



**Historic Preservation Commission
Regular Meeting Minutes
Tuesday, February 10, 2015 7:00 PM
Municipal Complex, 25 Neptune Blvd
Twp Committee Room (2nd Fl), Neptune NJ 07753**

ROLL CALL AND FLAG SALUTE MEETING CALLED TO ORDER

Meeting called to order by Deborah Osepchuk at 7:12 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.

ATTENDANCE

Present: Kennedy Buckley, Lucinda Heinlein, Deborah Osepchuk, Leonard Steen, Stephanie Ann Carr

Absent: Cathleen Crandall, Jenny Shaffer, Christopher Flynn and Donna Spencer

Also Present: Eugene Melody III, ESQ and Torro Reporting, LLC

APPLICATIONS AND RESOLUTIONS TO MEMORIALIZE:

RESOLUTION 2015-001 for Block 265 Lot 1 (formerly block 42 lot 1229) aka 62 Cookman Avenue

Motioned By: Deborah Osepchuk **Seconded by:** Leonard Steen

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

RESOLUTION 2015-002 for Block 245 Lot 16 (formerly block 40 lot 650) aka 53 Broadway

Motioned by: Lucinda Heinlein **Seconded by:** Leonard Steen

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

RESOLUTION 2015-003 for Block 164 Lot 2-C11 (formerly block 35 lot 1558-C11) aka 57 Main Avenue #11

Motioned by: Leonard Steen **Seconded by:** Stephanie Ann Carr

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

RESOLUTION 2015-004 for Block 280 Lot 10 (formerly Block 47 Lot 1835) aka 121 Pilgrim Pathway

Motioned by: Lucinda Heinlein **Seconded by:** Leonard Steen

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>N/A</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

RESOLUTION 2015-005 for Block 251 Lot 8 (formerly block 83 lot 1128) aka 95 Cookman Avenue

Motioned by: Lucinda Heinlein **Seconded by:** Leonard Steen

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>N/A</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

RESOLUTION 2015-006 for Block 108 Lot 6 (formerly block 27 lot 371) aka 30 Atlantic Avenue

Motioned by: Lucinda Heinlein **Seconded by:** Leonard Steen

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		



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<u>Application #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Description of Work</u>
2015-003	245	16	53 Broadway	Roof Repair (Slate)
2015-004	114	5	10 Surf Ave	Porch Repair (Decking and Ceiling)
2015-011	233	14	63 Abbott Ave	Roof and Gutters
2014-253	246	19	37 Broadway	Fence Installation
2014-258	108	6	30 Atlantic	Shed & Water Table Design (bi-furcated)

A motion was made by Stephanie Ann Carr to memorialize the administratively approved applications listed above. The motion was seconded by Lucinda Heinlein, and passed.

APPLICATION(S) FOR REVIEWED:

Michael Calleo

HPC Application 2014-211

5 ½ Broadway also known as Block 247 Lot 11 (prior block 15 prior lot 778.04)

The Commission did not vote to adopt the Finding of Facts for the subject application. The applicant did not notice properly. The applicant will notice according to the Ordinance No. 07-46 and return to the April 14, 2015 meeting.

Karin Lee/JL Walker Architects

HPC Application 2014-255

144 Webb Avenue also known as Block 237 Lot 1 (prior block 141 prior lot 224)

The application was approved to construct a new residential building with one deviation.

Motioned By: Leonard Steen **Seconded by:** Kennedy Buckley

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

James S Watson

HPC Application 2014-243

135 Inskip Avenue also known as Block 288 Lot 7 (prior block 132 prior lot 2034)

The application was approved to allow the applicant to relocate the satellite dish from the front lawn to the south east corner of the roof.

Motioned By: Kennedy Buckley **Seconded by:** Lucinda Heinlein

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>NY</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

Joel Phillip and Kathleen E. Heller

HPC Application 2014-181

42 Abbott Avenue also known as Block 245 Lot 11 (prior block 40 prior lot 660)

The Commission did not vote on the application. The Commission accepted the withdrawal of the subject application and gave the applicant 30 days to remove the hot tub.

Motioned by: Leonard Steen **Seconded by:** Lucinda Heinlein

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>Y</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		



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**Norwood Roosevelt Realty Corp
 HPC Application 2014-268**

18 Ocean Pathway also known as Block 128 Lot 2 (prior block 7 prior lot 488)

The application was approved install a façade and apply a brick veneer to hide the already installed sono tubes.

Motioned by: Lucinda Heinlein **Seconded by:** Lucinda Heinlein
 Buckley Y Crandall N/A Steen Y Shaffer N/A Heinlein Y
 Osepchuk Y Carr Y Flynn N/A Spencer N/A

**Stephanie Ann Carr
 HPC Application 2015-006**

61 Stockton Avenue also known as Block 281 Lot 10 (prior block 44 prior lot 1837)

The application was approved for the installation of an ac unit, fence, painting, small roof alteration, porch repairs, and the installation of storm doors.

Motioned by: Leonard Steen **Seconded by:** Lucinda Heinlein
 Buckley Y Crandall N/A Steen Y Shaffer N/A Heinlein Y
 Osepchuk Y Carr N/A Flynn N/A Spencer N/A

DISCUSSIONS ITEMS

Open Violations:

A discussion was held in reference to 9 Broadway, the applicant’s attorney requested a concept review. Mr. Melody will contact the applicant’s attorney for further information.

Guideline Revisions and Procedures:

A discussion was held in reference to the Design Guidelines. The Chairperson asked the Commission to interpret sections of the Guidelines dealing with the raising or altering of a roof line (Sections B. Form, Height, and Mass and C. Roofs Types)

Schedule Special Hearings:

The Chairperson advised the Commission of an upcoming special meeting to be held on Tuesday, March 24, 2015.

Other/Correspondences:

A discussion was held about an application before the Zoning Board of Adjustments (block 103 lot 4 formerly block 29 lot 1907.03 also known as 22 Lake Avenue). The Commission does not have any objections to the site plan provided for this property however, the Commission still reserves the right to review and approve any work performed on or around the structure including but not limited to light fixtures, form, height, mass, exterior facings and materials.

ADJOURNMENT

A motion was made by Leonard Steen to adjourn the meeting at 9:15 pm, the motion was seconded by Stephanie Ann Carr. All members in favor. Minutes submitted by Dawn Crozier, Secretary