



## Historic Preservation Commission Regular Meeting, May 14, 2024, Via ZOOM @ 7:00PM

This regular meeting of the Historic Preservation Commission will be taking place remotely via ZOOM and will commence at 7:00 PM 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.

### 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. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Commission Administrative Assistant, Heather Kepler at [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org) prior to the meeting. Your question will be acknowledged and read into the record and answered. 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 Assistant, Heather Kepler at [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org) 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 Assistant, Heather Kepler at 732-988-5200 ext. # 278 or [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Commission Secretary. If you wish a particular file to 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 Assistant, Heather Kepler at 732-988-5200 ext. 278 or [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org)

**Topic: 2024.5.14 May HPC Monthly Meeting**

**Time: May 14, 2024 07:00 PM Eastern Time (US and Canada)**

### Join Zoom Meeting

<https://us02web.zoom.us/j/89948121142?pwd=NTU5eExkcEU4bGhqZWVUbVBsekppdz09>

**Meeting ID: 899 4812 1142**

**Passcode: 802693**

### One tap mobile

**+13092053325,,89948121142# US**

**+13126266799,,89948121142# US (Chicago)**

**Dial by your location**

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
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- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US

**Meeting ID: 899 4812 1142**

**Find your local number: <https://us02web.zoom.us/j/89948121142>**

**CALL TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

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 come forward, give their name and address 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. Steve Tombalakian, 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."

**ROLL CALL**

Shaffer, Jenny	_____	Vacant	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Gordon- Julien, Jane	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**FLAG SALUTE**

**OLD BUSINESS**

## NEW BUSINESS

### 1. Administrative Approval of Minor Application from February 8, 2024 to May 8, 2024

HPC2024-079	138 BROADWAY	254	1	PAINT	Administratively Approved	05/08/2024
HPC2024-025	92 ABBOTT AVE	242	6	SIDING	Administratively Approved	05/08/2024
HPC2024-080	27 WEBB AVE	228	17	DECK	Administratively Approved	05/06/2024
HPC2024-070	68 BROADWAY	249	4	PORCH	Administratively Approved	05/06/2024
HPC2024-083	11 HECK AVE	211	11	AC UNIT	Administratively Approved	05/06/2024
HPC2024-071	38 OCEAN PATHWAY	129	4	AC UNIT	Administratively Approved	05/01/2024
HPC2024-062	10 MAIN AVE	211	5	FENCE	Administratively Approved	05/01/2024
HPC2024-039	106 COOKMAN AVE 1/2	261	5	DOOR(S),LIGHT FIXTURE,PAINT,SIDING,SKYLIGHT,WINDOWS	Administratively Approved	05/01/2024
HPC2024-059	54 EMBURY AVE	227	4	ROOF	Administratively Approved	04/30/2024
HPC2024-043	15 PILGRIM PATHWAY	111	9	AC UNIT	Administratively Approved	04/30/2024
HPC2024-049	94 LAWRENCE AVE	201	2	LIGHT FIXTURE	Administratively Approved	04/29/2024
HPC2024-075	18 HECK AVE	213	12	PAINT	Administratively Approved	04/29/2024
HPC2024-074	49 FRANKLIN AVE	266	14	ROOF	Administratively Approved	04/29/2024
HPC2024-068	74 HECK AVE	215	3	AC UNIT	Administratively Approved	04/29/2024
HPC2024-072	96 EMBURY AVE UNIT 2 (Q: C02)	224	4	AC UNIT	Administratively Approved	04/29/2024
HPC2024-035	124 CLARK AVE	271	2	STAIRS	Administratively Approved	04/23/2024
HPC2024-067	12 MAIN AVE	211	4	OTHER	Administratively Approved	04/23/2024
HPC2024-065	97 COOKMAN AVE	251	10	ROOF	Administratively Approved	04/23/2024
HPC2024-066	36 ATLANTIC AVE	108	3	AC UNIT	Administratively Approved	04/23/2024
HPC2024-050	66 MT TABOR WAY	149	7	AC UNIT	Approved	04/16/2024
HPC2024-037	29 MAIN AVE	165	13	RAILINGS	Administratively Approved	04/16/2024
HPC2024-051	116 CLARK AVE	271	6	FENCE	Administratively Approved	04/09/2024

HPC2024-036	18 SEA VIEW AVE	105	11	PORCH	Administratively Approved	04/03/2024
HPC2024-041	133 MT TABOR WAY	136	7	AC UNIT	Administratively Approved	04/02/2024
HPC2024-027	3 SEA VIEW AVE	102	10	PORCH,RAILINGS,ROOF	Administratively Approved	03/28/2024
HPC2024-044	114 EMBURY AVE	223	1	DECK	Administratively Approved	03/27/2024
HPC2024-034	114 EMBURY AVE	223	1	FENCE	Administratively Approved	03/27/2024
HPC2024-017	118 BROADWAY	253	5	PORCH	Administratively Approved	03/20/2024
HPC2023-172	81 ABBOTT AVE 1/2	234	9	BALCONY,PAINT,PORCH,RAILINGS,WINDOWS	Administratively Approved	03/13/2024
HPC2023-179	140 FRANKLIN AVE	274	5	STAIRS	Administratively Approved	03/12/2024
HPC2024-029	139 WEBB AVE	222	6	PAINT,SIDING	Administratively Approved	03/07/2024
HPC2024-030	14 EMBURY AVE	229	3	PORCH	Administratively Approved	03/07/2024
HPC2024-031	7 BATH AVE	114	16	PORCH,RAILINGS	Administratively Approved	03/07/2024
HPC2024-021	108 HECK AVE	218	4	PIERS,PORCH,RAILINGS,SIDING	Administratively Approved	03/04/2024
HPC2024-033	132 HECK AVE 1/2	220	4	ROOF	Administratively Approved	03/01/2024
HPC2024-032	17 OCEAN AVE	166	9	ROOF	Administratively Approved	02/28/2024
HPC2024-028	14 ABBOTT AVE	247	3	AC UNIT	Administratively Approved	02/27/2024
HPC2024-023	21 BATH AVE	113	11	DOOR(S)	Administratively Approved	02/27/2024
HPC2024-013	133 MT TABOR WAY	136	7	WINDOWS	Administratively Approved	02/22/2024
HPC2024-003	158 LAWRENCE AVE	257	10	WINDOWS	Administratively Approved	02/22/2024
HPC2024-005	144 HECK AVE	221	3	ROOF	Administratively Approved	02/22/2024
HPC2023-136	4 OCEAN AVE UNIT 12 (Q: C212)	106	8	AC UNIT	Administratively Approved	02/21/2024
HPC2024-020	75 COOKMAN AVE A	249	15	AC UNIT,DOOR(S)	Administratively Approved	02/14/2024
HPC2023-042	132 CLARK AVE	272	4	PORCH,WINDOWS	Administratively Approved	02/13/2024

Motion to  
made by: \_\_\_\_\_

Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Vacant	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Gordon- Julien, Jane	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**2. Application #HPC 2024 – 058 – 11 Olin St – Block 146, Lot 14 – Sallemi**

Discussion Items: addition of a small bathroom on the 2nd floor on the east side toward the rear of the dwelling. The Applicant agreed to continue the current south facing wall of the existing rear addition by bringing it forward. The new space will include one added window to match the historic fenestrations found elsewhere on the dwelling. Sanborn maps indicate the existing rear addition (with a flat roof) is not original to the house. Therefore, it was agreed that the new bathroom be created by simply extending the existing rear addition forward on the 2nd floor. The new addition will also have a flat roof. All roof and window trim to match existing.

Motion to  
made by: \_\_\_\_\_

Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Vacant	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Gordon- Julien, Jane	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**3. Application #HPC 2024 – 022 – 14 Ocean Pathway – Block 128, Lot 4 – Bannayan**

Discussion Items: The applicant proposes opening a new fenestration in the west side of their rear garage and installing double French doors opening onto a rear yard.

Motion to  
made by: \_\_\_\_\_

Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Vacant	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Gordon- Julien, Jane	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**4. Application #HPC 2024 – 042 – 16 Ocean Ave. – Block 146, Lot 11 – Barkhorn – John Lombardi**

Discussion Items: Complete exterior renovation and addition to existing structure.

Motion to  
made by: \_\_\_\_\_

Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Vacant	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Gordon- Julien, Jane	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**PUBLIC COMMENT**

**DISCUSSION ITEMS –**

**ADJOURNMENT**

Motion made by: \_\_\_\_\_

Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Vacant	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Gordon- Julien, Jane	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

Next regular meeting is scheduled for Tuesday, June 11, 2024