



**Historic Preservation Commission
Regular Meeting, October 8, 2024, Via ZOOM @
7:00PM**

This regular meeting of the Historic Preservation Commission will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

Public Access to Zoom Meeting

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

Public Participation in Zoom Meeting

You will be able to participate when the Commission Chairperson opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals for you to ask questions and/or cross examine these witnesses and make statements. The Commission Chairperson will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Commission Administrative Assistant, Heather Kepler at HKepler@neptunetownship.org prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Commission Administrative Assistant, Heather Kepler at HKepler@neptunetownship.org of the meeting so they may be marked into evidence. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

Public Access to Application Files

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/historic-preservation-commission>.

Alternate Access to Application Files

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Commission Administrative Assistant, Heather Kepler at 732-897-4162 ext. # 200 or HKepler@neptunetownship.org. If you would like to view the files in person, you may schedule an appointment with the Commission Secretary. If you wish a particular file to be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

If you have any questions concerning any of the above, you may contact the Commission Administrative Assistant, Heather Kepler at 732-897-4162 ext. 200 or HKepler@neptunetownship.org

Topic: 2024.10.8 Monthly HPC Meeting
Time: Oct 8, 2024 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81527444247?pwd=bHc8zw3bsUPRZEiQlaios4kdTVNxMS.1>

Meeting ID: 815 2744 4247
Passcode: 192413

One tap mobile

+13126266799,,81527444247# US (Chicago)
+16465588656,,81527444247# US (New York)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US

Meeting ID: 815 2744 4247

Find your local number: <https://us02web.zoom.us/j/81527444247>

CALL TO ORDER

OPEN PUBLIC MEETING STATEMENT

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 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. Steve Tombalakian, 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. We ask for the cooperation of the public in limiting any unnecessary noise by muting your microphone before and after the public participation portion of the meeting."

ROLL CALL

Shaffer, Jenny	___	Henderson, Linda	_____	Rudell, Jeffrey	_____
Moyer, Scott	___	Esposito, Kristen	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	___	Gordon- Julien, Jane (Alt 1)	_____	Vacant (Alt 2)	_____

FLAG SALUTE

OLD BUSINESS

NEW BUSINESS

1. **Administrative Approval of Minor Application from June 8, 2024 to September 30, 2024**

HPC2024-165	09/17/2024	98 BROADWAY	PAINT
HPC2024-164	09/17/2024	56 COOKMAN AVE	WINDOWS
HPC2024-163	09/16/2024	14 PILGRIM PATHWAY	ROOF
HPC2024-157	08/23/2024	52 COOKMAN AVE	DOOR(S),LIGHT FIXTURE
HPC2024-154	08/15/2024	131 COOKMAN AVE	RAILINGS
HPC2024-155	08/15/2024	27 EMBURY AVE	PAINT
HPC2024-152	08/14/2024	139 BROADWAY	AC UNIT
HPC2024-150	08/06/2024	27 NEW YORK AVE	AC UNIT,ADDITION,DOOR(S),FENCE,GUTTERS & LEADERS,LATTICE,LIGHT FIXTURE,PAINT,PATIO,PIERS,PORCH,RAILINGS,ROOF,SIDING,STAIRS,WALKWAY,WINDOWS
HPC2024-151	08/06/2024	99 MT HERMON WAY	AC UNIT
HPC2024-149	08/06/2024	101 MT HERMON WAY	AC UNIT
HPC2024-148	08/05/2024	105 ASBURY AVE	ROOF
HPC2024-145	07/31/2024	78 MAIN AVE	COLUMNS,DOOR(S),FENCE,LATTICE,PAINT,PORCH,RAILINGS,SIDING,STAIRS,WINDOWS
HPC2024-144	07/26/2024	48 ABBOTT AVE	ROOF
HPC2024-136	07/23/2024	3 SEA VIEW AVE	WINDOWS
HPC2024-137	07/23/2024	107 PILGRIM PATHWAY	AC UNIT
HPC2024-141	07/23/2024	80 HECK AVE	COLUMNS
HPC2024-138	07/23/2024	40 OCEAN PATHWAY UNIT F (Q: C06)	DECK
HPC2024-139	07/23/2024	112 ABBOTT AVE	PAINT,RAILINGS
HPC2024-135	07/23/2024	15 OCEAN PATHWAY	PAINT,PORCH,RAILINGS
HPC2024-133	07/17/2024	126 INSKIP AVE	PAINT
HPC2024-131	07/12/2024	79 EMBURY AVE	AC UNIT,CHIMNEY,PAINT,PORCH,RAILINGS

HPC2024-132	07/12/2024	90 STOCKTON AVE	AC UNIT
HPC2024-130	07/08/2024	136 MT HERMON WAY	WINDOWS
HPC2024-129	07/08/2024	95 HECK AVE	AC UNIT
HPC2024-127	07/01/2024	62 MAIN AVE A	EXTERIOR ALTERATIONS,GUTTERS & LEADERS,LATTICE,LIGHT FIXTURE,PAINT,PORCH,RAILINGS,STAIRS
HPC2024-123	06/24/2024	98 MT TABOR WAY	FENCE
HPC2024-122	06/20/2024	138 BROADWAY	OTHER
HPC2024-120	06/19/2024	22 WEBB AVE	PORCH
HPC2024-117	06/19/2024	129 MT HERMON WAY	SIDING
HPC2024-118	06/19/2024	93 CENTRAL AVE	AC UNIT
HPC2024-119	06/19/2024	65 BROADWAY	FENCE
HPC2024-114	06/11/2024	129 HECK AVE	AC UNIT
HPC2024-113	06/11/2024	5 OCEAN AVE	PAINT

2. Zoning and Planning Board Application Referrals –

- a. PB24/06 – OG NORTH END DEVELOPMENT, LLC – Block 101, Lots 3, 4, and part of Lots 2 – 17 Spray Avenue, Boardwalk North End, and Lake Avenue Walkway– The Applicant is seeking Amended Preliminary and Final Major Site Plan approval in accordance with the Township’s Amended Redevelopment Plan Ocean Grove North End adopted by the Neptune Township Committee on April 8, 2024.
- b. ZB24/09 – (Use Variance for Proposed Bed & Breakfast) – 23 Webb, LLC – Block 228, Lots 16 & 17 – 23 & 27 Webb Avenue – Applicant is seeking a Use Variance to convert a single-family home to a bed and breakfast homestay with 4 units that will share the kitchen and dining facilities with The Inn at Ocean Grove located on the adjacent property (Block 228, Lot 17).

Motion to made by:	_____	Motion second by:	_____
Shaffer, Jenny	_____	Henderson, Linda	_____
Moyer, Scott	_____	Esposito, Kristen	_____
Osepchuk, Deborah	_____	Gordon- Julien, Jane (Alt 1)	_____
		Rudell, Jeffrey	_____
		Heinlein, Lucinda	_____
		Vacant (Alt 2)	_____

PUBLIC COMMENT

DISCUSSION ITEMS –

ADJOURNMENT

Motion made by: _____

Motion second by: _____

Shaffer, Jenny _____

Henderson, Linda _____

Rudell, Jeffrey _____

Moyer, Scott _____

Esposito, Kristen _____

Heinlein, Lucinda _____

Osepchuk, Deborah _____

Gordon- Julien, Jane (Alt 1) _____

Vacant (Alt 2) _____

Next regular meeting is scheduled for Tuesday, November 12, 2024