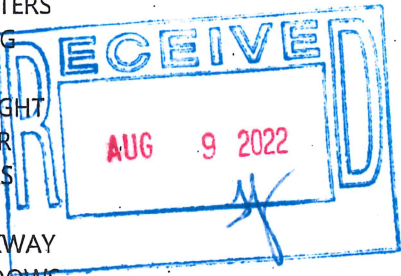


Application #: HPC 2022-131

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input checked="" 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 checked="" type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input checked="" type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input checked="" type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input checked="" type="checkbox"/> COLUMNS | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> PORCH | <input checked="" type="checkbox"/> WALKWAY |
| <input checked="" type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input checked="" 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: 127 Inskip Ave.
BLOCK: 287 LOT: 6 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Drost Investments LLC
ADDRESS: 57 Columbus Ave. Edison NJ 08817
PHONE: 232 336 0780 EMAIL: scott.drost57@gmail.com

APPLICANT INFORMATION

Check if same as Owner
NAME(S): Dm merseles COMPANY: Merseles Const LLC
ADDRESS: 124 Clark Ave. ocean Grove.
PHONE: 732 322 2770 EMAIL: merselesconst@aol.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: 2022 ARCHITECTURAL STYLE: Victorian - Seaside Eclectic

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): 558211132 DATE APPROVED: 7-20-22

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.

NEW CONSTRUCTION OF Single Family Dwelling
SEE ATTACHED DETAILED NOTES OF
PICTURES, CUT SHEETS, COLORS, MATERIALS,
STREET SCAPES, ETC.

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.

Scott Drost

OWNER NAME - Please PRINT

[Signature]

OWNER SIGNATURE

8-7-22

DATE

Don Mercedes

APPLICANT NAME - Please PRINT

[Signature]

APPLICANT SIGNATURE

8-7-22

DATE

Tech Review Notes for 127 Inskip Ave.

- New Single Family Residence

Windows - Anderson/400 series with no grills/white with screens

Exterior Window Trim - 1' X 4' Azek Trim Boards ; Head shall extend past legs by 3/4" on both sides. Head shall have crown molding. Trim to be painted low luster white.

Siding - Hardie Plank Smooth

- First and Second Floor to be Mountain Sage
- Third Floor Gable and Dormer to be Cream

Trim - To be Azek in White / low luster

Roof - GAF Timberline Williamsburg Slate (Color)

Porch Posts - 4" X 4" wrapped in Azek (white)

- Porch Railings - First Floor / all cedar spindles are 1.5" X 1.5", 4" on center, railing is 30" high
- Top Rail to be painted to match Mountain Sage Hardie Board (low luster finish)
 - Railings to be the same, except for the height which is to be 36"
 - First Floor Porch and back door landing to be 5/4 " X 3.5" mahogany, to be finished in Spar (Marine) Varnish, Gloss Finish
 - Second Floor to be Fiber Glass Coated in Color, Sand



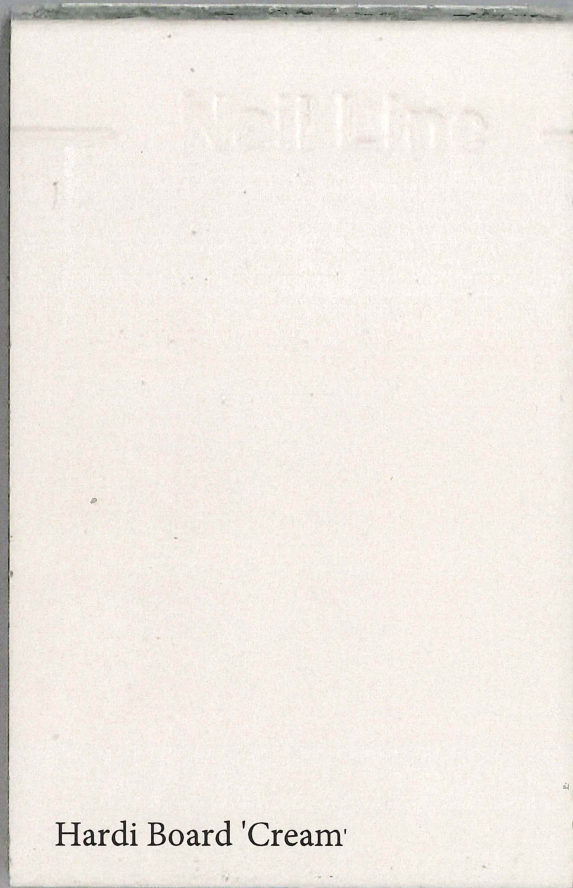
Lighting - Maxim Lighting; Portside Oil Rubbed Bronze Outdoor Ceiling Light for porches

