



**Historic Preservation Commission  
MINUTES  
REGULAR MEETING  
Tuesday, February 12, 2019 7:00 PM**

**Municipal Complex - 25 Neptune Boulevard - Neptune NJ 07753 - Township Committee Room (Second Floor)**

The meeting was called to order at 7:02 pm by HPC Chairperson Deborah Osepchuk, who stated, "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, Mr. John Miller, 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."

**I. ROLL CALL / FLAG SALUTE / MEETING CALLED TO ORDER**

**II. ATTENDANCE**

Kennedy Buckley	__P__
Lucinda Heinlein	__P__
Doug MacMorris	__P__
Pamela Mallette	__A__
Jenny Shaffer	__A__
Lenny Steen	__P__
Joseph Wierzbinsky	__P__
James McNamara	__P__
Deborah Osepchuk	__P__

**ALSO PRESENT:** John P. Miller (Attorney) and Torro Reporting, LLC

**III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION: None**

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**IV. APPLICATIONS FOR REVIEW:**

- 1. **Application HPC2019-002 – 96 WEBB AVENUE – Block 235 Lot 3**  
 Shore Point Architecture (Applicant); Laura Gross (Owner)  
 Description of Work: **Residential Addition, AC, Exterior Alterations**  
 In attendance: **Andrea Fitzpatrick, AIA (Shore Point Architecture)**

**EVIDENCE SUBMITTED:**

**A-2: photo to demonstrate visibility of proposed addition site from Webb Ave.**

**BIFURCATION:**

**A motion was offered by Mr. Buckley, and seconded by Ms. Heinlein, to bifurcate the application; all front porch work was removed by unanimous agreement.**

**GENERAL NOTES:**

**Applicant agreed to use alternative ceiling fan style.**

**Applicant will submit at a later date: catalog cut/details for garage door, catalog cut/details for rear porch lighting fixture; color(s); and detailing for newel posts and columns.**

**Applicant will check code to determine if railing at rear can be dropped to match railing height at front.**

**MOTION to approve application without front porch modifications offered by Mr. Steen and seconded by Mr. Buckley.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__N__

**Ms. Osepchuk opined that additions should be at the rear, and additions should maintain form and mass of structure.**

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- 2. Application HPC2019-004 – 85 MT ZION WAY – Block 123 Lot 8**  
 Scott Doughman (Applicant); Veronika Sonsev & Erick Rios (Owners)  
 Description of Work: **Windows**  
 In attendance: **Veronika Sonsev & Erick Rios, Owners**

**Ms. Sonsev cited safety concerns as a primary reason to replace windows, and testified that a former owner had an arm broken by a falling window. Ms. Sonsev further testified that the windows are unstable; that several panes are not set firmly in frames, and that the sills have rotted due to water build up caused by storm windows which trap water at sill.**

**Some discussion was had about deferring the application to a later meeting so that applicants could consult with local contractors to determine if windows could be restored rather than replaced. HPC Attorney John Miller expressed concern over the assumption of responsibility by the Commission, should anyone be injured by the windows in the time between hearing testimony as to their condition and the next scheduled hearing date.**

**MOTION to approve replacement of windows as proposed was offered by Mr. Steen and seconded by Mr. Wierzbinsky.**

Kennedy Buckley	ABSTAINED
Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__N__
James McNamara	RECUSED
Deborah Osepchuk	__Y__

- 3. Application HPC2018-199 – 112-1/2 CLARK AVENUE – Block 270 Lot 2**  
 Susann & John DellaGatta (Owners / Applicants)  
 Description of Work: **Residential Addition**  
 In attendance: **Susann & John DellaGatta, Owners**

**MOTION to approve residential addition as proposed was offered by Ms. Heinlein and seconded by Mr. Wierzbinsky.**

Kennedy Buckley	__Y__
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Doug MacMorris	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

**4. Application HPC2019-007 – 94 MT CARMEL WAY – Block 140 Lot 5**

Ariana Lichtenstein (Owner / Applicant)

Description of Work: **Paint**

**In attendance: Ariana Lichtenstein, Owner & Robin Lichtenstein**

**MOTION to approve Benjamin Moore color HC-4 “Hawthorne Yellow” as proposed for application to main body of house was offered by Mr. Buckley and seconded by Mr. Steen.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

**5. Application HPC2019-013 – 139 STOCKTON AVENUE – Block 274 Lot 6**

Jon Carnegie & Jared Blackman (Owners / Applicants)

Description of Work: **Shed, Patio**

**In attendance: Jon Carnegie, Owner**

**MOTION to approve walkway, wood patio and shed as proposed and to deny front yard patio was offered by Mr. Buckley and seconded by Mr. Steen.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

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- 6. Application HPC2019-011 – 72 CLARK AVENUE – Block 267 Lot 4**  
Chris Mott, Chris Mott Custom Builders (Applicant); Micah Nesson & Denise Lang (Owners)  
Description of Work: **Siding**  
In attendance: **Chris Mott, Applicant**

**EVIDENCE SUBMITTED:**

**A-2: photo to demonstrate exploratory probe of existing siding.**

**MOTION to approve siding replacement as proposed was offered by Mr. Buckley and seconded by Mr. Wierzbinsky.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

- 7. Application HPC2018-161– 61 CLARK AVENUE – Block 265 Lot 20**  
Scott Petrillo & Savatore Chiarelli (Owners / Applicants)  
Description of Work: **Windows**  
In attendance: **Scott Petrillo, Owner**

**EVIDENCE SUBMITTED:**

**A-2: narrative and supporting photographs**

**Applicant was asked to provide documented testimony from at least two contractors  
RE: restorability of windows/need for replacement.**

**MOTION TO CARRY matter to March 12, 2019 Regular HPC meeting offered by Mr. Buckley and seconded by Mr. Steen.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Lenny Steen	__Y__

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Joseph Wierzbinsky                    \_\_Y\_\_  
James McNamara                        \_\_Y\_\_  
Deborah Osepchuk                      \_\_Y\_\_

- 8. Application HPC2018-216 – 94 MAIN AVENUE – Block 206 Lot 4**  
Steven Muller / CID Properties LLC (Owner / Applicant)  
Description of Work: **Balcony, AC, Exterior Alterations**  
**In attendance: Steven Muller, Owner / Applicant); Steven Carrozza, Architect**

**Applicant agreed to install a single French door on 2<sup>nd</sup> floor, rear elevation. Applicant agreed to install same height railing at front and back porches, first floor, if Code-compliant.**

**MOTION to approve application with conditions set forth was offered by Mr. Buckley and seconded by Mr. Steen.**

Kennedy Buckley                        \_\_Y\_\_  
Lucinda Heinlein                        \_\_Y\_\_  
Doug MacMorris                         \_\_Y\_\_  
Lenny Steen                                \_\_Y\_\_  
Joseph Wierzbinsky                    \_\_Y\_\_  
James McNamara                        \_\_Y\_\_  
Deborah Osepchuk                      \_\_Y\_\_

- 9. Application HPC2019-014 – 35 ATLANTIC AVENUE – Block 105 Lot 21**  
Edward & Carol Dunleavy (Owners / Applicants)  
Description of Work: **Porch, Balcony, Exterior Alterations**  
**In attendance: Edward & Carol Dunleavy, Owners / Applicants**

**MOTION TO CARRY matter to March 12, 2019 Regular HPC meeting offered by Mr. Buckley and seconded by Mr. Steen.**

Kennedy Buckley                        \_\_Y\_\_  
Lucinda Heinlein                        \_\_Y\_\_  
Doug MacMorris                         \_\_Y\_\_  
Lenny Steen                                \_\_Y\_\_  
Joseph Wierzbinsky                    \_\_Y\_\_  
James McNamara                        \_\_Y\_\_

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