Historic Preservation Commission
Regular Meeting
Tuesday, November 10, 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.

Neptune Township - NJ
Where Community, Business & Tourism Prosper

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 Fitzpatrick, Esq.

II. REPORTS FOR MEMORIALIZATION:

1. **Application #HPC 2026-109 – 104 Clark Ave**
2. **Application #HPC 2026-125 – 126 Stockton Ave.**
3. **Application #HPC 2026-132 – 78 Main Ave.**

III. APPLICATIONS FOR REVIEW:

1. **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	____

2. **Application #HPC 2026-131 – 111 Clark Ave. – Block 261 Lot 12 – Corrie Dangler**

Description of Work: Applicant seeks approval from the HPC for upper/siding/lower back sides: smooth fiber cement lap siding, sherwin williams downing slate lower siding front: smooth fiber cement board and batter: white trim: pvc or wood white windows: alum. andersen 4 over 4 grids w/black exterior/white vinyl gutters: aluminum black 1/2 round

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

3. **Application #HPC 2026-157 – 130 Clark Ave. – Block 272 Lot 5 –Jennifer Zink & Ryan Bradley**

Description of Work: exterior glass door replacement: owner is seeking to replace the exterior glass door of the property. the existing door was recently damaged due to wind which caused the glass pane to fall out and the hinges to bend. looking to replace with a more modern fully glass door with white metal trim (see attached

reference photo). exterior door & shutter paint color: owner is seeking approval to paint the exterior door (currently white) and shutters (currently a faded dark blue/black) one of the following colors. note: seeking approval on both colors as we want to test and make a final decision based on which we ultimately like better:
1.) benjamin moore - buxton blue
2.) sherwin williams - dutch tile blue

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

4. Application #HPC 2026-140 – 96 Lake Ave. – Block 121 Lot 4 – Linda Ramirez

Description of Work: current front stairs are not code compliant and need to get full restoration condition, the existing stairs are cinder block/poured concrete stairs. at some point brick treads were installed on top of the existing stairs. the brick has started to break apart and the risers vary from 7"-9".
we propose to remove brick down to original stairs and rebuild using bluestone treads with stucco finish risers.

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 December 8, 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.