



Where Community, Business & Tourism Prosper

**Historic Preservation Commission
Regular Meeting
Tuesday, May 12, 2026 7:00 PM**

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

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. 10:4-8, the "Open Public Meetings Act," have been satisfied by the publication of the required notice in the *Asbury Park Press*, the filing of a copy with the Municipal Clerk, and the posting of said notice on the bulletin board at the Municipal Complex and on the Township website at www.neptunetownship.org.

Fire exits are clearly marked at the side and rear of this room. In the event of an emergency or fire alarm, please move calmly and orderly to the nearest smoke-free exit.

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

Each applicant will be sworn in and asked to describe their proposal. Commissioners will then have the opportunity to ask questions and offer comments or suggestions. At the direction of the Chair, the public portion will be opened for questions or comments related to the application before the Commission. Members of the public wishing to speak should come forward, state their name and address for the record, and be sworn in. The Chair reserves the right to limit public comment to one five-minute session per application.

At the conclusion of the public portion, Ms. Marguerite Schaffer, Attorney for the Commission, will summarize the conditions, suggestions, and/or approvals prior to the Commission's vote on the application.

The Historic Preservation Commission will conclude all business no later than 10:30 PM. No new testimony or applications will begin after 10:00 PM. The minutes of these proceedings are electronically recorded, and a copy of the recording will be available for review at the HPC Office.

At this time, we ask that all cell phones be turned off or set to vibrate. The Commission appreciates the cooperation of all attendees in limiting unnecessary noise during the meeting.

The next regular meeting will be held Tuesday, June 9, 2026

I. ROLL CALL / FLAG SALUTE / MEETING CALLED TO ORDER

Osepchuk, Deborah	_____
Lucinda Heinlein	_____
Rudell, Jeffery	_____
Shaffer, Jenny	_____
Linda B. Henderson	_____
Gordon-Julien, Jane Alt1	_____

ALSO PRESENT: Sarah E. Fitzpatrick

II. RESOLUTIONS FOR MEMORILIZATION

1. 120 Franklin Ave.

III. APPLICATIONS FOR REVIEW:

1. **Application #HPD 2025 – 001 – 124 Abbott Ave. – Block 240 Lot 2**
Jeffery Beekman Esq. (Attorney) Carolyn Young (Architect) Tampellini (Owner)

Description of Work: Applicant is proposing partial demolition to the existing single family dwelling originally built in 1934.

Osepchuk, Deborah	_____
Lucinda Heinlein	_____
Rudell, Jeffery	_____
Shaffer, Jenny	_____
Linda B. Henderson	_____
Gordon-Julien, Jane Alt1	_____

2. **Application HPD2025-003 – 7 Olin St. – Block 146 Lot 12**
John Lombardi, AIA (Architect); Gerry Corkery (EXCELSIOR BY THE SEA, LLC) (Owner) Jeffery Beekman Esq. (Attorney)

Description of Work: The property consists of a 2-story historic home, 1 story cottage and 2 rear additions (outdoor shower and bathroom structure). Demolition of outdoor shower and outdoor bathroom additions are proposed in order to facilitate a new rear addition. Further, demolition of the existing cottage is proposed due to found unsafe conditions. Pending approval of demolition, Owner is seeking to build a new historically appropriate addition in it's location. the existing main historical house (built 1873) will remain intact - no demolition of this structure is proposed. It appears an addition was previously built off the rear of the main historical home. The owner is seeking to extend this addition further to rear which will require the demolition of it's shed roof structure for new roof.

Osepchuk, Deborah	_____
Lucinda Heinlein	_____
Rudell, Jeffery	_____
Shaffer, Jenny	_____
Linda B. Henderson	_____
Gordon-Julien, Jane Alt1	_____

3. Application #HPC 2026 – 062 – 11 Pilgrim Pathway – Block 111 Lot 7
Mark Pavliv (Architect) Duggan (Owner)

Description of Work: Applicant is proposing 2 story rear addition and other various renovations an existing single family dwelling originally built in 1904.

Osepchuk, Deborah	_____
Lucinda Heinlein	_____
Rudell, Jeffery	_____
Shaffer, Jenny	_____
Linda B. Henderson	_____
Gordon-Julien, Jane Alt1	_____

IV. DISCUSSION ITEMS: None

V. ADJOURNMENT