

AFFIDAVIT OF SERVICE
TOWNSHIP OF NEPTUNE,
HISTORIC PRESERVATION COMMISSION APPLICATION

IN RE MATTER OF: 31 ½ Heck Avenue, Ocean Grove
 Block 210, Lot 14, Neptune Township
 Applicant: David Giovanella

State of New Jersey)
County of Monmouth) SS:

JEFFREY P. BEEKMAN, ESQ., of full age, being duly sworn according to law, on his oath deposes and says that:

1. I am a Member of The Beekman Law Firm, LLC, the attorneys representing the Applicants, David Giovanella, and I have an office address at 47 Main Avenue, Ocean Grove, New Jersey 07756. I am fully familiar with the application, and am authorized to make this affidavit regarding the Application of David Giovanella for a Demolition/Partial Demolition Hearing for his property located at 31 1/2 Heck Avenue, Ocean Grove, New Jersey 07756, also identified as Block 210, Lot 14 on the Township of Neptune Tax Map (the "Property").
2. On or about **October 10, 2022** I did email to the Asbury Park Press a copy of the attached Public Notice of Proposed Demolition/Partial Demolition Waiting Period, requesting publication in the Asbury Park Press to comply with the Sixty (60) days waiting period notice requirements. The Notice was published on **October 12, 2022**, at least Sixty (60) days prior to the Final Hearing on this matter.
3. On **October 18, 2022**, in compliance with the Sixty (60) day waiting period, a banner was placed on the property, 31 1/2 Heck Avenue, Ocean Grove, Neptune Township, New Jersey, to notify the public of the hearing and hearing date for the proposed demolition, and this banner has remained on the property for the duration of the Sixty (60) day waiting period.
4. On or about **November 21, 2022**, I emailed to the Asbury Park Press a copy of the attached Public Notice – Demolition/Partial Demolition Hearing for publication in the Asbury Park Press at least ten (10) days, but not more than fifteen (15) days, prior to the hearing date. The Notice was published on **November 28, 2022**.
5. Attached hereto as Exhibit A is a true copy of the Public Notice of Proposed Demolition/Partial Demolition Hearing Waiting Period Notice as published in the Asbury Park Press on **October 12, 2022** and Affidavit of Publication issued by the Asbury Park Press.
6. Attached hereto as Exhibit B is a copy of the Banner Statement and photos of the Banner posted on the Property as of October 18, 2022 and through the 60 day waiting period.

7. Attached hereto as Exhibit C is a true copy of the Public Notice of Proposed Demolition/Partial Demolition Hearing Notice-Final Hearing for December 13, 2022, as published in the Asbury Park Press on November 28, 2022 and Affidavit of Publication issued by the Asbury Park Press. This Notice of Hearing was published at least ten (10) days prior to, and not more than fifteen (15) days prior to, the December 13, 2022 hearing date for this application.

JEFFREY P. BEEKMAN

Sworn to and subscribed before me
This 7th day of December, 2022

LORETTA DEBRA PFAU
Notary Public
New Jersey
My Commission Expires May 30, 2025

Exhibit A

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$85.80 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared D. Roberts at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

10/14/2022 A.D 2022

Sarah Bertelsen
Notary Public State of Wisconsin County of Brown

S 7/27/25
My commission expires

SARAH BERTELSEN
Notary Public
State of Wisconsin

**Township of Neptune – Historic Preservation Commission
Public Notice of Proposed Partial Demolition Hearing Waiting Period**

Please Take Notice that the Neptune Township Historic Preservation Commission (“HPC”) held an initial public hearing on Tuesday October 11, 2022 to consider the application filed by David Giovanella for the premises identified as Block 210, Lot 14, also known as 31 1/2 Heck Avenue, Ocean Grove, NJ 07756.

