

**Historic Preservation Commission**  
**REGULAR MEETING MINUTES-Tuesday, June 23, 2020**  
**Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

**Opening Statement and Flag Salute:**

The meeting was called to order by the HPC, Chairperson, Deborah Osepchuk at 7:03 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](http://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 HPC2020-055 for 112 Embury Avenue also known as Block 223 Lot 2**

A motion was made by Mr. Rudell to **deny** the proposed shed. The motion was seconded by Mrs. 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 HPC2020-060 for 92 EMBURY AVENUE also known as Block 244 Lot 6**

A motion was made by Mrs. Heinlein to **approve** the proposed window replacement with the condition that the Applicant will install windows that have a two-over-two grille pattern, wood core windows wrapped in aluminum or vinyl, and have true or simulated divided lights. The motion was seconded by Mr. Wierzbinsky 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 HPC2020-096 for 15 NEW YORK AVE also known as Block 123 Lot 4**

The subject application was as removed from the agenda. The Applicant amended their application to use paint colors that are on the historic colors pre-approved list. The Applicant received an administrative approval.

**Application HPC2020-053 for 63 COOKMAN AVENUE also known as Block 249 Lot 8**

The Applicant nor a representative of the property owner appeared before the Commission for the second time. A motion was made by Mr. Rudell to **dismiss** the subject application without prejudice for lack of prosecution. The motion was seconded by Mr. Steen 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 HPC2020-053 for 32 WEBB AVENUE also known as Block 231 Lot 5**

A motion was made by Mr. Steen to carry the application until the August 11, 2020 meeting. The motion was seconded by Mrs. Heinlein and passed. All members were in favor.

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**Administrative Approvals (April 27, 2020 – May 19, 2020):**

| <u>CERT. OF APPROPRIATENESS</u> | <u>PARCEL DATA</u>    | <u>BLOCK</u> | <u>LOT</u> | <u>TYPE OF WORK</u> |
|---------------------------------|-----------------------|--------------|------------|---------------------|
| HPC2020-101                     | 126 S MAIN ST         | 257          | 13         | WINDOW REPL.        |
| HPC2020-100                     | 127 WHITEFIELD AVE    | 260          | 13         | PAINT               |
| HPC2020-099                     | 19 ATLANTIC AVE       | 105          | 13         | PORCH REPAIR        |
| HPC2020-097                     | 21-23 PILGRIM PATHWAY | 118          | 4          | ROOF REPAIR         |
| HPC2020-094                     | 22 HECK AVE           | 213          | 11         | PORCH REPAIR        |
| HPC2020-093                     | 19 ATLANTIC AVE       | 105          | 13         | AC UNIT             |
| HPC2020-090                     | 48 PITMAN AVE         | 148          | 3          | ROOF REPAIR         |
| HPC2020-089                     | 43 BROADWAY           | 245          | 12         | SIDING REPAIR       |
| HPC2020-088                     | 102 FRANKLIN AVE      | 278          | 1          | LIGHT FIXTURES      |
| HPC2020-087                     | 44 HECK AVE           | 214          | 9          | ROOF REPAIR         |
| HPC2020-084                     | 94 MAIN AVE           | 206          | 4          | PORCH REPAIR        |
| HPC2020-066                     | 11 HECK AVE           | 211          | 11         | RAILINGS            |

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

**Resolutions Memorialized:**

- Resolution 2020-022 for **28 Sea View Avenue** also known as Bock 105 Lot 7 (Approval)  
 Motioned by: Mr. Rudell                      Seconded by: Mrs. Heinlein  
 Heinlein    Y           Rudell            Y  
 MacMorris Y           Steen            Y  
 Osepchuk   Y        Wierzbinsky Y
- Resolution 2020-024 for **139 Cookman Avenue** also known as Block 255 Lot 6 (Approval)  
 Motioned by: Mrs. Heinlein                  Seconded by: Mr. Wierzbinsky  
 Heinlein    Y           Rudell            Y        Wierzbinsky    Y  
 MacMorris Y           Shaffer           Y  
 Osepchuk   Y           Steen            Y
- Resolution 2020-025 for **140 Abbott Avenue** also known as Block 238 Lot 5 (Approval)  
 Motioned by: Mr. Steen                        Seconded by: Mrs. Heinlein  
 Heinlein    Y           Rudell            Y  
 MacMorris Y           Steen            Y  
 Osepchuk   Y        Wierzbinsky Y
- Resolution 2020-026 for **30 Embury Avenue** also known as Block 228 Lot 6 (Approval)  
 Motioned by: Mr. Steen                        Seconded by: Mrs. Heinlein  
 Heinlein    Y           Rudell            Y  
 MacMorris Y           Steen            Y  
 Osepchuk   Y        Wierzbinsky Y
- Resolution 2020-028 for **87 Mt Hermon Way** also known as Block 150 Lot 11 (Denial)  
 Motioned by: Mr. Wierzbinsky              Seconded by: Mrs. Heinlein  
 Heinlein    Y           Rudell            Y  
 MacMorris Y           Steen            Y  
 Osepchuk   Y        Wierzbinsky Y



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**Items Discussed:**

HPC Attorney, Mr. Tombalakian, addressed an issue that was recently raised by a property owner in regards to HPC approvals. It is and always has been very clear that the Commission approves the work described on the application form, regardless of what may be on the submitted drawings. Each applicant is expected to itemize their application as part of the process. The description should provide details on exactly what they are intending to do with the property.

**Adjournment:**

With no further business before the Commission a motion to adjourn the regular meeting at 8:55 pm was offered by Mr. Steen. The motion was seconded by Mr. Wierzbinsky. All present members were in favor.

Minutes respectfully submitted by Dawn Crozier, Administrative Officer.