



**Historic Preservation Commission
Regular Meeting
Tuesday, July 14, 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, Sarah E. Fitzpatrick, Esq., 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, August 11, 2026

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

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

ALSO PRESENT: Sarah E. Fitzpatrick, Esq.

II. RESOLUTIONS FOR MEMORILIZATION- NONE

III. APPLICATIONS FOR REVIEW:

1. Application #HPC 2026-068 - 85 Embury Ave. – Block 216 Lot 9 – Flood

Description of Work: The existing rear west side enclosed porch structures will be removed along with the exterior wood steps. This one story structure will be replaced with a new one story addition and covered side porch. The existing structure is non-compliant to the rear setback. The new structure will be constructed to be compliant. The addition will be wood framed with an asphalt shingle pitched roof. The siding will be Hardy Plank or Azek Board. Windows and doors will be wood and doors will be solid with 3 window lights (same design as current door). Windows will be double-hung with two lights exterior color will be a match to existing exterior color.

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

2. Application #HPC 2026-070 – 134 Cookman Ave. – Block 259 Lot 3 – Mancini

Description of Work: All colors and materials are identified on supplementary sheets provided in conjunction with this application. 3.5' x 18.4' addition to west side of existing single-story portion of existing wood-framed structure. New 2nd floor above existing single-story structure and ground-floor addition. Existing and proposed structure to comply with all setbacks. Remove concrete and wood patio in rear and side yards and provide new bluestone patio. Construct new wood-framed stair and entry platform in the side yard. Install (2) new exterior condensing units. New exterior shower with wood-framed enclosure and roof in side yard, attached to primary structure. Replace existing front door with new. Paint entire home, existing structure, renovated structure, and addition. New exterior lights, (1) at each door, and an exterior fan at the ceiling of the front porch.

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

3. Application #HPC 2026-045 – 119 Inskip Ave. – Block 287 Lot 5 – Niedenstein

Description of Work: Install shed to rear of the home and proposing to cover from street view with fence and shrubbery.

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

IV. DISCUSSION ITEMS: None

V. ADJOURNMENT: The next scheduled meeting will be our **Regular Meeting** on **WEDNESDAY, August 11, 2026** at **7:00 PM** which will take place at the Municipal Complex, 2nd floor meeting room.

- a. With no further business before the Board, a motion to adjourn is offered by _____ moved and seconded by _____, meeting closes at _____ PM.