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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 or tjames@neptunetownship.org

*Tracey's
copy
of meeting
packet*

June 30, 2022

Sent Via Email Sharon.merics@gmail.com and USPS

James & Sharon Merics
[REDACTED]

**RE: NOTICE OF HEARING LETTER
HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022-106
BLOCK 204 LOT 3 - ALSO KNOWN AS 122 MAIN AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed by the Application Review Team (Review Team) and they have 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, July 12th 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: July 12 HPC Meeting (78 Broadway/59 Heck/19 Broadway)
Time: Jul 12, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85851765227?pwd=end1UWNQMlhsN2M5MkhPTnorOTUdz09>

Meeting ID: 858 5176 5227

Passcode: 341804

One tap mobile

+13126266799,,85851765227# US (Chicago)

+16465588656,,85851765227# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 858 5176 5227

Find your local number: <https://us02web.zoom.us/j/kefHRtiPqg>

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:

"I plan to remove composite board siding and replace with 7" width flat, no grain (same as existing) Hardie Plank siding. I will choose a color(s) closest to the HPC approved color list. See attached spec sheet. Material behind siding is plywood. I have blown insulation and do not need to replace any under lament.

Main color: Deep Ocean Hardie or Rich Espresso Hardie similar to SW Westchester gray or Roycroft Pewter.

Trim Color: Cobble Stone (similar to SW Roycroft Mist Gray) and white Hardie plank trim.

Doors to be painted in HPC approved color, non-glossy, Tricorn Black SW6258"

Applicant Submitted Response to Initial Review proposing the following:

1. Azek or Wood Trim will be used. It will be a non-glossy paint. It will be Arctic White – **NON-CONFORMING**
2. Attached please find Hardie book with samples for color match Iron Gray or Timber Bark

The Review Team has had the opportunity to examine the samples submitted and the new Hardie color choices; however, neither Iron Gray or Timber Bark appear on the pre-approved color lists; therefore, cannot be administratively approved and recommends a hearing before the full Commission.

The proposed Arctic White for the trim also does not appear on either of the Pre-Approved Benjamin Moore or Sherwin Williams paint lists and cannot be administratively approved and recommends a hearing before the full Commission.

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 the HPC at (732) 897-4162, extension 200 or via email tjames@neptunetownship.org.

Respectfully,



Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

[Tax Board](#) ▶

Mod IV

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 204 Prop Loc: 122 MAIN AVE Owner: MERICS, JAMES J & SHARON Square Ft: 1121
 Lot: 3 District: 1335 NEPTUNE TOWNSHIP Street: [REDACTED] Year Built: 1955
 Qual: Class: 2 City State: [REDACTED] Style: 3

Additional Information

Prior Block: 117 Acct Num: 00017477 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 1352 Mtg Acct: Land Desc: 30X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-S-1U Initial: 000000 Further: 000000
 Updated: 04/28/20 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 10351.76 / 0.00

Sale Information

Sale Date: 11/09/17 Book: 9260 Page: 8972 Price: 275000 NU#: 1

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	11/09/17	9260	8972	275000	1	133.42	MERICS, JAMES J & SHARON

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2022	122 MAIN AVE	338600 201300 539900	0	539900	2
2021	122 MAIN AVE	343600 154800 498400	0	498400	2
2020	122 MAIN AVE	337400 146700 484100	0	484100	2
2019	122 MAIN AVE	289400 110000	0	402700	2

[Terms of Use](#)

Rel 2022-1

Response to Application Review HPC2022-106
2022

June 28,

1. Azek or Wood Trim will be used. It will be a non-glossy paint. It will be Arctic White
2. Attached please find Hardie book with samples for color match Iron Gray or Timber Bark

