



Historic Preservation Commission
Regular Meeting, August 12, 2025, Via ZOOM @
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 Zoom Meeting

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

Public Participation in Zoom Meeting

You will be able to participate when the Commission Chairperson opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals for you to ask questions and/or cross examine these witnesses and make statements. The Commission Chairperson will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Citizen Board Administrator Heather Kepler at HKepler@neptunetownship.org prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Citizen Board Administrator, Heather Kepler at HKepler@neptunetownship.org of the meeting so they may be marked into evidence. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

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

Topic: 2025.8.12 HPC Meeting

Time: Aug 12, 2025 07:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/86417626971?pwd=lbAyPwJZTqgbBjlrynaag9xzoiE5L2.1>

Meeting ID: 864 1762 6971

Passcode: 401174

Find your local number: <https://us02web.zoom.us/u/kpdDDTbX7>

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 –

Introducing new material Acre produced by Modern-Mill for discussion and review.

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

NEW BUSINESS

1. Application #HPD 2025 – 002 – 50 Clark Ave. – Block 266, Lot 7 – Egner – Jeff Beekman

Applicant is proposing partial demolition to the existing single family dwelling originally built in 1899.

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

2. **Application #HPD 2025 – 001 – 124 Abbott Ave. – Block 240 Lot 2 – Tampellini – Carolyn Young**
Applicant is proposing partial demolition to the existing single family dwelling originally built in 1934.

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

3. **Application #HPC 2025 – 072 – 127 Abbott Ave. – Block 220 Lot 10 – Grevenitz – Carolyn Young**
Applicant is proposing addition, exterior alterations, windows to the existing single family dwelling originally built in 1910.

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

Next regular meeting is scheduled for Tuesday, September 9, 2025