

HISTORIC PRESERVATION COMMISSION



Introduction and Basic Information



Welcome!

The Neptune Township Historic Preservation Commission (HPC) and the HPC Office are the place to start for the process and forms you will need to submit an application to alter or construct the exterior of your Ocean Grove residence or business.

Initial Points. Please keep in mind that:

- Neptune ordinances for the HPC regulate the exteriors of structures, not interiors.
- Many projects that do not require a Zoning, Engineering, and/or Construction Permit will still require HPC approval.
- Some projects may require preceding and/or subsequent approvals from Zoning, Engineering, and/or Construction Depts.
- Seaside vernacular architecture (defined in the *Design Guidelines*) is required for new construction. Alterations should reflect your structure's existing architectural style.

Getting Started

Design Guidelines. The HPC is governed by the *Ocean Grove Historic District Architectural Design Guidelines for Residential (2005) and Commercial Structures (2003)*, as established by the Neptune Township Land Use Ordinance, Sections 507 and 508. These stipulate recommendations for repair and restoration, alterations, new construction, and site alterations. Below are some *typical* projects, which require HPC approval (*details in the Design Guidelines*):

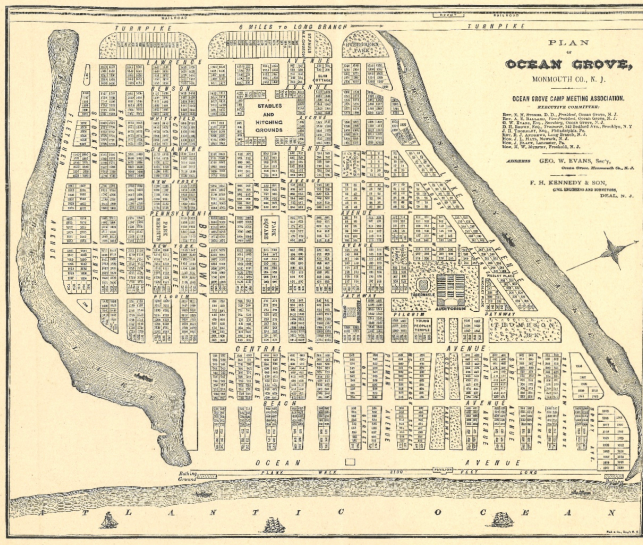
Exterior Alterations/New Construction

- Painting (new colors)
- Siding/Trim/Ornamentation
- Doors/Windows
- Columns/Railings
- Porches/Balconies
- Shutters/Awnings
- Roofs/Skylights
- Gutters/Leaders
- Stairs/Fire Escapes
- Partial/Full Demos.

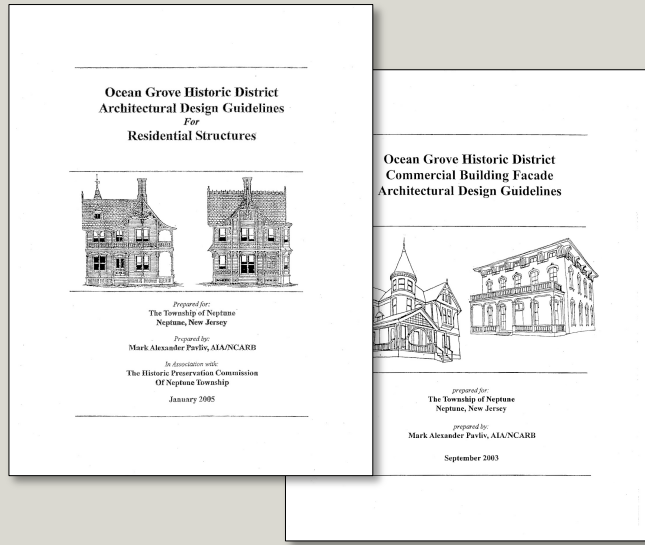
Site Alterations

- HVAC/Communications Equipment
- Fences
- Patios/Pathways
- Slate Sidewalks
- Retaining Walls
- Lighting
- Paving Materials
- Driveways
- Auxiliary Structures

