



**Historic Preservation Commission
Regular Meeting
Tuesday, October 13, 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, Nick Coughlin, 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, November 10, 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: Nick Coughlin, Esq.

II. REPORTS FOR MEMORIALIZATION:

1. Application #HPC 2026-115 – 7 Olin Ave.

III. APPLICATIONS FOR REVIEW:

1. 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	_____

2. Application #HPD 2026-002 – 46 Benson Ave. – Block 157 Lot 5 – 46 Benson Ave LLC

Description of Work: Applicant seeks approval from the HPC for a Demolition Permit to permit the total demolition (100%) of the existing, 252 square-foot, one-story cottage structure with covered porch.

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

3. Application #HPC 2026-125 – 126 Stockton Ave. – Block 287 Lot 1 – John And Christa Hill

Description of Work: New front covered porch, siding, window replacement, roof repairs and alterations, new ac, replace broken driveway with brick, rear ada accessibility provisions.

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

4. Application #HPC 2026-132 – 78 Main Ave. – Block 208 Lot 1 – 56GM LLC

Description of Work: Front porch columns & railings to be completed as previously approved by hpc; aeratis porch decking and treads to be installed. Remove rear 2 1/2 story enclosed porch infringement; no additions proposed. Replace existing windows with andersen 400-series solid core wood 1 over 1 double-hung and reset first floor window muntins with existing wood inserts. reconstitute the obscured rear windows as per the original and remove all plywood covered window opening to facilitate replacements to fit within existing openings. Rear original wood front door at porch. lower sill st east alley door opening so a to eliminate side steps. provide new side alley and mercantile entry wood doors, as specified, probes indicate a variety of conditions but generally indicate wood board sheathing. New siding to be fiber cement 4" clap board at 1st and 2nd floors with individual shingle siding at 3rd level. 3 new ac condensers at rear screened with painted 3-d lattice, new brick east alley way and rear yard patio, as per site plan. new asphalt shingle roof. install new brick pier enclosures at porch w/painted 3-d azek lattice panels.

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

5. Application #HPC 2026-135– 101 Webb Ave. – Block 224 Lot 12 – Linda Henderson

Description of Work: proposed 472 sf rear addition proposed new brick paver patio proposed rear entry porch the rear addition will be setback from the historic structure on the east side by 2.2 ft. the west side face of the addition on the second level to extend off a previous addition. Proposed relocation of a/c units by 2 ft to accommodate new structure.

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

IV. ADJOURNMENT: The next scheduled meeting will be our **Regular Meeting** on **Tuesday November 10, 2026** at **7:00 PM** which will take place at the Municipal Complex, 2nd floor meeting room.

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