

The lamppost in the southeast area of his side yard, has been removed. Conforming.

The lamppost in the northeast area of his side yard, near the sidewalk, has been repositioned 30" to the south so that it no longer intrudes on Camp Meeting property. He will make sure the lumens of the lightbulb do not create an undue glare on neighboring properties. Conforming.

The proposed picket fence (design, materials, height, and location) is Conforming conditional on it being painted or stained white, black or green.

Along the east side of his property, he proposes creating a 24" wide planting bed by removing a few courses of the existing patio pavers. Conforming.

The stand-alone shed will be relocated to the west so that it is behind the body of the house and is not readily visible from Embury Avenue. Conforming by HPC Guidelines. Zoning determination on the proposed location is pending.

The existing paved patio in the side yard will be modified so that it does not extend forward of the front face of the dwelling. Conforming.

The paved path that leads from the patio area to the public sidewalk is already Conforming and need not be modified.

Tech advised Mr. Sweeney that the patio must NOT extend forward of the front façade of his house. However, we also suggested that, upon making this modification, he should consult with the Zoning officer to ask if the sideyard patio (east edge) still needs to be reduced by 24" in width or if impervious coverage calculations would permit him to retain the width of the patio as it currently exists. Accepted and conforming

Mr Sweeney has agreed via email to the proposed changes as seen below.

Monday 4/17/23
"Heather,

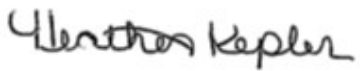
I am in agreement to the minor changes the HPC is requiring. I will plant grass in the area the patio is to be removed instead of the crushed shells or shore stones. Also as required the existing stones at the gate will be removed. Let me know if this email is sufficient or if you need a more formal letter of agreement.

Thank you,

Jim sweeney"

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: 4/26/23

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 approval 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. 1632, any person, firm or corporation that shall violate any provision 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: