



**Historic Preservation Commission
Regular Meeting
Tuesday, September 8, 2026 7:00
PM**

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

Access to Application Files

Application files are available upon request. To request copies of application materials via email, please contact the Citizen Board Administrator, Heather Kepler, at HKepler@neptunetownship.org.

If you would like to review application files in person, please contact the Citizen Board Administrator at 732-988-5200 ext. 270 to schedule an appointment.

Please note: Requests for specific application files to be provided via email must be submitted at least 72 hours in advance.

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, Raymond Stine, 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, October 13, 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: Raymond Stine, Esq.

II. REPORTS FOR MEMORIALIZATION:

1. **146 Lawrence Ave.**
2. **144 Lawrence Ave.**
3. **142 Lawrence Ave.**

III. APPLICATIONS FOR REVIEW:

1. **Application #HPD 2026-001 – 69 Benson Ave. – Block 220 Lot 20 – Leytes, Aleks & Torezan, Jennifer**

Description of Work: Applicant is seeking approval for a Demolition of portions of the existing dwelling walls and roof as set forth in the plans provided the Historic Preservation Commission, consisting of less than 50% in total surface area – initial hearing.

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

2. **Application #HPC 2026-109 – 104 Clark Ave. – Block 270 Lot 8 – Feinberg, Erin**

Description of Work: New Construction proposing a 2 1/2 story single family home with front porch. The proposed was conceived from an American Four Square home, drawing from early twentieth-century Craftsman precedents. The design emphasizes the disciplined proportions and balanced symmetry traditionally associated with the Four Square typology, expressed through a strong cubic massing composition, broad hipped roof form, and centered dormer elements that together establish a timeless and recognizable architectural presence.

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

**3. Application #HPC 2026-115 – 7 Olin Ave. – Block 146 Lot 12 – Excelsior by the Sea, LLC
C/O G. Cork**

Description of Work: Applicant is proposing a 2-story 388 sf addition. The addition is located along the east of the existing residence (6.7'x23') and north of the existing residence (2.37'x17.35'). The addition will include a 1-story covered porch. Also proposed are (2) new a/c units.

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 13, October 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.