



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, June 11, 2019 7:00 PM**

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

The meeting is called to order by HPC Chairperson Deborah Osepchuk, who states, "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 \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

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

**III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION**

**IV. APPLICATIONS FOR REVIEW:**

**The next regular meeting will be held Tuesday, July 9, 2019**



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**1. Application HPC2019-069 — 73 MAIN AVENUE — Block 163 Lot 12**

Andy Skokos (Skokos Family LLC), Owner / Applicant

Description of work: **Awning (valance)**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**2. Application HPC2018-152 — 7 OCEAN PATHWAY — Block 115 Lot 6**

Terrie O'Connor, Owner / Applicant

Description of work: **Paint**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**3. Application HPC2019-091 — 9 WEBB AVE — Block 229 Lot 14**

Jack Green (Jack Green Construction), Applicant; Adrian Frankum & Maria Tiu, Owners

Description of work: **Porch Ceiling Fan**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

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**4. Application HPC2019-019 — 36 WEBB AVENUE — Block 231 Lot 3**

Gail S. Heiner, Owner / Applicant  
Description of work: **Paint**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**5. Application HPC2019-062 — 140 HECK AVE — Block 221 Lot 5**

Robert Kempfe, Applicant; Frank Boendermaker, Owner  
Description of work: **Roof, Siding**

NOTE: This application was carried from the 5/14/19, so that Applicant could provide additional testimony.

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**6. Application HPC2019-086 — 125 HECK AVENUE— Block 204 Lot 8**

Maggie Sieczkowski (125 Heck Ave LLC), Owner / Applicant  
Description of work: **Windows**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
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**7. Application HPC2019-031 — 92 WEBB AVE — Block 235 Lot 5**  
Steven Muller (CID Properties III LLC), Owner / Applicant  
Description of work: **AC Unit, Exterior Alterations, Railings, Roof, Siding, Windows**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**8. Application HPC2019-087 — 54 EMBURY AVE— Block 227 Lot 4**  
Neil Hartmann, Jr. (Hartmann Construction), Applicant; Brian S. & Michael J. Sebastian, Owners  
Description of work: **Balcony, Columns, Gutters, Porch, Railings, Paint**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**9. Application HPC2018-174— 18 PITMAN AVENUE — Block 146 Lot 3**  
Michael McManus, Applicant; Nancy J. Chichen McManus, Owner  
Description of work: **Addition, Balcony, Deck, Dormer, Exterior Alterations, Porch, Railings, Roof, Siding, Windows**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
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- 10. Application HPC2019-090 — 90 MT CARMEL WAY — Block 141 Lot 1
Mark Pavliv, AIA, Applicant; Daniel & Sonia Kenna, Owners
Description of work: AC Unit, Chimney, Door(s), Exterior Alterations, Foundation, Gutters & Leaders, Light Fixture, Paint, Railings, Roof, Siding, Stairs, Vent, Windows

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

- 11. 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 5/14/19 HPC Regular Meeting; Applicant failed to appear. (Applicant has not appeared at any of the scheduled hearings [3/12/19, 4/9/19, 5/14/19].)

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

V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:

1. Resolution 2019-024 for 107 PILGRIM PATHWAY

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

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**2. Resolution 2019-025 for 148 COOKMAN AVENUE**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara \_\_\_\_\_
- Jenny Shaffer NV -- Absent from initial hearing; ineligible to vote
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky NV -- Absent from initial hearing; ineligible to vote
- Deborah Osepchuk \_\_\_\_\_

**3. Resolution 2019-026 for 113 ABBOTT AVENUE**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein NV -- Voted "NO" at initial hearing; ineligible to vote
- Doug MacMorris NV -- No vote at initial hearing; ineligible to vote
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara \_\_\_\_\_
- Jenny Shaffer NV -- Abstained at initial hearing; ineligible to vote
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**4. Resolution 2019-027 for 105 MT HERMON WAY**

- Kennedy Buckley NV -- Recused at initial hearing; ineligible to vote
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara \_\_\_\_\_
- Jenny Shaffer NV -- Voted "NO" at initial hearing; ineligible to vote
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**5. Resolution 2019-028 for 88 BROADWAY**

- Kennedy Buckley \_\_\_\_\_
- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris NV -- No vote at initial hearing; ineligible to vote
- Pamela Mallette NV -- Absent from initial hearing; ineligible to vote
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

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**5. Resolution 2019-029 for 15 NEW YORK AVENUE**

- |                    |           |  |
|--------------------|-----------|--|
| Kennedy Buckley    | _____     |  |
| Lucinda Heinlein   | _____     |  |
| Doug MacMorris     | <u>NV</u> | -- Recused (Property Owner); ineligible to vote    |
| Pamela Mallette    | <u>NV</u> | -- Absent from initial hearing; ineligible to vote |
| James McNamara     | _____     |  |
| Jenny Shaffer      | <u>NV</u> | -- Absent from initial hearing; ineligible to vote |
| Lenny Steen        | _____     |  |
| Joseph Wierzbinsky | _____     |  |
| Deborah Osepchuk   | _____     |  |

**6. Resolution 2019-030 for 14 ATLANTIC AVENUE**

- |                    |           |  |
|--------------------|-----------|--|
| Kennedy Buckley    | _____     |  |
| Lucinda Heinlein   | _____     |  |
| Doug MacMorris     | <u>NV</u> | -- No vote at initial hearing; ineligible to vote    |
| Pamela Mallette    | <u>NV</u> | -- Absent from initial hearing; ineligible to vote   |
| James McNamara     | _____     |  |
| Jenny Shaffer      | <u>NV</u> | -- Voted "NO" at initial hearing; ineligible to vote |
| Lenny Steen        | _____     |  |
| Joseph Wierzbinsky | _____     |  |
| Deborah Osepchuk   | <u>NV</u> | -- Voted "NO" at initial hearing; ineligible to vote |

**VI. DISCUSSION ITEMS:**

**ZB19/05: 9 MAIN AVENUE - (Archie Castle, Owner)**

Convert Single Family Dwelling to 2-Unit Multifamily

- |                    |       |
|--------------------|-------|
| Kennedy Buckley    | _____ |
| Lucinda Heinlein   | _____ |
| Doug MacMorris     | _____ |
| Pamela Mallette    | _____ |
| Jenny Shaffer      | _____ |
| Lenny Steen        | _____ |
| Joseph Wierzbinsky | _____ |
| James McNamara     | _____ |
| Deborah Osepchuk   | _____ |

**VII. ADJOURNMENT:**

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

TIME: \_\_\_\_\_

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