Addendum to Application for 127 Inskip Ave., Ocean Grove
Zoning Permit ID # 558211132
Date of Approval 7/20/2022

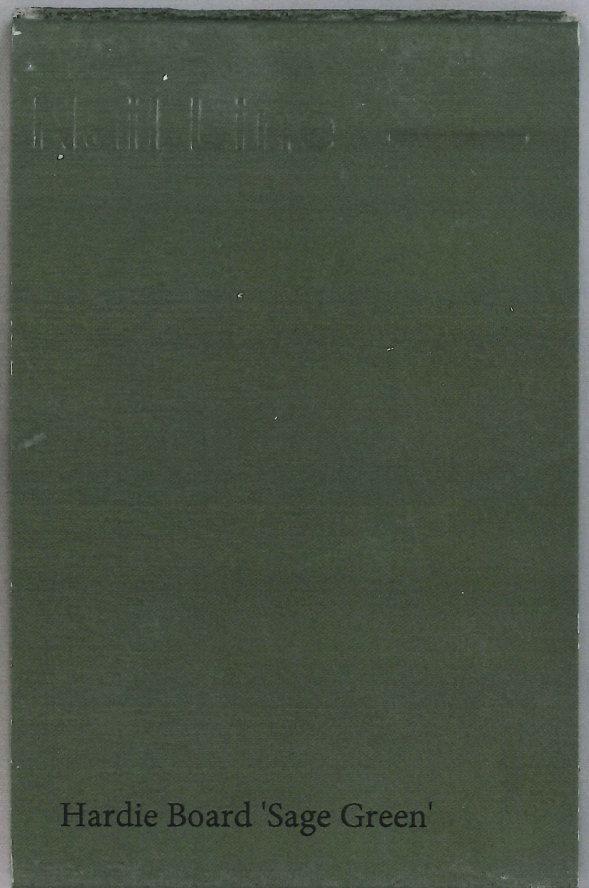
Drost Investments, LLC
Don Merseles, Contractor

Changes after a concept and 3 tech reviews with the HPC team are as follows:

1. The back deck has been eliminated and a 4' X 2' shed roof has been added over the rear door as per advice by the HPC team.
2. The front gable roof over the second floor porch has been lowered.
3. Several window sizes have been changed as per plans on the second floor and attic.
4. Gingerbread moldings on all floors has been removed and column, stick style brackets have been added as per suggestions by the HPC tech review team.
5. Lighting fixtures have been changed as per advice by the HPC tech review team.
6. Third floor (attic) dormers have been made smaller as per advice by the HPC tech review team.



Hardi Board 'Cream'



Hardie Board 'Sage Green'

127 Inskip Avenue House Colors

Hardie Plank Smooth

First and Second Floor to be Mountain Sage (Green)

Third Floor Gable & Dormer to be Cream

127 Inskip Streetscape



Lot and house across the street of both open lots. 180 Whitefield



Lots (2) 127 and 129 Inskip Ave.
Above and below



119 Inskip Ave. which is right next door.



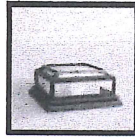
120 & 122 Inskip, across the street.



109 Inskip



+ ZOOM IN

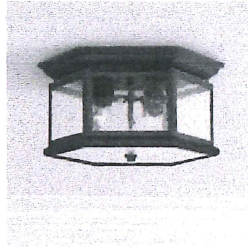


Feiss Shepherd 13"W
Weathered Zinc Outdoor
Ceiling Light - Style #
8N698

More Like This | [View All](#)



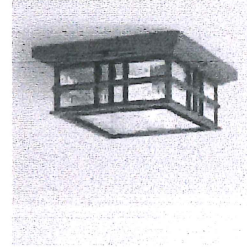
\$394.97



\$289.00

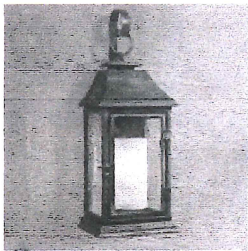


\$136.00



\$161.24

Related Items



\$359.97



\$239.97



\$289.97



\$594.98

Questions & Answers

Have a question about this? Ask people who own it.

