



# MINUTES

## Historic Preservation Commission Regular Meeting

Tuesday, October 9, 2018 7:00 PM

Municipal Complex, 25 Neptune Blvd - Township Committee Room - Neptune NJ 07753

The meeting was called to order at 7:09 PM by the Chair, who stated, "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" were 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 on the Township website www.neptunetownship.org.

### I. ROLL CALL AND FLAG SALUTE -- MEETING CALLED TO ORDER

### II. ATTENDANCE

Kennedy Buckley	<u>P</u>	Joseph Wierzbinsky	<u>P</u>
Lucinda Heinlein (VC)	<u>P</u>	Donna Spencer Alt No. 1	<u>A</u>
Pamela Mallette	<u>A</u>	James McNamara Alt No. 2	<u>P</u>
Jenny Shaffer	<u>A</u>	Deborah Osepchuk	<u>P</u>
Leonard Steen	<u>A</u>		

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

### III. OPEN PUBLIC DISCUSSION: NONE

### IV. APPLICATION(S) FOR REVIEW:

1. **HPD Application No. 2018-004 for 110 Clark Avenue (Block 270 Lot 5)**  
Michael Ancharski & Carlos Garcia (Owners/Applicants)  
Item(s) for Commission Review: **ADOPT OR DENY FINDINGS OF FACTS**

Mr. Michael Ancharski, Owner, was present.

There was not a quorum present to vote on this application. (HPC Member Joseph Wierzbinsky had recused himself from this application because he owns property within 200 feet of the subject property.) This matter is carried to the November 13, 2018 Regular Meeting.

2. **HPC Application 2018-274 for 34 McClintock Street (Block 144 Lot 5)**  
Don Merseles, Don Merseles Construction (Applicant), Drost Investments, LLC (Owner)  
Item(s) for Commission Review: **OPEN ENCLOSED PORCH**

Mr. Scott Drost (Drost Investments), Owner, and Mr. Donald Merseles, Applicant, were present.

#### EVIDENCE ENTERED:

- A1: Application Packet
- A2: two pages of photos of structure (presented by Mr. Merseles)
- A3: three pages of photos of suggested rail systems (presented by Ms. Osepchuk)

#### NOTES:

RE: Porch Rails, 1<sup>st</sup> Floor: When questioned by Ms. Heinlein about seemingly lower rail height at east end of porch, Mr. Merseles explained they appeared that way only because they are presently unattached, and are resting on porch decking. He then confirmed all rails will be 27" in height.



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RE: Windows, 2<sup>nd</sup> Floor: Applicant stated windows in this location would be Andersen 200 Series

RE: Door, 1<sup>st</sup> Floor: Applicant agreed to 1/2 glass door with no mullions.

RE: Door, 2<sup>nd</sup> Floor: Applicant agreed to 2/5 mullion pattern. Ms. Osepchuk suggested reducing width of this door to match width or arched window above it; applicant agreed.

RE: Scrollwork: Applicant stated existing scrollwork will be restored; missing sections will be fabricated to replicate existing. Applicant also pointed out missing top triangle of scrollwork (which Mr. Merseles believes had been removed by a previous owner in enclosing the porch), and stated his intentions to recreate scrollwork in that void.

RE: Railings, 2<sup>nd</sup> Floor: Applicant was asked to address issue of 4" gap between top rail and proposed pipe rail. Ms. Osepchuk offered a series of photos showing possible rail systems which would narrow that gap to meet code. Applicant suggested a 29" rail plus pipe rail. Commission agreed to review this proposal in revised drawings to be submitted to Application Review Team.

**MOTION TO VOTE OFFERED BY MR. BUCKLEY; SECONDED BY MS. HEINLEIN.**

Buckley	<u>Y</u>	Heinlein	<u>Y</u>	Mallette	<u>A*</u>	Shaffer	<u>A*</u>	McNamara	<u>Y</u>
Steen	<u>A*</u>	Wierzbinsky	<u>Y</u>	Osepchuk	<u>Y</u>	Spencer	<u>A*</u>		

\*Absent; no vote

**V. RESOLUTIONS TO BE MEMORIALIZED:**

a. Resolution 2018-053 for 7 Surf Avenue (Denial)

