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October 31, 2022

Via Email abf@shorepointarch.com and USPS

Ms, Andrea Fitzpatrick, AIA
Shore Point Architecture
108 S. Main Street
Ocean Grove, New Jersey 07756

RE: Historic Preservation Commission Application No. 2022-154
Property Location: 100 Abbott Avenue – Block 242 / Lot 2

Dear Applicant:

Enclosed herewith, please find your HPC Resolution relative to the HPC application HPC2022/154 application submitted to perform work on or around the subject property. Please retain this resolution for your records.

Certificate of Appropriateness are valid for two (2) years from the date of approval unless reasonable extensions are granted by the Historic Preservation Commission. 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.

This Historic Preservation Commission wishes to thank you for your cooperation in maintaining the integrity and character of Ocean Grove, a registered national Historic District. Should you have any questions or concerns please feel free to contact me at the number above.

Cordially,

Tracey James
HPC Administrative Assistant

cc: HPC file

**RESOLUTION
TOWNSHIP OF NEPTUNE
HISTORIC PRESERVATION COMMISSION
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
EXTERIOR ALTERATIONS**

Approved: October 11, 2022

**IN THE MATTER OF: JENNIFER LAMBDIN AND JOHN SCHUCHMAN
(100 Abbott Avenue)
APPLICATION NO.: HPC2022-154**

WHEREAS, Jennifer Lambdin and John Schuchman (the “Applicant”) have applied to the Township of Neptune Historic Preservation Commission (the “Commission”) seeking approval to allow exterior alterations including a replacement rear addition for the existing residential structure pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance and Township Ordinance 07-46 for lands known and designated as Block 242, Lot 2 on the official Tax Map of the Township of Neptune, and more commonly known as 100 Abbott Avenue, 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 October 11, 2022 at which time testimony and the exhibits attached hereto were presented on behalf of the Applicant and all interested parties having an opportunity to be heard; and

WHEREAS, the following Exhibits were marked into evidence:

A-1 Application and documents submitted

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 improvements consisting primarily of:**

Proposed renovations to remove and replace existing porch in the same footprint and configuration.
 Dartmouth Intex Railing system for replacement of first and second floor porches is **CONFORMING**.
 4" on center 2ft 6" railing height is **CONFORMING** on first floor.
 Second floor railing height of 36" is **CONFORMING**
 Proposed 8" CPVC square column wrap is **CONFORMING**.
 Proposal of installing ONE set of stairs instead of TWO to match existing eastern most stair is **CONFORMING**. Removing stairs at the west end of the front elevation is **CONFORMING**
 Please provide what material will be used to perform the reconstructing of the front porch.
 Cement parge coating of foundation piers is **CONFORMING**.
 Square cedar lattice in PCVC frame is **CONFORMING**
 Proposal to replace front porch decking with T & G mahogany is **CONFORMING**.
 Fiberglass on the second floor porch is **CONFORMING**.
 Proposal on the rear elevation to remove existing one story portion of the house along with the dilapidated open shed structure is **CONFORMING**
 Proposal to clad the new addition in 4" reveal smooth finish Hardie Plank clapboard is **CONFORMING**.
 Proposal to construct a new uncovered stair and landing to provide access to the rear yard is **CONFORMING**
 Proposal to install a new covered one-story outdoor shower at the rear of the property in CPVC trim and CPVC beadboard enclosure is **CONFORMING**.
 Existing wood basement windows will be replaced with new vinyl awning windows is **CONFORMING**
 Proposal to install new 5' height shadowbox board on board fence in the rear yard as indicated in the detail is **CONFORMING**
 Proposal to install a new red brick paver patio at the rear of the house is **CONFORMING**
 Proposed color selection for siding, trim and accent are **CONFORMING**.
 Proposed color for reconstructed flooring for covered first floor porch (T & G mahogany, clear coat) and the color of the second floor fiberglass porch as off white is **CONFORMING**.

2. The Applicant was requested to provide testimony limited to the following topics:

Proposal to install (3) three new Anderson 400 series windows. (2) Located at the rear south elevation and (1) located on the west elevation. **APPLICANT SHALL PROVIDE TESTIMONY ON THE PROPOSED CHANGE IN FENESTRATION ON THE SOUTH AND WEST ELEVATIONS.**

Proposal to install a new Therma-Tru door at the rear elevation. Proposal to re-introduce a side door **ON THE WEST ELEVATION** where there appears to be a framed landing at grade in basement. This proposal is to provide access to the basement of the structure. **APPLICANT SHALL PROVIDE TESTIMONY AS TO THE ORIGINAL OPENING.**

3. The classification of the structure as a key structure, contributing structure, supporting structure or other structure as determined by the Historic Preservation Commission Tax records indicate the existing eclectic structure was constructed originally in 1885, therefore this structure is classified as a "Key Structure" by date.

4. The Applicant appeared together with her architect, Andrea Fitzpatrick of Shore Point Architecture, who testified in support of the Application. Ms. Fitzpatrick offered testified to support the location of the new window fenestrations and provided basement photographs documenting the prior doorway layout that is to be reestablished during these improvements. The Commission agreed that all proposed work was in conformance with the Design Guidelines.

NOW, THEREFORE, THE COMMISSION makes the following conclusions of law based upon the foregoing findings of fact:

1. The Applicant is seeking approval to undertake various exterior alterations as enumerated in Paragraph 1 above.

2. The Commission approves of the proposed exterior alterations as proposed.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Township of Neptune on this 11th day of October 2022 grants Application No. HPC2022-154 approval of a Certificate of Appropriateness for exterior alterations listed in this Resolution for the property located at Block 242, Lot 2, 100 Abbott Avenue, Ocean Grove, New Jersey, pursuant to Sections 900-914 of the Township of Neptune Land Development Ordinance.

2481375_1 NEPHPC-154 Jennifer Paige Lambdin and John Schuchman Resolution Approving Exterior Alterations (100 Abbott Avenue)
10.11.2022 SRT