



**Historic Preservation Commission  
OGNED SPECIAL MEETING  
Tuesday, October 25, 2022 -7:00pm  
To be Held Remotely Via Zoom**

This special meeting of the Historic Preservation Commission will be taking place remotely via ZOOM and will commence at 7:00 PM on October 25, 2022 at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

**Public Access to Zoom Meeting**

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

Topic: Special OGNED Meeting

Time: Oct 25, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89120507448?pwd=dEpJRk1jY1huK1JGOTU2Y2tMaXBsZz09>

Meeting ID: 891 2050 7448

Passcode: 272746

One tap mobile

+16465588656,,89120507448# US (New York)

+16469313860,,89120507448# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

Meeting ID: 891 2050 7448

Find your local number: <https://us02web.zoom.us/j/89120507448>



**Public Participation in Zoom Meeting**

You will be able to participate when the Commission Chairperson opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses and make statements. The Commission Chairperson will limit public comments to 5 minutes per person. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Commission Administrative Officer [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org) in advance of the meeting so they may be marked into evidence. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

**Public Access to Application Files**

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/historic-preservation-commission>.

**Alternate Access to Application Files**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Commission Administrative Officer, Tracey James at 732-897-4162, ext #200 or [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Commission Administrative Officer. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

If you have any questions concerning any of the above, you may contact the Commission Administrative Officer, Tracey James at 732-897-4162, ext #200 or [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org)

“The notice requirements of R.S.10-14-8, “Open Meetings Act” has been satisfied by the publication of the required advertisement in the Asbury Park Press, 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 on the Township website [www.neptunetownship.org](http://www.neptunetownship.org).

The procedure for the conduct of the meeting is as follows:

Each applicant will be sworn in and give a description of their proposal. Commissioners will then question the applicant and make suggestions and/or comments regarding the proposal. At the direction of the Chair, the public portion will open for questions regarding the proposal or project before the Commission. At that point, we ask that the public raise their virtual and/or physical hand to be recognized by the Chair. You will be asked for your name and address for the record and be sworn in. The Chair has the right to limit the public to one five minute session per application. At the completion of the public portion Mr. Ronald Cucchiaro, Attorney for the Commission, will review the conditions, suggestions and/or approvals prior to the acceptance or denial of the proposal.

The membership of the Historic Preservation Commission will end all matters no later than 10:30 PM, with no new testimony or new applications beginning after 10:00 PM. The minutes of these proceedings are being electronically recorded and the compact disc will be on file at the HPC Office for review. We ask for the cooperation of the public in limiting any unnecessary noise by muting your microphone before and after the public participation portion of the meeting.”

**FLAG SALUTE AND MEETING CALLED TO ORDER & ROLL CALL:**

Shaffer, Jenny	_____	Cavano, Kurt	_____	Ruddell, Jeffrey	_____
Wierzbinsky, Joseph	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
				Osepchuk, Deborah	_____

**Alternates:** McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_



**ALSO PRESENT:**

Ronald Cucchiaro, Esq.- Attorney for the Commission  
Steven Tombalakian, Esq. – Attorney for the Commission

**RESOLUTIONS TO BE MEMORIALIZED:**

DENIAL of Application # HPC2020-063  
OG North End Development LLC also known as Block 101 Lot 2, 3, & 4  
17 Spray Avenue, Boardwalk North End, Lake Avenue-Walkway & End of Beach Avenue  
Applicant: William Gannon, OG North End Development, LLC  
Description of Work: (40) Room Hotel,(39) Condominiums-(36) 2-Bedroom &(3) 3-Bedroom Units], Retail (Along Boardwalk)

**Motion to Memorialize Denial Resolution made by:** \_\_\_\_\_ **Second by:** \_\_\_\_\_

Shaffer, Jenny \_\_\_\_\_ Cavano, Kurt \_\_\_\_\_ Ruddell, Jeffrey \_\_\_\_\_  
Wierzbinsky, Joseph \_\_\_\_\_ MacMorris, Douglas N/A \_\_\_\_\_ Heinlein, Lucinda \_\_\_\_\_  
Osepchuk, Deborah \_\_\_\_\_

**Alternates:** McKeon, Douglas (Alt 1) N/A \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

**ADJOURNMENT: Motion to made by:** \_\_\_\_\_ **Second by:** \_\_\_\_\_ **Time:** \_\_\_\_\_

Shaffer, Jenny \_\_\_\_\_ Cavano, Kurt \_\_\_\_\_ Ruddell, Jeffrey \_\_\_\_\_  
Wierzbinsky, Joseph \_\_\_\_\_ MacMorris, Douglas \_\_\_\_\_ Heinlein, Lucinda \_\_\_\_\_  
Osepchuk, Deborah \_\_\_\_\_

**Alternates:** McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

**Our next Regular HPC Meeting is scheduled for Tuesday, November 8, 2022.**