

OG North End Development, LLC v the Township of Neptune et al  
Docket No.: MON-L-002916-22  
Settlement Proposal

Changes Made:

- OGNED agreed to limit the hours of use of the hotel and large condo communal rooftops.
- The scale of the diamond shape on the hotel towers was reduced.
- The elevator tower cap was redesigned consistent with the suggested HPC sketch.
- Dormer shapes were revised on the hotel and paneling was removed per the HPC. Board and batten ends proposed on dormers.
- Notes added to clarify windows in dormers.
- Condo building roofs were extended to address HPC comments.
- Catalog cuts of doors provided.
- Sidelight windows clarified on hotel main entrance doors.
- Double doors in dormers on hotel were reduced in size.
- Plans revised to show that balcony doors in condo open in.
- Plans revised to note that no screens are proposed.
- Hotel windows revised to replace all 6/1 double-hung windows with 2/1 double-hung windows on the first floor. All other French doors to remain.
- Added a new center window to both the 5<sup>th</sup> floor hotel stair towers on the North elevation.
- Windows were eliminated and rear access doors proposed for retail shops.
- Triple windows were separated into single windows on the condo buildings and adjusted window spacing.
- Floating projections from shed roofs on condo buildings were eliminated.
- Cladding was revised to have a consistent reveal throughout.
- Cedar shakes were removed from all locations except for hotel towers and prominent projections.
- Banding was added between the 3<sup>rd</sup> and 4<sup>th</sup> story as requested by the HPC.
- Removed vertical board paneling from condo windows.
- Columns on 5<sup>th</sup> story hotel were eliminated.
- Treatment on the dormer balconies were clarified as vertical knee walls with shake siding.
- Porch railings fully detailed as requested. No railings needed on front ramp due to grade.
- Plans clarified to note that columns will sit on plinths.
- Railings for rooftop pathways added to the plan.
- Detailed lighting (location and design) including building mounted lighting was added to the plan along a lighting narrative.
- Warm color bulbs are proposed and noted on plans and in narrative.
- All lighting is dark sky compliant per plan and narrative.
- Roof lighting and retail lighting detailed on the plan and narrative.
- Courtyard corridor lighting added to the plan.
- Notes added to the plan regarding no recessed lighting at the entrance of condo building 1 and no ceiling fans on balconies.
- Note added that all gutters and leaders are internal.
- A/C condensers shown on plan.

- Hotel signage detail added.
- Color rendered elevations provided depicting proposed colors.
- Shadow lines shown on color rendered elevations.

Changes Not Made:

- The double dormers cannot be changed to single dormers. They contain necessary interior headroom by code. The openings are windows. This will be added to the plans.
- Metal seam roofs kept, but all metal roofs will be zinc, non-painted, standing folded seam noted to substantially match in color and appearance with the State Historic Preservation Office approved, roof on the Great Auditorium.
- Faux gables were maintained but made significantly deeper to insure no view through them.
- No change to window proportion.
- Balconies were maintained on condo building as porches would violate ADA accessibility requirements and the retaining wall.
- Turned columns could not be used as suggested as they do not provide the structural support needed for this type of structure.
- The single column on hotel entrance is structural and therefore must be maintained.