



**MINUTES  
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 was called to order at 7:03 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 \_\_A\_\_
- Pamela Mallette REMOVED PER RESOLUTION #19-236
- Jenny Shaffer \_\_P\_\_
- Lenny Steen \_\_P\_\_
- Joseph Wierzbinsky \_\_P\_\_
- 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**

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



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**IV. APPLICATIONS FOR REVIEW:**

- 1. **Application HPC2019-069 — 73 MAIN AVENUE — Block 163 Lot 12**  
**IN ATTENDANCE:** Andy Skokos (Skokos Family LLC), Owner / Applicant  
 Description of work: **Awning (valance)**

**MOTION TO APPROVE OFFERED BY STEEN AND SECONDED BY BUCKLEY.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

- 2. **Application HPC2018-152 — 7 OCEAN PATHWAY — Block 115 Lot 6**  
**IN ATTENDANCE:** Terrie O'Connor, Owner / Applicant  
 Description of work: **Paint**

**MOTION TO APPROVE OFFERED BY STEEN AND SECONDED BY WIERZBINSKY.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

- 3. **Application HPC2019-091 — 9 WEBB AVE — Block 229 Lot 14**  
**IN ATTENDANCE:** Jack Green (Jack Green Construction), Applicant  
 Description of work: **Porch Ceiling Fan**

**MOTION TO DEFER TO JULY 9 OFFERED BY BUCKLEY AND SECONDED BY HEINLEIN.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

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

**IN ATTENDANCE:** Gail S. Heiner, Owner / Applicant

Description of work: **Paint**

**MOTION TO APPROVE OFFERED BY WIERZBINSKY AND SECONDED BY BUCKLEY.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

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

**IN ATTENDANCE:** Frank Boendermaker, Owner; Jill McCourt, Resident at 140 Heck Ave

Description of work: **Roof, Siding**

**MOTION TO DEFER TO JULY 9 OFFERED BY BUCKLEY AND SECONDED BY STEEN.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

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

**IN ATTENDANCE:** Maggie Sieczkowski (125 Heck Ave LLC), Owner / Applicant

Description of work: **Windows**

**MOTION TO APPROVE 1/1 WINDOWS OFFERED BY BUCKLEY AND SECONDED BY WIERZBINSKY.**

Kennedy Buckley	__Y__
Lucinda Heinlein	__N__
James McNamara	__N__
Jenny Shaffer	__N__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

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- 7. Application HPC2019-031 — 92 WEBB AVE — Block 235 Lot 5**  
**IN ATTENDANCE:** Steven Muller (CID Properties III LLC), Owner / Applicant L James Hundley, Attorney  
**Description of work: AC Unit, Exterior Alterations, Railings, Roof, Siding, Windows**

**MOTION TO APPROVE OFFERED BY STEEN AND SECONDED BY WIERZBINSKY.**

Kennedy Buckley	<u>  </u> Y <u>  </u>
Lucinda Heinlein	<u>  </u> ABSTAIN <u>  </u>
James McNamara	<u>  </u> Y <u>  </u>
Jenny Shaffer	<u>  </u> ABSTAIN <u>  </u>
Lenny Steen	<u>  </u> Y <u>  </u>
Joseph Wierzbinsky	<u>  </u> Y <u>  </u>
Deborah Osepchuk	<u>  </u> Y <u>  </u>

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**MEETING HALTED FOR MEDICAL EMERGENCY**  
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**MOTION TO CARRY ALL REMAINING BUSINESS TO JULY 9 OFFERED BY MCNAMARA AND SECONDED BY HEINLEIN. VOTE IS UNANIMOUS IN FAVOR OF MOTION.**  
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- 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**

**CARRIED TO JULY 9**

- 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**

**CARRIED TO JULY 9**

- 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**

**CARRIED TO JULY 9**

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- 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].)

**CARRIED TO JULY 9**

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

- 1. Resolution 2019-024 for 107 PILGRIM PATHWAY**

**CARRIED TO JULY 9**

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

**CARRIED TO JULY 9**

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

**CARRIED TO JULY 9**

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

**CARRIED TO JULY 9**

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

**CARRIED TO JULY 9**

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

**CARRIED TO JULY 9**

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

**CARRIED TO JULY 9**

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**VI. DISCUSSION ITEMS:**

**ZB19/05: 9 MAIN AVENUE - (Archie Castle, Owner)**  
Convert Single Family Dwelling to 2-Unit Multifamily

**CARRIED TO JULY 9**

**VII. ADJOURNMENT:**

**MOTION: HEINLEIN**

**SECOND: MCNAMARA**

**TIME: 10:00 PM**

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