Regards,

Sharon Merics

122 Main Ave

Ocean Grove, NJ 07756



Response to
6/23/22
-Pending / Reg Info



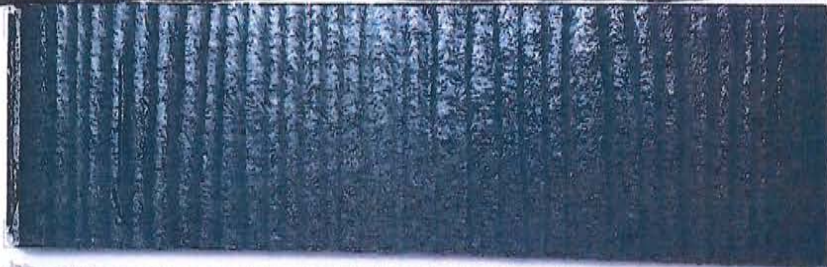
COBBLE STONE



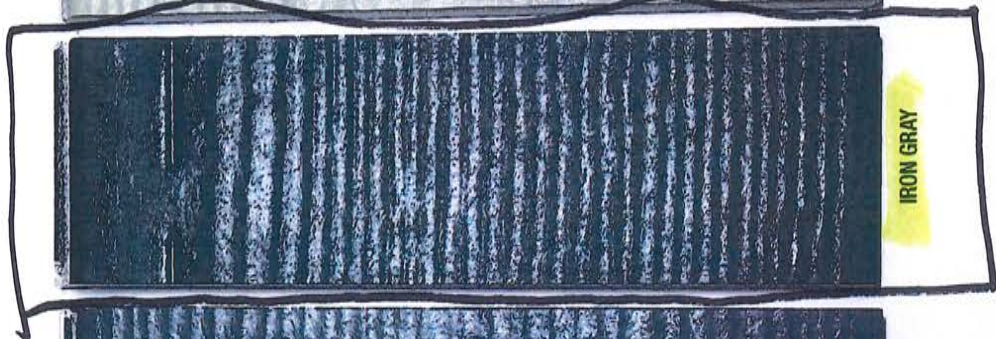
PEARL GRAY



AGED PEWTER



NIGHT GRAY



IRON GRAY



HEATHERED MOSS



MOUNTAIN SAGE

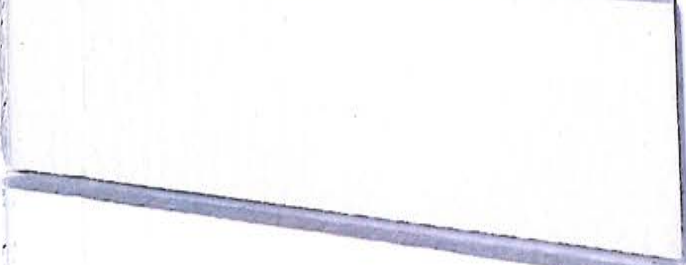
ColorPlus[®] Technology

STATEMENT COLLECTION™

Product availability for these colors varies by region. Please visit JamesHardie.com for further details.



ARCTIC WHITE



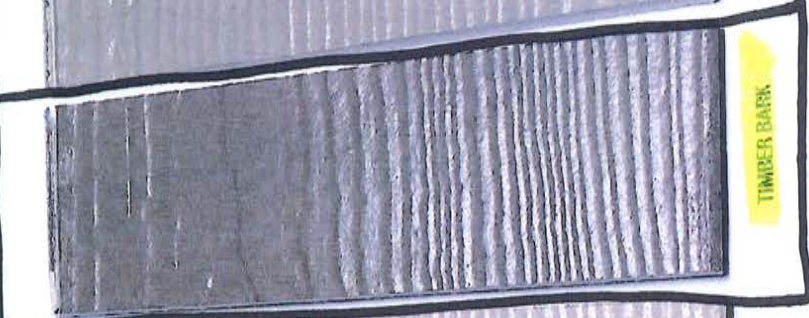
NAVAJO BEIGE



MONTEREY TAUPE



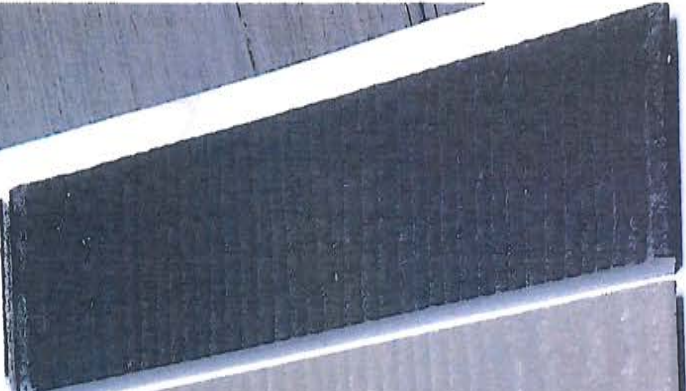
KHAKI BROWN



TIMBER BARK



WOODSTOCK BROWN



RICH ESPRESSO



Property Location: 122 MAIN AVE
Application No: HPC2022-106
Application Date: 06/14/2022

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

- | | | |
|---|--|--|
| <input 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 checked="" 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 | | |

PROPERTY IDENTIFICATION

Property Address: 122 MAIN AVE

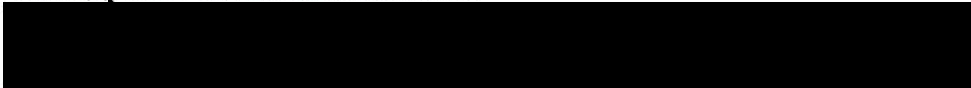
Block: 204

Lot: 3

Qualifier:

OWNER INFORMATION

Name(s): MERICS, JAMES J & SHARON

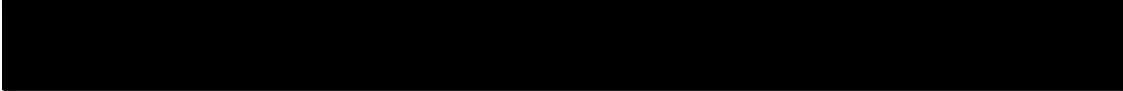


APPLICANT INFORMATION

Check if same as Owner

Names(s): MERICS, JAMES J & SHARON

Company:



