



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 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.

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

Lucinda Heinlein	__P__
Doug MacMorris	__P__
Jenny Shaffer	__P__
Lenny Steen	__P__ (7:08)
Joseph Wierzbinsky	__P__
James McNamara	__P__
Deborah Osepchuk	__P__

ALSO PRESENT: John P. Miller, Ronald D. Cucchiaro (Attorneys), Torro Reporting, LLC, and Pamela Valentine, Commission Secretary

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION

The next regular meeting will be held Tuesday, August 13, 2019



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Historic Preservation Commission
REGULAR MEETING
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IV. APPLICATIONS FOR REVIEW:

1. **Application HPD2019-001 — 92 BROADWAY — Block 251 Lot 6**
 Anita Meeks, Owner / Applicant
 Description of work: **Findings of Fact: Full Demolition, Garage Structure**

MOTION TO APPROVE FINDINGS OF FACT OFFERED BY STEEN AND SECONDED BY HEINLEIN.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

2. **Application HPD2019-002 — 19 SEA VIEW AVENUE — Block 103 Lot 8**
 Donna Weldon, Owner / Applicant; John Weldon, Applicant
 Description of work: **Findings of Fact: Partial Demolition**

MOTION TO APPROVE FINDINGS OF FACT OFFERED BY STEEN AND SECONDED BY WIERZBIBNSKY.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

3. **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**
 (Application was carried from June meeting at HPC request.)

APPLICANT FAILED TO APPEAR.

MOTION TO DEFER TO AUGUST 13 OFFERED BY STEEN AND SECONDED BY HEINLEIN.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

The next regular meeting will be held Tuesday, August 13, 2019



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4. Application HPC2018-174— 18 PITMAN AVENUE — Block 146 Lot 3

IN ATTENDANCE: Michael McManus, Applicant; Karen Luongo, Architect; Denise Travers, Attorney
 Description of work: **Addition, Balcony, Deck, Dormer, Exterior Alterations, Porch, Railings, Roof, Siding, Windows**

(Application was carried from June meeting at HPC request.)

MOTION TO DEFER TO AUGUST 13 AT APPLICANT’S REQUEST OFFERED BY STEEN AND SECONDED BY WIERZBINSKY.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

5. Application HPC2019-090 — 90 MT CARMEL WAY — Block 141 Lot 1

IN ATTENDANCE: Mark Pavliv, AIA, Applicant; Daniel Kenna, Owner
 Description of work: **AC Unit, Chimney, Door(s), Exterior Alterations, Foundation, Gutters & Leaders, Light Fixture, Paint, Railings, Roof, Siding, Stairs, Vent, Windows**

(Application was carried from June meeting at HPC request.)

MOTION TO APPROVE OFFERED BY HEINLEIN AND SECONDED BY STEEN.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

6. 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 previously scheduled hearings [3/12/19, 4/9/19, 5/14/19].)

APPLICANT FAILED TO APPEAR.

MOTION TO DISMISS W/OUT PREJUDICE FOR LACK OF PROSECUTION OFFERED BY STEEN AND SECONDED BY MCNAMARA.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

The next regular meeting will be held Tuesday, August 13, 2019



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Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 2019 7:00 PM

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7. Application HPC2019-019 — 71 MT PISGAH WAY — Block 118 Lot 16

Mark Landgrebe (United Solar), Applicant; Diane Henry, Owner

Description of work: **Roof-mounted Solar Panels**

(Application was carried from May meeting at Applicant’s request.)

MOTION TO DEFER TO AUGUST 13 OFFERED BY HEINLEIN AND SECONDED BY MCNAMARA.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

8. Application HPC2019-033 — 17 NEW YORK AVENUE — Block 123 Lot 5

IN ATTENDANCE: John Gazonas (Gazonas & Gazonas Co, Inc.), Owner

Description of work: **Walkway**

(Application was deferred from May meeting at Applicant’s request.)

MOTION TO APPROVE WITH CONDITIONS OFFERED BY STEEN AND SECONDED BY WIERZBINSKY.

1) Applicant agrees to: remove the existing 196 square foot walkway and patio and precast concrete border; install a three (3) foot wide standard red brick walkway to extend from the sidewalk to the back corner of the chimney in the side yard of the subject property; walkway bricks shall be installed flat and not on their side

2) Applicant shall not install the construction bricks on the walkway.

Lucinda Heinlein	__Y__
Doug MacMorris	__RECUSED__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 2019 7:00 PM

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

- 9. 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**
 (Application was carried from June meeting at Applicant’s request.)

APPLICANT FAILED TO APPEAR.
MOTION TO DEFER TO AUGUST 13 OFFERED BYSTEEN AND SECONDED BY HEINLEIN.

