



**MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, August 13, 2019 7:00 PM**

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

The meeting was called to order 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__
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

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IV. APPLICATIONS FOR REVIEW:

- 1. **Application HPD2019-105 — 88 BROADWAY — Block 250 Lot 2**
IN ATTENDANCE: Michael DeBlasio, Applicant
 Description of work: **Porch, Windows**
 (Application was carried from July 9 meeting at Applicant's 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__

- 2. **Application HPC2019-120 — 54 PILGRIM PATHWAY — Block 209 Lot 14**
 Kim & Steven Pisani, Owners / Applicants
 Description of work: **Paint, Shutters**

APPLICATION WAS ADMINISTRATIVELY APPROVED.

- 3. **Application HPC2019-119 — 125 HECK AVENUE — Block 204 Lot 8**
IN ATTENDANCE: Maggie Sieczkowski, Owner / Applicant
 Description of work: **AC Condenser Unit**

APPLICANT TO SUBMIT PHOTO/CUT SHEET OF LINESET COVERING MATERIAL TO HPC SECRETARY NO LATER THAN 8/23/19.

MOTION TO APPROVE OFFERED BY HEINLEIN AND SECONDED BY STEEN.

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

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4. Application HPD2019-126 — 4 ATLANTIC AVENUE — Block 107 Lot 10

IN ATTENDANCE: Michelle Bourgeois (Owner / Applicant)

Description of work: **Landscaping**

**APPLICANT AGREES TO REMOVE LOOSE ROCKS; URNS MAY REMAIN.
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__

5. 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 July 9 meeting at HPC request.)

MOTION TO DEFER TO AUGUST 27 OFFERED BY MCNAMARA 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 HPC2019-136 — 8 EMBURY AVENUE — Block 229 Lot 6

IN ATTENDANCE: Philip Stofanak, Owner / Applicant; John Case, Contractor

Description of work: **Windows**

MOTION TO APPROVE ANDERSEN 400 SERIES 2/2 WINDOWS WITH SIMULATED DIVIDED LITE OFFERED BY STEEN AND SECONDED BY WIERZBINSKY.

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

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7. Application HPC2019-117 — 103 MT TABOR WAY — Block 139 Lot 6

IN ATTENDANCE: Brian Hekker, Owner / Applicant
Description of work: **Paint, Railings, Shutters**

APPLICANT AGREES TO USE AZEK MATERIAL IN LIEU OF WOLMANIZED LUMBER; WOOD SHUTTERS; AND TO AMEND RAIL STYLE TO RETAIN LARGE “X” SECTION AND ADD ADDITIONAL PIECES TO MEET CODE.

MOTION TO APPROVE OFFERED BY STEEN AND SECONDED BY MACMORRIS.

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

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

IN ATTENDANCE: Mark Landgrebe (United Solar), Applicant
Description of work: **Roof-mounted Solar Panels**

MOTION TO DEFER TO AUGUST 27 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__

9. Application HPC2019-140 — 44 HECK AVENUE — Block 214 Lot 9

IN ATTENDANCE: Mike Erickson (Garden State Brickface), Applicant; Rose Fritz, Owner
Description of work: **Siding**

MOTION TO APPROVE SIDING REPLACEMENT ON SOUTH AREA ADDITION ONLY 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__

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10. Application HPC2019-021 — 19 SEA VIEW AVENUE — Block 103 Lot 8

IN ATTENDANCE: John Weldon, Applicant; Chris Rudman, Architect

Description of work: **Residential Addition**

MOTION TO APPROVE OFFERED BY STEEN AND SECONDED BY MACMORRIS.

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

11. Application HPC2019-115 — 90 CLARK AVENUE — Block 268 Lot 1

Roy Stenftennagel, Applicant; Craig & Robin Heil, Owners

Description of work: **Residential Addition**

MOTION TO DEFER TO SEPTEMBER 10 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__

V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:

1. Resolution 2019-036 for 92 BROADWAY

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

2. Resolution 2019-037 for 19 SEA VIEW AVENUE

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

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3. Resolution 2019-038 for 90 MT CARMEL WAY

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

4. Resolution 2019-039 for 17 NEW YORK AVENUE

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

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

None.

VII. DISCUSSION ITEMS:

ZB19/06: 61 STOCKTON AVENUE - (James & Leslie Dodge, Owners)
Bulk Variances for Proposed Addition

MOTION TO APPROVE COMMENTS AND FINDINGS 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__

VIII. ADJOURNMENT:

**MOTION: STEEN
SECOND: WIERZBINSKY
TIME: 11:19**

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