PROPERTY INFORMATION

Property Type?(check one)

Single Family Multifamily: 1 Units Commercial Condo Mixed Use

Architectural Period / Year Built: 1955

Architectural Style: OTHER

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)

DATE APPROVED:

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

"I plan to remove to composite board siding and replace with 7" width flat; no grain (same as existing) Hardie Plank Siding. I will choose a color(s) closest to the HPC approved color list. See attached spec sheet. Material behind siding is plywood. I have blown insulation and do not need to replace any under layment.
Main Color: Deep Ocean Hardy or Rich Espresso Hardy - similar to SW West Chester Gray or Roycroft Pewter.
Trim Color: Cobble Stone (similar to SW Roycroft Mist Gray) and White Hardy Plank Trim.
Doors to be painted in HPC approved color - Non-Glossy - Color: Tricorn Black SW6258. All glossy.

June 21, 2022 Technical Review:

Please submit the following information as requested for further review:

Main color: Deep Ocean Hardie or Rich Espresso Hardie similar to SW Westchester gray or Roycroft Pewter - **Please provide actual Hardie swatch (not a color print-out), because the colors proposed on the print-out provided are not representative of the actual Hardie color on the website and are not on the approved HPC color list.**

Trim Color: Cobble Stone (similar to SW Roycroft Mist Gray) **Hardie trim is not an approved trim material. Please select an appropriate trim material. We recommend painted wood or painted Azek as an appropriate trim material. Proposed paint color should be provided for the proposed trim option selected.**

Please note HPC does not approve glossy/shiny paint finishes.

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.

Kristen Deckert FOR Date: 6/23/2022
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:

Application #: HPC 2022/106

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

Rept # 0646

- 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



Style 3

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: 122 Main Ave Ocean Grove NJ

BLOCK: 204 LOT: 3 QUALIFIER: _____

OWNER INFORMATION _____

NAME(S): Sharon and Jim Merics

ADDRESS: 122 Main Ave Ocean Grove NJ

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):

Single Family Multifamily: _____ Units Commercial Condo Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1955 ARCHITECTURAL STYLE: Mid Century Split

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): _____ DATE APPROVED: _____

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.

I plan to remove to composite board siding and replace with 7" width flat, no grain (same as existing) Hardie Plank Siding. I will choose a color(s) closest to the HPC approved color list. See attached Spec sheet. Material behind siding is Plywood. I have Blown insulation and do not need to replace any
Main Color: Deep Ocean Hardy or Rich Espresso Hardy under larch oak.
Similar to SW Westchester gray or Roycroft Pewter
Trim Color: Cobble Stone (similar to SW Roycroft Must Gray
AND White Hardy Plank trim
Doors to Be painted in HPC approved color: Non Glossy
Color: Tricorn Black SW6258
All Glassy

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.

