as not to provide any of the dwellings width being any wider than the width of the original structure.

The ZBA approved addition is shown in both the Variance Plan prepared by Najarian Associates dated 5/16/2024 and last revised 11/01/2024, and the Architectural Drawings prepared by Mark Toconita, RA, dated 11/01/2024.

No railings are proposed unless required for code. If required for code, the railings on the rear porch will match the railings existing on the front porch, and the railing colors will complement the siding colors, with colors that are historically approved.

- 3 Door Replacement - Exterior Doors: The front and rear doors were approved in the prior Certificate of Appropriateness Application by the HPC, attached in Exhibit A in the Application packet. NO CHANGES ARE PROPOSED IN THIS AMENDMENT.
- 4 Exterior Alterations – Most of the proposed changes for the Application are Exterior Alterations, so collectively this is requested for what is proposed in this Supplemental Attachment to this proposal, but we defer to each of the enumerated changes set forth in the other paragraphs of this attachment.
- 5 Foundation/Porch Piers – The Applicant proposes a new foundation for a portion of the proposed addition, and new piers for the porch addition. The new foundation will be constructed to match the existing structure and bump-out foundation, and the entire new and old foundation will be skim coated to sure up the deterioration of the existing foundation.

The rear porch will have three (3) concrete piers with sonnet tube to comply with construction codes, and above grade rectangular block to match the existing front porch piers. The existing front porch piers have rectangular concrete block that are painted to match the existing structure. The rear porch piers will also be rectangle concrete block painted to match the existing structure consistent with the current conditions of the front porch.

In between the piers will be installed 3-dimensional cedar lattice (horizontal and vertical) with Azek framing to be painted according to the colors noted below.

The front porch piers appear to be in adequate structural condition, but will be restored as necessary in the same pattern as exists. Presently the concrete block is painted to match the structure.

Porch Columns in the front and rear will be replaced with square columns that will be in the exact dimensions as existing and painted as noted below, using an Azek wrap. The columns as existing are 7-1/2" x 7-1/2". The columns will contain a collar at the bottom and complementary band at the top.

- 6 Gutter and Leaders – New white, round 6" gutters with 4" round leaders will be installed where required, including but not limited to the fascia boards at the roof eaves and at the lower "front" of the porches. The front porch gutter will be complemented with a chain liter rather than a standard return and liter. Side Gutters along the upper roof eaves will extend from the front to the rear with 6" round roof gutter and round liters extending to the rear porch; the rear porch gutter will be 6" with round liter that will be

returned to the dwelling at the rear of the dwelling addition, and the liter will be piped into an underground trench/drainage system pitched toward the front.

- 7 Paint – See Siding, below.
- 8 Piers – As identified on Sheet A-2 of the Toconita architectural plan, three (3) piers will be constructed for the rear porch.
- 9 Porch – The front porch roof, roof rafters, and flooring will be repaired as needed. Any damaged roof rafter will be replaced. The porch roof rafters will maintain the same roof pitch (5 x 12) as existing. Roofing will be pewter grey Timberline HDZ shingle (Specification Exhibit Photo Attached). Porch flooring will be Mahogany Tongue and groove parallel to the street. Railings will be removed. However, if required for construction code compliance, they will be retained but repaired as needed to match the existing railings and columns, and will be painted Yorktown Green with Bleeker Beige accent for the bottom and top collar/bands and spindles. If required, rear porch railings will match the front porch railings, but will be installed only if required by code.
- 10 Railings – The Applicants propose to remove the railings unless required by Code. For any railing installed, they will have Yorktown green for the handrails and bottom rail, with the spindles Bleeker Beige.
- 11 Roof – Asphalt shingle - Pewter Grey Timberline HDZ shingle (See photo attached).
- 12 Siding: Per Exhibit A, while the Owner/Applicant received HPC approval for siding to install 1x5 cedar plank siding on the home, which was covered by asbestos shingles for years, the Applicant requests amendment to its Certificate of Appropriateness to install Hardie Plank Clapboard Siding with a 5 1/4" reveal to match what appears to have been the original siding existing on the home similar to the home located 2 lots to the north. Azek Corner Board will be installed, which shall be 3 1/2" – 4" painted to match the Bleeker Beige HC-80. The front, from the roof eave to the peak, will include a scaling accent to complement the Hardie Plank Clapboard Siding, painted Yorktown Green HC-133.

Like the original approval, the Applicants seek to use Bleeker Beige - HC-80 as the main house color and for the Azek corner boards, and Yorktown Green - HC 133 for the accent color for the front/top scaling accent, along with the approved historic white for the trim. This pattern will continue through the siding for the rear addition and rear porch. The rear, however, will not have the scallop pattern.

Columns will be painted Yorktown Green with Bleeker Beige collars/bands at the bottom and top.

