



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

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Block: 216 Prop Loc: 81 EMBURY AVE Owner: HUFF, DALE A & LORI JEAN Square Ft: 1878
 Lot: 7 District: 1335 NEPTUNE TOWNSHIP Street: 19 LABAW WAY Year Built: 1885
 Qual: Class: 2 City State: BELLE MEAD, NJ 08502 Style: 5

Additional Information

Prior Block: 70 Acct Num: 00011669 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 878 Mtg Acct: Land Desc: 31X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-AL-L-1U Initial: 000000 Further: 000000
 Updated: 04/12/22 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 10920.87 / 0.00

Sale Information

Sale Date: 09/10/21 Book: 9545 Page: 111 Price: 676000 NU#: 0

SrId	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	12/18/18	9328	5570	1	10	0	COURTOIS, DENISE RAYMONDE
More Info	09/10/21	9545	111	676000		77.78	HUFF, DALE A & LORI JEAN

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	81 EMBURY AVE	424900 253400 678300	0	678300	2
<u>2021</u>	81 EMBURY AVE	363000 162800 525800	0	525800	2
<u>2020</u>	81 EMBURY AVE	349000 154300 503300	0	503300	2
<u>2019</u>	81 EMBURY AVE	349000 154300 503300	0	503300	2

[Terms of Use](#)

Rel 2022-1

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Jeffery Rudell, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Tracey James, Administrative Officer/Secretary



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Douglas MacMorris, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
James McNamara, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION
2201 Heck Avenue (Engineering/Planning Dept)
Neptune NJ 07753 (732) 897-4162 Ext. 200
tjames@neptunetownship.org

Copy

April 27, 2022

Via Email [REDACTED] and USPS

Mr. & Mrs. Dale Huff
81 Embury Avenue
Ocean Grove, New Jersey 08502

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022-044
BLOCK 216, LOT 7 - ALSO KNOWN AS 81 MAIN AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, May 10th 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: MAY HPC MEETING
Time: May 10, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87423177864?pwd=ZmdYcGVkYVBWdUw1OUk4OGxuaHhQUT09>

Meeting ID: 874 2317 7864
Passcode: 387277
One tap mobile
+13017158592, 87423177864# US (Washington DC)
+13126266799, 87423177864# US (Chicago)

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items and/or provide any additional information requested.

DESCRIPTION OF WORK:

Install 2 new Trane AC Units – Model 4TTR3024H1000N units with new 4' high lattice fence. Lattice material will be cedar with square holes. All chases will be inside wall.

DISCUSSION ITEMS

Location of (2) TRANE AC units.

You will need to provide **eleven (11)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting May 10th, 2022**. Along with providing 11 hard copies, please also email via digital.pdf

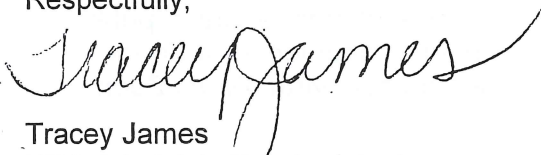
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 897-4162, extension 200 or via email tjames@neptunetownship.org.

Respectfully,



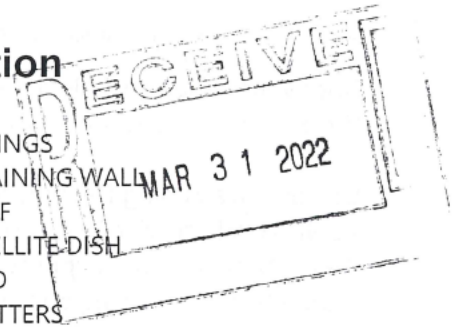
Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune

Cc: Chris Mott via Email
Property File

Application #: HPC 2022/044

Application Date: 3.9.22

**Historic Preservation Commission
Certificate of Appropriateness Application**



- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input 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 type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

