



## Historic Preservation Commission Regular Meeting, July 9, 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](mailto: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](mailto: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 732-988-5200 ext. # 278 or [HKepler@neptunetownship.org](mailto: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 732-988-5200 ext. 278 or [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org)

**Topic: 2024.7.9 July Monthly HPC Meeting**  
**Time: Jul 9, 2024 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**  
<https://us02web.zoom.us/j/88330260007?pwd=lepXtfJQaejwdFwChFz3piszCN583x.1>

**Meeting ID: 883 3026 0007**  
**Passcode: 168383**

**One tap mobile**  
**+16469313860,,88330260007# US**  
**+13017158592,,88330260007# US (Washington DC)**

**Dial by your location**  
**• +1 646 931 3860 US**  
**• +1 301 715 8592 US (Washington DC)**

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 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

Meeting ID: 883 3026 0007

Find your local number: <https://us02web.zoom.us/j/kbrN0PXMf>

**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](http://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 May 8, 2024 to June 8, 2024**

<a href="#">HPC2024-122</a>	06/20/2024	<a href="#">138 BROADWAY</a>	OTHER	07/01/2024
<a href="#">HPC2024-069</a>	04/23/2024	<a href="#">138 STOCKTON AVE</a>	RAILINGS	07/01/2024

<a href="#">HPC2024-110</a>	06/06/2024	<a href="#">103 EMBURY AVE</a>	ROOF	07/01/2024
<a href="#">HPC2024-109</a>	06/06/2024	<a href="#">78 BROADWAY</a>	DOOR(S)	06/25/2024
<a href="#">HPC2024-086</a>	05/08/2024	<a href="#">83 ABBOTT AVE</a>	AWNING,DOOR(S),ORNAMENTATION,PAINT	06/24/2024
<a href="#">HPC2024-118</a>	06/19/2024	<a href="#">93 CENTRAL AVE</a>	AC UNIT	06/19/2024
<a href="#">HPC2024-097</a>	05/24/2024	<a href="#">61 PILGRIM PATHWAY</a>	ROOF	06/18/2024
<a href="#">HPC2024-113</a>	06/11/2024	<a href="#">5 OCEAN AVE</a>	PAINT	06/11/2024
<a href="#">HPC2024-114</a>	06/11/2024	<a href="#">129 HECK AVE</a>	AC UNIT	06/11/2024
<a href="#">HPC2024-101</a>	05/24/2024	<a href="#">5 OCEAN AVE</a>	PAINT	06/11/2024
<a href="#">HPC2024-105</a>	06/03/2024	<a href="#">31 HECK AVE 1/2</a>	EXTERIOR ALTERATIONS,PAINT,SIDING,WINDOWS	06/04/2024
<a href="#">HPC2024-085</a>	05/07/2024	<a href="#">78 MT HERMON WAY</a>	PAINT,SIDING,WINDOWS,OTHER	06/04/2024
<a href="#">HPC2024-048</a>	03/29/2024	<a href="#">109 WEBB AVE</a>	OTHER	06/04/2024
<a href="#">HPC2024-045</a>	03/25/2024	<a href="#">125 CLARK AVE</a>	WINDOWS,OTHER	06/04/2024
<a href="#">HPC2024-096</a>	05/24/2024	<a href="#">112 EMBURY AVE</a>	PAINT	06/04/2024

**2. Application #HPC 2024 – 084 – 37 Main Ave. – Block 165, Lot 17 – Quaker Inn LLC – Shore Point Architecture** Discussion Items: Leaders, Blue Roof, color palette, inclusion of pierced design at the inset panels beneath the balusters, transition of siding with shakes and clapboard

Motion to made by: \_\_\_\_\_

Motion second by: \_\_\_\_\_

Shaffer, Jenny \_\_\_\_\_  
Moyer, Scott \_\_\_\_\_  
Osepchuk, Deborah \_\_\_\_\_

Henderson, Linda \_\_\_\_\_  
Esposito, Kristen \_\_\_\_\_  
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, August 13, 2024