



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, November 12, 2019 7:00 PM

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

The meeting was called to order at promptly 7:00 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. MEETING CALLED TO ORDER, ROLL CALL, AND FLAG SALUTE

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

ALSO PRESENT: John P. Miller (Attorney), Torro Reporting, LLC, and Pamela Valentine, Commission Secretary

II. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION

III. SWEARING IN OF MEMBERS:

1. James McNamara - Class B member for an unexpired four year term
2. Doug MacMorris - Class C member for an unexpired four year term
3. Jeffery Rudell – Alternate #1 member for an unexpired one year term

Commission Secretary stated for the record: "Mr. Rudell should now be counted as present and as an active member of the Commission."



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IV. APPLICATIONS FOR REVIEW:

1. Application HPC2019-192 — 116 STOCKTON AVENUE — Block 287 Lot 3

PRESENT: Sid Woolley, Applicant

Description of work: **Windows**

(Carried from 10/08/19 meeting so that applicant could present additional samples.)

MOTION TO DENY OFFERED BY MCNAMARA AND SECONDED BY STEEN

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

2. Application HPC2019-189 — 57 PILGRIM PATHWAY — Block 208 Lot 9

Charles & Nancy Stuis, Owners / Applicants

Description of work: **Fence**

(Carried from 10/08/19 meeting so that applicant could present additional document.)

Applicant requested via email to Commission Secretary (11/11/19) to defer application to next available meeting.

MOTION TO DEFER TO 12/10/19 OFFERED BY STEEN AND SECONDED BY MACMORRIS

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

3. Application HPC2019-195 — 111 MT HERMON WAY — Block 152 Lot 10

PRESENT: Matthew McGovern, Owner / Applicant

Description of work: **Rinse Station**

(Deferred from 10/08/19 meeting at Applicant's request.)

MOTION TO APPROVE OFFERED BY WIERZBINSKY AND SECONDED BY STEEN

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



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- 4. Application HPC2019-177 — 49 CLARK AVENUE — Block 265 Lot 13**
Paul Domenic, Applicant; Ingrid Orav, Owner
Description of work: **Railings**
(Carried – Applicant failed to appear at 10/08/19 meeting.)

Applicant failed to appear.

MOTION TO DISMISS WITHOUT PREJUDICE OFFERED BY WIEZBINSKY AND SECONDED BY SHAFFER

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

- 5. Application HPC2019-191 — 95 STOCKTON AVENUE — Block 278 Lot 8**
PRESENT: Jacqueline Massa, Owner / Applicant; Chris English
Description of work: **Columns, Lattice, Railings, Stairs**
(Carried from 10/08/19 meeting so that applicant could present additional documentation.)

ENTERED INTO EVIDENCE:
A-2: SIX (6) PHOTOS SHOWING DETERIORATED CONDITIONS
A-3: SECTION OF COLUMN
A-4: SECTION OF RAILING
A-5: SECTION OF DECKING
A-6: SECTION OF COLUMN BASE
A-7: PHOTO OF LATTICE
A-8: CATALOG CUTS, THREE (3) PAGES – NEWEL POST, COLUMNS, COLUMN CAP & BASE

APPLICANT AGREED TO PAINT RAILS AS PER HPC2018-091.
DECKING TO BE STAINED NATURAL.

MOTION TO APPROVE OFFERED BY WIERZBINSKY AND SECONDED BY STEEN

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



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- 6. **Application HPC2019-160 — 1 SURF AVENUE — Block 107 Lot 13**
PRESENT: Bradley Carney, Owner / Applicant; Carolyn Young, Architect
Description of work: **Balcony (revision to plans)**
(Deferred from 10/08/19 meeting at Applicant’s request.)