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: 81 Embury Ave., Ocean Grove, NJ
BLOCK: 216 LOT: 7 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Dale & Lori Jean Huff
ADDRESS: 19 Labaw Way, Belle Mead, NJ 08502
PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

Check if same as Owner
NAME(S): Chris Mott COMPANY: Chris Mott Custom Builders, LLC
ADDRESS: PO Box 37, Ocean Grove, NJ
PHONE: 973-945-3818 EMAIL: mottbuilders@gmail.com

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

Lessee Agent Architect Contractor Attorney Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

Single Family Multifamily: _____ Units Commercial Condo Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1885 ARCHITECTURAL STYLE: _____

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): 556869636 DATE APPROVED: 1/31/22

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.

Install 2 new Trane AC units - model 4TTR3024H1000N units with new 4' high lattice fence

Lattice material will be cedar with square holes

All Cakes will be in side wall


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.

Dale Huff

OWNER NAME - Please PRINT

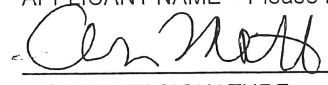

OWNER SIGNATURE

2/26/22

DATE

Chris Mott

APPLICANT NAME - Please PRINT


APPLICANT SIGNATURE

2/26/22

DATE



Property Location: 81 EMBURY AVE
Application No: HPC2022-044
Application Date: 03/31/2022

Copy

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

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

PROPERTY IDENTIFICATION

Property Address: 81 EMBURY AVE

Block: 216

Lot: 7

Qualifier:

OWNER INFORMATION

Name(s): HUFF, DALE A & LORI JEAN

Address 19 LABAW WAY BELLE MEAD, NJ 08502

Phone: [REDACTED]

Email: [REDACTED]

APPLICANT INFORMATION

Check if same as Owner

Names(s): Chris Mott

Company:

Address: PO Box 37 OCEAN GROVE, NJ 07756

Phone: (973)945-3818

Email: mottbuilders@gmail.com

PROPERTY INFORMATION

Property Type?(check one)

- Single Family
- Multifamily:
- Units
- Commercial
- Condo
- Mixed Use

Architectural Period / Year Built: 1885

Architectural Style:

Demolition hearing required? YES NO

IF YES:you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness

Zoning Permit Acquired? YES NO N/A

Zoning Permit ID# (from Zoning Permit) 556869636

DATE APPROVED: 01/31/2022

APPLICATION REVIEW NOTES:

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below.

Description of Work

Proposed installation of (2) a/c units in the east elevation near the front of the house are **NON-CONFORMING**.

HPC tech review asks applicant to relocate installation of units to the rear of the home.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Tracey James, HPC Administrative Officer
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.



Date: _____

4.6.22

Tracey James, HPC Administrative Officer

IMPORTANT INFORMATION:

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

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:

April 30, 2022

Township of Neptune
Historic Preservation Commission

Subject: HPC APPLICATION NO. HPC2022-044
BLOCK 216, LOT 7 - ALSO KNOWN AS 81 EMBURY AVENUE

Dear HPC Members,

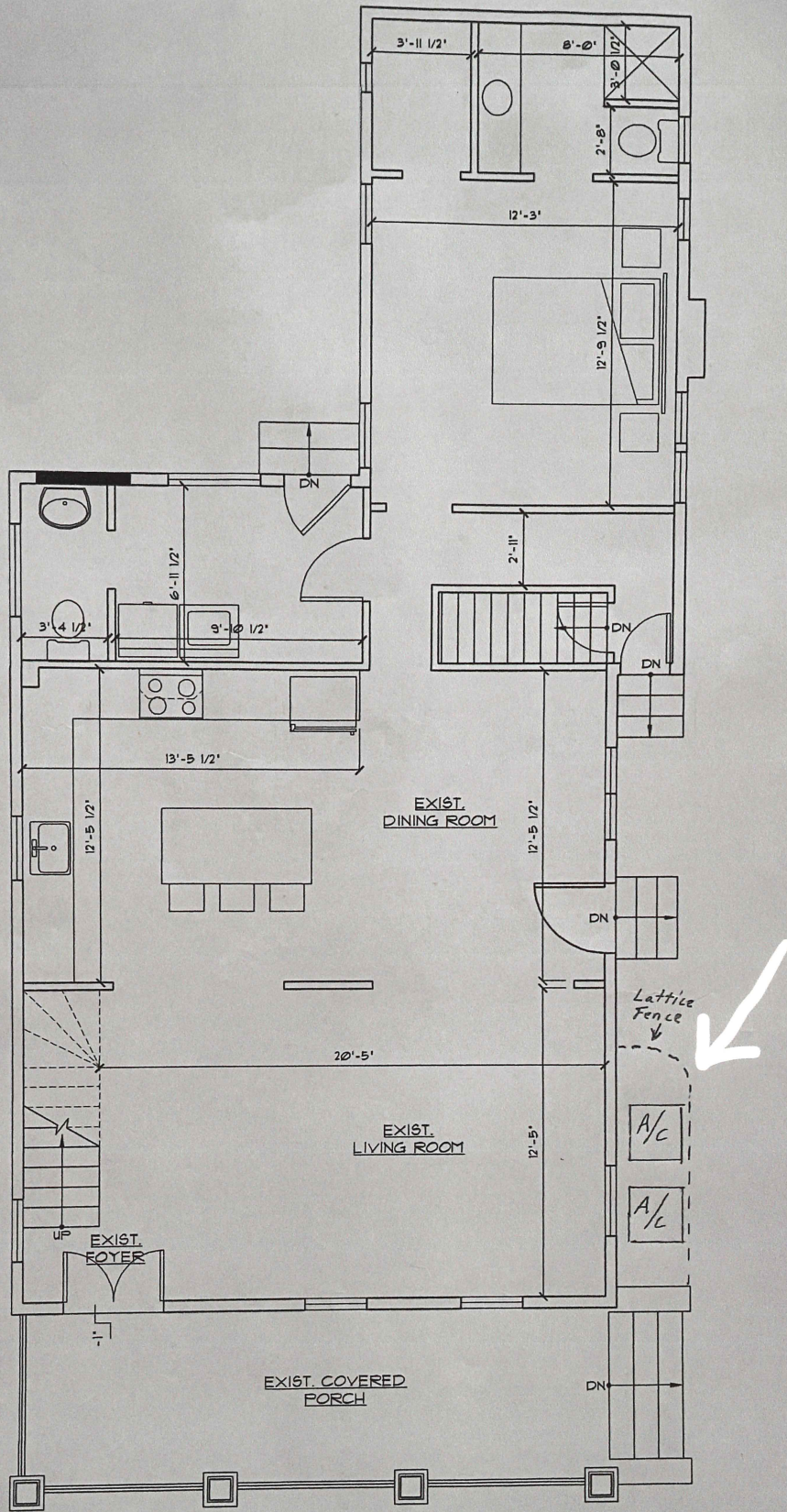
On May 10th at 7:00 pm, I will be discussing our request for approval on the placement of our AC Units on our property at 81 Embury Avenue in Ocean Grove.

Enclosed you will find documents supporting the desired placement of the AC units for our home. We purchased our home in September and have been doing a major interior gut rehab with General Contractor Chris Mott. The best and least disruptive place to place our units is on the right side of our property. In this location, they will be contained within an existing planting bed against our house and will not extend beyond the parameters of the current structure of the home. An existing 3 ft decorative brick wall on the side of our porch stairs will obscure the units from the street. Additionally, the units will be nicely disguised with lattice and plantings. Any alternative placement would prove to be problematic. The left side of our house has a less than 2 ft wide drainage gully/"walkway" and that is the only access to our back patio. It is not reasonable nor safe to transport the units to the back of our home with such limited access without causing great disruption to our neighbor's lovely gardens and fence. Access for maintenance will also be an ongoing problem.

