

nr 3/13/20

Fee \$10.00

HISTORIC PRESERVATION  
PHONE 732-988-5200  
FAX 732-988-4259

Application #: HPC 2020-063

Application Date: \_\_\_\_\_

MAR 13 2020

## Historic Preservation Commission Certificate of Appropriateness Application

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> AC UNIT    | <input checked="" type="checkbox"/> GATE              | <input checked="" type="checkbox"/> RAILINGS       |
| <input type="checkbox"/> ADDITION              | <input type="checkbox"/> GENERATOR                    | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> NEW CONSTRUCTION  | <input checked="" type="checkbox"/> SIDING         |
| <input type="checkbox"/> DECK                  | <input checked="" type="checkbox"/> ORNAMENTATION     | <input checked="" type="checkbox"/> SIGN           |
| <input type="checkbox"/> DOOR REPLACEMENT      | <input type="checkbox"/> OUTDOOR SHOWER               | <input type="checkbox"/> SKYLIGHT                  |
| <input checked="" type="checkbox"/> DRIVEWAY   | <input type="checkbox"/> PAINT                        | <input type="checkbox"/> SOLAR                     |
| <input type="checkbox"/> EXTERIOR ALTERATIONS  | <input type="checkbox"/> PATIO                        | <input checked="" type="checkbox"/> STAIRS         |
| <input checked="" 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](http://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: \_\_\_\_\_

BLOCK: 101 LOT: LOT 2, 3, & 4 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION** \_\_\_\_\_

NAME(S): OG NORTH END DEVELOPMENT, LLC

ADDRESS: 801 E. MAIN STREET, BELMAR, NEW JERSEY 07719

PHONE: [REDACTED] EMAIL: [REDACTED]

**APPLICANT INFORMATION** \_\_\_\_\_

Check if same as Owner

NAME(S): OG NORTH END DEVELOPMENT, LLC COMPANY: OG NORTH END DEVELOPMENT, LLC

ADDRESS: 801 E. MAIN STREET, BELMAR, NEW JERSEY 07719

PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

Lessee  Agent  Architect  Contractor  Attorney  Other: \_\_\_\_\_

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one): (HOTEL / RETAIL) (39 UNITS)

(10)  Single Family  Multifamily: \_\_\_\_\_ Units  Commercial  Condo  Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: (N/A NEW CONSTRUCTION) ARCHITECTURAL STYLE: (QUEEN ANNE)

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 (PLANNING BOARD

ZONING PERMIT ID# (from Zoning Permit): (RES. 20-06) DATE APPROVED: (JAN. 22, 2020)

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.

Proposed new mixed-use development to include:

- (40) Room Hotel
- (39) Condominiums / (36) 2-Bedroom & (3) 3-Bedroom Units
- (10) Single Family Homes (2 1/2 Story)
- Retail (Along Boardwalk)
- Parking Garage (140 Spaces)
- Open Space Area (incl. 15 surface parking spaces)

(See attached project narrative & drawings)

**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.**

06 North End Development, LLC

OWNER NAME – Please PRINT

William P. Garwood III member  
OWNER SIGNATURE William P. Garwood III

3/11/20  
DATE

06 North End Development, LLC

APPLICANT NAME – Please PRINT

William P. Garwood III - member  
APPLICANT SIGNATURE William P. Garwood III

3/11/20  
DATE



# SHORE POINT ARCHITECTURE, PA



## *OG North End Development – Project Narrative*

The project consists of four primary building components, including: a 40-room hotel; two, multi-family residential buildings containing 39 residential units (condominiums); 7,350 square feet of retail space fronting on the existing Boardwalk; and, 10 single-Family homes, all of which are constructed above a 140-car, below-grade parking structure.

The project was developed in accordance with the Ocean Grove North End Redevelopment Plan (the Plan), which governs development at this site and provides standards relative to size, scale, building layout, exterior design, architectural features, roofs, lighting, view corridor, height, massing, setbacks (bulk requirements) and most importantly compatibility with the historic character of Ocean Grove. While the Plan provides the Historic Preservation Committee (HPC) with the opportunity to offer an advisory opinion during the preliminary process, it is the Governing Body, which serves as the Redevelopment Entity, which has the sole jurisdiction to determine the project's compliance with the Plan and those elements regulated by the Plan. Notwithstanding the HPC's contrary review, the Governing Body, via a Redevelopment Agreement with the developer, expressly determined that the project complies with the Plan. Then, the Planning Board subsequently approved the site plan, confirming compliance with the Township's Site Plan Ordinance

Notably, the Plan supersedes the use, bulk and design standards of the Township Land Development Ordinance. Regulations affecting development that are in conflict with the Plan are also superseded. So, while the Plan requires a project to obtain a Certificate of Appropriateness from the HPC to confirm consistency with the Township's Historic Guidelines, which are part of the Land Development Ordinance, the HPC review is strictly limited to those design elements not already addressed and adjudicated under the Plan.

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

As a result of the plain language of the Plan, the project is presented to the HPC for limited review relative only to architectural style, details and materials. The regulations regarding size, scale, building layout, exterior design, architectural features, roofs, lighting, view corridor, height, massing, setbacks (bulk requirement) and most importantly compatibility with the historic character of Ocean Grove are all part of the Plan, and have already been adjudicated by the Governing Body. So, any Design Guideline requirements or considerations relative to these items, are superseded by the Plan and the determination already made by the Governing Body. Therefore, the architectural issues to be reviewed by the HPC for consistency with the Design Guidelines are limited to overall architectural style of the proposed buildings and specific exterior features including the doors, windows, exterior facings and materials, ornamentation, columns, railings and trim details.

The Applicant is not seeking a Certificate of Appropriateness at this time for any of the single-family homes. Per the Redevelopment Agreement, those will be submitted separately for the HPC's consideration.

Shore Point Architecture, P.A.  
108 South Main Street Ocean Grove, NJ 07756  
P: 732. 774.6900 F: 732.774.7250



## Site Photographs:



Shore Point Architecture, P.A.  
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## **Color Samples:**

*Paint and material colors to be submitted at a later date.*

## **Material List:**

### **Porch:**

*First floor porch decking to be T & G mahogany. All other porch finishes to be fiberglass.*

### **Siding:**

*Fiber Cement Lap Siding by James Hardie. Smooth Finish (5" & 7" Exposures) (See elevations). Fiber Cement Individual Shingles (7" Exposure) (See elevations).*

### **Trim:**

*Fiber Cement Trim by James Hardie. Smooth Finish, Size / Profiles vary. (See elevations).*

### **Railing:**

*Dartmouth CPVC Railing by Intex Millwork Solutions.*

### **Roofing:**

*Timberline Asphalt shingles by GAF or equivalent. Zinc metal standing seam to be used for awning roof over retail.*

### **Windows / Doors:**

*Clad wood double hung windows and patio doors to be Andersen 400 Series (or equivalent) with simulated divided lights.*

### **Gutters / Leaders:**

*All gutters / leaders to be pre-finished aluminum half-round type.*

### **Millwork:**

*All millwork, brackets, corbels, and other embellishments to be smooth finish CPVC or similar product (See elevations). Round fiberglass columns with Doric caps & bases. Column height & diameter varies, see elevations).*

### **Lattice:**

*Square pattern CPVC Lattice (equal voids & solids) with 3-1/2" CPVC frame (paintable). (See elevations).*