ENTERED INTO EVIDENCE:
A-2: REVISED DRAWINGS, THREE (3) PAGES

MOTION TO APPROVE BALCONY AND STAIRS AND TO DENY FAN OFFERED BY MCNAMARA AND SECONDED BY MACMORRIS

Doug MacMorris	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Jeffery Rudell	<u> </u> N <u> </u>
Jenny Shaffer	ABSTAIN
Lenny Steen	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

- 7. **Application HPC2019-181 — 104 STOCKTON AVENUE — Block 286 Lot 3**
PRESENT: Richard Stone, Esq. (Trinity Solar), Applicant; Robert Witt, Owner; Lawrence Murphy, PE; Russ Sardella, Salesman (Trinity Solar)
Description of work: **Solar Panels**

MOTION TO DENY OFFERED BY MACMORRIS AND SECONDED BY MCNAMARA

Doug MacMorris	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Jeffery Rudell	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

- 8. **Application HPC2019-006 — 97 ASBURY AVENUE — Block 121 Lot 10**
PRESENT: Frank Conte (Villa Sheridan, LLC), Owner / Applicant; Chris Mott, Contractor
Description of work: **Windows**

C. MOTT TO NOTIFY COMMISSION SECRETARY IF NO TRIM CAN BE RESTORED ON WEST SIDE
MOTION TO APPROVE OFFERED BY MCNAMARA AND SECONDED BY MACMORRIS

Doug MacMorris	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Jeffery Rudell	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> Y <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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9. Application HPC2019-210 — 104 FRANKLIN AVENUE — Block 277 Lot 5

PRESENT: Philip & Bonnie Nork, Owners / Applicants

Description of work: **Patios, Stairs. Walkway**

APPLICANT TO SUBMIT WRITTEN REQUEST TO HPC SECRETARY TO REMOVE STAIRS AT SIDE OF HOUSE FROM APPLICATION

MOTION TO APPROVE STAIRS LEADING FROM SIDEWALK ON FRANKLIN AVENUE; AND REMOVAL OF LOOSE STONES FROM BOTH FRONT YARD AREA AND GRASS STRIP, OFFERED BY RUDELL AND SECONDED BY WIERZBINSKY

Doug MacMorris	___Y__
James McNamara	___Y__
Jeffery Rudell	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

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A MOTION TO EXTEND MEETING BEYOND 10:30 PM IS OFFERED BY MACMORRIS AND SECONDED BY STEEN; UNANIMOUSLY APPROVED.

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10. Application HPC2019-203 — 53 WEBB AVENUE — Block 227 Lot 15

Mark Fitzsimmons, Architect, Applicant; Santiago (Jim) Fernandez, Owner

Description of work: **AC, Porch, Porch Fan, Roof**

ENTERED INTO EVIDENCE:

A-2: PHOTOS, NORTH ELLEVATION, TWO (2) PAGES

APPLICANT REQUESTED TO REMOVE THE CEILING FAN FROM THE APPLICATION.

MOTION TO APPROVE THE ROOF PROJECTION AT THE SIDE (EAST) ELEVATION, AND THE FRONT PORCH, AS PROPOSED; AND TO DENY THE AC CONDENSER AND AIR HANDLER ON THE ROOF, OFFERED BY MACMORRIS AND SECONDED BY MACNAMARA

Doug MacMorris	___Y__
James McNamara	___Y__
Jeffery Rudell	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

APPLICANT AGREED TO REMOVE (ALREADY INSTALLED) AC CONDENSER AND AIR HANDLER FROM ROOF AND TO NOTIFY COMMISSION SECRETARY WHEN THIS IS COMPLETED SO THAT A FOLLOW-UP SITE VISIT MAY BE PERFORMED.



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- 11. Application HPC2019-214 — 113 STOCKTON AVENUE — Block 277 Lot 11
PRESENT: Eric Enderlin & Scott Moyer, Owners
Description of work: AC, Paint, Porch, Porch Fan, Siding

ENTERED INTO EVIDENCE:

- A-2: PHOTOS FROM STOCKTON AVE POV, SHOWING AC UNITS INSTALLED
A-3: LATTICE PANEL ELEVATION
A-4: EAST, WEST & NORTH ELEVATIONS
A-5: PHOTOS OF HOMES WITH BOARD & BATTEN PAINTED DIFFERENT COLORS
A-6: PHOTOS OF HOMES WITH BOARD & BATTEN PAINTED SAME COLOR

MOTION TO APPROVE SHAKE SIDING COLORS, TRIM, FAN AND AC; AND TO DENY WHITE PAINT FOR BOTH BOARDS & BATTENS OFFERED BY MCNAMARA AND SECONDED BY MACMORRIS.

MOTION WITHDRAWN BY MCNAMARA.
SECOND WITHDRAWN BY MACMORRIS.