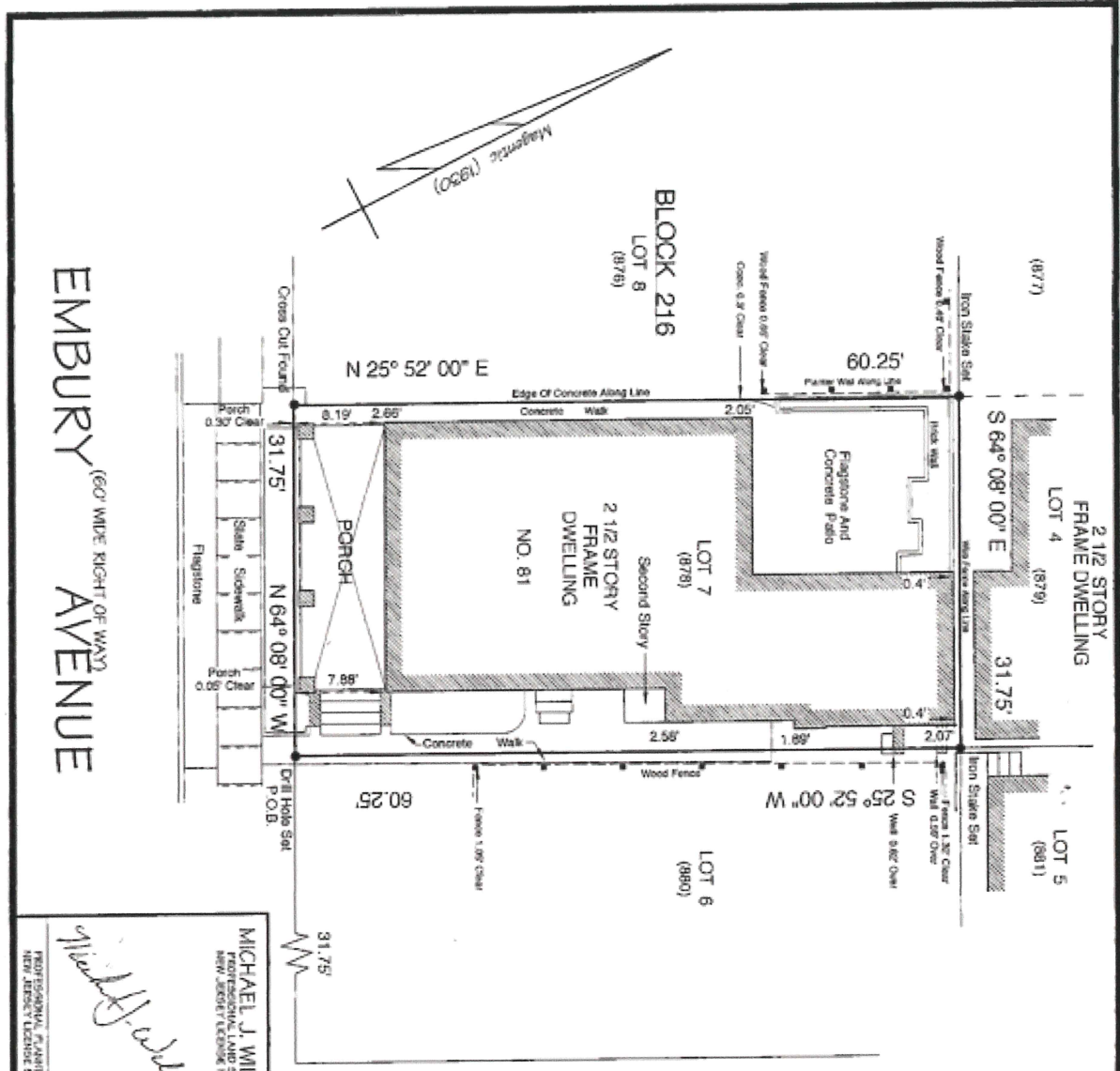
We kindly request that you reconsider the placement of our units to the least disruptive, most easily disguised, and most easily accessed area on the right side of our home. As you can see from the attached photos, this will not be inconsistent with other properties in the area. We believe our units will be even less visible than any of the examples shown.

