



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, April 9, 2019 7:00 PM  
--- MINUTES ---**

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

The meeting was called to order at 7:02 pm by HPC Chairperson Deborah Osepchuk, who stated, "Fire exits are located in the direction I am indicating, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke-free exit or as directed.

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 come forward, 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. John Miller, 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. At this time, we ask that all cell phones be turned off or put on vibrate and we ask for the co-operation of the public in limiting any unnecessary noise."

**I. ROLL CALL / FLAG SALUTE / MEETING CALLED TO ORDER**

**II. ATTENDANCE**

Kennedy Buckley	__P__
Lucinda Heinlein	__P__
Doug MacMorris	__P__
Pamela Mallette	__A__
Jenny Shaffer	__A__
Lenny Steen	__P__
Joseph Wierzbinsky	__A__
James McNamara	__P__
Deborah Osepchuk	__P__

**ALSO PRESENT:** John P. Miller, Ronald D. Cucchiaro (Attorneys) and Torro Reporting, LLC

**III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION — NONE.**

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**IV. APPLICATIONS FOR REVIEW:**

**1. Application HPC2019-017 — 148 COOKMAN AVENUE— Block 258 Lot 1**

Sarah Cox, Owner / Applicant

Description of work: **Siding, Trim, Shutters, Windows**

**IN ATTENDANCE: David Skillman, Owner; Don Merseles, Contractor (Merseles Construction)**

Note: This application, originally scheduled for 3/12/19, was rescheduled at the request of the Applicant.

**ENTERED INTO EVIDENCE:**

**A-2: photos (9 pages)**

**Applicant testified existing windows are of poor quality.**

**Applicant testified existing shingles are “faux” shingles and are warped, causing leaking.**

**Applicant testified existing siding on existing addition is not original to structure.**

**Applicant agreed to use either 2/2 or 2/1 windows, with true divided lites.**

**Applicant agreed to schedule a site visit.**

**A motion was offered by Mr. Steen and seconded by Mr. McNamara to carry the application to the next regular meeting, so that members of the HPC could perform a site visit.**

Kennedy Buckley	<u>  </u> Y <u>  </u>
Lucinda Heinlein	<u>  </u> Y <u>  </u>
Doug MacMorris	<u>  </u> Y <u>  </u>
Lenny Steen	<u>  </u> Y <u>  </u>
James McNamara	<u>  </u> Y <u>  </u>
Deborah Osepchuk	<u>  </u> Y <u>  </u>

**2. Application HPC2019-040 — 7 OCEAN PATHWAY — Block 115 Lot 6**

Robert Eastin (Ocean Grove Hardware), Applicant; Terrie O’Connor, Owner

Description of work: **Porch, Rails, Paint**

**IN ATTENDANCE: Robert Eastin, Applicant (Ocean Grove Hardware)**

**Applicant agreed to look into lowering the pipe handrail so that it didn’t “die into” the ball cap. HPC suggests stain rather than paint.**

Kennedy Buckley	<u>  </u> Y <u>  </u>
Lucinda Heinlein	<u>  </u> Y <u>  </u>
Doug MacMorris	<u>  </u> Y <u>  </u>
Lenny Steen	<u>  </u> Y <u>  </u>
James McNamara	<u>  </u> Y <u>  </u>
Deborah Osepchuk	<u>  </u> Y <u>  </u>

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- 3. Application HPC2019-037 — 14 PILGRIM PATHWAY (53 BATH AVE) — Block 112 Lot 1**  
 Steve Colombo (OGCMA), Applicant; Ocean Grove Camp Meeting Association, Owner  
 Description of work: **Porch**  
**IN ATTENDANCE: Robert Eastin, Contractor (Ocean Grove Hardware)**

Kennedy Buckley	___Y__
Lucinda Heinlein	___Y__
Doug MacMorris	___Y__
Lenny Steen	___Y__
James McNamara	___Y__
Deborah Osepchuk	___Y__

- 4. Application HPC2019-039 — 52 EMBURY AVENUE — Block 227 Lot 5**  
 Shore Point Architecture, Applicant; Tom & Judy Esposito, Owners  
 Description of work: **AC, Columns, Door(s), Shower, Porch, Railings, Windows**  
**IN ATTENDANCE: Tom Esposito, Owner; Andrea Fitzpatrick, AIA, Applicant (Shore Point Architecture)**

**RE: FRONT ELEVATION**

**Applicant stated paint colors would be provided at a later date.**  
**Porch brackets and gable ornamentation were removed from application.**  
**Applicant agreed to chamfered columns.**  
**Applicant confirmed no chimney vent would be installed.**

**RE: REAR ELEVATION**

**Applicant agreed to use vertical siding on outdoor shower.**  
**Applicant proposed to move AC condenser to back yard (rear east, at grade).**  
**Applicant stated the window, second floor, left, would remain untouched.**  
**Applicant must provide revised plans.**

Kennedy Buckley	___Y__
Lucinda Heinlein	___Y__
Doug MacMorris	___Y__
Lenny Steen	___Y__
James McNamara	___Y__
Deborah Osepchuk	___Y__

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- 5. **Application HPC2019-042 — 107 PILGRIM PATHWAY — Block 267 Lot 9**  
 Shore Point Architecture, Applicant; Rhonda Einhorn, Owner  
 Description of work: **Door(s), Shower, Patio, Retaining Wall, Siding, Walkway**  
**IN ATTENDANCE:** Rhonda Einhorn, Owner; Andrea Fitzpatrick, AIA, Applicant (Shore Point Architecture)

