



Historic Preservation Commission Regular Meeting, December 9 , 2025, 7:00PM

This regular meeting of the Historic Preservation Commission will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. Instructions on how to access the meeting via Zoom are listed below:

Public Access to Application Files

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/historic-preservation-commission>.

Alternate Access to Application Files

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Citizen Board Administrator, Heather Kepler at 732-988-5200 ext. # 270 or HKepler@neptunetownship.org. If you would like to view the files in person, you may schedule an appointment with the Citizen Board Administrator. If you wish a particular file to be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

If you have any questions concerning any of the above, you may contact the Citizen Board Administrator, Heather Kepler at 732-988-5200 ext. 270 or HKepler@neptunetownship.org

CALL TO ORDER

OPEN PUBLIC MEETING STATEMENT

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 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. Patrick J. McNamara, 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 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. We ask for the cooperation of the public in limiting any unnecessary noise by muting your microphone before and after the public participation portion of the meeting."

ROLL CALL

Shaffer, Jenny	_____	Henderson, Linda	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	Esposito, Kristen	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Gordon- Julien, Jane (Alt 1)	_____	Richard	_____
				Schlossbach (Alt 2)	_____

ALSO PRESENT – Patrick J. McNamara, Esq.

FLAG SALUTE

OLD BUSINESS

NEW BUSINESS -

1. Application #HPC – 120 Franklin Ave. – Block 276, Lot 3.01 – Warren

Applicant is proposing to construct and in ground plunge pool, remove an existing free-standing shed, install slate pool patio, install pool equipment, install new zoning compliant retaining wall & install new landscaping elements as indicated.

Motion to
made by:

_____	_____	Motion second by: _____	_____
Shaffer, Jenny	Henderson, Linda	Rudell, Jeffrey	_____
Moyer, Scott	Esposito, Kristen	Heinlein, Lucinda	_____
Osepchuk, Deborah	Gordon- Julien, Jane (Alt 1)	Richard Schlossbach (Alt 2)	_____

2. Application #HPC - 124 Abbott Avenue. – Block 240 , Lot 2 – Tampellini

Applicant is proposing to demolish portions of single family structure to help facilitate architectural additions.

Motion to
made by:

_____	_____	Motion second by: _____	_____
Shaffer, Jenny	Henderson, Linda	Rudell, Jeffrey	_____
Moyer, Scott	Esposito, Kristen	Heinlein, Lucinda	_____
Osepchuk, Deborah	Gordon- Julien, Jane (Alt 1)	Richard Schlossbach (Alt 2)	_____

3. Application #HPC - Ocean Ave & Embury Ave – Block 101 , Lot 5 – OG Camp Meeting Assoc.

Applicant is proposing to renovate existing life guard office & beach office as well as the bathrooms. Bathrooms will be updated as well as new siding installed to create a single structure. New windows install and doors to be made from flood resistant material.

Motion to
made by:

_____	_____	Motion second by: _____	_____
Shaffer, Jenny	Henderson, Linda	Rudell, Jeffrey	_____
Moyer, Scott	Esposito, Kristen	Heinlein, Lucinda	_____
Osepchuk, Deborah	Gordon- Julien, Jane (Alt 1)	Richard Schlossbach (Alt 2)	_____

PUBLIC COMMENT -

DISCUSSION ITEMS –

ADJOURNMENT -

Motion to
made by:

_____	_____	Motion second by: _____	_____
Shaffer, Jenny	Henderson, Linda	Rudell, Jeffrey	_____
Moyer, Scott	Esposito, Kristen	Heinlein, Lucinda	_____
Osepchuk, Deborah	Gordon- Julien, Jane (Alt 1)	Richard Schlossbach (Alt 2)	_____

Next regular meeting is scheduled for Tuesday, January 13, 2026 (re-organization meeting)