



**MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, December 10, 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. MEETING CALLED TO ORDER, ROLL CALL, AND FLAG SALUTE

- Lucinda Heinlein __P__
- Doug MacMorris __A__
- Jeffery Rudell __P__
- Jenny Shaffer __P__
- Lenny Steen __A__
- 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

II. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION



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III. APPLICATIONS FOR REVIEW:

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

IN ATTENDANCE: Charles Stuis, Owner / Applicant

Description of work: **Fence**

(Carried from 11/12/19 meeting at Applicant’s request.)

ENTERED AS EVIDENCE:

A-2: CATALOG CUT – FENCE STYLES

A-3: PHOTO – PICKET STYLE

MOTION TO APPROVE OFFERED BY WIERZBINSKY AND SECONDED BY HEINLEIN.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

2. Application HPC2019-219 — 101 WEBB AVENUE — Block 224 Lot 12

IN ATTENDANCE: Linda Barbur Henderson, Owner / Applicant; Timothy Henderson, Historic Preservation Specialist

Description of work: **Windows, Stairs, Porch, Lattice, Gutters, Stones, Fence, Shower Enclosure**
(Carried from 11/12/19 meeting at Applicant’s request.)

APPLICANT ASKS THAT JAMES MCNAMARA RECUSE; MCNAMARA RECUSED.

ENTERED AS EVIDENCE:

A-2: PHOTO - LATTICE

A-3: PHOTO – SHOWER ENCLOSURE

MOTION TO APPROVE EXCLUDING WINDOWS ON WEST SIDE OFFERED BY RUDELL AND SECONDED BY WIERZBINSKY.

Lucinda Heinlein	___Y__
James McNamara	___RECUSED__
Jeffery Rudell	___Y__
Jenny Shaffer	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__



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3. Application HPC2019-227 — 69 WEBB AVENUE — Block 226 Lot 16

IN ATTENDANCE: Mike Lee, Owner / Applicant

Description of work: **Fence**

MOTION TO DENY OFFERED BY HEINLEIN AND SECONDED BY WIERZBINSKY.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jeffery Rudell	___Y__
Jenny Shaffer	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

4. Application HPC2019-230 — 31 WEBB AVENUE — Block 228 Lot 19

IN ATTENDANCE: Andrea Fitzpatrick (Shore Point Architecture), Jayson Urig, Contractor

Description of work: **New Construction, Fence, AC, Patio**

ENTERED AS EVIDENCE:

A-2: PHOTO – 74 ABBOTT

A-3: PHOTO – REVISED ELEVATION

A-4: PHOTO – STREETSCAPE

A-5: PHOTO SHEET – HISTORIC EXAMPLES OF DOUBLE-GABLED HOMES

A-6: PHOTO SHEET – EXAMPLES OF DOUBLE-GABLED HOMES PREVIOUSLY APPROVED BY HPC

MOTION TO DENY OFFERED BY MCNAMARA AND SECONDED BY STEEN.

Lucinda Heinlein	___N__
James McNamara	___Y__
Jeffery Rudell	___N__
Jenny Shaffer	___Y__
Joseph Wierzbinsky	___N__
Deborah Osepchuk	___Y__

VOTE IS TIED; MOTION IS NULLIFIED.

DISCUSSION ABOUT ASKING ABSENT MEMBERS TO LISTEN TO AUDIO SO THAT THEY MAY VOTE.

MOTION TO DEFER TO JANUARY 14 OFFERED BY RUDELL AND SECONDED BY HEINLEIN.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jeffery Rudell	___Y__
Jenny Shaffer	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__



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5. Application HPC2019-217 — 90 MT ZION WAY — Block 131 Lot 1

IN ATTENDANCE: Mary Ellen Doyle, Owner / Applicant

Description of work: **Columns, Paint, Porch, Railings, Stairs**

APPLICANT AGREED TO 90 DEGREE ANGLES ON STAIR TREAD EDGES.

APPLICANT TO SUBMIT PHOTOS SHOWING DETERIORATION OF RAILINGS.

MOTION TO APPROVE, CONTINGENT UPON SUBMISSION OF RAILING PHOTOS, OFFERED BY RUDELL AND SECONDED BY WIERZBINSKY.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

6. Application HPC2019-224 — 133 MAIN AVENUE — Block 158 Lot 8

IN ATTENDANCE: Robert Koseyan, Applicant; Peter Allburn, Owner

Description of work: **Porch (Railings)**

ENTERED AS EVIDENCE:

A-2: SIX (6) PHOTOS SHOWING CONDITION OF RAILINGS

MOTION TO APPROVE OFFERED BY HEINLEIN AND SECONDED BY RUDELL.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

7. Application HPC2019-231 — 94 MAIN AVENUE — Block 206 Lot 4

IN ATTENDANCE: Steve Muller (CID Properties III LLC), Owner / Applicant

Description of work: **Siding**

MOTION TO DENY HARDIE SIDING ON MAIN BODY OF HOUSE OFFERED BY SHAFFER AND SECONDED BY WIERZBINSKY.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__



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- 8. Application HPC2019-232 — 92 WEBB AVENUE — Block 235 Lot 5**
IN ATTENDANCE: Steve Muller (CID Properties III LLC), Owner / Applicant
 Description of work: **Siding**

MOTION TO APPROVE, RETAINING ORIGINAL SIDING ON NORTH, WEST & EAST ELEVATIONS, WITH HARDIE ON AREA FROM AC to BUMP-OUT OFFERED BY SHAFFER AND SECONDED BY WIERZBINSKY.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

