



**Historic Preservation Commission  
Regular Meeting  
Tuesday, October 13, 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.



**Historic Preservation Commission  
Regular Meeting**

**Tuesday, October 13, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

**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. RESOLUION 2015-049 FOR BLOCK 118 LOT 4 ALSO KNOWN AS 21-23 PILGRIM PATHWAY**

Buckley	_____	Crandall	N/A	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		

**2. RESOLUON 2015-050 FOR BLOCK 244 LOT 4 ALSO KNOWN AS 72 ABBOTT AVENUE**

Buckley	_____	Crandall	N/A	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		

**3. RESOLUTION 2015-051 FOR BLOCK 269 LOT 4 ALSO KNOWN AS 96 CLARK AVENUE**

Buckley	_____	Crandall	N/A	Steen	N/A	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		

**4. RESOLUTION 2015-052 FOR BLOCK 149 LOT 10 ALSO KNOWN AS 39 PILGRIM PATHWAY**

Buckley	_____	Crandall	N/A	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		

**5. RESOLUION 2015-053 FOR BLOCK 115 LOT 4 ALSO KNOWN AS 11 OCEAN PATHWAY**

Buckley	_____	Crandall	N/A	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		

**6. RESOLUION 2015-111 FOR BLOCK 146 LOT 4 ALSO KNOWN AS 16 PITMAN AVENUE**

Buckley	_____	Crandall	N/A	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		

**7. RESOLUION 2015-056 FOR BLOCK 136 LOT 1 ALSO KNOWN AS 136 LAKE AVENUE**

Buckley	_____	Crandall	N/A	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		



**Historic Preservation Commission  
Regular Meeting  
Tuesday, October 13, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

<u>Cert. of Appropriateness</u>	<u>Parcel Data</u>	<u>Type of Work</u>
HPC2015-061	88 MAIN AVE	Other
HPC2015-103	104 STOCKTON AVE	Door Deck Railings
HPC2015-126	77 STOCKTON AVE	Painting Roof Other
HPC2015-135	71 EMBURY AVE	Roof
HPC2015-140	92 LAKE AVE	AirCondenser
HPC2015-143	88 INSKIP AVE	Remediate Deck Violation
HPC2015-155	59 BROADWAY	Exterior Fence Installation Patio Windows Other
HPC2015-156	36 OCEAN PATHWAY	AirCondenser
HPC2015-158	9 MAIN AVE	Oil Tank Replacement
HPC2015-159	14 SPRAY AVE	AirCondenser
HPC2015-160	9 PITMAN AVE	Roof
HPC2015-165	35 PILGRIM PATHWAY	Sidewalk
HPC2015-166	115 CLARK AVE	Painting
HPC2015-167	127 CLARK AVE	Door Painting Deck Windows
HPC2015-168	8 OCEAN PATHWAY	Door
HPC2015-169	80 LAKE AVE	Roof
HPC2015-170	125 STOCKTON AVE	Roof Siding Windows
HPC2015-171	88 MAIN AVE	Shed
HPC2015-173	60 ABBOTT AVE	Patio Fence Arbor
HPC2015-176	5 WEBB AVE 1/2	Roof
HPC2015-177	14 OCEAN PATHWAY	Fence Installation/Replacement
HPC2015-178	79 PILGRIM PATHWAY	Windows
HPC2015-182	33 MAIN AVE	Painting Sidewalk
HPC2015-184	20 ABBOTT AVE	Roof
HPC2015-222	8 EMBURY AVE	Painting
HPC2015-223	61 MAIN AVE	Signs
HPC2015-225	35 PILGRIM PATHWAY	Windows

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

- 1. **Tom Gubitosi Conniann Acquisitions/Jennifer Krimko, ESQ.**  
**HPC Application 2015-082**  
**23 Sea View Avenue – Block 103 Lot 5**

Description of Work: Adopt or Deny Fact of Findings

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



**Historic Preservation Commission  
Regular Meeting  
Tuesday, October 13, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

**2. Robert Pettibone, Jennifer Krimko, ESQ.**

**HPC Application 2015-170  
5 Broadway – Block 247 Lot 15**

Description of Work: Residential Addition, Balcony/Deck/ and Exterior Alterations

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**3. Frank Dinoia/Shore Point Architecture**

**HPC Application 2015-139  
83 Abbott Avenue – Block 234 Lot 1**

Description of Work: AC Unit, Exterior Alterations & Windows

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**4. Alex Troncoso/Shore Point Architecture**

**HPC Application 2015-181  
64 Embury Avenue – Block 226 Lot 10**

Description of Work: Residential Addition, Outdoor Shower, Deck, AC Unit, Hardscape, & Windows

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**5. M. J. Moken**

**HPC Application 2015-163  
64 Webb Avenue – Block 233 Lot 9**

Description of Work: Remediate Paint Violation

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**6. Bruce Kraszewski**

**HPC Application 2015-162  
133 Abbott Avenue – Block 220 Lot 13**

Description of Work: Painting and Exterior Alterations

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**7. Stephanie Ackerman**

**HPC Application 2015-172  
30 Sea View Avenue – Block 105 Lot 6**

Description of Work: Porch Repairs, Railings, and Windows

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____



**Historic Preservation Commission  
Regular Meeting  
Tuesday, October 13, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

**8. Robin & Hugh Butler/Jim Sullivan**

**HPC Application 2015-175  
61 Embury Avenue – Block 214 Lot 19**

Description of Work: Siding Replacement, Porch Railings, Roof Repair, Gutter Rep. & Trim

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**9. John Gallagher & Mark Kourey/Mark Pavliv, AIA**

**HPC Application 2015-180  
11 Sea View Avenue**

Description of Work: Painting, New Balcony, and Exterior Alterations.

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	_____	Spencer	_____		_____

**VI. DISCUSSIONS ITEMS**

1. Open Violation
2. Guideline Revisions and Procedures
3. Schedule Special Hearings
4. Other/Correspondences

**VII. ADJOURNMENT**