**ENTERED INTO EVIDENCE:**

**A-2: two (2) photos showing material used at 93 Stockton Ave**

**RE: RETAINING WALL**

**Applicant proposed smooth edge bluestone cap.  
Applicant agreed to use chiseled-face stone.  
Applicant agreed to concrete wall with thin brick veneer.  
Applicant confirmed the area between proposed wall and existing sidewalk would be planted with grass.  
Applicant to submit grading plans after HPC approval, and to arrange for Engineering inspection upon completion of wall as conditions of Zoning approval.**

**RE: WALKWAY**

**Applicant agreed to 12” coping and 16” buffer area.**

**RE: OUTDOOR SHOWER**

**Commission stated opposition to shower enclosure as proposed; Applicant will provide alternative proposal.  
Applicant agreed to vertical framed beadboard.**

**A motion was offered by Mr. Buckley and seconded by Ms. Heinlein to carry the application to the next regular meeting.**

Kennedy Buckley	<u>  </u> Y <u>  </u>
Lucinda Heinlein	<u>  </u> Y <u>  </u>
Doug MacMorris	<u>  </u> Y <u>  </u>
Lenny Steen	<u>  </u> Y <u>  </u>
James McNamara	<u>  </u> Y <u>  </u>
Deborah Osepchuk	<u>  </u> Y <u>  </u>



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- 6. Application HPC2019-019 — 71 MT PISGAH WAY — Block 118 Lot 16**  
Mark Landgrebe (United Solar), Applicant; Diane Henry, Owner  
Description of work: **Solar Panels**  
Note: This application was carried from 3/12/19 HPC Regular Meeting.

**IN ATTENDANCE: Mark Landgrebe, Applicant (United Solar)**

**Applicant agreed to provide at least four (4) photographs showing solar panels in place. Applicant testified the panels on the lower roof would be removed from application if HPC site visit determined the upper roof was not visible and could be utilized for installation of panels. Applicant agreed to schedule a site visit prior to next regular meeting.**

**A motion was offered by Mr. Buckley and seconded by Mr. Steen to carry the application to the next regular meeting, so that members of the HPC could perform a site visit.**

Kennedy Buckley	<u>  Y  </u>
Lucinda Heinlein	<u>  Y  </u>
Doug MacMorris	<u>  Y  </u>
Lenny Steen	<u>  Y  </u>
James McNamara	<u>  Y  </u>
Deborah Osepchuk	<u>  Y  </u>

- 7. Application HPC2019-020 — 68 CLARK AVENUE — Block 267 Lot 6**  
Zechariah Greenspan, Applicant; HSBC Bank USA NA, Trustee, Owner  
Description of work: **Door**  
Note: This application is carried from 3/12/19 HPC Regular Meeting; Applicant failed to appear.

**Applicant failed to appear.**

**A motion was offered by Ms. Heinlein and seconded by Mr. Buckley to carry the application to the next regular meeting, so that members of the HPC could perform a site visit.**

Kennedy Buckley	<u>  Y  </u>
Lucinda Heinlein	<u>  Y  </u>
Doug MacMorris	<u>  Y  </u>
Lenny Steen	<u>  Y  </u>
James McNamara	<u>  Y  </u>
Deborah Osepchuk	<u>  Y  </u>

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**V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:**

**1. Resolution 2019-015 for 35 ATLANTIC AVENUE**

**A motion to memorialize was offered by Mr. Steen and seconded by Mr. McNamara**

Kennedy Buckley	__Y__	
Lucinda Heinlein	__Y__	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara	__Y__	
Lenny Steen	__Y__	
Deborah Osepchuk	__Y__	

**2. Resolution 2019-016 for 139 STOCKTON AVENUE**

**A motion to memorialize was offered by Mr. McNamara and seconded by Mr. Steen**

Kennedy Buckley	<u>NV</u>	-- Recused at initial hearing; ineligible to vote
Lucinda Heinlein	__Y__	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara	__Y__	
Lenny Steen	__Y__	
Deborah Osepchuk	__Y__	

**3. Resolution 2019-017 for 30-32 ABBOTT AVENUE**

**A motion to memorialize was offered by Mr. Buckley and seconded by Mr. Steen**

Kennedy Buckley	__Y__	
Lucinda Heinlein	__Y__	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara	__Y__	
Lenny Steen	__Y__	
Deborah Osepchuk	__Y__	

**4. Resolution 2019-018 for 92 MT TABOR WAY**

**A motion to memorialize was offered by Mr. Buckley and seconded by Mr. Steen**

Kennedy Buckley	__Y__	
Lucinda Heinlein	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara	__Y__	
Lenny Steen	__Y__	
Deborah Osepchuk	__Y__	

**5. Resolution 2019-019 for 36 HECK AVENUE**

**A motion to memorialize was offered by Mr. Buckley and seconded by Mr. Steen**

Kennedy Buckley	__Y__	
Lucinda Heinlein	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara	__Y__	
Lenny Steen	__Y__	
Deborah Osepchuk	__Y__	

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**6. Resolution 2019-020 for 125 COOKMAN AVENUE**

Kennedy Buckley	___Y__	
Lucinda Heinlein	___NV__	-- Voted "NO" at initial hearing; ineligible to vote
Doug MacMorris	___Y__	
James McNamara	___Y__	
Lenny Steen	___Y__	
Deborah Osepchuk	___Y__	

**VI. DISCUSSION ITEMS:**

**1. Assessment Worksheets:**

HPC Attorney John Miller will review.

**2. Administrative Approval Resolution:**

HPC Attorney John Miller will review.

**3. Product Review: AZEK Porch Decking – "Vintage Collection Mahogany":**

Commission unanimously agreed not to approve this product for use in the Historic District due to its pronounced grain.

**VII. ADJOURNMENT:**

MOTION: Mr. Steen  
 SECOND: Mr. Buckley  
 TIME: 10:28 pm