



**Historic Preservation Commission  
Regular Meeting  
Tuesday, August 11, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> 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](http://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 unnecessary noise.



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

**II. ATTENDANCE**

Kennedy Buckley \_\_\_\_\_ Jenny Shaffer \_\_\_\_\_  
Cathleen Crandall \_\_\_\_\_ Leonard Steen (VC) \_\_\_\_\_  
Lucinda Heinlein (VC) \_\_\_\_\_ Stephanie Ann Carr \_\_\_\_\_  
Deborah Osepchuk (Chairperson) \_\_\_\_\_ Christopher Flynn Alt 1 \_\_\_\_\_  
Donna Spencer Alt 2 \_\_\_\_\_

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

**III. PUBLIC DISCUSSION**

**IV. APPLICATIONS AND RESOLUTIONS TO MEMORIALIZE:**

- 1. RESOLUTION FOR BLOCK 257 LOT 8 ALSO KNOWN AS 150 LAWRENCE AVENUE**  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A  
 k \_\_\_\_\_
- 2. RESOLUTION FOR BLOCK 246 LOT 16 ALSO KNOWN AS 31 BROADWAY**  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A  
 k \_\_\_\_\_
- 3. RESOLUTION FOR BLOCK 128 LOT 4 ALSO KNOWN AS 14 OCEAN PATHWAY**  
 Buckley \_\_\_\_\_ Crandall N/A Steen N/A Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A  
 k \_\_\_\_\_
- 4. RESOLUTION FOR BLOCK 209 LOT 3 ALSO KNOWN AS 50-54 MAIN AVENUE**  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A  
 k \_\_\_\_\_
- 5. RESOLUTION FOR BLOCK 103 LOT 4 ALSO KNOWN AS 22 LAKE AVENUE**  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A  
 k \_\_\_\_\_

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Description of Work</u>
253	4	120 Broadway	Porch Repairs
201	14	78 Main Street	Violation Remediation
281	8	55 Stockton Avenue	Violation Remediation
280	11	119 Pilgrim Pathway	Air Condenser unit
245	1	60 Abbott Avenue	Air Condenser unit
267	4	72 Clark Avenue	AC Unit
		28 Bath Avenue	Fence

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237	1	144 Webb Avenue	Paint
266	14	49 Franklin Avenue	Fence Replacement
260	12	127 Clark Avenue	Sidewalk Repair
260	12	127 Clark Avenue	Sidewalk Repair
245	1	60 Abbott Avenue	Patio
106	8	4 Ocean Ave #101	AC Unit
106	8	4 Ocean Ave #321	AC Unit
106	8	4 Ocean Ave #105	AC Unit
106	8	4 Ocean Ave #213	AC Unit
146	14	11 Olin Street	Window Replacement
280	19	77 Stockton Ave	Gutter Replacement
224	1	102 Embury Avenue	Gutter Replacement
148	2	50 Pitman Avenue	Air Condenser
229	14	9 Webb Avenue	Porch Repair
233	8	66 Webb Avenue	Patio and Fence
253	8	117 Cookman Avenue	Gutter Replacement

**V. APPLICATION(S) FOR REVIEW:**

**1. Washington Phillips**

**HPC Application 2015-086  
14 Spray Avenue – Block 102 Lot 3**

Description of Work: Porch Reconstruction, Siding, Window Replacement, and Door Replacement

Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_

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**2. Keith Reiner**

**HPC Application 2015-061  
88 Main Avenue – Block 207 Lot 2**

Description of Work: Remediate Deck Violation

Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_

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**3. Lisa, Eric & Maraika Najimian/Cate Comerford**

**HPC Application 2015-063  
108 Clark Avenue – Block 270 Lot 6**

Description of Work: New Construction, Fence and Air Condenser Unit

Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_

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**4. O. G. Holidays, LLC/Shore Point Architecture**

**HPC Application 2015-081  
53 Broadway – Block 245 Lot 16**

Description of Work: Ext. Alterations, AC Unit, Painting, and Window Replacement, Porch Repair

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 k \_\_\_\_\_

**5. Joseph Fallon & Emily Egan/Sawbucks Contracting LLC  
HPC Application 2015-098  
112 Clark Avenue – Block 270 Lot 3**

Description of Work: Porch Alterations, New Railings and Door Replacement

Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
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**6. Ocean Grove Camp Meeting Assoc/Shore Point Architecture, P.A.  
HPC Application 2015-116  
29 Pilgrim Pathway – Block 142 Lots 4**

Description of Work: Addition and Exterior Alterations

Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
 k \_\_\_\_\_

**VI. DISCUSSIONS ITEMS**

1. Open Violation
2. Guideline Revisions and Procedures
3. Schedule Special Hearings
4. Other/Correspondences
  - i. **36 Weston Street, LLC  
PB 15-08 – Minor Subdivision  
96 Clark Avenue – Block 269 Lot 4**

**VII. ADJOURNMENT**