Sharon Merics

OWNER NAME – Please PRINT

OWNER SIGNATURE

DATE

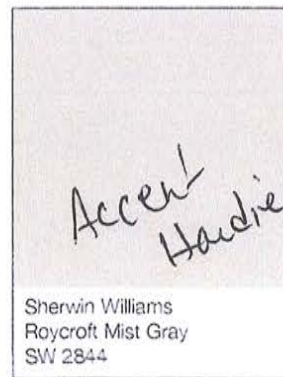
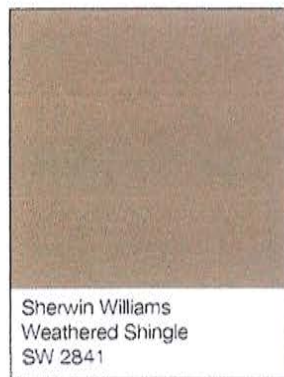
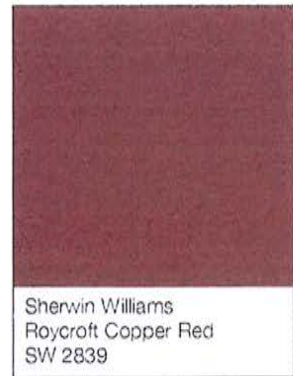
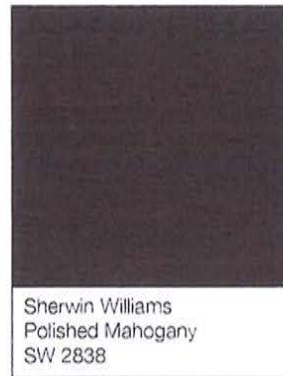
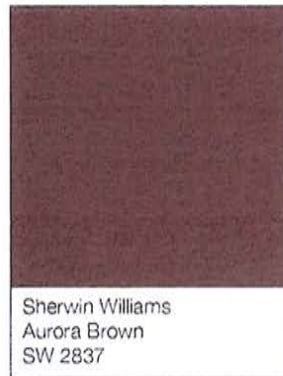
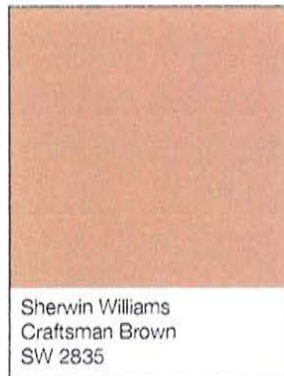
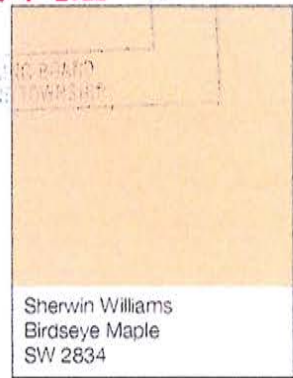
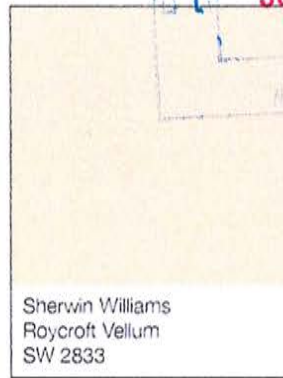
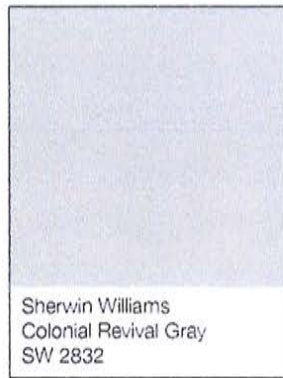
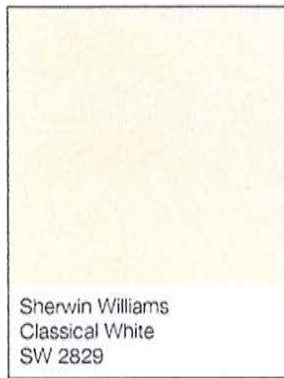
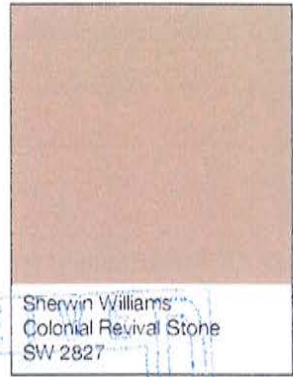
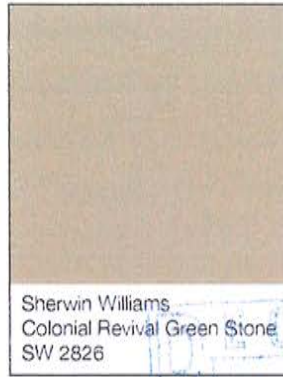
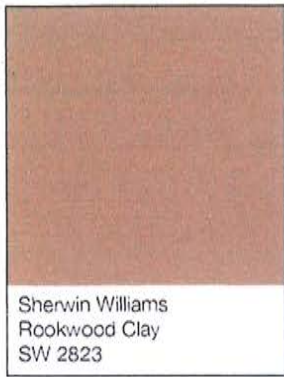
6/7/2022

APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE

Pre-Approved Exterior Color Chart **Sherwin Williams Paints** (numerical by paint number, page 3 of 4)



JUN 14 2022

NEPTUNE TOWNSHIP

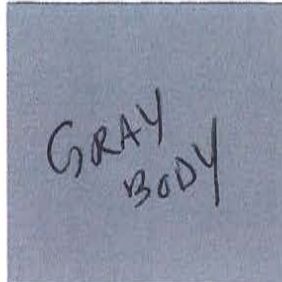
Pre-Approved Exterior Color Chart **Sherwin Williams Paints** (numerical by paint number, page 4 of 4)



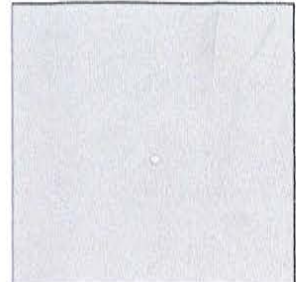
Sherwin Williams
Roycroft Bottle Green
SW 2847