IV. RESOLUTIONS TO BE MEMORIALIZED:

1. 2019-071 – 116 STOCKTON AVENUE

James McNamara [2]	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

2. 2019-072 – 111 MT HERMON WAY

James McNamara [2]	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

3. 2019-073 – 95 STOCKTON AVENUE

James McNamara [2]	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

4. 2019-074 – 1 SURF AVENUE

James McNamara [2]	__Y__	
Jeffery Rudell	__NV__	Voted "no" at initial hearing – ineligible to vote
Jenny Shaffer	__NV__	Abstained at initial hearing – ineligible to vote
Joseph Wierzbinsky [1]	__Y__	
Deborah Osepchuk	__Y__	



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5. 2019-075 – 104 STOCKTON AVENUE

James McNamara [2]	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

5. 2019-076 – 97 ASBURY AVENUE

James McNamara [2]	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

6. 2019-077 – 104 FRANKLIN AVENUE

James McNamara [2]	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

7. 2019-078 – 53 WEBB AVENUE

James McNamara [2]	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__

8. 2019-079 – 113 STOCKTON AVENUE

James McNamara [2]	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	_NV_ Recused at initial hearing – ineligible to vote
Deborah Osepchuk	__Y__

9. 2019-080 – 30 PITMAN AVENUE

James McNamara [2]	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky [1]	__Y__
Deborah Osepchuk	__Y__



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V. CONSENT AGENDA: ADMINISTRATIVE APPROVALS

<u>APP. NO.</u>	<u>PARCEL DATA</u>	<u>BLOCK</u>	<u>LOT</u>	<u>TYPE OF WORK</u>
HPC2019-236	133 ABBOTT AVE	220	13	RAILING AND STAIRS
HPC2019-229	105 MT HERMON WAY	152	7	DOOR
HPC2019-228	82 MT TABOR WAY	150	5	GUTTERS
HPC2019-226	104 COOKMAN AVE	261	7	RETAINING WALL
HPC2019-223	127 LAWRENCE AVE	255	10	AC UNIT
HPC2019-222	139 COOKMAN AVE	255	6	FENCE, PAINT, RETAINING WALL
HPC2019-221	45 EMBURY AVE	214	11	COL EXT LAT PIE POR RAI SID WIN
HPC2019-218	50 MAIN AVE	209	3	SOLAR PANELS
HPC2019-212	125 MAIN AVE	159	11	FENCE
HPC2019-211	15 BEACH AVE	116	11	AC UNIT
HPC2019-208	26 PITMAN AVE	147	9	PAINT
HPC2019-206	80 MT HERMON WAY	162	6	FENCE
HPC2019-205	82 MT TABOR WAY	150	5	DECKING AND PAINTING
HPC2019-204	128 STOCKTON AVE	288	4	ROOF REPAIR
HPC2019-201	90 MT ZION WAY	131	1	AC UNIT
HPC2019-199	87 EMBURY AVE	216	10	AWININGS
HPC2019-196	87 EMBURY AVE	216	10	PAINT
HPC2019-194	83 STOCKTON AVE	279	10	ROOF REPAIR
HPC2019-193	78 MT TABOR WAY	149	1	PAINT
HPC2019-190	24 HECK AVE	213	10	ROOF REPAIR
HPC2019-185	87 HECK AVE	207	12	COLUMNS
HPC2019-164	75 MT HERMON WAY	149	17	AC UNIT
HPC2019-161	43 ABBOTT AVE	232	8	PAINT, PORCH, RAILS
HPC2019-114	86 FRANKLIN AVE	279	3	AC UNIT

MOTION TO APPROVE CONSENT AGENDA OFFERED BY RUDELL AND SECONDED BY MCNAMARA.

Lucinda Heinlein	__Y__
Jeffery Rudell	__Y__
Jenny Shaffer	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__



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VI. DISCUSSION ITEMS

1. Request for extension of Certificate of Appropriateness HPC2017-159: New Construction 23 Sea View Avenue - Block 103 Lot 5.01

Applicant was granted approval for Certificate of Appropriateness application HPC2017-159 on 10/24/17; Resolution 2017-051 was memorialized 11/14/17.

Property Owner Washington Phillips (Connieann Acquisitions, LLC) has requested an extension beyond the standard 2-year expiration of said approval, and states that "There will be no changes to the approved plans".

ON ADVICE OF HPC ATTORNEY JOHN MILLER, COMMISSION SECRETARY SHALL ASCERTAIN VALID ZONING APPROVAL ON THIS APPLICATION, AND SHALL REQUEST THAT APPLICANT SUBMIT REASONS FOR REQUESTING THE EXTENSION.

2. 6 Atlantic Avenue ("The Aurora") – Block 107 Lot 8: ZB17/03

Request for modification of the conditions of approval previously granted by the Zoning Board of Adjustment. Request scheduled for a hearing before the ZBA on December 4, 2019

NO DISCUSSION: AN APPLICATION REGARDING THIS MATTER HAS BEEN SUBMITTED TO HPC AND IS SCHEDULED TO BE HEARD ON JANUARY 14.

3. Recap of 11/26/19 Meeting w/Bill Doolittle RE: 6 Atlantic Avenue

NO DISCUSSION: AN APPLICATION REGARDING THIS MATTER HAS BEEN SUBMITTED TO HPC AND IS SCHEDULED TO BE HEARD ON JANUARY 14.

VII. ADJOURNMENT

MOTION: WIERZBINSKY
 SECOND: HEINLEIN
 TIME: 10:36 PM