MOTION TO APPROVE APPLICATION AS SUBMITTED OFFERED BY STEEN AND SECONDED BY RUDELL.

Doug MacMorris ___N___
James McNamara ___Y___
Jeffery Rudell ___Y___
Jenny Shaffer ABSTAIN
Lenny Steen ___Y___
Joseph Wierzbinsky RECUSED
Deborah Osepchuk ___Y___

- 12. Application HPC2019-215 — 30 PITMAN AVENUE — Block 147 Lot 7
PRESENT: Andrea Fitzpatrick, AIA (Shore Point Architects), Applicant; Anne Mohan, Owner
Description of work: AC, Addition, Deck, Fence, Walkway, Windows

APPLICANT REQUESTS TO REMOVE EAST ELEVATION BASEMENT STAIR ENCLOSURE FROM APPLICATION.

APPLICANT AGREES TO MODIFY RAININGS AND NEWEL POSTS AT SIDE STAIRS TO MATCH EXISTING FRONT RAILS AND POSTS, EXCEPT IN HEIGHT, AS PER CODE.
APPLICANT TO SUBMIT REVISED DRAWINGS REFLECTING ABOVE CHANGES.

MOTION TO APPROVE WITH MODIFICATIONS OFFERED BY SHAFFER AND SECONDED BY MACMORRIS.

Doug MacMorris ___Y___
James McNamara ___Y___
Jeffery Rudell ___Y___
Jenny Shaffer ___Y___
Lenny Steen ___Y___
Joseph Wierzbinsky ___Y___
Deborah Osepchuk ___Y___



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- 13. **Application HPC2019-219 — 101 WEBB AVENUE — Block 224 Lot 12**
PRESENT: Linda Barbur Henderson, Owner / Applicant
Description of work: **Windows, Stairs, Porch, Lattice, Gutters, Stones, Fence, Shower Enclosure**

APPLICANT VERBALLY REQUESTS DEFERMENT TO NEXT AVAILABLE MEETING.

MOTION TO DEFER TO 12/10/19 MEETING OFFERED BY MCNAMARA AND SECONDED BY RUDELL.

Doug MacMorris	__Y__
James McNamara	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

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

APPLICATION WAS ADMINISTRATIVELY APPROVED 11/12/19

V. RESOLUTIONS TO BE MEMORIALIZED:

1. 2019-061 – 90 CLARK AVENUE

Doug MacMorris	__Y__	
James McNamara (MOTION)	__Y__	
Jenny Shaffer (SECOND)	__Y__	
Lenny Steen	_NV_	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	_NV_	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	__Y__	

2. 2019-068 – 64 ASBURY AVENUE

Doug MacMorris	_NV_	Absent from initial hearing – ineligible to vote
James McNamara (MOTION)	__Y__	
Jenny Shaffer (SECOND)	__Y__	
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
Deborah Osepchuk	__Y__	

3. 2019-069 – 63 ASBURY AVENUE

Doug MacMorris	_NV_	Absent from initial hearing – ineligible to vote
James McNamara (MOTION)	__Y__	
Jenny Shaffer (SECOND)	__Y__	
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
Deborah Osepchuk	__Y__	



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4. 2019-070 – 133 ABBOTT AVENUE

Doug MacMorris	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Absent from initial hearing – ineligible to vote
James McNamara (MOTION)	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
Jenny Shaffer (SECOND)	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
Lenny Steen	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
Joseph Wierzbinsky	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
Deborah Osepchuk	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	

VI. ADMINISTRATIVE APPROVALS: None

VII. DISCUSSION ITEMS

Review of Planning Board Related Aspects of the Ocean Grove North End Development (OGNED) Architecture and Landscape Plans: Report to be presented to Neptune Township Planning Board November 13, 2019

MOTION TO APPROVE OFFERED BY MCNAMARA AND SECONDED BY MACMORRIS

Doug MacMorris	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
James McNamara	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Jeffery Rudell	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Jenny Shaffer	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Lenny Steen	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Joseph Wierzbinsky	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Deborah Osepchuk	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>

VIII. ADJOURNMENT

MOTION: MCNAMARA

SECOND: WIERZBINSKY

TIME: 12:20 AM, 11/13/19