The Applicant seeks approval of a demolition permit for Partial Demolition of architecturally or historically significant exterior elements from the structure which may define or contribute to its classification as a Key structure within the Ocean Grove Historic District pursuant to Neptune Township Ordinance No. 07-46, Sections 2(b), (g), (m), (n), and (q), and the Neptune Land Development Ordinance Section 907, among other provisions as may be applicable in the Revised General Ordinances of the Township of Neptune. Areas to be demolished include a rear section of the dwelling including a portion of the side walls and rear wall, along with the roofs above the sections to be demolished as set forth in the Application submitted to the HPC.

Pursuant to the referenced Ordinances, the Revised General Ordinances of the Township of Neptune, and the requirements fixed by the HPC, following the initial public hearing there is a waiting period of sixty (60) days to enable any interested party or parties to acquire the property or to establish a procedure to acquire the property in order to preserve or rehabilitate the subject property. Accordingly, the application has been scheduled for formal action, including the adoption of certain findings of fact as required under the aforementioned ordinances, to approve or deny the application for demolition.

The hearing date and time for the HPC to make such findings of fact and take formal action on this Partial Demolition application will be held on Tuesday, December 13, 2022 at 7:00 PM. Currently, meetings scheduled by the HPC have been virtual, but the meeting platform for this final hearing has not yet been determined, and it may either be a virtual meeting on Zoom or other virtual platform or it may be an in-person meeting platform. Virtual meetings can be accessed via your computer, smart phone, tablet, or other phone, while in-person hearings are held at the Neptune Township Municipal Complex, 25 Neptune Blvd, 2nd Floor, Township Committee Room, Neptune, NJ 07753. Notice of the meeting platform will be posted for the HPC on the Neptune Township website at www.neptunetownship.org at least three (3) days prior to the December 13, 2022 meeting date. The meeting platform is subject to change from virtual to in-person, or from in-person to virtual. Therefore, it is recommended that you check the website frequently as meeting locations and/or platform may be modified by the HPC. You may also contact the Board Secretary, Tracey James, by phone at 732-897-4162 extension 200, or by email at tjames@neptunetownship.org to confirm the meeting platform, date and/or time, and if virtual, the virtual platform access information.

Please take further notice that you are privileged to be present at said hearing to present any procedure to acquire (purchase) the property in order to preserve or rehabilitate it.

Please take further notice that the within application may be adjourned or carried by the HPC without further notice or publication. In addition, if any hearing on this application is adjourned or carried to another meeting date, the HPC will provide an announcement for the date, time, and location for where the next meeting will be held, and whether the next hearing will continue to be held virtually by ZOOM or other virtual platform, or if any subsequent meeting will be held in-person at the Neptune Township Municipal Offices, 25 Neptune Boulevard, Neptune, NJ 07753, or at any other in-person location. Dates, times, and locations of additional meetings for this application, whether via in-person or by Zoom or other virtual platform, will also be posted on the Township’s website for meetings held by the Neptune Township Historic Preservation Commission at least three (3) days prior to the meeting date. If the matter is carried, there may not be a requirement for the applicant to re-notice, even if the meeting is changed from a virtual hearing to an in-person hearing or from an in-person hearing to a virtual hearing.

The file, application and plans may be inspected in the office of the Historic Preservation Commission, 2201 Heck Avenue, Neptune, NJ 07753, during normal business hours, or if you have any questions, you may contact the Board Secretary by email or phone as noted above.

Date: October 12, 2022

Applicant’s Representative:

Andrea Fitzpatrick/Matteo Ferraro
Shore Point Architecture, PA
108 South Main Street
Ocean Grove, NJ 07756
Ph: 732-774-6900

BY: JEFFREY P. BEEKMAN, ESQ.
ATTORNEY FOR APPLICANT
(\$85.80)

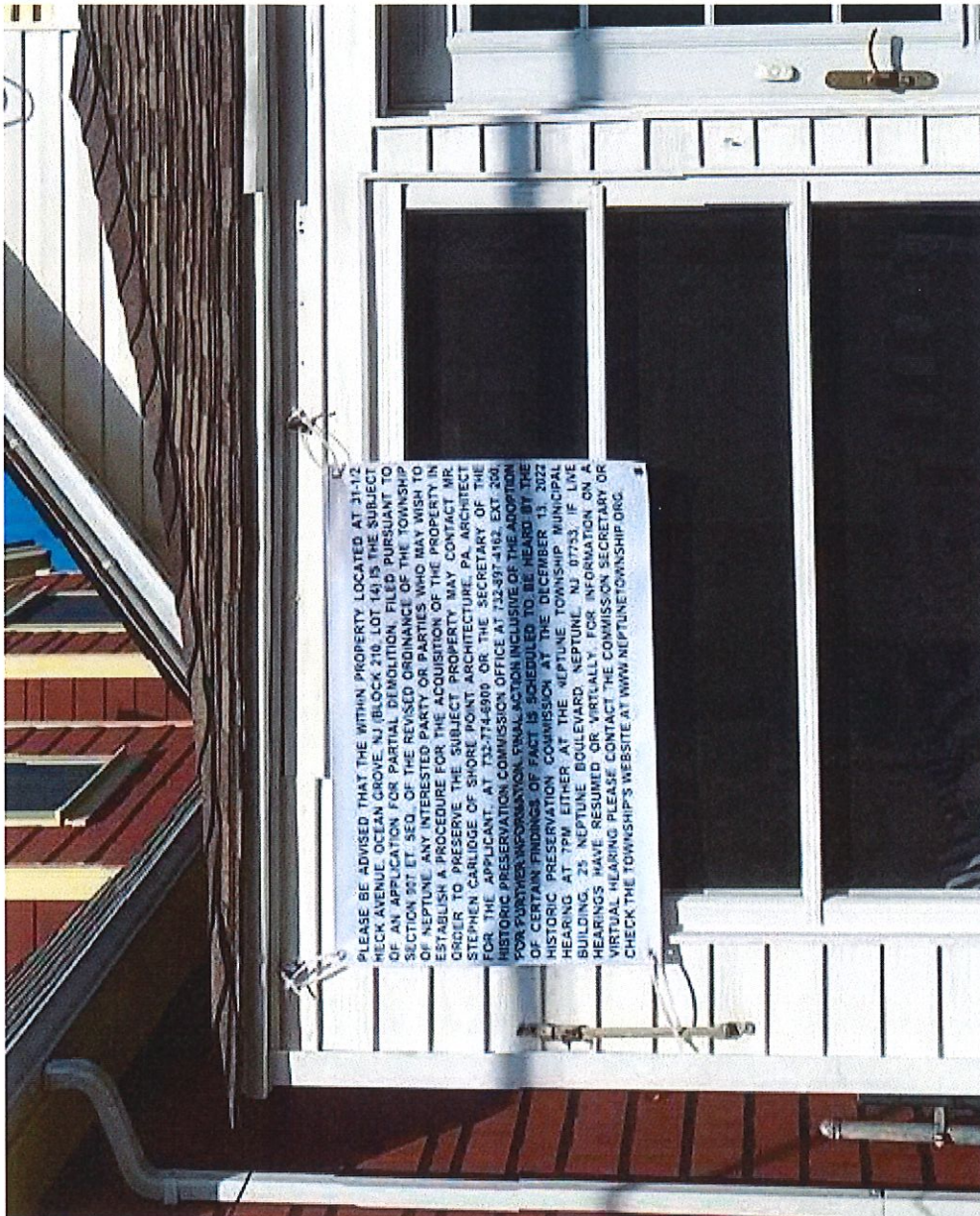
0005449115-01

Exhibit B

PLEASE BE ADVISED THAT THE WITHIN PROPERTY LOCATED AT 31-1/2 HECK AVENUE, OCEAN GROVE, NJ (BLOCK 210, LOT 14) IS THE SUBJECT OF AN APPLICATION FOR PARTIAL DEMOLITION, FILED PURSUANT TO SECTION 907 ET. SEQ., OF THE REVISED ORDINANCE OF THE TOWNSHIP OF NEPTUNE. ANY INTERESTED PARTY OR PARTIES WHO MAY WISH TO ESTABLISH A PROCEDURE FOR THE ACQUISITION OF THE PROPERTY IN ORDER TO PRESERVE THE SUBJECT PROPERTY MAY CONTACT MR. STEPHEN CARLIDGE OF SHORE POINT ARCHITECTURE, PA, ARCHITECT FOR THE APPLICANT, AT 732-774-6900 OR THE SECRETARY OF THE HISTORIC PRESERVATION COMMISSION OFFICE AT 732-897-4162, EXT. 200, FOR FURTHER INFORMATION. FINAL ACTION INCLUSIVE OF THE ADOPTION OF CERTAIN FINDINGS OF FACT IS SCHEDULED TO BE HEARD BY THE HISTORIC PRESERVATION COMMISSION AT THE DECEMBER 13, 2022 HEARING AT 7PM EITHER AT THE NEPTUNE TOWNSHIP MUNICIPAL BUILDING, 25 NEPTUNE BOULEVARD, NEPTUNE, NJ 07753, IF LIVE HEARINGS HAVE RESUMED OR VIRTUALLY. FOR INFORMATION ON A VIRTUAL HEARING PLEASE CONTACT THE COMMISSION SECRETARY OR CHECK THE TOWNSHIP'S WEBSITE AT WWW.NEPTUNETOWNSHIP.ORG.

