



**Historic Preservation Commission  
REGULAR MEETING AGENDA  
Tuesday, October 11, 2022  
7:00pm  
Remotely via ZOOM**

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.

**Topic: October Monthly Meeting**

**Time: Oct 11, 2022 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/85267920598?pwd=V3NkdDZFTF5xUkxUWEgrTDhGUGtOQT09>**

**Meeting ID: 852 6792 0598**

**Passcode: 381469**

**One tap mobile**

**+16465588656,85267920598# US (New York)**

**+16469313860,85267920598# US**

**Dial by your location**

**+1 646 558 8656 US (New York)**

**+1 646 931 3860 US**

**+1 312 626 6799 US (Chicago)**

**+1 301 715 8592 US (Washington DC)**

**+1 309 205 3325 US**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+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: 852 6792 0598**

**Find your local number: <https://us02web.zoom.us/j/85267920598>**

**Public Access to Application Files**



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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, 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 Secretary. 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 Assistant, Tracey James at 732-897-4162 ext # 200 or [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org)

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."

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

Osepchuk, Deborah	<u>  A  </u>	Cavano, Kurt	<u>  P  </u>	Shaffer, Jenny	<u>  P  </u>
Rudell, Jeffrey	<u>  P  </u>	McKeon, Douglas	<u>  P  </u>	McNamara, James	<u>  P  </u>
Heinlein, Lucinda	<u>  P  </u>	MacMorris, Douglas	<u>  P  </u>	Wierzbinsky, Joseph	<u>  P  </u>

**ALSO PRESENT:** Steve Tombalakian, Esq. – Commission Attorney



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**APPLICATIONS FOR REVIEW:**

- Application #HPC2022-131 – 127 Inskip Avenue – Block 287 / Lot 6 – Drost Investments, Inc**  
**The proposed work includes constructing a new single family dwelling on a vacant property.**  
**Applicant was deferred from September 13, 2022 meeting for further review by HPC Tech for Compliance.**

**Motion to APPROVE revised plans as submitted made by: Jeffrey Rudell \_Seconded by: Kurt Cavano**

Shaffer, Jenny	<u>Y</u>	Cavano, Kurt	<u>Y</u>	Rudell, Jeffrey	<u>Y</u>
Wierzbinsky, Joseph	<u>R</u>	MacMorris, Douglas	<u>Y</u>	Heinlein, Lucinda	<u>Y</u>
				Osepchuk, Deborah	<u>A</u>

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

- Application #HPD2022-001 – 31 ½ Heck Avenue - Block 210 / Lot 14 – Giovanella (Andrea-Shore Point)**  
**Applicant proposes removal and reconstruction of the rear portion of the structure which would allow for the construction of a more functional, safe, code compliant rear addition allowing for tremendous improvements to the home.**

**Motion to defer the application until the December 13<sup>th</sup>, 2022 meeting when fact finding will conclude on December 12, 2022. All present Commission members were in agreement.**

- Application #HPC2022-154 – 100 Abbott Avenue- 1895 - Lambdin/Schuchman (Andrea-Shore Point)**  
**Block 242 / Lot 2**  
**Proposal to remove the existing one story portion of the house along with a dilapidated open shed structure with reconstruction of a new, one-story addition that is 8’2” x 25” ( to match existing footprint.)**

**Motion to APPROVE made by: Joe Weirzbinsky Seconded by: Douglas MacMahon**

Shaffer, Jenny	<u>y</u>	Cavano, Kurt	<u>y</u>	Rudell, Jeffrey	<u>y</u>
Wierzbinsky, Joseph	<u>y</u>	MacMorris, Douglas	<u>y</u>	Heinlein, Lucinda	<u>y</u>
				Osepchuk, Deborah	<u>A</u>

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



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4. **Application #HPC2022—156 - 118 Clark Avenue - 1888 – Block 271 Lot 5 – Shea / Bertolotti**  
**The Applicant proposes to replace front door and deteriorated siding. Owner requests new wood front door at 36" wide with (2) 10" Side lights. Overall opening remains the same.**

**Meeting adjourned for a short recess:**

**Roll Call upon ending of break:**

Osepchuk, Deborah	<u>  A  </u>	Cavano, Kurt	<u>  P  </u>	Shaffer, Jenny	<u>  P  </u>
Rudell, Jeffrey	<u>  P  </u>	McKeon, Douglas	<u>  P  </u>	McNamara, James	<u>  P  </u>
Heinlein, Lucinda	<u>  P  </u>	MacMorris, Douglas	<u>  P  </u>	Wierzbinsky, Joseph	<u>  P  </u>

**Motion to DEFER APPLICATION BACK TO TECH REVIEW for an onsite inspection on Friday, October 14, 2022 at 3:00pm with 3 of the Commission Members attempt to resolve the concerns with a conforming solution made by: Jeffrey Rudell Seconded by: Douglas MacMorris**

Shaffer, Jenny	<u>  y  </u>	Cavano, Kurt	<u>  y  </u>	Rudell, Jeffrey	<u>  y  </u>
Wierzbinsky, Joseph	<u>  y  </u>	MacMorris, Douglas	<u>  y  </u>	Heinlein, Lucinda	<u>  y  </u>
				Osepchuk, Deborah	<u>  A  </u>

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

**ADMINISTRATIVE APPROVALS (September 13, 2022 – October 10, 2022)**

- 131 Main Avenue - Roof
- 2 Heck Avenue - Foundation, Siding, Porch, Windows
- 81 Pilgrim Pathway – Roof
- 139 Heck Avenue – AC Unit
- 144 Embury Avenue – Pain
- 29 Pitman Avenue – Paint

**DISCUSSION ITEMS: N/A**

**ADJOURNMENT:**

**Motion for Adjournment – Jeffrey Rudell     Second – Kurt Cavano     Time: 9:24 PM**

**Our next regular meeting is scheduled for Tuesday, November 8, 2022.**