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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

*Sent
11-14-22*

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 /176
BLOCK 289 / LOT 4 - ALSO KNOWN AS 139 Inskip 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

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Meeting ID: 850 5975 1901

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

DESCRIPTION OF WORK:

Proposal to construct a 22'-2" x 12'-8", one-story addition at the rear of the property, inset from the existing East facing exterior wall is **CONFORMING**

The primary, visible roof form will be a rear-facing gable with a 10:12 pitch and a 2:12 pitch hipped roof concealed toward the western facade of the addition is **CONFORMING**

The addition will contain a door at the rear and (4) total windows, 2 on the east side, 1 on the west side, and one on the rear side and is **CONFORMING**

The door and windows will be Andersen 400 series in white, per architectural drawings as drawn, 6 / 1 and is **CONFORMING**.

The addition will be clad in new fiber cement clapboard siding, smooth finish, to match existing siding exposure and color, and 3-1/2 inch exposure CPVC corner boards and are **CONFORMING**.

The foundation will be parge coated and is **CONFORMING**

The proposed roof will be new asphalt shingles to match the existing and is **CONFORMING** with CPVC fascia and half-round gutters and leaders is **CONFORMING**. Please prepared to provide a gutter schedule.

Proposal to construct a 14'-8" x 8'-0" one-story covered porch at the rear of the property, centered on the aforementioned, one-story addition is **CONFORMING**

The proposed porch roof will be hipped with a 4:12 pitch and is **CONFORMING**

The proposed porch's structural members will be framed from wood on 16"x16" CMU piers with cement parge and square cedar lattice in CPVC frames between piers and is **CONFORMING**

As noted on the architectural plans, the proposed porch will be tongue and groove "Aeratis" composite decking and is **CONFORMING**. **Please provide color.**

The architectural drawing set provides details of the proposed porch and railings (1.5 inch square) balustrades 3 ½ OC and is **CONFORMING**

Per code, there will be an exterior light fixture at the new rear porch door, cut sheet attached.

HPC recommends fixture mimic front door fixture in style and size and color. Please be prepared to discuss or include in your materials for the December meeting.

The site will also have a new upward airflow A/C Condenser at the rear of the property and is **CONFORMING**

Location of proposed generator is **CONFORMING**

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Proposed materials & design of the Intex rail system at 36" in height are **CONFORMING**. Please be prepared to discuss the difference in height of between the porch rail and the step rail where they meet the column.

DISCUSSION ITEMS:

Proposal to construct a 22'-2"x 12'-8", one-story addition at the rear of the property, inset from the existing East facing exterior wall as noted above.

Please be prepared to discuss the difference in height of between the porch rail and the step rail where they meet the column.

Please prepared to provide a gutter schedule.

HPC recommends fixture mimic front door fixture in style and size and color. Please be prepared to discuss.

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)