Sherwin Williams
Roycroft Pewter
SW 2848



Sherwin Williams
Westchester Gray
SW 2849



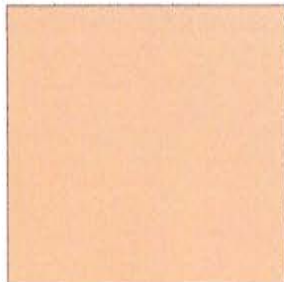
Sherwin Williams
Chelsea Gray
SW 2850

Other

Deep ocean Hardie



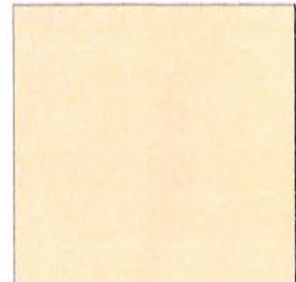
Sherwin Williams
Sage Green Light
SW 2851



Sherwin Williams
New Colonial Yellow
SW 2853



Sherwin Williams
Fairfax Brown
SW 2856



Sherwin Williams
Peace Yellow
SW 2857



Sherwin Williams
Roycroft Brass
SW 2873



Sherwin Williams
Antique White
SW 6119

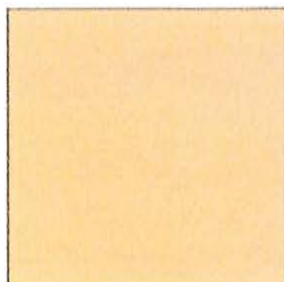


Sherwin Williams
Naval
SW 6244

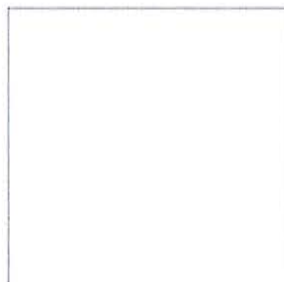


Sherwin Williams
Tricorn Black
SW 2256

JUN 14 2022



Sherwin Williams
Harvester
SW 6373



Sherwin Williams
Pure White
SW 7005



Sherwin Williams
Extra White
SW 7006



Sherwin Williams
Creamy
SW 7012

Make your next home stand out with our *Statement Collection™* products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

Plank, Panel, Shingle and Batten Color Offering

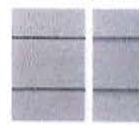


Trim Color Offering



HardiePlank®

5/16 in
12 ft planks



SELECT CEDARMILL® & SMOOTH
6.25 in
6 in
200

HardiePanel®

5/16 in



SELECT CEDARMILL® & SMOOTH
4 ft x 10 ft
50

HardieShingle®

1/4 in
48 in



STRAIGHT EDGE PANEL
14 in
5 in
120

HardieTrim

3/4 SMOOTH

3/4 SMOOTH

4/4 TRIM SQUARE

4/4 SMOOTH

4/4 RUSTIC GRAIN

75 in	1 in	75 in	75 in
12 ft boards	12 ft boards	12 ft boards	12 ft boards
3.3 in 3.5 in 7.25 in 11.25 in	3.5 in 4.5 in 5.5 in 12.5 in 11.25 in	2.5 in	2.5 in
312 208 156 104	240 200 100 120 80	100	150

