



**Historic Preservation Commission  
Regular Meeting  
Tuesday, December 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. Resolution No. 2015-067 for 21 Pilgrim Pathway (Block 118 Lot 4)  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A
  
2. Resolution No. 2015-068 for 75 Cookman Avenue (Block 249 Lot 14) -Demolition  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A
  
3. Resolution No. 2015-069 for Block 3-5 Pitman Avenue (Block 145 Lots 9 and 10)  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A
  
4. Resolution No. 2015-070 for 146 Webb Avenue (Block 237 Lot 2)  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A
  
5. Resolution No. 2015-071 for 92 Mt Tabor Way (Block 151 Lot 6)  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A
  
6. Resolution No. 2015-072 for 6 ½ Surf Avenue (Block 114 Lot 7)  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A
  
7. Resolution No. 2015-073 for 28 Main Ave (TBA 27 Heck Ave) (Block 210 Lot 5 TBA Block 210 Lot 5.05)  
 Buckley \_\_\_\_\_ Crandall N/A Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn N/A Spencer N/A



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<u>Cert. of Appropriateness</u>	<u>Parcel Data</u>	<u>Type of Work</u>
HPC2015-256	73 MAIN AVE	Roof
HPC2015-257	26 WEBB AVE	Painting
HPC2015-258	20 ABBOTT AVE	Other
HPC2015-259	35 EMBURY AVE	Deck
HPC2015-260	141 HECK AVE	Air Condenser
HPC2015-261	90 MT TABOR WAY	Other
HPC2015-263	31 PITMAN AVE	Door & Exterior Alterations
HPC2015-265	84 ABBOTT AVE	Other
HPC2015-267	59 EMBURY AVE	Other
HPC2015-273	67 MAIN AVE	Roof

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

1. Frank and Laurel Hentz  
HPC Application 2015-105  
**106 Clark Avenue - Block 270 Lot 7**  
Description of Work: Adopt/Deny Findings of Fact for Demolition  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
2. Richard Taglieri & Varri Villines  
HPC Application 2015-167  
**127 Clark Avenue – Block 260 Lot 12**  
Description of Work: AC unit, Door Replacement, Fence Installation, Residential Addition, Porch/Deck/Railings, Roof Repair, Siding Replacement, and Windows.  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
3. Christopher Cornell  
HPC Application 2015-249  
**30 McClintock Street – Block 144 Lot 7**  
Description of Work: Residential Addition, Siding, AC Unit, Painting, Ext. Alterations& Windows  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
4. Stephen & Karen Carolonza/Colin Pisano  
HPC Application 2015-262  
**123 Broadway – Block 240 Lot 10**  
Description of Work: Siding Replacement  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
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5. P & J Pizzie & R & R Britland/Rob Gatzke  
HPC Application 2015-271  
**16 Main Ave – Block 211 Lot 2**  
Description of Work: Window Replacement  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
6. Erik Lansberg & Merola Geanna  
HPC Application 2015-275  
**73 ½ Franklin Avenue – Block 267 Lot 19**  
Description of Work: Window Replacement  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
7. Sidney Wooley (Applicant)89  
HPC Application 2015-280  
**45 Main Avenue – Block 164 Lot 6**  
Description of Work: Balcony, Ext. Alterations, New Door, and Ext. Lighting.  
Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
8. Washington Phillips LLC  
HPC Application 2015-  
**80 Main Avenue – Block 207 Lot 7**  
Description of Work: Restoration and Residential Addition  
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
  - i. ZBA No. 15-17 – Robert E. Pettibone  
Revised Expansion of Nonconforming Structure  
Block 247 Lot 11 – 5 Broadway (Ocean Grove)
  - ii. Letter from NJ Historic Preservation Officer in reference to 3

**VII. ADJOURNMENT**