

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

November 14, 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. HPC2022 /178
BLOCK 240 / LOT 3 - ALSO KNOWN AS 122 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, December 13, 2022**. The meeting will be held virtually via Zoom at 7:00pm.

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=VS9mS3RpUFIVcVRJN2pKTFFXSE5QZz09>

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) +1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Sent 11.15.22

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+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

Meeting ID: 850 5975 1901

Find your local number: <https://us02web.zoom.us/j/85059751901>

DESCRIPTION OF WORK:

Proposal to remove existing one-story enclosed front 'sunroom' and replace with a new one-story framed open wood porch to match the existing 'sunroom' footprint.

Proposed porch roof with a 4:12 pitch hip roof, and will include 6" sq. cellular PVC column wraps, cellular PVC trim, cellular PVC newel wraps, and custom railings with wood top/bottom rail and CPVC balusters is **CONFORMING**

Due to the narrow profile of the top rail ("keyhole style"), the balusters are 1-1/4" and are spaced at 3-1/2 O.C. is

CONFORMING

Proposed porch floor will be T & G mahogany with clear coat finish with a CPVC bead board ceiling SW7005 Pure White is **CONFORMING**

CMU piers with a thick brick veneer will be provided as well as wood lattice with a CPVC frame is **CONFORMING**

On the east side of the house, we propose to remove and replace an existing 6:1 wood DH window with a new 6:1 clad wood Anderson 400 series DH window, matching width, shorter window, color to match existing is **CONFORMING**

The reason for this request is to allow for the installation of a kitchen cabinet below this window, in a modified kitchen layout.

Proposal to replace all existing basement windows with new vinyl awning windows in-kind to match existing color is **CONFORMING**

Replace asphalt roof shingles (Timberline HDZ shingles in Fox Hollow gray color) throughout – materials and color are **CONFORMING**

Proposal to replace existing K-style gutters and install new prefinished aluminum half round ((prefinished white) gutters and leaders through is **CONFORMING**. **Please provide a schedule**

Proposal to paint in HPC approved color scheme :

Columns - SW 7005 Pure White - **CONFORMING**

Porch Ceiling - SW 7005 Pure White - **CONFORMING**

Fiber Cement Clapboard - BM Vandeusen Blue HC-156 - **CONFORMING**

Fascia's and Trim will be SW 7005 Pure White- **CONFORMING**

Thin Brick veneer porch piers - Old Detroit Thin Brick - **CONFORMING**

DISCUSSION ITEMS:

Proposal to remove existing one-story enclosed front 'sunroom' and replace with a new one-story framed open wood porch to match the existing 'sunroom' footprint as noted above.

Proposal to remove all layers of cladding and siding and install new Hardi plank clapboard siding, smooth finish, 8" exposure. **To be discussed.**

Proposal to remove and replace existing single. 1/4 round window with new DH window as indicated on the zoning drawings. **Be prepared to discuss the historic nature of the existing window and whether it was once part of a pair.**

Proposal to demolish existing brick chimney **to be discussed.**

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You will need to provide **TWELVE (12)** sets of architectural plans, surveys, site plans, zoning approvals including color photos of the front of the house including photos of the entire affected area of the house, as well as the property survey, plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting on November 28, 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.

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,


Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune

Cc: Matteo Ferraro (m.ferraro@shorepointarch.com)



OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

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

Block: 240 Prop Loc: 122 ABBOTT AVE Owner: ANTHONY, EVA-MARIA G & CIANCIMINO, M Square Ft: 1034
 Lot: 3 District: 1335 NEPTUNE TOWNSHIP Street: 101 WEST 33RD STREET Year Built: 1936
 Qual: Class: 2 City State: BAYONNE, NJ 07002 Style: 1

Additional Information

Prior Block: 114 Acct Num: 00016593 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 1035 Mtg Acct: Land Desc: 45X60 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 1SF Initial: 000000 Further: C
 Updated: 11/03/22 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 10576.08 / 10426

Sale Information

Sale Date: 09/28/21 Book: 9548 Page: 1805 Price: 565000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	09/28/21	9548	1805	565000		90.12	ANTHONY, EVA-MARIA G & CIANCIMINO, M

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2022	122 ABBOTT AVE	362300	0	554300	2
		192000			
		554300			
2021	122 ABBOTT AVE	367300	0	509200	2
		141900			
		509200			
2020	122 ABBOTT AVE	361100	0	495600	2
		134500			
		495600			
2019	122 ABBOTT AVE	313100	0	439300	2

[Terms of Use](#)

Rel 2022-1

HPC Tech Review Agenda 11/8/22 9:00am

Tech Review Team – Lucinda Heinlein & Jeffrey Rudell

122 Abbott Avenue – 1935 – Anthony – Andrea – Numerous Alterations **MEETING REQUIRED**

Tech Review Team - Lucinda Heinlein & Jeffrey Rudell

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Proposal to remove all layers of cladding and siding and install new Hardi plank clapboard siding, smooth finish, 8" exposure **REQUIRES AN INSPECTION**. All proposals for siding replacement require an onsite inspection.

Inspection note: PLEASE review siding for full replacement, review chimney for removal and also review front ¼ window – was it once part of a pair.

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