

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 Assistant



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

Extra Copy

September 30, 2022

Via Email abf@shorepoint.com and USPS

Andrea Fitzpatrick, AIA
108 South Main Street
Ocean Grove, New Jersey 07756

RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022 /154
BLOCK 242 / LOT 2- ALSO KNOWN AS 100 Abbott 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, October 11, 2022**. The meeting will be held virtually via Zoom at 7:00pm.

Log-in and Participant information is as follows:

Topic: October Monthly Meeting

Time: Oct 11, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85267920598?pwd=V3NkdDZFTE5xUkxUWEgrTDhGUGtOQT09>

Meeting ID: 852 6792 0598

Passcode: 381469

One tap mobile

+16465588656,,85267920598# US (New York)

+16469313860,,85267920598# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

Meeting ID: 852 6792 0598

Find your local number: <https://us02web.zoom.us/j/kdwIW6k6A4>

DESCRIPTION OF WORK:

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**.

DISCUSSION ITEMS:

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.**

You will need to provide **TWELVE (12)** sets of the original submitted application including architectural plans, surveys, site plans, zoning approvals and color photos of the front of the house (including photos of the entire affected areas of the house), as well as the catalog cuts and paint color swatches. This must be provided at the latest **11 days before the meeting on October 11, 2022**. Along with providing 12 hard copies, please also email a digital.pdf version of your **complete** submission package.

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.

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 Assistant



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

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,

A handwritten signature in cursive script that reads "Tracey James". The signature is written in black ink and is positioned above the typed name and title.

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: 242 Prop Loc: 100 ABBOTT AVE Owner: SCHUCHMAN,JOHN M&LAMB DIN,JENNIFER P Square Ft: 1891
 Lot: 2 District: 1335 NEPTUNE TOWNSHIP Street: 100 ABBOTT AVENUE Year Built: 1895
 Qual: Class: 2 City State: NEPTUNE, NJ 07756 Style: 12

Additional Information

Prior Block: 84 Acct Num: 00013264 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 1057 Mtg Acct: Land Desc: 31X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF 12/5/3 Initial: 000000 Further
 Updated: 08/08/22 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 11276.03 / 123

Sale Information

Sale Date: 06/09/22 Book: 9608 Page: 1610 Price: 799000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	06/09/22	9608	1610	799000		82.47	SCHUCHMAN,JOHN M&LAMB DIN,JENNIFER P
More Info	08/03/22	9608	1645	1	28	0	OCEAN GROVE CAMP MEETING ASSOCIATIO

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	100 ABBOTT AVE	424900	0	658900	2
		234000			
		658900			
<u>2021</u>	100 ABBOTT AVE	363000	0	542900	2
		179900			
		542900			
<u>2020</u>	100 ABBOTT AVE	349000	0	519500	2
		170500			
		519500			

[Terms of Use](#)

Rel 2022-1



Property Location: 100 ABBOTT AVE

Application No: HPC2022-154

Application Date: 09/14/2022

Copy sent
9.22.22

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

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

PROPERTY IDENTIFICATION

Property Address: 100 ABBOTT AVE

Block: 242

Lot: 2

Qualifier:

OWNER INFORMATION

Name(s): SC'

Address 100 ABBOTT AVENUE NEPTUNE, NJ 07756

Phone:

Email: jplambdin@gmail.com

APPLICANT INFORMATION

 Check if same as Owner

Name(s): Andrea Fitzpatrick AIA

Company:

Address: 108 S. Main Street Ocean Grove, New Jersey 07756

Phone: (732)774-6900

Email:

PROPERTY INFORMATION

Property Type?(check one)

 Single Family
 Multifamily:
 1 Units
 Commercial
 Condo
 Mixed Use

Architectural Period / Year Built: 1895

Architectural Style: Victorian EclecticDemolition 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) 558563572

DATE APPROVED: 09/08/2022

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

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 install (3) three new Anderson 400 series windows at the rear south elevation and the west elevation is **CONFORMING**. Two new openings on the south elevation and changes to (1) opening on the south elevation and (1) opening on the west elevation needs to be discussed. **Applicant shall provide testimony on the proposed change in fenestration on the south and west elevations.**

Proposal to install a new therma true door at the rear elevation 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**.

Proposal to modify windows and doors at the existing structure are as follows:

Existing wood basement windows will be replaced with new vinyl awning windows is **CONFORMING**

Proposal to re-introduce a side door ON THE WEST ELEVATION (there appears to be a framed landing at grade in basement) to provide access to the basement of the structure **Applicant shall provide testimony as to the original opening.**

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**


Please state color for reconstructed flooring for covered first floor porch and the color of the second floor fiberglass porch.

This application is ready for a hearing. You will be notified as to the schedule.

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.