PLEASE BE ADVISED THAT THE WITHIN PROPERTY LOCATED AT 31-12
OCEAN GROVE, NJ (BLOCK 215, LOT 16) IS THE SUBJECT
OF AN APPLICATION FOR PARTIAL DEMOLITION, FILED PURSUANT TO
SECTION 907 ET. SEQ. OF THE REVISED ORDINANCES THAT MAY WISH TO
DEMOLISH THE WITHIN PROPERTY IN ORDER TO PRESERVE THE PROPERTY IN
ORDER TO PRESERVE THE SUBJECT PROPERTY MAY CONTACT ARCHITECT
STEPHEN CARLIDGE OF SHORT, POPE, MORRIS OR THE SECRETARY OF THE
HISTORIC PRESERVATION COMMISSION OFFICE AT 732-987-4162, EXT. 200,
FOR FURTHER INFORMATION. FINAL ACTION INCLUDES OF HEARD BY THE
OF CERTAIN PROVISIONS OF THE COMMISSION AT THE DECEMBER 13, 2022
HEARING AT 79M EITHER THE NEPTUNE TOWNSHIP MUNICIPAL
BUILDING, 25 NEPTUNE BOULEVARD, NEPTUNE, NJ FOR INFORMATION ON A
HEARINGS HAVE BEEN POSTPONED. FOR MORE INFORMATION ON A
HEARING, PLEASE CONTACT THE COMMISSION SECRETARY OR
CHECK THE TOWNSHIP'S WEBSITE AT WWW.NEPTUNETOWNSHIP.ORG.