Thank you for your consideration!

Sincerely,
Dale and Lori Huff



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EMBURY (60' WIDE RIGHT OF WAY) AVENUE

NEW YORK AVENUE

PREMISES BEING KNOWN AND DESIGNATED AS LOT 678 AS SHOWN ON A CERTAIN MAP OF LOTS OF CAMPGROUND OF THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH.

PREMISES BEING ALSO KNOWN AND DESIGNATED AS LOT 7 IN BLOCK 216 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

TOTAL LOT AREA: 1,913 SQUARE FEET

TO: DALE ALAN HUFF AND LORI JEAN HUFF, HUSBAND AND WIFE; FIRST AMERICAN TITLE INSURANCE COMPANY; COASTAL TITLE AGENCY, INC.; JEFFREY P. BEERMAN, ESQUIRE; CHRISTOPHER L. BEERMAN, ESQUIRE; THE BEERMAN LAW FIRM, LLC; ADVISORS MORTGAGE GROUP, LLC. ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON AUGUST 10, 2021, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

Michael J. Williams
MICHAEL J. WILLIAMS
 LAND SURVEYOR
 NEW JERSEY LICENSE NO. 25000

DATE	AUGUST 23, 2021
SCALE	1" = 10'
PROJECT NO.	3-308
COMMISSION NO.	A-7894
SURVEY OF PROPERTY	
81 EMBURY AVENUE	
TOWNSHIP OF NEPTUNE	
MONMOUTH COUNTY NEW JERSEY	
MICHAEL J. WILLIAMS LAND SURVEYING, LLC	
CERTIFICATE OF AUTHORIZATION # 2463428150500	
56 MAIN AVENUE	
NEW JERSEY 07166	
Tel: (732) 958-6440 Fax: (732) 502-0809	

Here is the location where I would like to place my A/C units. They will be contained easily within the existing flower bed shown, with room for a lattice wall and surrounding landscaping. They will also not protrude further than the existing brick half-wall in front, the steps leading to the side doors, or the back portion of the house. They are actually within the envelope of a rectangle that my house currently sits on



I placed a wheel barrow that is approximately the size of the two A/C units together, to show how easily they fit into the space, and how they are quite obscured from street view even with no lattice or landscaping.



The alternative is to place the units in my back patio, which has poor access (see photo) – it is essentially a one foot wide drainage gutter, making it difficult for maintenance and replacement.



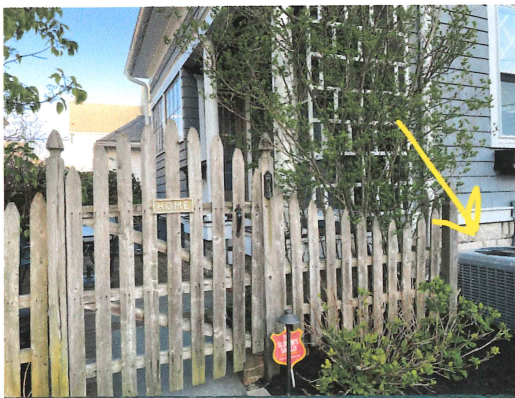
Here are some pictures of the back patio. Putting them there will take away precious, valuable space from my property, and it will also be in a location that will be seen and heard by the apartment tenants behind us, my neighbors to the north and west, and of course to our family and our guests.



Some similar examples in Ocean Grove, where the A/C units are actually more visible, closer to the property line, with the houses closer together than in our situation:



This example shows a nice back patio, similar in size to ours, where the A/C units are on the side of the home, right next to the sidewalk. Again, our units will be less visible than any of these, tucked behind a brick partial wall and behind a lattice fence, shrubbery, and flowers.



Nearby homes in Ocean Grove where A/C units are in plain sight:

