



**Historic Preservation Commission
REGULAR MEETING
Tuesday, April 9, 2019 7:00 PM**

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

The meeting is called to order by HPC Chairperson Deborah Osepchuk, 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, 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 _____
- Lucinda Heinlein _____
- Doug MacMorris _____
- Pamela Mallette _____
- Jenny Shaffer _____
- Lenny Steen _____
- Joseph Wierzbinsky _____
- James McNamara _____
- Deborah Osepchuk _____

ALSO PRESENT: John P. Miller, Ronald D. Cucchiaro (Attorneys) and Torro Reporting, LLC

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION

IV. APPLICATIONS FOR REVIEW:

The next regular meeting will be held Tuesday, May 14, 2019



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1. Application HPC2019-017 — 148 COOKMAN AVENUE— Block 258 Lot 1

Sarah Cox, Owner / Applicant

Description of work: **Siding, Trim, Shutters, Windows**

Note: This application, originally scheduled for 3/12/19, was rescheduled at the request of the Applicant.

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

2. Application HPC2019-040 — 7 OCEAN PATHWAY — Block 115 Lot 6

Robert Eastin (Ocean Grove Hardware), Applicant; Terrie O'Connor, Owner

Description of work: **Porch, Rails, Paint**

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

3. Application HPC2019-037 — 14 PILGRIM PATHWAY (53 BATH AVE) — Block 112 Lot 1

Steve Colombo (OGCMA), Applicant; Ocean Grove Camp Meeting Association, Owner

Description of work: **Porch**

- Kennedy Buckley _____
- Lucinda Heinlein _____
- Doug MacMorris _____
- Pamela Mallette _____
- Jenny Shaffer _____
- Lenny Steen _____
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- 4. Application HPC2019-039 — 52 EMBURY AVENUE — Block 227 Lot 5**
Shore Point Architecture, Applicant; Tom & Judy Esposito, Owners
Description of work: **AC, Columns, Door(s), Shower, Porch, Railings, Windows**

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

- 5. Application HPC2019-042 — 107 PILGRIM PATHWAY — Block 267 Lot 9**
Shore Point Architecture, Applicant; Rhonda Einhorn, Owner
Description of work: **Door(s), Shower, Patio, Retaining Wall, Siding, Walkway**

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

- 6. Application HPC2019-019 — 71 MT PISGAH WAY — Block 118 Lot 16**
Mark Landgrebe (United Solar), Applicant; Diane Henry, Owner
Description of work: **Solar Panels**
Note: This application is carried from 3/12/19 HPC Regular Meeting; Applicant failed to appear.

Kennedy Buckley _____
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7. Application HPC2019-020 — 68 CLARK AVENUE — Block 267 Lot 6

Zechariah Greenspan, Applicant; HSBC Bank USA NA, Trustee, Owner
Description of work: **Door**

Note: This application is carried from 3/12/19 HPC Regular Meeting; Applicant failed to appear.

Kennedy Buckley	_____	
Lucinda Heinlein	_____	
Doug MacMorris	_____	
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Jenny Shaffer	_____	
Lenny Steen	_____	
Joseph Wierzbinsky	_____	
James McNamara	_____	
Deborah Osepchuk	_____	

V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:

1. Resolution 2019-015 for 35 ATLANTIC AVENUE

Kennedy Buckley	_____	
Lucinda Heinlein	_____	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	_____	
Jenny Shaffer	<u>NV</u>	-- Abstained at initial hearing; ineligible to vote
Lenny Steen	_____	
Joseph Wierzbinsky	_____	
Deborah Osepchuk	_____	

2. Resolution 2019-016 for 139 STOCKTON AVENUE

Kennedy Buckley	<u>NV</u>	-- Recused at initial hearing; ineligible to vote
Lucinda Heinlein	_____	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	_____	
Jenny Shaffer	_____	
Lenny Steen	_____	
Joseph Wierzbinsky	_____	
Deborah Osepchuk	_____	

3. Resolution 2019-017 for 30-32 ABBOTT AVENUE

Kennedy Buckley	_____	
Lucinda Heinlein	_____	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	_____	
Jenny Shaffer	_____	
Lenny Steen	_____	
Joseph Wierzbinsky	_____	
Deborah Osepchuk	_____	

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4. Resolution 2019-018 for 92 MT TABOR WAY

- Kennedy Buckley _____
- Lucinda Heinlein NV -- Voted "NO" at initial hearing; ineligible to vote
- Doug MacMorris NV -- No vote at initial hearing; ineligible to vote
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara _____
- Jenny Shaffer NV -- Recused at initial hearing; ineligible to vote
- Lenny Steen _____
- Joseph Wierzbinsky _____
- Deborah Osepchuk _____

5. Resolution 2019-019 for 36 HECK AVENUE

- Kennedy Buckley _____
- Lucinda Heinlein NV -- Voted "NO" at initial hearing; ineligible to vote
- Doug MacMorris NV -- No vote at initial hearing; ineligible to vote
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara _____
- Jenny Shaffer _____
- Lenny Steen _____
- Joseph Wierzbinsky _____
- Deborah Osepchuk _____

6. Resolution 2019-020 for 125 COOKMAN AVENUE

- Kennedy Buckley _____
- Lucinda Heinlein NV -- Voted "NO" at initial hearing; ineligible to vote
- Doug MacMorris _____
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara _____
- Jenny Shaffer _____
- Lenny Steen _____
- Joseph Wierzbinsky _____
- Deborah Osepchuk _____

VI. DISCUSSION ITEMS:

- 1. Assessment Worksheets**
- 2. Administrative Approval Resolution**
- 3. Product Review: AZEK Porch Decking – "Vintage Collection Mahogany"**

VII. ADJOURNMENT:

MOTION: _____

SECOND: _____

TIME: _____

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