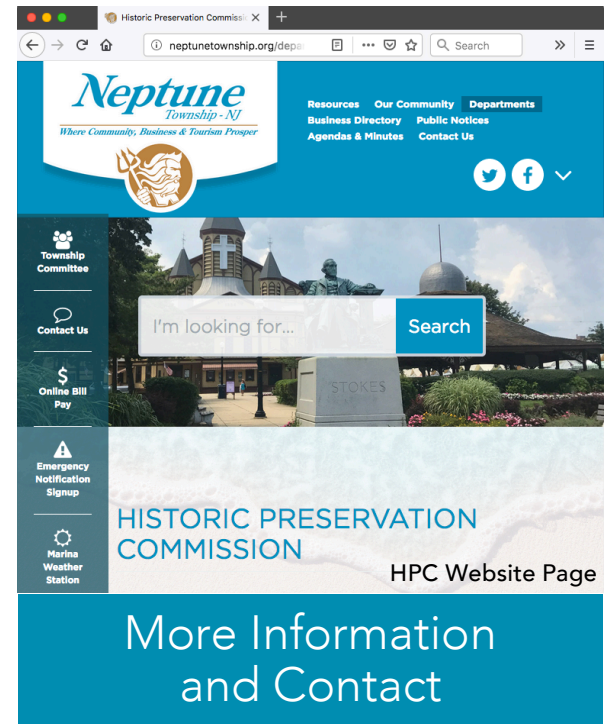
Become Informed. Read the *Guidelines* as you consider ideas to alter or construct your residence or business. This will prepare you, and help determine how the *Guidelines* will impact your project. If you need clarification before you submit an application, please contact the HPC Office.



19th Century Historic Town Plan



HPC Design Guidelines – Covers



Working Together

History. Ocean Grove was placed on the *New Jersey and National Registers of Historic Places* in 1975 and 1976, respectively. Designations were based on the Historic District's significance as an important and intact example of 19th century urban planning (i.e. town layout, flared setbacks); and its unique aggregation of historic architecture, including residences, businesses, and religious structures in late 19th and early 20th century seaside vernacular styles.

Mandate, Goals, and Role. To maintain Ocean Grove's *Historic Places* designations, and to preserve the District's architectural integrity, craftsmanship, and heritage, Neptune Township passed ordinances that created the HPC and its *Design Guidelines*. These lead the HPC's review of all proposed exterior alterations to existing structures and plans for new construction. The HPC determines if applications meet the

standards set in the *Guidelines*. If so, it issues a *Certificate of Appropriateness to proceed*.

Shared Responsibility. Along the Jersey Shore, you will not find another community with the sense of place found in Ocean Grove. People regularly comment on how special it is, encompassing residential and business areas, and the architecture within each. The cultural, economic, and social benefits of living and working in an historic district are significant and make Ocean Grove a highly desirable place in which to live and do business. With these benefits comes the responsibility for each homeowner and business owner to do their share to preserve the community's heritage, now and in the future. Only through cooperation from residence and business owners with the HPC can we achieve Neptune Township's historic preservation goals for Ocean Grove.

Detailed and necessary instructions and applications, and the *Design Guidelines* are online at: **NeptuneTownship.org** using the drop-down menu: **Departments > Historic Preservation Commission.**

Residents/businesses can contact the HPC:

- By email and telephone:
Pamela Valentine, HPC Secretary
PValentine@NeptuneTownship.org
732-988-5200 x204
- In person:
8:00 am-4:00 pm, Monday-Friday
Neptune Township Municipal Offices
25 Neptune Blvd., Neptune, NJ 07753

Disclaimer. This flyer is for general information purposes only. It should not be considered legal advice and shall not be a substitute for compliance with all federal and state laws, local ordinances and guidelines, or other compliance with any other procedural and/or substantive legal requirements.