



**Historic Preservation Commission
REGULAR MEETING**

Tuesday, June 09, 2020

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd Fl), Neptune NJ 07753

This regular meeting of the Historic Preservation Commission will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

Public Access to Zoom Meeting

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

Zoom Meeting Information

Topic: Historic Preservation Commission Regular Meeting
Time: Jun 9, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0eElJyZz09>

Meeting ID: 839 7644 4365

Password: 951530

One tap mobile

+16465588656,,83976444365#,,1#,951530# US (New York)
+13126266799,,83976444365#,,1#,951530# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)
+1 312 626 6799 US (Chicago)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 839 7644 4365

Password: 951530

Find your local number: <https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0eElJyZz09>

Public Participation in Zoom Meeting

You will be able to participate when the Commission Chairperson opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses and make statements. The Commission Chairperson will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Commission Secretary at kdickert@neptunetownship.org prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Commission Secretary kdickert@neptunetownship.org in advance of the meeting so they may be marked into evidence. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

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> or use the links below each application labeled "To View Application Click Here."



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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 Commission Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or kdickert@neptunetownship.org. If you would like to view the files in person, you may schedule an appointment with the Commission Secretary. If you wish a particular file 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 Commission Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or kdickert@neptunetownship.org.

Notice requirements of R.S.10-14-8, "Open Meetings Act" has been satisfied by the publication of the required advertisement in the Asbury Park Press, filing a copy of the notice with the Municipal Clerk, and posting a copy of the notice on the board in the Municipal Complex, and on the Township website www.neptunetownship.org.

The procedure for the conduct of the meeting is as follows:

Each applicant will be sworn in and give a description of their proposal. Commissioners will then question the applicant and make suggestions and/or comments regarding the proposal. At the direction of the Chair, the public portion will open for questions regarding the proposal or project before the Commission. At that point, we ask that the public come forward, give their name and address and be sworn in. The Chair has the right to limit the public to one five minute session per application. At the completion of the public portion, Mr. Steve Tombalakian, Attorney for the Commission will review the conditions, suggestions and/or approvals prior to the acceptance or denial of the proposal.

The membership of the Historic Preservation Commission will end all matters no later than 10:30 PM, with no new testimony or new applications beginning after 10:00 PM. The minutes of these proceedings are being electronically recorded and the compact disc will be on file at the HPC Office for review. We ask for the cooperation of the public in limiting any unnecessary noise by muting your microphone before and after the public participation portion of the meeting."

FLAG SALUTE AND MEETING CALLED TO ORDER & ROLL CALL

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

ALSO PRESENT: Steve Tombalakian, ESQ

PRIVILEGE OF THE FLOOR/OPEN PUBLIC DISCUSSION

APPLICATIONS FOR REVIEW

1. Application HPC2020-055 for 112 Embury Avenue also known as Block 223 Lot 2

Applicant: James Sweeney, Property Owner

Description of Work: Storage Shed

[To View Application Click Here: Application No. 01](#)

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

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2. Application HPC2020-060 for 92 EMBURY AVENUE also known as Block 244 Lot 6

Applicant/Owner: Bahija Cleary

Description of Work: Window Replacement

[To View Application Click Here: Application No. 02](#)

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

3. Application HPC2020-096 for 15 NEW YORK AVE also known as Block 123 Lot 4

Applicant/Owner: Douglas J. MacMorris

Description of Work: Paint

[To View Application Click Here: Application No. 03](#)

[Photo of House and Paint Sample](#)

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

4. Application HPC2020-053 for 63 COOKMAN AVENUE also known as Block 249 Lot 8

Applicant: Joseph & Michael Colello, Property Owners

Description of Work: Columns

[To View Application Click Here: Application No. 04](#)

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

5. Application HPC2020-053 for 32 WEBB AVENUE also known as Block 231 Lot 5

Applicant: Thomas F. Lavin – Owners: Vincent Ingato & Lisa Pappa

Description of Work: New Rear Porch

[To View Application Click Here: Application No. 05](#)

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

ADMINISTRATIVE APPROVALS (April 27, 2020 – May 28, 2020)

<u>Cert. of Approp.</u>	<u>Parcel Data</u>	<u>Block</u>	<u>Lot</u>	<u>Type of Work II</u>
HPC2020-113	84 ABBOTT AVE	243	4	AC UNIT
HPC2020-112	129 MT TABOR WAY	136	5	PAINT
HPC2020-111	17 SEA VIEW AVE UNIT 8	103	7	AC UNIT
HPC2020-108	57 MAIN AVE (Q: C10)	164	2	WINDOW REPLACEMENT
HPC2020-105	73 MT HERMON WAY	149	16	PORCH REPAIRS
HPC2020-101	126 S MAIN ST	257	13	WINDOW REPLACEMENT
HPC2020-100	127 WHITEFIELD AVE	260	13	PAINT
HPC2020-099	19 ATLANTIC AVE	105	13	STEPS
HPC2020-097	21-23 PILGRIM PATHWAY	118	4	ROOF AND SIDING REPLACEMENT
HPC2020-095	19 SEA VIEW AVE	103	8	FOUNDATION REPAIR
HPC2020-094	22 HECK AVE	213	11	PORCH REPAIRS
HPC2020-093	19 ATLANTIC AVE	105	13	AC UNIT
HPC2020-090	48 PITMAN AVE	148	3	ROOF REPAIR
HPC2020-089	43 BROADWAY	245	12	SIDING REPAIR
HPC2020-088	102 FRANKLIN AVE	278	1	LIGHT FIXTURE

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HPC2020-087	44 HECK AVE	214	9	ROOF REPAIR
HPC2020-084	94 MAIN AVE	206	4	PORCH REPAIRS
HPC2020-066	11 HECK AVE	211	11	RAILINGS

RESOLUTIONS TO BE MEMORIALIZED:

- Resolution 2020-022 for **28 Sea View Avenue** also known as Bock 105 Lot 7 (Approved)

Heinlein	_____	Rudell	_____
MacMorris	_____	Steen	_____
Osepchuk	_____	Wierzbinsky	_____

- Resolution 2020-024 for **139 Cookman Avenue** also known as Block 255 Lot 6 (Approved)

Heinlein	_____	Rudell	_____	Wierzbinsky	_____
MacMorris	_____	Shaffer	_____		
Osepchuk	_____	Steen	_____		

- Resolution 2020-025 for **140 Abbott Avenue** also known as Block 238 Lot 5 (Approved)

Heinlein	_____	Rudell	_____
MacMorris	_____	Steen	_____
Osepchuk	_____	Wierzbinsky	_____

- Resolution 2020-026 for **30 Embury Avenue** also known as Block 228 Lot 6 (Approved)

Heinlein	_____	Rudell	_____
MacMorris	_____	Steen	_____
Osepchuk	_____	Wierzbinsky	_____

- Resolution 2020-028 for **87 Mt Hermon Way** also known as Block 150 Lot 11 (Denied)

Heinlein	_____	Rudell	_____
MacMorris	_____	Steen	_____
Osepchuk	_____	Wierzbinsky	_____

DISCUSSIONS ITEMS (None)

ADJOURNMENT

Next regular meeting is scheduled for Tuesday, July 14, 2020