



Historic Preservation Commission

MINUTES
REGULAR MEETING
Tuesday, DECEMBER 11, 2018 at 7:00 PM

The meeting was called to order at 7:03 PM by the Chair, who stated:

“Fire exits are located in the direction I am indicating. If alerted of a fire, please move in a calm and 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 on the Township website www.neptunetownship.org.

The procedure for the conduct of the meeting is as follows:

Each applicant will come forward, be sworn in and give a description of their proposal. Commissioners will then question the applicant and make suggestions and/or comments regarding the proposal. At the direction of the Chair, the public portion will open for questions regarding the proposal or project before the Commission. At that point, we ask that the public come forward, give their name and 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 comments 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 PM, 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 be turned off or put on vibrate and we ask for the co-operation of the public in limiting any unnecessary noise.”

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

II. ATTENDANCE

Kennedy Buckley	<u> </u> P <u> </u>	Lenny Steen	<u> </u> P <u> </u>
Lucinda Heinlein (VC)	<u> </u> P <u> </u>	Joseph Wierzbinsky	<u> </u> P <u> </u>
Pamela Mallette	<u> </u> P <u> </u>	Donna Spencer (Alt. 1)	<u> </u> A <u> </u>
Deborah Osepchuk	<u> </u> P <u> </u>	James McNamara (Alt. 2)	<u> </u> P <u> </u>
Jenny Shaffer	<u> </u> A <u> </u>		

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

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION

IV. APPLICATION(S) FOR REVIEW:

- HPC Application 2018-190 for **1SURF AVENUE** (Block 107 Lot 13)
PRESENT AT HEARING: Bradley Carney (Owner / Applicant)
Item(s) for Commission Review: **PAINT, SECURITY RAIL, SIDEWALK REPLACEMENT**

RE: PAINT – Applicant agreed to provide paint chip from house to show paint color for comparison to proposed color

RE: RAILING – Ms. Osepchuk suggested a vertical, rather than horizontal, rail system; Applicant agreed to submit drawing for same to Commission Secretary.



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RE: SIDEWALK – The cement replacement is permitted; the grass strip is to remain.

PAINT AND RAILING PORTIONS OF THIS APPLICATION ARE BIFURCATED; VOTE IS ON SIDEWALK ONLY.

PAINT AND RAILING PENDING APPLICATION REVIEW TEAM (ART) APPROVAL.

MOTION WAS OFFERED BY MR. BUCKLEY, AND SECONDED BY MR. STEEN.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u> Y <u> </u>	Donna Spencer (Alt. 1)	<u> </u> A <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> A <u> </u>		

- 2. HPC Application 2018-198 for **94 MT CARMEL WAY** (Block 140 Lot 5)
PRESENT AT HEARING: Robin O'Brien Lichtenstein (Applicant), Ariana Lichtenstein (Owner)
Item(s) for Commission Review: **ADDITION**

MOTION WAS OFFERED BY MR. BUCKLEY, AND SECONDED BY MR. STEEN.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u> Y <u> </u>	Donna Spencer (Alt. 1)	<u> </u> A <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> A <u> </u>		

- 3. HPC Application 2018-189 for **148 HECK AVENUE** (Block 221 Lot 1)
PRESENT AT HEARING: Aris Pavlides (Applicant)
Item(s) for Commission Review: **AC UNIT**

ENTERED INTO EVIDENCE: A2 – DESCRIPTION & ADDITIONAL PHOTOS

APPLICANT PROVIDED ALTERNATE LOCATION FOR (1) AC UNIT AS REQUESTED.

APPLICANT WAS ADVISED ZONING APPROVAL MIGHT BE REQUIRED FOR NEW LOCATION OF (1) AC UNIT; ZONING APPLICATION SUBMITTED TO COMMISSION SECRETARY SUBSEQUENT TO VOTE.

MOTION WAS OFFERED BY MR. BUCKLEY, AND SECONDED BY MR. WIERZBINSKY.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u> Y <u> </u>	Donna Spencer (Alt. 1)	<u> </u> A <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> A <u> </u>		



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V. RESOLUTIONS TO BE MEMORIALIZED:

MS. SHAFFER & MS. SPENCER ABSENT; NO VOTE.

MS. MALETTE INELIGIBLE TO VOTE ON THESE RESOLUTIONS; NO VOTE.

MR. WIERZBINSKY RECUSED ON 110 CLARK AVENUE; NO VOTE.

1. Resolution 2018-061 for **110 CLARK AVENUE**

MOTION WAS OFFERED BY MS. HEINLEIN, AND SECONDED BY MR. STEEN.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	REC
Pamela Mallette	<u> </u>	Donna Spencer (Alt. 1)	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u>		

2. Resolution 2018-062 for **31 MAIN AVENUE**

MOTION WAS OFFERED BY MS. HEINLEIN, AND SECONDED BY MR. STEEN.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u>	Donna Spencer (Alt. 1)	<u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u>		

3. Resolution 2018-063 for **38 EMBURY AVENUE**

MOTION WAS OFFERED BY MS. HEINLEIN, AND SECONDED BY MR. WIERZBINSKY.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u>	Donna Spencer (Alt. 1)	<u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u>		

4. Resolution 2018-064 for **100 STOCKTON AVENUE**

MOTION WAS OFFERED BY MS. HEINLEIN, AND SECONDED BY MR. STEEN.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u>	Donna Spencer (Alt. 1)	<u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>	James McNamara (Alt. 2)	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u>		

5. Resolution 2018-065 for **88 MT ZION WAY**

MOTION WAS OFFERED BY MR. STEEN, AND SECONDED BY MR. WIERZBINSKY.

