

**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, December 13, 2022 at 7:00pm  
Remotely via ZOOM**

This regular meeting of the Historic Preservation Commission will be taking place remotely On December 13, 2022 via ZOOM and will commence at 7:00 PM. At that 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 a 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.

Topic: December Monthly Meeting

Time: Dec 13, 2022 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85059751901?pwd=VS9mS3RpUFIVcVRJN2pKTFFXSE5QZz09>

Meeting ID: 850 5975 1901

Passcode: 543389

One tap mobile

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**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 Commission Administrative Assistant, Tracey James at 732-897-4162 ext # 200 or [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Commission Administrative Assistant. 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 Administrative Assistant, Tracey James at 732-897-4162 ext # 200 or [tjames@neptunetownship.org](mailto:tjames@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](http://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 10:00 PM, with no new testimony or new applications beginning after 9:30 PM. The minutes of these proceedings are being electronically recorded and the



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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:

Osepchuk, Deborah
Rudell, Jeffrey
Heinlein, Lucinda
Cavano, Kurt
McKeon, Douglas
MacMorris, Douglas
Shaffer, Jenny
McNamara, James
Wierzbinsky, Joseph

ALSO PRESENT: Steve Tombalakian, Esq. – Commission Attorney

APPLICATIONS FOR REVIEW:

- 1. Application #HPD2022-001– 31.5 Heck Avenue - Block 210, Lot 14 – Giovanella-Shore Point Architecture-Discussion Items – Partial demolition (19.9% as stated in application)

Motion to APPROVE/DENY made by: Second by:

Shaffer, Jenny
Wierzbinsky, Joseph
Cavano, Kurt
MacMorris, Douglas
Rudell, Jeffrey
Heinlein, Lucinda
Osepchuk, Deborah

Alternates: McKeon, Douglas (Alt 1) McNamara, James (Alt 2)

- 2. Application #HPC2022-175 – 31.5 Heck Avenue – Block 210 Lot 14 – Giovanella – Shore Point Architecture Discussion Items – Proposal to discuss a one-story addition centered at the rear of the existing one-story structure.

Motion to APPROVE/DENY made by: Second by:

Shaffer, Jenny
Wierzbinsky, Joseph
Cavano, Kurt
MacMorris, Douglas
Rudell, Jeffrey
Heinlein, Lucinda
Osepchuk, Deborah

Alternates: McKeon, Douglas (Alt 1) McNamara, James (Alt 2)

- 3. Application #HPC2022 - 178 – 122 Abbott Avenue – Block 240, Lot 3 – Anthony – Shore Point Architecture-Discussion Items: Proposal to remove existing one-story enclosed front ‘sunroom’ and replace with a new one-story framed open wood porch to match the existing ‘sunroom’ footprint, removal of existing cladding / siding, replacement of ¼ round window and demolish existing brick chimney.

Motion to APPROVE/DENY made by: Second by:

Shaffer, Jenny
Wierzbinsky, Joseph
Cavano, Kurt
MacMorris, Douglas
Rudell, Jeffrey
Heinlein, Lucinda
Osepchuk, Deborah

Alternates: McKeon, Douglas (Alt 1) McNamara, James (Alt 2)

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4. Application #HPC2022 - 176 – 139 Inskip Avenue– Block 289, Lot 4 – Lataroca – Shore Point Architecture  
Discussion Items: Proposal to construct a 22’2” x 12’8”, one-story addition at the rear of the property, inset from the existing East facing exterior wall.

Motion to APPROVE/DENY made by: \_\_\_\_\_ Second by: \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Wierzbinsky, Joseph	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
				Osepchuk, Deborah	_____

Alternates: McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

5. Application #HPC2022 - 154 – 100 Abbott Avenue– Block 242, Lot 2– – Shore Point Architecture  
Discussion Items AMENDMENT TO PREVIOUSLY APPROVED application. Proposal to replace 25 windows originally intended to remain.

Motion to APPROVE/DENY made by: \_\_\_\_\_ Second by: \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Wierzbinsky, Joseph	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
				Osepchuk, Deborah	_____

Alternates: McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

**ADMINISTRATIVE APPROVALS (November 8, 2022 through December 7, 2022)**

- |   |                             |
|---|-----------------------------|
| 52 Pitman Avenue – Windows              | 99 Broadway – Porch         |
| 31 Pitman Avenue – Column Repair        | 84 ½ Franklin Avenue – Roof |
| 17 Embury Avenue – Roof                 | 68-74 Main Avenue – Roof    |
| 99 Broadway – Stairs                    | 82 So. Main Street – Paint  |
| 9 Surf Avenue – Balcony, Porch Railings | 50 Cookman Avenue – A/C     |
| 102 Webb Avenue – Railings              | 9 Olin Street – A/C         |
| 90 Main Avenue – Railing, decking       | 125 Broadway – Roof         |
| 136 Clark Avenue – Chimney              |                             |

**DISCUSSION ITEMS:**

**ADJOURNMENT:**

Motion for Adjournment – \_\_\_\_\_ Second – \_\_\_\_\_ Time: \_\_\_\_\_

Our next regular meeting is scheduled for Tuesday, January 10, 2022.