



*Where Community, Business & Tourism Prosper*

**Historic Preservation Commission  
Regular Meeting  
Tuesday, September 8, 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. 2015-043 RESOLUTION FOR BLOCK 102 LOT 3 ALSO KNOWN AS 14 SPRAY**

|         |       |          |       |       |       |         |       |          |       |
|---------|-------|----------|-------|-------|-------|---------|-------|----------|-------|
| Buckley | _____ | Crandall | N/A   | Steen | _____ | Shaffer | _____ | Heinlein | _____ |
| Osepchu | _____ | Carr     | _____ | Flynn | N/A   | Spencer | N/A   |          | _____ |
| k       | _____ |          | _____ |       | _____ |         | _____ |          | _____ |

**2. 2015-048 RESOLUTION FOR BLOCK 207 LOT 2 ALSO KNOWN AS 88 MAIN AVENUE (DENIED)**

|         |       |          |       |       |       |         |       |          |       |
|---------|-------|----------|-------|-------|-------|---------|-------|----------|-------|
| Buckley | _____ | Crandall | N/A   | Steen | _____ | Shaffer | _____ | Heinlein | _____ |
| Osepchu | _____ | Carr     | _____ | Flynn | N/A   | Spencer | N/A   |          | _____ |
| k       | _____ |          | _____ |       | _____ |         | _____ |          | _____ |

**3. 2015-044 RESOLUTION FOR BLOCK 270 LOT 6 ALSO KNOWN AS 108 CLARK AVENUE**

|         |       |          |       |       |       |         |       |          |       |
|---------|-------|----------|-------|-------|-------|---------|-------|----------|-------|
| Buckley | _____ | Crandall | N/A   | Steen | N/A   | Shaffer | _____ | Heinlein | _____ |
| Osepchu | _____ | Carr     | _____ | Flynn | N/A   | Spencer | N/A   |          | _____ |
| k       | _____ |          | _____ |       | _____ |         | _____ |          | _____ |

**4. 2015-045 RESOLUTION FOR BLOCK 245 LOT 16 ALSO KNOWN AS 53 BROADWAY**

|         |       |          |       |       |       |         |       |          |       |
|---------|-------|----------|-------|-------|-------|---------|-------|----------|-------|
| Buckley | _____ | Crandall | N/A   | Steen | _____ | Shaffer | _____ | Heinlein | _____ |
| Osepchu | _____ | Carr     | _____ | Flynn | N/A   | Spencer | N/A   |          | _____ |
| k       | _____ |          | _____ |       | _____ |         | _____ |          | _____ |

**5. 2015-046 RESOLUTION FOR BLOCK 270 LOT 3 ALSO KNOWN AS 112 CLARK AVE**

|         |       |          |       |       |       |         |       |          |       |
|---------|-------|----------|-------|-------|-------|---------|-------|----------|-------|
| Buckley | _____ | Crandall | N/A   | Steen | _____ | Shaffer | _____ | Heinlein | _____ |
| Osepchu | _____ | Carr     | _____ | Flynn | N/A   | Spencer | N/A   |          | _____ |
| k       | _____ |          | _____ |       | _____ |         | _____ |          | _____ |

**6. 2015-047 RESOLUTION FOR BLOCK 142 LOT 4 ALSO KNOWN AS 29 PILGRIM PATHWAY**

|         |       |          |       |       |       |         |       |          |       |
|---------|-------|----------|-------|-------|-------|---------|-------|----------|-------|
| Buckley | _____ | Crandall | N/A   | Steen | _____ | Shaffer | _____ | Heinlein | _____ |
| Osepchu | _____ | Carr     | _____ | Flynn | N/A   | Spencer | N/A   |          | _____ |
| k       | _____ |          | _____ |       | _____ |         | _____ |          | _____ |

| <u>App No.</u> | <u>Block</u> | <u>Lot</u> | <u>Address</u>     | <u>Description of Work</u> |
|----------------|--------------|------------|--------------------|----------------------------|
| 2015-144       | 226          | 10         | 64 Embury Avenue   | Siding Replacement         |
| 2015-145       | 284          | 5          | 82 Stockton Avenue | Roof Repair                |
| 2015-151       | 279          | 9          | 81 Stockton Avenue | Porch Repairs              |
| 2015-153       | 202          | 2          | 144 Main Avenue    | Window Replacement         |
| 2015-157       | 279          | 12         | 89 Stockton Avenue | Porch Repairs              |
| 2015-159       | 102          | 3          | 14 Spray Avenue    | AC Unit                    |

The next regular meeting will be held Tuesday October 13, 2015



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2015-160      145      7      9 Pitman Avenue      Roof Repair

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

- 1. Christine & Tad Niedzielski  
HPC Application 2015-022  
130 Broadway – Block 254 Lot 5**  
Description of Work: Adopt or Deny Fact of Findings  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
k \_\_\_\_\_
- 2. Ocean Grove Camp Meeting Assoc.  
HPC Application 2015-164  
21-23 Pilgrim Pathway (Mt Zion Way) – Block 118 Lot 4**  
Description of Work: Reconstruct Fire Damaged Tents  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
k \_\_\_\_\_
- 3. Robert & Paula Balzer/Mark Pavliv, AIA  
HPC Application 2015-047  
72 Abbott Avenue – Block 244 Lot 4**  
Description of Work: Siding, AC Unit, Hardscape, Paint, Ext Alterations, Window Rep, & Addition  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
k \_\_\_\_\_
- 4. Weston Street, LLC/Jack Green Construction  
HPC Application 2015-100  
96 Clark Avenue – Block 269 Lot 4**  
Description of Work: Siding Replacement, Porch Railings, Roof Repair, Gutter Rep. & Trim  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
k \_\_\_\_\_
- 5. Jack Green/Shore Point Architecture  
HPC Application 2015-113  
39 Pilgrim Pathway – Block 149 Lot 10**  
Description of Work: Rep. Siding, Ext. Alterations, & Window Replacement  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
k \_\_\_\_\_
- 6. Amira Yunis & Dudley Hancox/Darren Vickery, Architect  
HPC Application 2015-107  
11 Ocean Pathway – Block 115 Lot 4**  
Description of Work: Addition and Exterior Alterations  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchu \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_  
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**7. Ramon Lima/Shore Point Architecture**

**HPC Application 2015-111**

**16 Pitman Avenue – Block 146 Lot 4**

Description of Work Siding, AC Unit, Hardscape, Paint, Ext Alterations, Window Rep, & Addition

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

k \_\_\_\_\_

**8. Eric Robin Mitchell/Shore Point Architecture**

**HPC Application 2015-112**

**136 Lake Avenue – Block 136 Lot 1**

Description of Work: Rep. Siding, AC Unit, Ext. Alterations, & Window Replacement

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

**a. Planning Board App. No. 15/05**

**Block 201 Lot 1.01 also known as 70 South Main Street**

**11 Edge, LLC- Major Subdivision**

**VII. ADJOURNMENT**