

Historic Preservation Commission

REGULAR MEETING MINUTES - Tuesday, May 12, 2020

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd Fl), Neptune NJ 07753

Opening Statement and Flag Salute:

The meeting was called to order by the HPC, Chairperson, Deborah Osepchuk at 7:02 pm. Mrs. Osepchuk read the notice of compliance with the New Jersey Open Public Meetings Act and indicated that appropriate notice was forwarded to the officially designated newspaper Asbury Park Press and the New Coaster, filing a copy of the notice with the Municipal Clerk, and posting a copy of the notice on the board in the Municipal Complex, and the Township website www.neptunetownship.org. This meeting was held virtually via ZOOM.

Attendance:

Heinlein, Lucinda	<u>P</u>	McKeon, Douglas	<u>P</u>	Shaffer, Jenny	<u>P</u>
Henderson, Linda	<u>P</u>	Osepchuk, Deborah	<u>P</u>	Steen, Leonard	<u>P</u>
MacMorris, Douglas	<u>P</u>	Rudell, Jeffery	<u>P</u>	Wierzbinsky, Joseph	<u>P</u>

Also Present: Steve Tombalakian, ESQ

Privilege of the floor/Open Public Discussion: No public discussion or comments.

Applications Reviewed:

Application HPD2019-003 for 28 Sea View Avenue also known as Bock 105 Lot 7

A motion was made by Mrs. Heinlein to **adopt** the Findings of Facts for the proposed partial demolition. The motion was seconded by Mr. Rudell and passed.

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>	Shaffer, Jenny	<u>Y</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Application HPC2020-56 for 28 Sea View Avenue also known as Bock 105 Lot 7

A motion was made by Mrs. Heinlein to **approve** the subject application as presented with changes to the rear elevation: (1) the three (3) rear windows will be made smaller using casement style windows, with SDL and check rails; (2) the second floor windows will be moved in-wards; (3) and the French door will be shifted over and centered if possible; (4) the air condensers will be shifted so that they are fully shielded by the structure.

The motion was seconded by Mr. Wierzbinsky and passed.

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>	Shaffer, Jenny	<u>N</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Application HPC2020-055 for 112 Embury Avenue also known as Block 223 Lot 2

Due to technical issues and lack of information, a motion was made by Mrs. Heinlein to **carry** the subject application to the June 09, 2020 regular meeting. The motion was seconded by Mr. Wierzbinsky and passed. All members were in favor.

Application HPC2020-051 for 139 Cookman Avenue also known as Block 255 Lot 6

A motion was made by Mr. Rudell to **approve** the application as presented with changes to the stair and lattice material. The Commission approved Ipe wood decking for the stairs and cedar square lattice framed using Azek material. The railing will be Intex Dartmouth. The motion was seconded by Mr. Heinlein and passed.

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>	Shaffer, Jenny	<u>Y</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Application HPC2020-040 for 140 Abbott Avenue also known as Block 238 Lot 5

A motion was made by Mr. Wierzbinsky to **approve** the application with changes to the decking and lattice material. The decking material will be mahogany wood. The motion was seconded by Mrs. Heinlein and passed.

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>	Shaffer, Jenny	<u>Abstained</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

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Application HPC2020-057 for 30 Embury Avenue also known as Block 228 Lot 6

A motion was made by Mrs. Heinlein to approve the subject application as presented. The motion was seconded by Mr. Rudell and passed.

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>	Shaffer, Jenny	<u>N</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Application HPC2020-053 for 63 Cookman Avenue also known as Block 249 Lot 8

The Applicant did not attend the meeting. A motion was made by Mr. Rudell to defer the application to the June 09, 2020. The motion was seconded by Mr. MacMorris and passed. All members were in favor.

Application HPC2020-037 for 87 Mt Hermon Way also known as Block 150 Lot 11

A motion was made by Mr. Rudell to **deny** the installation of the proposed air condenser unit and exterior pipes/chase. The motion was seconded by Mr. Steen and passed.