Body

Body

Smooth or Woodgrain

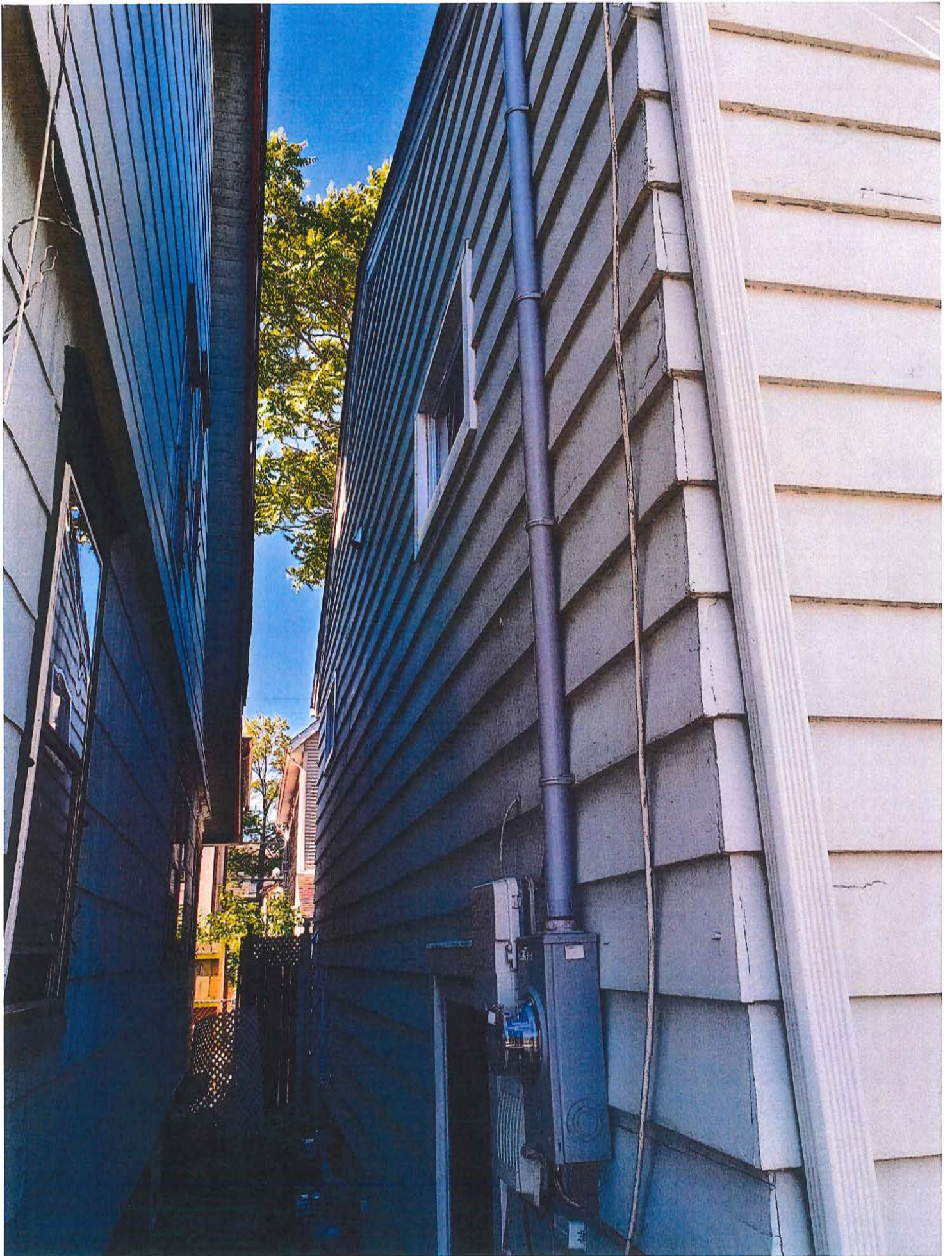
Trim
Accent



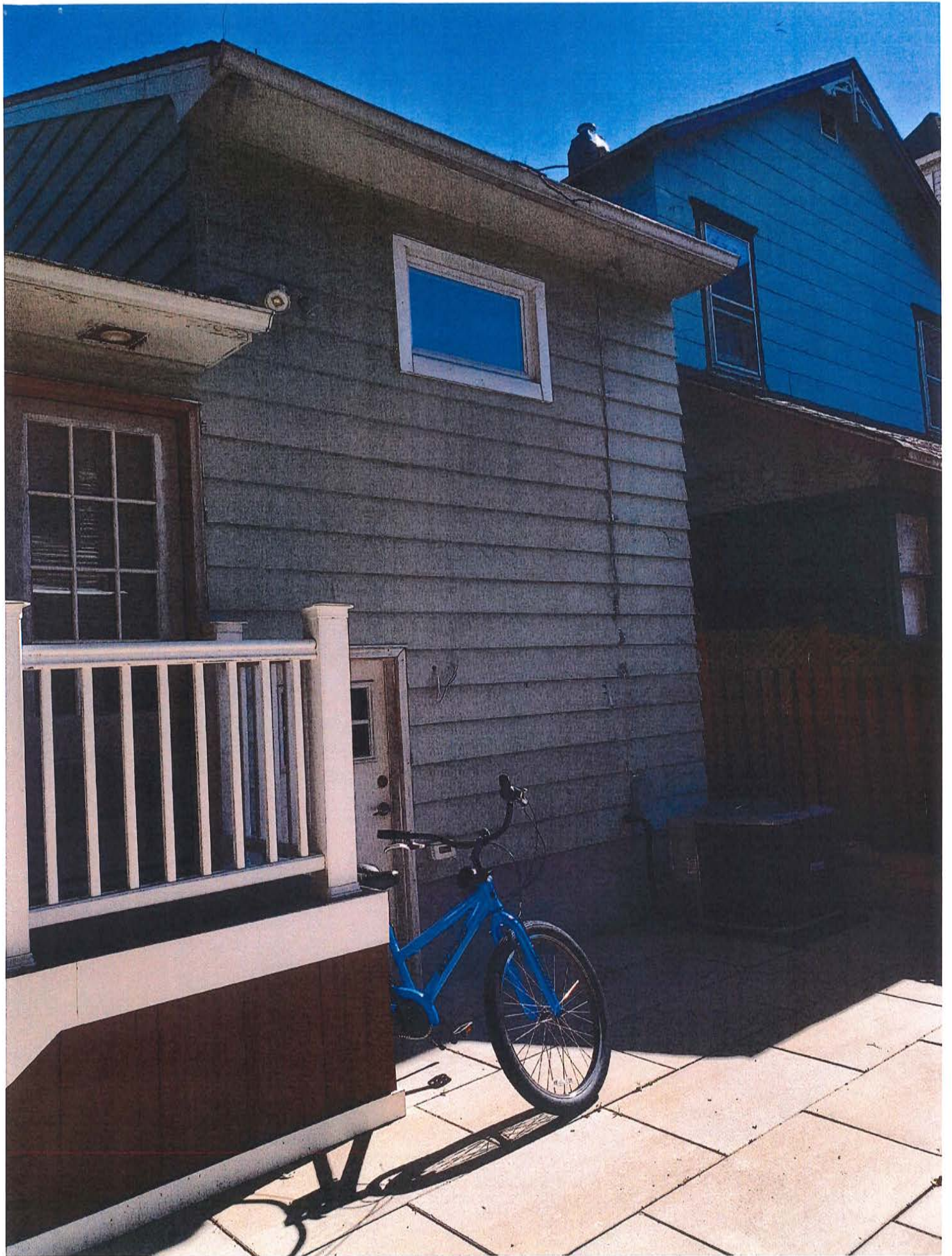
Taper is 3/8" or Reveal
Width of board 7"
Smooth finish
Colors closest to BM/
No Glossy

