



**Historic Preservation Commission
Regular Meeting, September 9, 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: HPC Monthly Meeting 2025.9.9

Time: Sep 9, 2025 07:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/87807528542?pwd=YY3sBWAcFWkCfvWYn8gc4QvQANul5o.1>

Meeting ID: 878 0752 8542

Passcode: 057564

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

ALSO PRESENT – Steve Tombalakian Esq.

FLAG SALUTE

NEW BUSINESS –

HPC2025-130	08/26/2025	57 BROADWAY	245	18	AC UNIT	09/02/2025
HPC2025-128	08/26/2025	125 HECK AVE	204	8	PAINT	
HPC2025-119	08/11/2025	71-73 WEBB AVE	226	17	CHIMNEY	08/12/2025
HPC2025-118	08/08/2025	24 HECK AVE 1/2	213	9	AC UNIT	08/08/2025
HPC2025-115	08/05/2025	122 HECK AVE	219	3	DOOR(S),WINDOWS	08/12/2025
HPC2025-114	08/04/2025	59 BROADWAY	245	19	DECK,RAILINGS	08/25/2025
HPC2025-113	08/04/2025	76 FRANKLIN AVE	280	2	WALKWAY	08/12/2025
HPC2025-112	08/04/2025	12 OCEAN PATHWAY	128	5	COLUMNS,RAILINGS	08/12/2025
HPC2025-111	08/01/2025	108 WEBB AVE	236	4	PAINT	08/05/2025
HPC2025-	07/31/2025	67 FRANKLIN	267	14	WALKWAY	08/12/2025

<u>110</u>		<u>AVE</u>				
<u>HPC2025-109</u>	07/31/2025	<u>129 PENNSYLVANIA AVE</u>	296	11	AWNING	08/12/2025
<u>HPC2025-108</u>	07/29/2025	<u>122 BROADWAY</u>	253	3	AC UNIT	07/29/2025
<u>HPC2025-107</u>	07/29/2025	<u>14 SPRAY AVE</u>	102	3	AC UNIT	07/29/2025
<u>HPC2025-105</u>	07/29/2025	<u>90 MT CARMEL WAY</u>	141	1	PAINT	07/29/2025
<u>HPC2025-104</u>	07/23/2025	<u>121 PILGRIM PATHWAY</u>	280	12	PORCH	
<u>HPC2025-103</u>	07/22/2025	<u>8 ATLANTIC AVE</u>	107	7	AC UNIT	07/22/2025
<u>HPC2025-102</u>	07/22/2025	<u>122 HECK AVE</u>	219	3	AC UNIT	07/22/2025
<u>HPC2025-097</u>	07/14/2025	<u>47 WEBB AVE</u>	227	12	AC UNIT	07/14/2025
<u>HPC2025-094</u>	07/07/2025	<u>1 OCEAN PATHWAY 1/2 UNIT5 (Q: C005)</u>	115	9	AWNING	07/14/2025
<u>HPC2025-093</u>	07/07/2025	<u>1 OCEAN PATHWAY 1/2 UNIT2 (Q: C002)</u>	115	9	OTHER	07/14/2025

Motion to
made by:

Shaffer, Jenny
Moyer, Scott
Osepchuk, Deborah

Motion second by: _____

Henderson, Linda
Esposito, Kristen
Gordon- Julien, Jane (Alt 1)

Rudell, Jeffrey
Heinlein, Lucinda
Richard Schlossbach (Alt 2)

NEW BUSINESS

1. Application #HPC 2025 – 089 – 60 Asbury Ave. – Block 111, Lot 2 – Ambrosio – Solar Mite

Applicant is proposing Solar panels on rear of single family dwelling.

Motion to
made by:

Shaffer, Jenny
Moyer, Scott
Osepchuk, Deborah

Motion second by: _____

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

- 4. Application #HPC 2025 – 129 – 118 Main Ave. – Block 204, Lot 5 – Wilcox**
Applicant is proposing a ac unit, balcony, columns, exterior alterations, lattice, light fixture, ornamentation, paint, porch, railings, roof, siding, stairs, windows to the existing single family dwelling.

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 -

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, October 7, 2025