



**Historic Preservation Commission
Regular Meeting
Tuesday, August 11, 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, September 8, 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. REPORTS FOR MEMORIALIZATION:

1. 119 Inskip Ave.
2. 134 Cookman Ave.
3. 85 Embury Ave.

III. APPLICATIONS FOR REVIEW:

1. Application #HPC 2026-014 – 146 Lawrence Ave. – Block 257 Lot 7.04 – Araman

Description of Work: 2.5 STORY NEW BUILD WITH 4 BEDROOMS AND 3 FULL BATHROOMS. HOUSE WILL HAVE A FRONT COVERED PORCH ON EACH FLOOR AND A REAR COVERED PORCH ON THE FIRST FLOOR.

EXTERIOR FINISHES: SIDING TO BE CERAINTeed CEDAR IMPRESSIONS SAWMILL 5" CEDAR DARK BLEND ALL TRIM, COLUMNS AND LOWER RAILINGS TO BE PAINTED IN BENJAMIN MOORE HC-27 MONTEREY WHITE WINDOWS TO BE WHITE ANDERSON DOUBLE-HUNG DOORS TO BE MAHOGANY FINISH THERMATRU FIBERGLASS DOORS RAILINGS TO HAVE SQUARE POSTS AND BALUSTERS WITH DARK WOOD STAINED TOP RAILS, REMAINDER OF WOOD RAILING TO BE PAINTED COLUMNS TO BE 8" SQUARE CRAFTSMAN STYLE, PAINTED ROOF TO BE GAF TIMBERLINE HD2 SHINGLES IN CHARCOAL

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

2. Application #HPC 2026-013 – 144 Lawrence Ave. – Block 257 Lot 7.03 – Araman

Description of Work: 2.5 STORY NEW BUILD WITH 4 BEDROOMS AND 3 FULL BATHROOMS. HOUSE WILL HAVE A FRONT COVERED PORCH ON THE 1ST AND 2ND FLOOR, WITH AN OPEN BALCONY ON THE TOP FLOOR AND A COVERED REAR PORCH.

EXTERIOR FINISHES: SIDING TO BE HORIZONTAL VINYL SIDING ON 1ST AND 2ND FLOOR AND VINYL CEDAR SHAKE STYLE SIDING ON THE 3RD FLOOR, PAINTED IN BENJAMIN MOORE HC-122 GREAT BARNINGTON GREEN ALL TRIM, COLUMNS, RAILINGS AND EXTERIOR DOORS PAINTED IN SHERWIN WILLIAMS SW 7005 PURE WHITE WINDOWS TO BE WHITE ANDERSON DOUBLE-HUNG, DOORS TO BE THERMATRU FIBERGLASS RAILINGS TO BE PAINTED WOOD WITH TURNED BALUSTERS AND ROUND POSTS COLUMNS TO BE TURNED WOOD 6x6 POSTS PAINTED PURE WHITE ROOF TO BE GAF TIMBERLINE HDZ SHINGLES IN BARKWOOD

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

3. Application #HPC 2026-012 – 142 Lawrence Ave. – Block 257 Lot 7.02 – Araman

Description of Work: 2.5 STORY NEW BUILD WITH 4 BEDROOMS AND 3 FULL BATHROOMS. HOUSE WILL HAVE A FRONT COVERED PORCH ON EACH FLOOR AND A REAR COVERED PROCH ON THE 1ST FLOOR. EXTERIOR FINISHES: ROOF TO BE GAF TIMBELINE HDZ SHINGLES IN WEATHERED WOOD SIDING TO BE HORIZONTAL VINYL SIDING WITH BOARD AND BATTEN ON TOP FLOOR ALL SIDING PAINTED IN BENJAMIN MOORE HC-145 VAN COURTLAND BLUE MAIN WINDOW, DOOR AND ACCENT TRIM, COLUMNS AND LOWER RAILINGS TO BE PAINTED IN BENAMIN MOORE HC-27 MONTEREY WHITE ACCENT TRIM ON DOORS AND WINDOWS, RAILING TOP RAIL AND DOORS TO BE PAINTED IN BENJAMIN MOORE HC-155 NEWBURYPORT BLUE WINDOWS TO BE WHITE ANDERSON DOUBL-HUNG, DOORS TO BE THERMATRU FIBERGLASS RAILINS TO BE PAINTED WOOD WITH SQUARE BALUSTERS AND POLST COLUMNS TO BE 8" SQUARE CRAFTSMAN STYLE PAINTED MONTEREY WHITE

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

4. Application #HPC 2026-094 – 60 Heck Ave. – Block 214 Lot 2 – Dilakian

Description of Work: THE CONTRACTOR WILL FABRICATE AND INSTALL ONE HEAVY DUTY ALUMINUM "L" SHAPED RAILING ON BACK DECK BY SLIDING DOOR. RAILING STYLE WILL BE A STANDARD 1-1/4" POST, 5/8 BALUSTER AND MOLDEN HANDRAIL WITH LAMBS TONGUES. FINISH WILL BE WHITE.

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, September 8, 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.

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