



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, October 8, 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.

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. MEETING CALLED TO ORDER, ROLL CALL, AND FLAG SALUTE**

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

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

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

**III. APPLICATIONS FOR REVIEW:**

- 1. Application HPC2019-138 for 63 ASBURY AVENUE (Block 109 Lot 10)**  
Robert Kempfe, Applicant; Gabriel Mele, Owner  
Description of work: **Reconstruct Part of Structure**  
(This application was carried from 9/10/19 hearing.)

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



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- 2. Application HPC2019-177 — 49 CLARK AVENUE — Block 265 Lot 13**  
 Paul Domenic, Applicant; Ingrid Orav, Owner  
 Description of work: **Railings**  
 (This application was carried from 9/10/19 hearing.)

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

- 3. Application HPC2019-145 — 64 ASBURY AVENUE — Block 111 Lot 13**  
 John & Stephanie Liskowitz, Owners / Applicants  
 Description of work: **Windows, Trim, Paint**

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

- 4. Application HPC2019-157 — 99 CENTRAL AVENUE — Block 265 Lot 8**  
 Clay Bataille, Applicant; Hugh Blair, Owner  
 Description of work: **Railings**

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

- 5. Application HPC2019-183 — 133 ABBOTT AVENUE — Block 220 Lot 13**  
 Bruce Kraszewski, Owner / Applicant  
 Description of work: **Gutters, Windows**

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



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- 6. Application HPC2019-189 — 57 PILGRIM PATHWAY — Block 208 Lot 9**  
Charles & Nancy Stuis, Owners / Applicants  
Description of work: **Fence**

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

- 7. Application HPC2019-191 — 95 STOCKTON AVENUE — Block 278 Lot 8**  
Jacqueline Massa, Owner / Applicant  
Description of work: **Columns, Lattice, Railings, Stairs**

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

- 8. Application HPC2019-192 — 116 STOCKTON AVENUE — Block 287 Lot 3**  
Sid Woolley, Applicant; Susan Bishop, Owner  
Description of work: **Windows**

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

- 9. Application HPC2019-195 — 111 MT HERMON WAY — Block 152 Lot 10**  
Matthew McGovern, Owner / Applicant  
Description of work: **Rinse Station**

Lucinda Heinlein \_\_\_\_\_  
Doug MacMorris \_\_\_\_\_  
James McNamara \_\_\_\_\_  
Jenny Shaffer \_\_\_\_\_  
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- 10. Application HPC2019-202 — 138 ABBOTT AVENUE — Block 239 Lot 1
Karen Giacobbe, Owner / Applicant
Description of work: Siding

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

IV. RESOLUTIONS TO BE MEMORIALIZED:

1. 2019-043 - 88 BROADWAY

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

2. 2019-050 – 18 PITMAN AVENUE

Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk
NV "NO" vote at initial hearing - ineligible to vote

3. 2019-052 – 91 MT CARMEL WAY

Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk
NV Abstain at initial hearing – ineligible to vote

4. 2019-054 – 140 HECK AVENUE

Lucinda Heinlein
Doug MacMorris
James McNamara
Jenny Shaffer
Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk
NV Abstain at initial hearing – ineligible to vote



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**5. 2019-055 – 88 MT ZION WAY**

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

**6. 2019-057 – 90 LAKE AVENUE**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara   NV   Recused at initial hearing – ineligible to vote
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**7. 2019-058 – 102 FRANKLIN AVENUE**

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

**8. 2019-059 – 102 FRANKLIN AVENUE**

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

**9. 2019-062 – 44 HECK AVENUE**

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

**10. 2019-066 – 104 MAIN AVENUE**

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



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**11. 2019-067 – 133 ABBOTT AVENUE**

Lucinda Heinlein	_____	
Doug MacMorris	_____	
James McNamara	_____	
Jenny Shaffer	_____	
Lenny Steen	__NV__	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	__NV__	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	_____	

**12. 2019-068 – 125 STOCKTON AVENUE**

Lucinda Heinlein	__NV__	Abstain at initial hearing – ineligible to vote
Doug MacMorris	_____	
James McNamara	_____	
Jenny Shaffer	__NV__	Abstain at initial hearing – ineligible to vote
Lenny Steen	__NV__	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	__NV__	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	_____	

**13. 2019-063 – 77 COOKMAN AVENUE**

Lucinda Heinlein	_____	
Doug MacMorris	_____	
James McNamara	_____	
Jenny Shaffer	__NV__	“NO” vote at initial hearing - ineligible to vote
Lenny Steen	__NV__	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	__NV__	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	_____	

**14. 2019-064 – 13 PITMAN AVENUE**

Lucinda Heinlein	_____	
Doug MacMorris	_____	
James McNamara	_____	
Jenny Shaffer	_____	
Lenny Steen	__NV__	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	__NV__	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	_____	

**15. 2019-061 – 90 CLARK AVENUE**

Lucinda Heinlein	_____	
Doug MacMorris	_____	
James McNamara	_____	
Jenny Shaffer	_____	
Lenny Steen	__NV__	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	__NV__	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	_____	

**16. 2019-065 – 57 MAIN AVENUE**

Lucinda Heinlein	_____	
Doug MacMorris	_____	
James McNamara	_____	
Jenny Shaffer	_____	
Lenny Steen	__NV__	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	__NV__	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	_____	



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**V. ADMINISTRATIVE APPROVALS: None**

**VI. DISCUSSION ITEMS**

**MULCH:** As per Section IV, Subsection R of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 33: "Grass strips between the curb and the sidewalk area (are) required by Ordinance, as well as grass lawns in front yards. **The introduction of concrete or masonry unit paved front yard patios is not acceptable, nor is the application of loose decorative mulch, stone or gravel.** The introduction of grass and trees (is) encouraged. The increase in impervious surface is discouraged and should be avoided. The introduction of items other than grass and trees is not permitted in the grass strip."

**VII. ADJOURNMENT**

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

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

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