PLEASE BE ADVISED THAT THE WITHIN PROPERTY LOCATED AT 31-12 HECK AVENUE, OCEAN GROVE, NJ (BLOCK 210, LOT 14) IS THE SUBJECT OF AN APPLICATION FOR PARTIAL DEMOLITION, FILED PURSUANT TO SECTION 507 ET. SEQ. OF THE REVISED ORDINANCES OF THE TOWNSHIP OF NEPTUNE. ANY INTERESTED PARTY OR PERSONS WHO MAY WISH TO ESTABLISH A PROCEDURE FOR THE ACQUISITION OF THE PROPERTY IN ORDER TO PRESERVE THE SUBJECT PROPERTY, MAY CONTACT MR. STEPHEN CARLAGE OF SHORE POINTS OR THE SECRETARY OF THE HISTORIC PRESERVATION COMMISSION AT 732-774-5000 OR THE SECRETARY OF THE HISTORIC PRESERVATION COMMISSION OFFICE AT 732-397-4162, EXT. 200. FOR FURTHER INFORMATION, YOU MAY BE HEARD BY THE HISTORIC PRESERVATION COMMISSION AT THE DECEMBER 13, 2022 HISTORIC PRESERVATION COMMISSION AT THE NEPTUNE TOWNSHIP MUNICIPAL BUILDING, 25 NEPTUNE BOULEVARD, NEPTUNE, NJ 07753. IF LIVE HEARINGS HAVE RESUMED OR VIRTUALLY, FOR INFORMATION ON A VIRTUAL HEARING, PLEASE CONTACT THE COMMISSION SECRETARY OR CHECK THE TOWNSHIP'S WEBSITE AT WWW.NEPTUNETOWNSHIP.ORG.

Exhibit C

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$90.64 Affidavit \$35.00

**STATE OF WISCONSIN
Brown County**

Personally appeared *D. Roberts* at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

11/28/2022 A.D 2022

Nancy Heyrman
Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Township of Neptune, Monmouth County, New Jersey
Historic Preservation Commission
Public Notice of Proposed Partial Demolition - Final Hearing

Please Take Notice that the Neptune Township Historic Preservation Commission ("HPC") held an initial public hearing on Tuesday October 11, 2022 to consider the application filed by David Giovannella for the premises identified as Block 210, Lot 14, also known as 31 1/2 Heck Avenue, Ocean Grove, NJ 07756.

The Applicant seeks approval of a demolition permit for Partial Demolition of architecturally or historically significant exterior elements from the structure which may define or contribute to its classification as a Key structure within the Ocean Grove Historic District pursuant to Neptune Township Ordinance No. 07-46, Sections 2(b), (g), (m), (n), and (q), and the Neptune Land Development Ordinance Section 907, among other provisions as may be applicable in the Revised General Ordinances of the Township of Neptune. Areas to be demolished include a rear section of the dwelling including a portion of the side walls and rear wall, along with the roofs above the sections to be demolished as set forth in the Application submitted to the HPC.

Pursuant to the referenced Ordinances, the Revised General Ordinances of the Township of Neptune, and the requirements fixed by the HPC, following the initial public hearing there is a waiting period of sixty (60) days to enable any interested party or parties to acquire the property or to establish a procedure to acquire the property in order to preserve or rehabilitate the subject property. Accordingly, the application has been scheduled for formal action, including the adoption of certain findings of fact as required under the aforementioned ordinances, to approve or deny the application for demolition.

The hearing date and time for the HPC to make such findings of fact and take formal action on this Partial Demolition application will be held on Tuesday, December 13, 2022 at 7:00 PM. The meeting will be held virtually via Zoom at 7:00pm, and Log-in and Participant information is as follows:

Topic: December Monthly Meeting
Time: Dec 13, 2022 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/85059751901?pwd=V59mS3RpUFIVcVRJN2pKTFFXSE5QZz09>
Meeting ID: 850 5975 1901 - Passcode: 543389

One tap mobile
+16469313860,,85059751901# US
+13017158592,,85059751901# US (Washington DC)

Dial by your location
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Virtual meetings can be accessed via your computer, smart phone, tablet, or other phone. The Historic Preservation Commission meeting platform is subject to change from virtual to in-person, or from in-person to virtual. Therefore, it is recommended that you check the Neptune Township website, www.neptunetownship.org, frequently as meeting locations and/or platform may be modified by the HPC. You may also contact the Board Secretary, Tracey James, by phone at 732-897-4162 extension 200, or by email at tjames@neptunetownship.org, to confirm the meeting platform, date and/or time, and if virtual, the virtual platform access information.

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Date: November 21, 2022

BY: JEFFREY P. BEEKMAN, ESQ.
ATTORNEY FOR APPLICANT
(\$90.64)