



**Historic Preservation Commission
REORGANIZATION MEETING
Tuesday, January 14, 2020 7:00 PM**

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

STATEMENT

The meeting is called to order by HPC Attorney, Steve Tombalakian, who states, "Fire exits are located in the direction I am indicating, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke-free exit or as directed.

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.

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

Each applicant will come forward, 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, 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. At this time, we ask that all cell phones be turned off or put on vibrate and we ask for the co-operation of the public in limiting any unnecessary noise."

FLAG SALUTE AND MEETING CALLED TO ORDER & ROLL CALL

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

ALSO PRESENT

Steve Tombalakian, ESQ
Torro Reporting, LLC

SWEARING IN OF NEW/RE-APPOINTED MEMBERS

Jeffery Rudell as a Class B member for a four-year term expiring on December 31, 2023;
Lenny Steen as a Class C member for a four-year term expiring on December 31, 2023;
Doug McKeon as Alternate #1 for a one-year term expiring on December 31, 2020;
Linda Henderson as alternate #2 for a one-year term expiring on December 31, 2020.

2020 REORGANIZATION

Election of *Chair Person*
Election of *1st Vice Chairperson*
Election of *2nd Vice Chairperson*
Establishment of 2020 Regular Meeting Dates

January 28, 2020	January 12, 2021 (REORG.)
February 11, 2020	February 25, 2020
March 10, 2020	March 24, 2020
April 14, 2020	April 28, 2020
May 12, 2020	May 26, 2020
June 9, 2020	June 23, 2020
July 14, 2020	July 28, 2020
August 11, 2020	August 25, 2020
September 8, 2020	September 22, 2020
October 13, 2020	October 27, 2020
November 10, 2020	November 24, 2020
December 8, 2020	December 22, 2020

ADJOURNMENT OF REORGANIZATION



**Historic Preservation Commission
PARTIAL DEMOLITION HEARING**

Tuesday, January 14, 2020

Immediately Following Reorganization Meeting

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Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

ALSO PRESENT

Steve Tombalakian, ESQ
Torro Reporting, LLC

PARTIAL DEMOLITION HEARING

1. HPD Application HPD2019-003 for 28 SEA VIEW AVENUE (Block 105 Lot 7)

Applicant: Gary R. O'Connor, Architect & Owners: Steven and Susan Harris

Description of Work: Partial Demolition (Initial Hearing)

- Introduction of Application to the Commission and public;
- Administration of Oath to Applicant and any witnesses.
- Marking of any exhibits inclusive of the application and expert reports

A-1 – Application and documents submitted on or about November 21, 2019;

A-2 – Executed Notice of Hearing mailed to all property owners within 200 feet of the subject property and all governmental or public entities as required under Neptune Township Ordinance;

A-3 – Certification or Affidavit of Mailing of such notice of Hearing to all property owner within 200 feet of the subject property and all governmental or public entities as required under Neptune Township Ordinance;

A-4 – Affidavit of Publication for publication of the initial Notice of Hearing dated 01/20/20;

A-5– List of property owners located within 200 ft of the subject property and the Assessor's Certification dated 12/16/19;

A-6 – Certified Mailed Receipts dated 12/30/19 and 01/02/20;



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A-7 – Finding of Fact dated 01/02/20;

- Opening statement of the interest parties (Applicant and Objectors);
- Presentation of Applicant's case;
- Presentation of Commission expert;
- Presentation by any Objector (if any);
- Public comment;
- Closing statements;
- Conclusion of Hearing and announcement of future dates;

ADJOURNMENT OF PARTIAL DEMOLITION



Where Community, Business & Tourism Prosper

Historic Preservation Commission

REGULAR MEETING

Tuesday, January 14, 2020

Immediately Following Partial Demolition Hearing

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MacMorris, Douglas _____ Rudell, Jeffery _____ Wierzbinsky, Joseph _____

ALSO PRESENT

Steve Tombalakian, ESQ
Torro Reporting, LLC

PRIVILEGE OF THE FLOOR/OPEN PUBLIC DISCUSSION

APPLICATIONS FOR REVIEW

- 1. Application HPC2019-230 for 31 WEBB AVENUE also known Block 228 Lot 19
Shore Point Architecture Constance Griffin, Owner
Description of work: New Construction, Fence, AC, and Patio
2. Application HPC2019-239 for 61 EMBURY AVENUE also known Block 214 Lot 19
Robin & Hugh Butler
Description of work: Door, Porch, Siding, Windows, and Light Fixtures
3. Application HPC 2019-246 for 79 Franklin Avenue also known as Block 268 Lot 8
Shawn Abbott
Description of Work: Door Replacement
4. Application HPC2019-157 for 99 CENTRAL AVENUE also known as Block 265 Lot 8
Clay Bataille/Hugh Blair, Owner
Description of work: Railings
5. Application HPC2019-245 for 6 ATLANTIC AVENUE also known Block 107 Lot 8
Mark Pavliv, AIA, Applicant/Old Forge at Ocean Grove LLC
Description of work: Columns, Porch



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ADMINISTRATIVE APPROVALS

Application No.	Parcel Data	Block	Lot	Type of Work II
HPC2020-006	98 CLARK AVE	269	3	AC Unit
HPC2020-002	45 PILGRIM PATHWAY	163	9	Sign
HPC2020-001	21 SEA VIEW AVE	103	5.04	AC Unit, Door, Fence, Patio, Porch & Outdoor Shower
HPC2019-247	30 PITMAN AVE	147	7	AC Unit and Bilco Doors
HPC2019-242	126 S MAIN ST	257	13	AC Unit, Chimney and Windows
HPC2019-241	127 PENNSYLVANIA AVE	296	1	Window and Trim
HPC2019-237	82 MT TABOR WAY	150	5	Replace Roof Surface Material
HPC2019-235	132 MT HERMON WAY	158	4	Patio and Retaining Wall
HPC2019-209	106 ABBOTT AVE	241	4	Fence, Patio, and Pergola

RESOLUTIONS OT BE MEMORIALIZED

1. 2019-077 for 104 Franklin Avenue
2. 2019-081 for 57 PILGRIM PATHWAY
3. 2019-082 for 69 WEBB AVENUE
4. 2019-083 for 101 WEBB AVENUE
5. 2019-084 for 90 MT ZION WAY
6. 2019-085 for 133 MAIN AVENUE
7. 2019-086 for 94 MAIN AVENUE
8. 2019-087 for 92 WEBB AVENUE

DISCUSSIONS ITEMS

1. Other/Correspondences

ADJOURNMENT OF REGULAR MEETING