Lucinda Heinlein	__Y__	
Doug MacMorris	NV	-- Absent from initial hearing; ineligible to vote
James McNamara	__Y__	
Jenny Shaffer	__Y__	
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
Deborah Osepchuk	__Y__	

- 10. Application HPC2019-062 — 140 HECK AVE — Block 221 Lot 5**
 Robert Kempfe, Applicant; Frank Boendermaker, Owner
 Description of work: **Roof, Siding**
 (Application was carried from June meeting at Applicant’s request.)

MOTION TO DEFER TO AUGUST 13 AT APPLICANT REQUEST OFFERED BYHEINLEIN AND SECONDED BY STEEN.

Lucinda Heinlein	__Y__	
Doug MacMorris	NV *	
James McNamara	__Y__	
Jenny Shaffer	__Y__	
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
Deborah Osepchuk	__Y__	

* No vote at May 14 hearing; absent from June 11 hearing; ineligible to vote

V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:

1. Resolution 2019-024 for 107 PILGRIM PATHWAY

Lucinda Heinlein [1]	__Y__	
Doug MacMorris	NV	-- No vote at initial hearing; ineligible to vote
James McNamara	__Y__	
Jenny Shaffer	NV	-- Absent from initial hearing; ineligible to vote
Lenny Steen [2]	__Y__	
Joseph Wierzbinsky	NV	-- Absent from initial hearing; ineligible to vote
Deborah Osepchuk	__Y__	

The next regular meeting will be held Tuesday, August 13, 2019



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 2019 7:00 PM

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

2. Resolution 2019-025 for 148 COOKMAN AVENUE

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
Doug MacMorris	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen [2]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

3. Resolution 2019-026 for 113 ABBOTT AVENUE

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 [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u>NV</u>	-- Abstained at initial hearing; ineligible to vote
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

4. Resolution 2019-027 for 105 MT HERMON WAY

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
Doug MacMorris	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky [2]	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

5. Resolution 2019-028 for 88 BROADWAY

Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

5. Resolution 2019-029 for 15 NEW YORK AVENUE

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- Recused (Property Owner); ineligible to vote
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen [2]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

The next regular meeting will be held Tuesday, August 13, 2019



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 2019 7:00 PM

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

6. Resolution 2019-030 for 14 ATLANTIC AVENUE

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- No vote at initial hearing; ineligible to vote
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Lenny Steen [2]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote

7. Resolution 2019-031 for 7 OCEAN PATHWAY

Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

8. Resolution 2019-032 for 92 WEBB AVENUE

Lucinda Heinlein	<u>NV</u>	-- Abstained at initial hearing; ineligible to vote
Doug MacMorris	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u>NV</u>	-- Abstained at initial hearing; ineligible to vote
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky [2]	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

9. Resolution 2019-033 for 36 WEBB AVENUE

Lucinda Heinlein [2]	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

10. Resolution 2019-034 for 125 HECK AVENUE

Lucinda Heinlein	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Doug MacMorris	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Jenny Shaffer	<u>NV</u>	-- Voted "NO" at initial hearing; ineligible to vote
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky [2]	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

The next regular meeting will be held Tuesday, August 13, 2019



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 2019 7:00 PM

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

11. Resolution 2019-035 for 73 MAIN AVENUE

Lucinda Heinlein	_Y_	
Doug MacMorris	NV	-- Absent from initial hearing; ineligible to vote
James McNamara	_Y_	
Jenny Shaffer	_Y_	
Lenny Steen [1]	_Y_	
Joseph Wierzbinsky [2]	_Y_	
Deborah Osepchuk	_Y_	