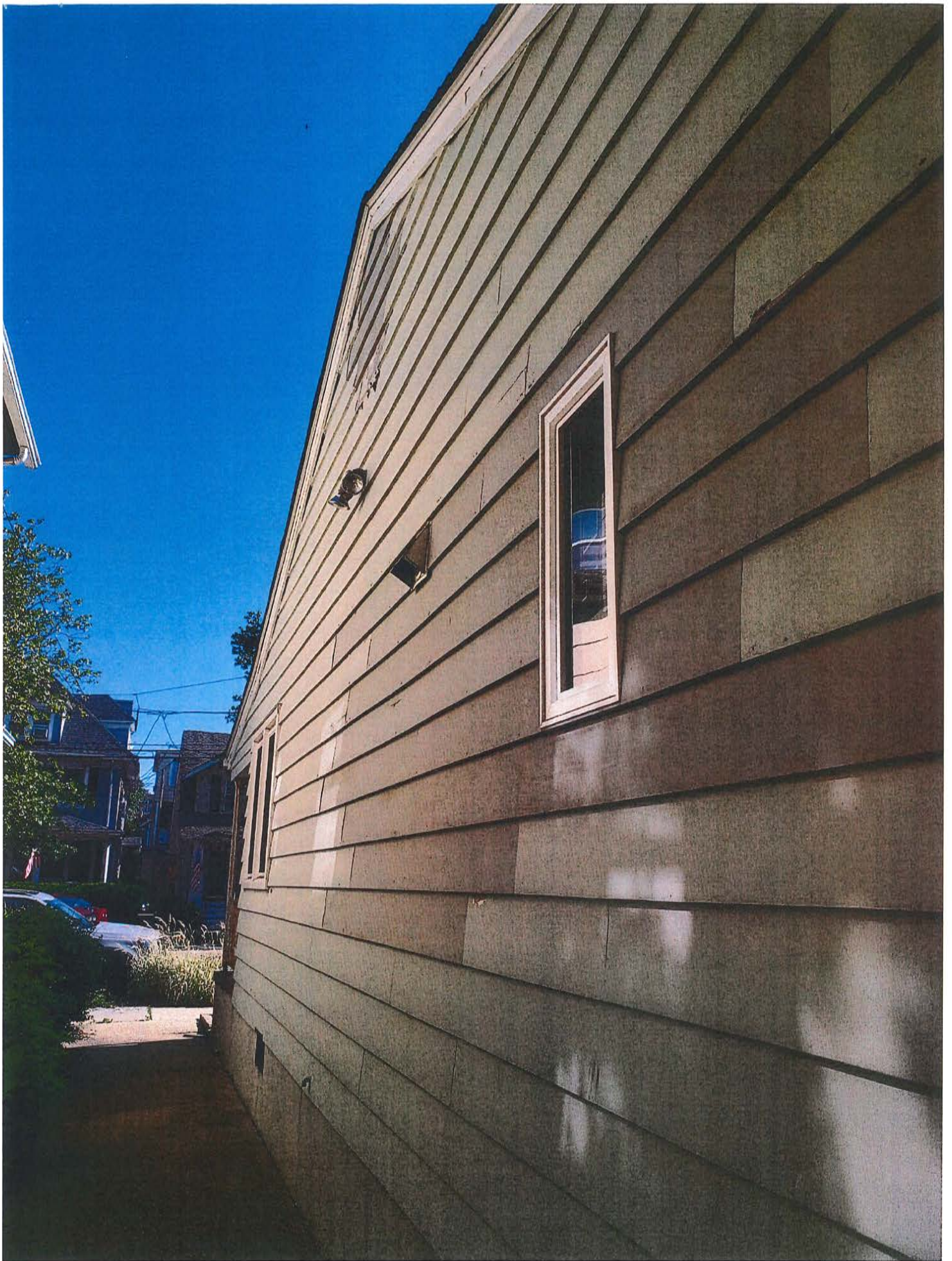
Selecting a color? Request a product sample at jameshardiepros.com/samples