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N</u>	Shaffer, Jenny	<u>RECUSED</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>ABSTAINED</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

ADMINISTRATIVE APPROVALS (March 5, 2020 – April 26, 2020)

Cert. of Appropriateness	Parcel Data	Bloc k	Lot	Type of Work
HPC2020-086	133 MT TABOR WAY	136	7	PAINT
HPC2020-085	92 EMBURY AVE	224	6	PAINT
HPC2020-083	92 WEBB AVE	235	5	PAINT
HPC2020-082	19 ATLANTIC AVE	105	13	STAIRS
HPC2020-081	18 OCEAN PATHWAY	128	2	PORCH REPAIR
HPC2020-079	87 EMBURY AVE	216	10	AC UNIT
HPC2020-078	79 FRANKLIN AVE	268	8	COLUMNS & PAINT
HPC2020-077	72 COOKMAN AVE	264	7	WINDOWS
HPC2020-076	44 EMBURY AVE	227	9	WINDOWS
HPC2020-075	57 PILGRIM PATHWAY	208	9	PORCH REPAIR
HPC2020-072	110 CLARK AVE	270	5	PATIO & STAIRS
HPC2020-071	18 ABBOTT AVE	246	9	FENCE, SIDING, PAINT, AND WINDOW SILLS
HPC2020-070	1 OCEAN PATHWAY	115	10.01	PAINT
HPC2020-069	22 OCEAN AVE	212	12	PORCH REPAIR
HPC2020-068	104 FRANKLIN AVE	277	5	STAIRS
HPC2020-067	85 HECK AVE	207	11	LATTICE
HPC2020-065	113 PILGRIM PATHWAY	267	11	PAINT
HPC2020-064	16 PILGRIM PATHWAY	117	1	SIDING & FOOTINGS
HPC2020-062	21-23 PILGRIM PATHWAY	118	4	STAIRS
HPC2020-061	47 BROADWAY	245	14	ROOF REPAIR
HPC2020-058	71-73 WEBB AVE	226	17	PORCH
HPC2020-015	116 STOCKTON AVE	287	3	WINDOWS

A motion was made by Mrs. Heinlein to memorialize the above listed administrative approvals. The motion was seconded by Mr. Steen. All members in favor.

RESOLUTIONS TO BE MEMORIALIZED:

Resolution 2020-014 for 134 Main Avenue also known as Block 203 Lot 3 (Approval)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>

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MacMorris, Douglas N/A Rudell, Jeffery Y Wierzbinsky, Joseph Y

Resolution 2020-015 19 Atlantic Avenue also known Block 105 Lot 13 (Approval)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Resolution 2020-016 for 34 Sea Veiw Avenue also known Block 105 Lot 4 (Denial)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Resolution 2020-017 for 82 So Main Street also known Block 201 Lot 5 (Approval)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Resolution 2020-018 for 104 Franklin Avenue also known Block 277 Lot 5 (Denial)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>ABSTAINED</u>

Resolution 2020-019 61 Stockton Avenue also known as Block 281 Lot 10 (Partial approval - Paint)

Heinlein, Lucinda	<u>N</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>N</u>	Steen, Leonard	<u>N</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>N</u>	Wierzbinsky, Joseph	<u>N</u>

Resolution 2020-020 61 Stockton Avenue also known as Block 281 Lot 10 (Approval-AC Unit)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Resolution 2020-021 for 111 Clark Ave also known as Block 261 Lot 12 (Approval)

Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Shaffer, Jenny	<u>N/A</u>
Henderson, Linda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>	Steen, Leonard	<u>Y</u>
MacMorris, Douglas	<u>N/A</u>	Rudell, Jeffery	<u>Y</u>	Wierzbinsky, Joseph	<u>Y</u>

Items Discussed: (None)

Adjournment:

With no further business before the Commission a motion to adjourn the regular meeting at 10:24 pm was offered by Mr. Rudell. The motion was seconded by Mr. Wierzbinsky. All present members were in favor.

Minutes respectfully submitted by Dawn Crozier, Administrative Officer.