



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, November 12, 2019 7:00 PM**

**Municipal Complex - 25 Neptune Boulevard - Neptune NJ 07753 - Township Committee Room (Second Floor)**

The meeting is called to order by HPC Chairperson Deborah Osepchuk, who states, "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. John Miller, 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. 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. MEETING CALLED TO ORDER, ROLL CALL, AND FLAG SALUTE**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**ALSO PRESENT:** John P. Miller / Ronald D. Cucchiaro (Attorneys), Torro Reporting, LLC, and Pamela Valentine, Commission Secretary

**II. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION**

**III. SWEARING IN OF MEMBERS:**

- 1. James McNamara - Class B member for an unexpired four year term**
- 2. Doug MacMorris - Class C member for an unexpired four year term**
- 3. Jeffery Rudell – Alternate #1 member for an unexpired one year term**



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IV. APPLICATIONS FOR REVIEW:

1. Application HPC2019-192 — 116 STOCKTON AVENUE — Block 287 Lot 3

Sid Woolley, Applicant; Susan Bishop, Owner

Description of work: Windows

(Carried from 10/08/19 meeting so that applicant could present additional samples.)

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

2. Application HPC2019-189 — 57 PILGRIM PATHWAY — Block 208 Lot 9

Charles & Nancy Stuis, Owners / Applicants

Description of work: Fence

(Carried from 10/08/19 meeting so that applicant could present additional document.)

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

3. Application HPC2019-195 — 111 MT HERMON WAY — Block 152 Lot 10

Matthew McGovern, Owner / Applicant

Description of work: Rinse Station

(Deferred from 10/08/19 meeting at Applicant's request.)

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

4. Application HPC2019-177 — 49 CLARK AVENUE — Block 265 Lot 13

Paul Domenic, Applicant; Ingrid Orav, Owner

Description of work: Railings

(Carried – Applicant failed to appear at 10/08/19 meeting.)

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Joseph Wierzbinsky
Deborah Osepchuk

- 5. Application HPC2019-191 — 95 STOCKTON AVENUE — Block 278 Lot 8
Jacqueline Massa, Owner / Applicant
Description of work: Columns, Lattice, Railings, Stairs
(Carried from 10/08/19 meeting so that applicant could present additional documentation.)

Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

- 6. Application HPC2019-160 — 1 SURF AVENUE — Block 107 Lot 13
Bradley Carney & Richard Erani, Owners / Applicants
Description of work: Balcony (revision to plans)
(Deferred from 10/08/19 meeting at Applicant's request.)

Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

- 7. Application HPC2019-181 — 104 STOCKTON AVENUE — Block 286 Lot 3
Richard Stone, Esq. (Trinity Solar), Applicant; Robert & Sherri Witt, Owners
Description of work: Solar Panels

Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

- 8. Application HPC2019-006 — 97 ASBURY AVENUE — Block 121 Lot 10
Frank Conte (Villa Sheridan, LLC), Owner / Applicant
Description of work: Windows

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9. Application HPC2019-210 — 104 FRANKLIN AVENUE — Block 277 Lot 5
Philip & Bonnie Nork, Owners / Applicants
Description of work: Patios, Stairs, Walkway

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

10. Application HPC2019-203 — 53 WEBB AVENUE — Block 227 Lot 15
Mark Fitzsimmons, Architect, Applicant; Santiago (Jim) Fernandez, Owner
Description of work: AC, Porch, Porch Fan, Roof

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

11. Application HPC2019-214 — 113 STOCKTON AVENUE — Block 277 Lot 11
Bruce Shore (Scarpino Construction), Applicant; Francis Enderlin & Scott Moyer, Owners
Description of work: AC, Paint, Porch, Porch Fan, Siding

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

12. Application HPC2019-215 — 30 PITMAN AVENUE — Block 147 Lot 7
Andrea Fitzpatrick, AIA (Shore Point Architects), Applicant; Bruce Magaw & Anne Mohan, Owners
Description of work: AC, Addition, Deck, Fence, Walkway, Windows

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James McNamara



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13. Application HPC2019-219 — 101 WEBB AVENUE — Block 224 Lot 12
Linda Barbur Henderson, Owner / Applicant
Description of work: Windows, Stairs, Porch, Lattice, Gutters, Stones, Fence, Shower Enclosure

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

14. Application HPC2019-220 — 133 ABBOTT AVENUE — Block 220 Lot 13
Bruce Kraszewski, Owner / Applicant
Description of work: Windows

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

V. RESOLUTIONS TO BE MEMORIALIZED:

1. 2019-061 – 90 CLARK AVENUE

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

2. 2019-068 – 64 ASBURY AVENUE

- Lucinda Heinlein
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**3. 2019-069 – 63 ASBURY AVENUE**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris                    \_NV\_ Absent from initial hearing – ineligible to vote
- James McNamara                    \_\_\_\_\_
- Jenny Shaffer                        \_\_\_\_\_
- Lenny Steen                         \_\_\_\_\_
- Joseph Wierzbinsky                \_\_\_\_\_
- Deborah Osepchuk                 \_\_\_\_\_

**4. 2019-070 – 133 ABBOTT AVENUE**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris                    \_NV\_ Absent from initial hearing – ineligible to vote
- James McNamara                    \_\_\_\_\_
- Jenny Shaffer                        \_\_\_\_\_
- Lenny Steen                         \_\_\_\_\_
- Joseph Wierzbinsky                \_\_\_\_\_
- Deborah Osepchuk                 \_\_\_\_\_

**VI. ADMINISTRATIVE APPROVALS: None**

**VII. DISCUSSION ITEMS**

**Review of Planning Board Related Aspects of the Ocean Grove North End Development (OGNED) Architecture and Landscape Plans:** Report to be presented to Neptune Township Planning Board November 13, 2019

**VIII. ADJOURNMENT**

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

TIME: \_\_\_\_\_