Buckley	<u>NV**</u>	Heinlein	<u>Y</u>	Mallette	<u>A*,NV**</u>	Shaffer	<u>A*,NV**</u>	McNamara	<u>Y</u>
Steen	<u>A*</u>	Wierzbinsky	<u>Y</u>	Osepchuk	<u>Y</u>	Spencer	<u>A*,NV**</u>		

b. Resolution 2018-054 for 113 Stockton Avenue

Buckley	<u>Y</u>	Heinlein	<u>Y</u>	Mallette	<u>A*,NV**</u>	Shaffer	<u>A*,NV**</u>	McNamara	<u>Y</u>
Steen	<u>A*</u>	Wierzbinsky	<u>NV**</u>	Osepchuk	<u>Y</u>	Spencer	<u>A*,NV**</u>		

c. Resolution 2018-055 for 106 Mt Carmel Way

Buckley	<u>Y</u>	Heinlein	<u>Y</u>	Mallette	<u>A*,NV**</u>	Shaffer	<u>A*,NV**</u>	McNamara	<u>Y</u>
Steen	<u>A*</u>	Wierzbinsky	<u>Y</u>	Osepchuk	<u>Y</u>	Spencer	<u>A*,NV**</u>		

d. Resolution 2018-056 for 21 Atlantic Avenue

Buckley	<u>Y</u>	Heinlein	<u>Y</u>	Mallette	<u>A*,NV**</u>	Shaffer	<u>A*,NV**</u>	McNamara	<u>Y</u>
Steen	<u>A*</u>	Wierzbinsky	<u>Y</u>	Osepchuk	<u>Y</u>	Spencer	<u>A*,NV**</u>		

e. Resolution 2018-057 for 84 Stockton

Buckley	<u>Y</u>	Heinlein	<u>Y</u>	Mallette	<u>A*,NV**</u>	Shaffer	<u>A*,NV**</u>	McNamara	<u>Y</u>
Steen	<u>A*</u>	Wierzbinsky	<u>Y</u>	Osepchuk	<u>Y</u>	Spencer	<u>A*,NV**</u>		

\*Absent; no vote

\*\*NV: No Vote; not eligible to vote on this matter



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f. Resolution 2018-058 for 67 Pilgrim Pathway

Buckley \_\_\_\_\_ Heinlein \_\_\_\_\_ Mallette \_\_\_\_\_ Shaffer \_\_\_\_\_  
 Steen \_\_\_\_\_ Wierzbinsky \_\_\_\_\_ Osepchuk \_\_\_\_\_ Spencer \_\_\_\_\_ McNamara \_\_\_\_\_

**Resolution 2018-058 is carried to November 13, 2018 Regular Meeting: Additional information regarding siding and front door is needed. Ms. Valentine will follow up with applicant.**

**VI. ADMINISTRATIVE APPROVALS:**

**MOTION TO VOTE OFFERED BY MR. BUCKLEY; SECONDED BY MR. WIERZBINSKY**

<u>Application No.</u>	<u>Property Address</u>	<u>Block</u>	<u>Lot</u>	<u>Description of Work</u>
HPC2018-162	7 WEBB AVE	229	13	Roof
HPC2018-160	93 MT TABOR WAY	140	8	Air condenser
HPC2018-157	15 MAIN AVE, UNIT 3	166	4	Air condenser
HPC2018-159	132 HECK AVE	220	5	Painting and siding
HPC2018-158	122 MAIN AVE	204	3	Air condenser
HPC2018-152	7 OCEAN PATHWAY	115	6	Painting, deck and other
HPC2018-150	16 WEBB AVE	230	2	Painting
HPC2018-044	135 HECK AVE	203	10	Air condenser

Buckley Y Heinlein Y Mallette A\* Shaffer A\*  
 Steen A\* Wierzbinsky Y Osepchuk Y Spencer A\* McNamara Y

**APPROVED UNANIMOUSLY**

**VII. DISCUSSION ITEMS**

a. Guideline Revisions and Procedures

Pinpoint areas of concern that may influence the revised guidelines (standards) with special focus on building classifications, building styles, demolitions and additions

**Carried to November 13, 2018 Regular Meeting**

b. Procedure and Product Review

Proposed list of minor applications

**Revisions suggested; Ms. Valentine will amend document.**

Buckley Y Heinlein Y Mallette A\* Shaffer A\*  
 Steen A\* Wierzbinsky Y Osepchuk Y Spencer A\* McNamara Y

\*Absent; no vote

**VIII. ADJOURNMENT :**

**MOTION OFFERED BY MR. BUCKLEY  
 MEETING ADJOURNED AT 8:41 PM**

**SECONDED BY MS. OSEPCHUK**