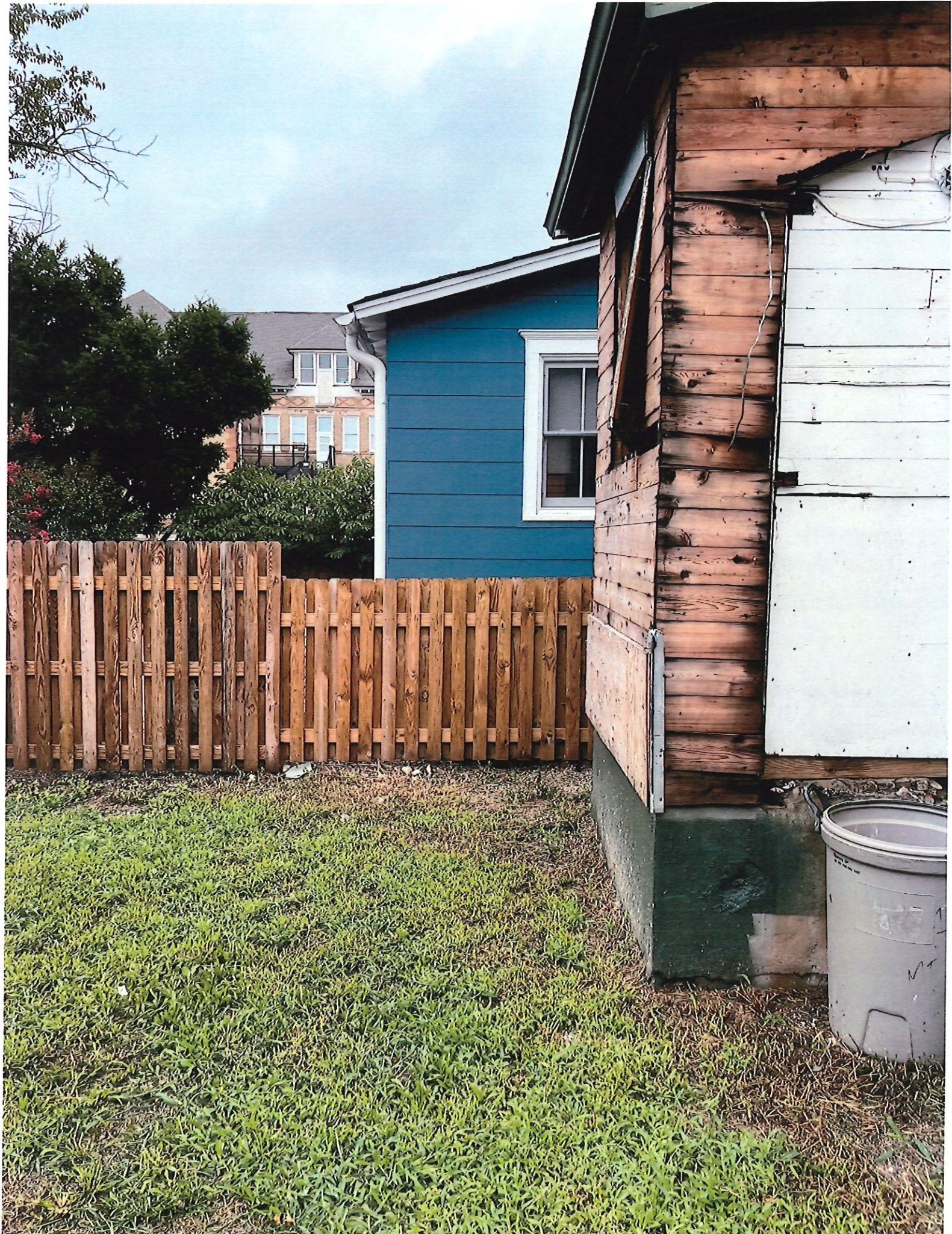
If railings are required, the tops of the railings will be Yorktown Green – HC-133 – with spindles painted Bleeker Beige – HC-80.

- 13 Vent – The proposal includes vents for the dryer, gas fireplace, and normal plumbing venting for plumbing fixtures and the stove. Stove vent will be to the side or rear depending on the final location of the stove. The gas fireplace will have a vent through the proposed bump-out that was approved for zoning by the Zoning Board of Adjustment.
- 14 Walkway – The Applicant proposes a concrete walkway as shown in the Variance Plan prepared by Najarian Associates dated 5/16/2024 and last revised 11/01/2024.
- 15 Windows: As previously approved for a Certificate of Appropriateness, all the front windows of the home have stained glass, and Applicants intend to have those professionally restored to their original beauty and working condition. The balance of the windows are broken, are not original, and/or are not in working condition, and were approved to be replaced with Anderson 400 style 2 over 1 Munton with True Simulated Divided Light windows for energy efficiency, egress and safety. New Windows in the addition will have the same style Anderson windows, per the Andersen window quote for proposed windows for the side and rear of the home. Note that the Applicant's prior reference to the rear of the home in the Certificate of Appropriateness Application that was approved was intended to include the new windows in the proposed addition.
- 16 Other – Applicant makes this submission to supplement and clarify the prior Certificate of Appropriateness approval received, and further to seek approval for a Certificate of Appropriateness on the items as proposed and amended from the prior approval and as indicated herein for the addition.

Thank you,

Liz and Bob Tice

732.620.0535













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NO
TRESPASSING