Tracey James, HPC Administrative Officer

Date: _____

9.22.22

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:

HPC Tech Review Agenda 9/20/22 – 242 / lot 2

Tech Review Team –Deb Osepchuk (& Bernie Haney in attendance)

NEW APPLICATIONS:

100 Abbott Avenue – 1891 – Andrea – Numerous exterior alterations
Tech Review Team – Deb Osepchuk

Proposed renovations to remove and replace existing porch in the same footprint and configuration is
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 pargé 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 install (3) three new Anderson 400 series windows at the rear south elevation and the west elevation is **CONFORMING**. Two new openings on the south elevation and changes to (1) opening on the south elevation and (1) opening on the west elevation needs to be discussed. **Applicant shall provide testimony on the proposed change in fenestration on the south and west elevations.**

Proposal to install a new therma true door at the rear elevation is **conforming**.

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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**.

Proposal to modify windows and doors at the existing structure are as follows:

Existing wood basement windows will be replaced with new vinyl awning windows is **CONFORMING**

Proposal to re-introduce a side door ON THE WEST ELEVATION (there appears to be a framed landing at grade in basement) to provide access to the basement of the structure **APPLICANT SHALL PROVIDE TESTIMONY AS TO THE ORIGINAL OPENING.**

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.

Please state color for reconstructed flooring for covered first floor porch and the color of the second floor fiberglass porch.

This application is ready for a hearing. You will be notified as to the schedule.

SHORE POINT ARCHITECTURE, PA

September 26, 2022

Township of Neptune Historic Preservation Commission
Tracey James, HPC Administrator
2201 Heck Avenue
Neptune, NJ 07753

SEP 26 2022

Re: 100 Abbott Avenue, Notice of Incomplete Letter

Ms. James:

Our office is in receipt of the review letter "Historic Preservation Commission, Certificate of Appropriateness – INCOMPLETE," dated 09/22/2022. This review letter was issued by the HPC, in response to a Certificate of Appropriateness application that was submitted on 9/14/2022, for alterations and reconstruction work proposed at 100 Abbott Avenue, Ocean Grove.

As requested in the review letter, we offer the following response to each item in the review letter below:

HPC Item #1: *Please provide what material will be used to perform the reconstructing of the front porch.*

SPA Response Item #1: The reconstructed porch's structural members will be framed from wood on 16"x16" CMU piers with cement parge and square cedar lattice in PCVC frames between piers. As noted on the architectural plans, the reconstructed covered porch on the first floor will be tongue and groove mahogany. The second-floor uncovered porch will have a fiberglass finish.

HPC Item #2: *Please state color for reconstructed flooring for covered first floor porch and the color of the second floor fiberglass porch.*

SPA Response Item #2: The first-floor porch's T&G Mahogany will be finished with a clear coat. The second floor fiberglass porch will be an off-white as shown below.



OK

SPA Response Items: Per comments regarding "Applicant shall provide testimony," it is our understanding, we shall provide this at the hearing on October 11, 2022.

Sincerely,

Shore Point Architecture, P.A.

Stephen J. Carlidge, AIA
President

108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250



Property Location: 100 ABBOTT AVE
Application No: HPC2022-154
Application Date: 09/14/2022

*Sent via email
9.28.22*

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: 100 ABBOTT AVE

Block: 242

Lot: 2

Qualifier:

OWNER INFORMATION

Name(s): [Redacted]

Address 100 ABBOTT AVENUE NEPTUNE, NJ 07756

Phone: [Redacted]

Email: jplambdin@gmail.com

APPLICANT INFORMATION

Check if same as Owner

Names(s): Andrea Fitzpatrick AIA

Company:

Address: 108 S. Main Street Ocean Grove, New Jersey 07756

Phone: (732)774-6900

Email:

PROPERTY INFORMATION

Property Type?(check one)

- Single Family
- Multifamily: 1 Units Commercial
- Condo
- Mixed Use

Architectural Period / Year Built: 1895

Architectural Style: Victorian Eclectic

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) 558563572

DATE APPROVED: 09/08/2022

APPLICATION REVIEW NOTES:

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Two new openings on the south elevation and changes to (1) opening on the south elevation and (1) opening on the west elevation **needs to be discussed at a full commission meeting**.

Applicant shall provide testimony on the proposed change in fenestration on the south and west elevations.

Proposal to modify windows and doors at the existing structure are as follows:

Proposal to re-introduce a side door ON THE WEST ELEVATION (there appears to be a framed landing at grade in basement) to provide access to the basement of the structure.

To be discussed at a full commission meeting. Applicant shall provide testimony as to the original opening.

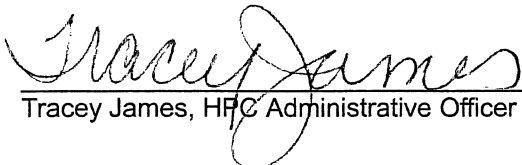
Please state color for reconstructed flooring for covered first floor porch and the color of the second floor fiberglass porch.

Proposed color for first floor mahogany T & G covered porch will be finished with a clear coat and the color of the second floor fiberglass porch will be an off white is **CONFORMING**.

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Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.


Tracey James, HPC Administrative Officer

Date: 9.28.22

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thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: