



Historic Preservation Commission
Regular Meeting Minutes
Tuesday, March 08th, 2015 7:00 PM
Municipal Complex, 25 Neptune Blvd
Twp Committee Room (2nd Fl), Neptune NJ 07753

The meeting will be called to order by the Chair, who states, "Fire exits are located in the direction I am indicating, if alerted of a fire, please move in calm 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 the Township website www.neptunetownship.org.

The following procedure will be follows:

Each applicant will come forward, be sworn in and give a description of their proposal. Commissioners will then question the applicant, make suggestion and or comments regarding the proposal. At the direction of the Chair, the public portion will be open for questions regarding the proposal or project before the board. At that point we ask that the public, come forward, give their name, 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. Eugene Melody 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 P.M., 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 are turned off or put on vibrate and the co-operation of the public in limiting any un-necessary noise.

I. ROLL CALL AND FLAG SALUTE MEETING CALLED TO ORDER

II. ATTENDANCE

Kennedy Buckley _____ Jenny Shaffer _____
Stephanie Ann Carr _____ Leonard Steen _____
Lucinda Heinlein (VC) _____ Damaris Adamo Alt No. 1 _____
Pamela Mallette _____ Donna Spencer Alt No. 2 _____
Deborah Osepchuk _____

ALSO PRESENT: Eugene Melody III, ESQ and Torro Reporting, LLC

III. APPLICATIONS AND RESOLUTIONS TO MEMORIALIZE:

- 1. Resolution 2016-016 for Block 270 Lot 7 also known as 106 Clark Avenue
2. Resolution 2016-017 for Block 211 Lot 1 also known as 16 Main Avenue
3. Resolution 2016-018 for Block 255 lot 5 also known as 140 Broadway
4. Resolution 2016-019 for Block 115 lot 4 also known as 11 Ocean Pathway
5. Resolution 2016-020 for Block 128 Lot 4 also known as 14 Ocean Pathway
6. Resolution 2016-021 for Block 230 lot 8 also known as 62 Heck Avenue
7. Resolution 2016-022 for Block 296 Lot 7 also known as 81 Fletcher Lake Ave
8. Resolution 2016-023 for Executive Session

APPLICATION(S) FOR REVIEW:

1. Douglas & Melina Allen-Grote

HPC Application 2015-001
113 Abbott Avenue – Block 236 Lot 12
Description of Work: Adopt or Deny Findings of Fact for Demolition
Buckley _____ Carr _____ Heinlein _____ Mallette _____ Osepchuk _____
Shaffer _____ Steen _____ Adamo _____ Spencer _____



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2. Two Traders, LLC

HPC Application 2015-229

146 Webb Avenue – Block 141 lot 223

Description of Work: Amendments to previous approval

Buckley	_____	Carr	_____	Heinlein	_____	Mallette	_____	Osepchuk	_____
Shaffer	_____	Steen	_____	Adamo	_____	Spencer	_____		

3. Tad and Christine Niedzielski

HPC Application 2015-023

130 Broadway – Block 254 Lot 5

Description of Work: New Construction

Buckley	_____	Carr	_____	Heinlein	_____	Mallette	_____	Osepchuk	_____
Shaffer	_____	Steen	_____	Adamo	_____	Spencer	_____		

4. Connieann Acquisitions, INC/ Shore Point Architecture

HPC Application 2016-019

21 Sea View Avenue – Block 103 Lot 5.04

Description of Work: New Construction

Buckley	_____	Carr	_____	Heinlein	_____	Mallette	_____	Osepchuk	_____
Shaffer	_____	Steen	_____	Adamo	_____	Spencer	_____		

5. Deborah Osepchuck

HPC Application 2016-016

88 Heck Avenue – Block 216 Lot 2

Description of Work: Exterior Alterations

Buckley	_____	Carr	_____	Heinlein	_____	Mallette	_____	Osepchuk	_____
Shaffer	_____	Steen	_____	Adamo	_____	Spencer	_____		

IV. DISCUSSIONS ITEMS

1. Open Violations
2. Guideline Revisions and Procedures
3. Schedule Special Hearings
4. Other/Correspondences
 - i. Letter from Daniel D. Saunders, Administrator of HPO, in reference to Central Ave Roadway Impr.
 - ii. ZBA Application NO. 16/03 for 45-47 Abbott Avenue – Block 232 Lot 9
Use Variance and Bulk Variances

V. ADJOURNMENT