VI. CONSENT AGENDA: ADMINISTRATIVELY APPROVED APPLICATIONS TO BE MEMORIALIZED:

	Application No.	Parcel Data	Block	Lot	Type of Work
1	HPC2019-001	107 BROADWAY	241	8	ROOF SURFACE
2	HPC2019-003	123 FRANKLIN AVE	271	10	AC UNIT
3	HPC2019-008	108 ABBOTT AVE	241	3	FOUNDATION REPAIR
4	HPC2019-009	24 HECK AVE	213	10	PORCH DECKING
5	HPC2019-012	53 MAIN AVE	164	10	SIGN
6	HPC2019-015	18 LAKE AVE	103	5.03	FOUNDATION/VENT/WINDOWS
7	HPC2019-023	44 HECK AVE	214	9	ROOF SURFACE
8	HPC2019-024	117 CLARK AVE	260	8	VENT
9	HPC2019-026	85 PILGRIM PATHWAY	244	10	VENT
10	HPC2019-027	151 STOCKTON AVE	257	12	BRICK WALL REPAIRS
11	HPC2019-030	35 WEBB AVE	228	20	SIDING AND WINDOWS
12	HPC2019-034	32 OLIN ST	165	7	AWN PAI
13	HPC2019-035	87 HECK AVE	207	12	AC UNIT
14	HPC2019-041	132 ABBOTT AVE	239	4	ROOF SURFACE
15	HPC2019-044	96 LAKE AVE	121	4	AC UNIT
16	HPC2019-045	82 FRANKLIN AVE	279	6	COLUMNS/DOORS/PORCH/RAILINGS/STAIRS
17	HPC2019-047	15 SEA VIEW AVE	102	15	ROOF SURFACE
18	HPC2019-049	95 MT TABOR WAY	140	9	ROOF SURFACE
19	HPC2019-050	9 WEBB AVE	229	14	AC UNIT
20	HPC2019-051	61 CLARK AVE	265	20	PAINT
21	HPC2019-052	107 CENTRAL AVE	266	9	DOOR/PAINT/SIDING
22	HPC2019-054	28 MAIN AVE	210	5.02	PATIO/WALKWAY/LANDSCAPING
23	HPC2019-055	49 HECK AVE	209	9	WALKWAY
24	HPC2019-056	51 HECK AVE	209	10	WALKWAY
25	HPC2019-057	22 SEA VIEW AVE	105	10	AC UNIT
26	HPC2019-059	89 STOCKTON AVE	279	12	PAINT
27	HPC2019-060	103 EMBURY AVE	218	8	FLAG POLE
28	HPC2019-066	9 BATH AVE	114	17	ROOF SURFACE
29	HPC2019-067	16 OCEAN PATHWAY	128	3	PAINT
30	HPC2019-070	126 FRANKLIN AVE	276	1	PATIO

The next regular meeting will be held Tuesday, August 13, 2019



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, July 9, 2019 7:00 PM

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

31	HPC2019-072	33 SURF AVE	108	20	DOOR/STORM DOORS
32	HPC2019-073	65 HECK AVE	208	10	FENCE & PAINT
33	HPC2019-075	24 OCEAN PATHWAY	129	10	AC UNIT
34	HPC2019-076	94 MT CARMEL WAY	140	5	PATIO
35	HPC2019-079	129 MT HERMON WAY	154	8	FENCE
36	HPC2019-080	74 BROADWAY	249	3	PORCH DECKING
37	HPC2019-081	112 MAIN AVE	205	1	WALKWAY
38	HPC2019-082	138 STOCKTON AVE	288	1	AC UNIT
39	HPC2019-083	125 HECK AVE	204	8	DOOR REPLACEMENT
40	HPC2019-084	68 HECK AVE	215	7	AC UNIT
41	HPC2019-085	17 PITMAN AVE	145	13	ROOF SURFACE
42	HPC2019-088	105 EMBURY AVE	218	9	PORCH FLOORING
43	HPC2019-089	70 FRANKLIN AVE	280	5	RAILINGS
44	HPC2019-092	22 HECK AVE	213	11	FENCE
45	HPC2019-093	21 SURF AVE	108	16	AC UNIT
46	HPC2019-095	87 BROADWAY	243	10	DRIVEWAY REPAIR
47	HPC2019-097	88 BROADWAY	250	2	ROOF SURFACE
48	HPC2019-098	49 HECK AVE	209	9	ROOF SURFACE
49	HPC2019-099	57 MAIN AVE (Q: C06)	164	2	AC UNIT
50	HPC2019-101	12 SPRAY AVENUE	102	4	WALKWAY
51	HPC2019-102	14 SPRAY AVE	102	3	WALKWAY
52	HPC2019-103	8 SPRAY AVE	102	5	WALKWAY
53	HPC2019-106	34 MC CLINTOCK ST	144	5	ACU POR ROO
54	HPC2019-107	62 MAIN AVE A	208	7	ROOF SURFACE
55	HPC2019-109	47 EMBURY AVE	214	12	ROOF SURFACE
56	HPC2019-110	98 MAIN AVE	206	2	WINDOW ALTERATIONS
57	HPC2019-111	32 OLIN ST	165	7	PAINT
58	HPC2019-113	117 COOKMAN AVE	253	8	PAINT
59	HPC2019-118	102 MAIN AVE	206	1	ROOF SURFACE
60	HPC2019-121	54 ABBOTT AVE	245	5	ROOF SURFACE
61	HPC2019-123	100 LAKE AVE	121	2	FENCE
62	HPC2019-125	8 OLIN ST	166	7	PAINT

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen [1]	__Y__
Joseph Wierzbinsky [2]	__Y__
Deborah Osepchuk	__Y__

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VII. DISCUSSION ITEMS:

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

Convert Single Family Dwelling to 2-Unit Multifamily
 (Matter carried from June meeting.)

MOTION TO DRAFT RESOLUTION OFFERED BY STEEN AND SECONDED BY MCNAMARA.

Lucinda Heinlein	__Y__
Doug MacMorris	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

VIII. ADJOURNMENT:

MOTION: STEEN

SECOND: WIERZBINSKY

TIME:10:38 PM

The next regular meeting will be held Tuesday, August 13, 2019