Kennedy Buckley	<u> </u> Y <u> </u>	Lenny Steen	<u> </u> Y <u> </u>
Lucinda Heinlein (VC)	<u> </u> Y <u> </u>	Joseph Wierzbinsky	<u> </u> Y <u> </u>
Pamela Mallette	<u> </u>	Donna Spencer (Alt. 1)	<u> </u>
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Jenny Shaffer	<u> </u>		



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MINUTES
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Tuesday, DECEMBER 11, 2018 at 7:00 PM

6. Resolution 2018-066 for **12 PITMAN AVENUE**

MOTION WAS OFFERED BY MR. WIEZBINSKY, AND SECONDED BY MR. STEEN.

Kennedy Buckley	<input type="checkbox"/> Y <input type="checkbox"/>	Lenny Steen	<input type="checkbox"/> Y <input type="checkbox"/>
Lucinda Heinlein (VC)	<input type="checkbox"/> Y <input type="checkbox"/>	Joseph Wierzbinsky	<input type="checkbox"/> Y <input type="checkbox"/>
Pamela Mallette	<input type="checkbox"/>	Donna Spencer (Alt. 1)	<input type="checkbox"/>
Deborah Osepchuk	<input type="checkbox"/> Y <input type="checkbox"/>	James McNamara (Alt. 2)	<input type="checkbox"/> Y <input type="checkbox"/>
Jenny Shaffer	<input type="checkbox"/>		

I. ADMINISTRATIVE APPROVALS

MOTION OFFERED TO VOTE EN MASSE BY MR. STEEN, AND SECONDED BY MR. BUCKLEY. MS. SHAFFER AND MS. SPENCER ABSENT; NO VOTE.

Cert. of Appropriateness	Application Date	Determination Date	Parcel Data	Block	Lot	Type of Work
HPC2018-206	11/30/2018	12/05/2018	79 MAIN AVE	162	7	WINDOWS
HPC2018-204	11/27/2018	12/05/2018	76 HECK AVE	215	2	AC UNIT
HPC2018-203	11/19/2018	12/05/2018	144 WEBB AVE	237	3	AC UNIT
HPC2018-202	11/16/2018	11/26/2018	56 ABBOTT AVE 117 PILGRIM PATHWAY	245	3	AC UNIT
HPC2018-200	11/15/2018	11/28/2018	9 EMBURY AVE	280	10	AC UNIT
HPC2018-201	11/15/2018	11/28/2018	97 WEBB AVE	212	18	WINDOWS
HPC2018-197	11/09/2018	11/14/2018	160 SO MAIN ST	224	10	AC UNITS
HPC2018-195	11/08/2018	11/21/2018		290	1	SIGNS

Kennedy Buckley	<input type="checkbox"/> Y <input type="checkbox"/>	Lenny Steen	<input type="checkbox"/> Y <input type="checkbox"/>
Lucinda Heinlein (VC)	<input type="checkbox"/> Y <input type="checkbox"/>	Joseph Wierzbinsky	<input type="checkbox"/> Y <input type="checkbox"/>
Pamela Mallette	<input type="checkbox"/> Y <input type="checkbox"/>	Donna Spencer (Alt. 1)	<input type="checkbox"/>
Deborah Osepchuk	<input type="checkbox"/> Y <input type="checkbox"/>	James McNamara (Alt. 2)	<input type="checkbox"/> Y <input type="checkbox"/>
Jenny Shaffer	<input type="checkbox"/>		

II. DISCUSSION ITEMS

1. **ZB #18/14: 36 HECK AVENUE** (Block: 213 Lot: 3), Ocean Groove LLC (Owner)
 - a. Bulk Variances for pre-existing, non-conforming front porch

THE HPC DOES NOT OPPOSE RECONSTRUCTION OF THIS NONCONFORMING, PRE-EXISTING PORCH.

MOTION WAS OFFERED BY MS. HEINLEIN, AND SECONDED BY MR. BUCKLEY. MS. SHAFFER AND MS. SPENCER ABSENT; NO VOTE.

Kennedy Buckley	<input type="checkbox"/> Y <input type="checkbox"/>	Lenny Steen	<input type="checkbox"/> Y <input type="checkbox"/>
Lucinda Heinlein (VC)	<input type="checkbox"/> Y <input type="checkbox"/>	Joseph Wierzbinsky	<input type="checkbox"/> Y <input type="checkbox"/>
Pamela Mallette	<input type="checkbox"/> Y <input type="checkbox"/>	Donna Spencer (Alt. 1)	<input type="checkbox"/>
Deborah Osepchuk	<input type="checkbox"/> Y <input type="checkbox"/>	James McNamara (Alt. 2)	<input type="checkbox"/> Y <input type="checkbox"/>
Jenny Shaffer	<input type="checkbox"/>		



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2. PRODUCT REVIEW:

Aeratis new flooring color (Vintage Slate)
COLOR IS NOT APPROVED

Aeratis flooring Traditions (paintable)
**PRODUCT IS APPROVED FOR DECKING, PROVIDED IT IS PAINTED AND TONGUE & GROOVE
EDGE REMAINS EXPOSED**

Aeratis beadboard (paintable)
PRODUCT IS APPROVED FOR USE ON CEILINGS ONLY, AND MUST BE PAINTED.

3. Procedure Review - None

4. Schedule Special Hearings- None

5. Other/Correspondence-None

III. ADJOURNMENT

MOTION TO ADJOURN OFFERED BY MR. STEEN AND SECONDED BY MS. MALLETTE.

MEETING ADJOURNED AT 8:13 PM.