MAIN

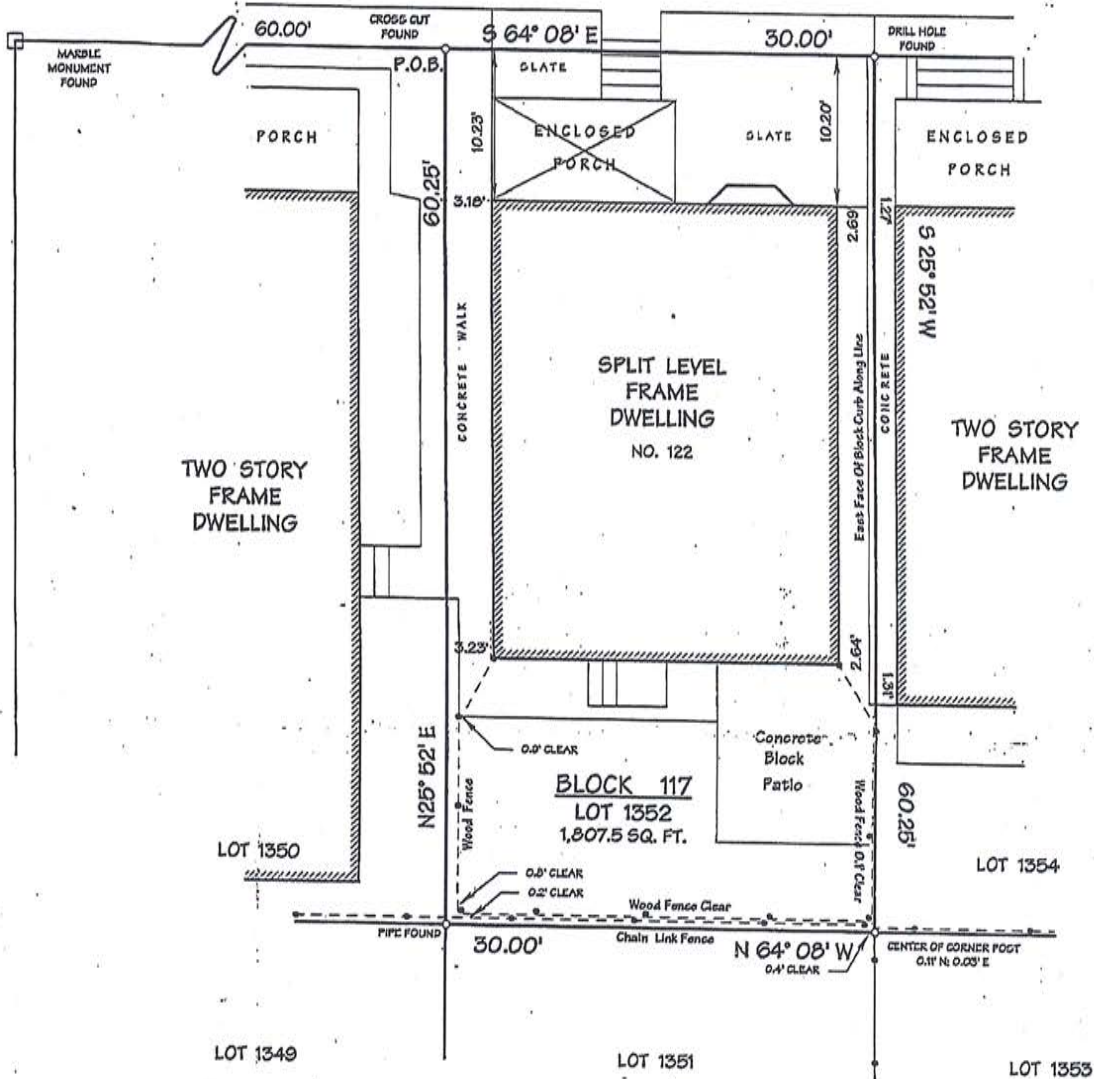
AVENUE

85' RIGHT OF WAY

57' PAVEMENT

MAGNETIC (1950)

WHITEFIELD AVENUE



PREMISES KNOWN AS LOT 1352 IN BLOCK 117 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

PREMISES ALSO KNOWN AS LOT 1352 AS SHOWN ON A CERTAIN MAP OF LOTS OF CAMP GROUND OF THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP IS A RESULT OF A FIELD SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON JULY 23, 2003 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.

CERTIFIED TO: THOMAS A. MERICS AND JOAN A. MERICS, HIS WIFE
RICHARD W. HOGAN ESQUIRE
TICOR TITLE INSURANCE COMPANY TRIDENT ABSTRACT COMPANY