⚠ Start typing and see existing answers. [Learn More](#)

1 Question

Sort by: **Most Helpful** ▾

👍
0 How do you access bulbs to replace them?

A Shopper Sep 24, 2020

Best Answer: You can remove bottom of light to change bulb.

Justin Z. STAFF Sep 25, 2020

▾ [See 1 Answer](#) [Answer](#)

Customer Reviews

Review For a Chance to Win \$500.00! [view rules](#)

3.0 out of 5 stars

1 Rating

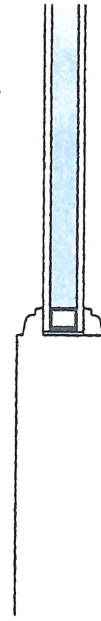


0%

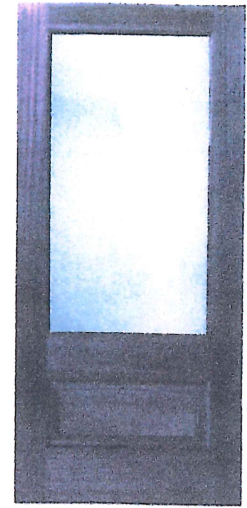
Doors

Front Door, Second Story Porch Doors (2) and Back Door

Reeb Fir Wood Door - See Photo
SM7501LE



Glass Profile



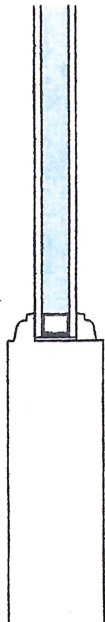
SM7501LE

Low-E
1-7/16" Double Hip
Raised Panel
Wide Layout
Ovolo Sticking

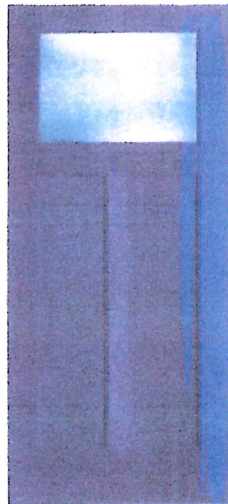
2/6 x 6/8	2/6 x 8/0
2/8 x 6/8	2/8 x 8/0
3/0 x 6/8	3/0 x 8/0

Alley Door

Reeb Fir Wood Door - See Photo
F6801LE



Glass Profile



F6801LE

Low-E
3/4" Flat Panel
Wide Layout
Ovolo Sticking

10 x 6/8
10 x 8/0



Fee Date: 07/19/2022
Check #: 2448
Cash: 0

ZONING REVIEW

ID: 558211132

Date: 07/20/2022

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input checked="" type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input checked="" type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

- Location of property for which zoning permit is desired:
Street Address: 127 INSKIP AVE **Block:** 287 **Lot:** 6 **Zone:** HDR1
- Applicant Name:** DON MERSELES CONST **Phone No.** (732)322-2770 **Fax No.**
Applicant's Address: 124 Clark Ave Ocean Grove, NJ 07756
Email: merselesconst@aol.com
- Property Owner Name:** MORGAN, STACIE **Phone No.** (732)336-0780 **Fax No.**
Property Owner's Address: 112 LAWRENCE ROAD MAHWAH, NJ 07430
Email: scottdrost57@gmail.com
- Present Approved Zoning Use of the Property:** Detached Single Family Residence
- Proposed Zoning Use of the Property:** Detached Single Family Residence
- Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.**
- Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?**

Yes No If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 66.61 %

Lot Coverage: 68.50 % (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

07/20/2022 The applicant/property owner does not clearly identify all proposed structures as defined in the Land Development Ordinance.

Detached Single Family Residence 2.5 stories, 28.5' mean height
Front Porch 2.5 stories
Rear Entry Platform
Projections (eaves with NO GUTTERS)
(2) Upward ventilating condenser units (models N4A318(A,G)KF & N4A324(A,G)KG)
Walkways
2.5' high, 50% open, fence in the front side and rear yard areas.

The applicant is approved zoning for the above indicated structures only. They are to be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC, Engineering, and Construction Department approvals are required.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement