



**Historic Preservation Commission
REGULAR MEETING
Tuesday, May 14, 2019 7:00 PM
MINUTES**

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. ROLL CALL / FLAG SALUTE / MEETING CALLED TO ORDER

II. ATTENDANCE

Kennedy Buckley	__P__
Lucinda Heinlein	__P__
Doug MacMorris	__P__
Pamela Mallette	__A__
Jenny Shaffer	__P__
Lenny Steen	__P__
Joseph Wierzbinsky	__P__
James McNamara	__P__
Deborah Osepchuk	__P__

ALSO PRESENT: John P. Miller, Ronald D. Cucchiaro (Attorneys) and Torro Reporting, LLC

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION – NONE.

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IV. APPLICATIONS FOR REVIEW:

1. Application HPC2019-019 — 71 MT PISGAH WAY — Block 118 Lot 16

Mark Landgrebe (United Solar), Applicant; Diane Henry, Owner

Description of work: **Solar Panels**

Note: This application is carried from 3/12/19 HPC Regular Meeting; Applicant failed to appear.

Applicant requested deferment.

Motion to defer to June 11, 2019 meeting was offered by Buckley and seconded by Heinlein.

Kennedy Buckley	___Y__	
Lucinda Heinlein	___Y__	
Doug MacMorris	NV	-- Alternate member; vote not required.
Jenny Shaffer	NV	-- Absent from initial hearing; ineligible to vote
Lenny Steen	___Y__	
Joseph Wierzbinsky	NV	-- Absent from initial hearing; ineligible to vote
James McNamara	___Y__	
Deborah Osepchuk	___Y__	

MATTER CARRIED TO 6/11/19 METING.

2. Application HPC2019-017 — 148 COOKMAN AVENUE— Block 258 Lot 1

Sarah Cox, Owner / Applicant

Description of work: **Siding, Trim, Shutters, Windows**

Note: This application, originally scheduled for 3/12/19, was rescheduled at the request of the Applicant.

In attendance: David Skillman, Owner

Applicant agreed to: retain and restore original siding; use wood trim rather than Azek materials; wood 2/1 aluminum clad windows; Naragansett Green (157) & Woodlawn Blue (147) paints.

Applicant agrees to notify Commission Secretary on windows – simulated divided lite or true divided lite.

Motion to approve was offered by Buckley and seconded by Steen.

Kennedy Buckley	___Y__	
Lucinda Heinlein	___Y__	
Doug MacMorris	NV	-- Alternate member; vote not required.
Jenny Shaffer	NV	-- Absent from initial hearing; ineligible to vote
Lenny Steen	___Y__	
Joseph Wierzbinsky	NV	-- Absent from initial hearing; ineligible to vote
James McNamara	___Y__	
Deborah Osepchuk	___Y__	

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- 3. Application HPC2019-042 — 107 PILGRIM PATHWAY — Block 267 Lot 9**
Shore Point Architecture, Applicant; Rhonda Einhorn, Owner
Description of work: **Door(s), Shower, Patio, Retaining Wall, Siding, Walkway**
In attendance: Rhonda Einhorn, Owner; Andrea Fitzpatrick, Shore Point Architecture

Applicant agreed to: concrete block retaining wall w/thin brick veneer; patio moved as requested by HPC, with 16” strip for plantings; framed beadboard shower enclosure; 2-panel, smooth finish shed door.

Motion to approve was offered by Heinlein and seconded by Steen.

Kennedy Buckley	<u> </u> Y <u> </u>	
Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- Alternate member; vote not required.
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

- 4. Application HPC2019-065 — 14 ATLANTIC AVENUE — Block 107 Lot 3**
Shore Point Architecture, Applicant; Edgar A. & Andrea C Leone, Owners
Description of work: **Columns, Door(s), Exterior Alterations, Lattice, Piers, Porch, Railings, Siding, Stairs, Walkway, Windows**
In attendance: Edgar Leone, Owner; Jim Gannon, Contractor; Andrea Fitzpatrick, Shore Point Architecture

**Evidence presented:
A-2: Sanborn maps 1930, 1905, 1890**

Motion to approve was offered by Steen and seconded by Buckley.

Kennedy Buckley	<u> </u> Y <u> </u>	
Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u>NV</u>	-- Alternate member; vote not required.
Jenny Shaffer	<u> </u> N <u> </u>	
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> N <u> </u>	



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5. Application HPC2019-053 — 113 ABBOTT AVENUE — Block 236 Lot 12
Mark A. Pavliv, AIA, Applicant; Melinda Allen-Grote & Douglas Grote, Owners
Description of work: **Spindles**

In attendance: Mark Pavliv, Architect; Melinda Allen-Grote & Douglas Grote, Owners

Applicant proposed Intex railing system with Hampton handrail; 1-1/2” spindles spaced 5” on-center.

Motion to approve was offered by Steen and seconded by Wierzbinsky.

Kennedy Buckley	<u> </u> Y <u> </u>	
Lucinda Heinlein	<u> </u> N <u> </u>	
Doug MacMorris	<u> </u> NV <u> </u>	-- Alternate member; vote not required.
Jenny Shaffer	<u> </u> N <u> </u>	
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

6. Application HPC2019-058 — 105 MT HERMON WAY — Block 152 Lot 7
Joyce Klein, Owner/Applicant
Description of work: **Windows**

In attendance: Joyce Klein, Owner

Applicant proposed Jeld-Wen simulated divided lite 2/2 wood core windows, aluminum clad in dark blue to match house.

Motion to approve was offered by Heinlein and seconded by Wierzbinsky.

Mr. Buckley recused.

Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> ABSTN <u> </u>	-- Abstained
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	



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- 7. Application HPC2019-062 — 140 HECK AVENUE — Block 221 Lot 5**
Robert Kempfe, Applicant; Frank Boendermaker, Owner
Description of work: **Roof**
In attendance: **Robert Kempfe, Applicant**

**Applicant presented letters purportedly written by homeowner Frank Boendermaker and by a previous contractor at the site; the documents were deemed not admissible by HPC Attorney John Miller.
Applicant was advised to bring witnesses, not written testimony to the next hearing.**

**Motion to defer to June 11 meeting was offered by Steen and seconded by Buckley.
Mr. Buckley recused.**

Kennedy Buckley	<u> </u> Y <u> </u>	
Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u> </u> NV <u> </u>	-- Alternate member; vote not required.
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

- 8. Application HPC2019-064 — 88 BROADWAY — Block 250 Lot 2**
Michael DeBlasio, Applicant; Douglas Kilian, Owner / Jessica Jarmer, POA
Description of work: **Door(s), Siding**
In attendance: **Michael DeBlasio, Applicant; Jessica Jarmer, Owner (POA)**

**Applicant testified to tongue & groove sheathing discovered under asbestos siding.
Applicant proposed bead board and smooth-finish James Hardie siding; and Azek smooth-finish trim.**

Motion to approve was offered by Buckley and seconded by Steen.

Kennedy Buckley	<u> </u> Y <u> </u>	
Lucinda Heinlein	<u> </u> Y <u> </u>	
Doug MacMorris	<u> </u> NV <u> </u>	-- Alternate member; vote not required.
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

NOTE: MS. SHAFFER EXCUSED HERSELF FROM MEETING AT THIS POINT

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9. **Application HPC2019-074 — 15 NEW YORK AVENUE — Block 123 Lot 4**
 Doug & Anne MacMorris, Owners/Applicants
 Description of work: **Window**
 In attendance: **Doug & Anne MacMorris, Owners/Applicants**

Evidence presented:
A-2: two (2) photos showing windows

**Motion to approve was offered by Heinlein and seconded by Wierzbinsky.
 MacMorris, as Applicant, is recused.**

Kennedy Buckley	___Y__
Lucinda Heinlein	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
James McNamara	___Y__
Deborah Osepchuk	___Y__

10. **Application HPC2019-033 — 17 NEW YORK AVENUE — Block 123 Lot 5**
 Sue Pyrtko, Applicant; Gazonas & Gazonas Co, Inc., Owner
 Description of work: **Walkway**

Applicant failed to appear.

**Motion to defer to June 11 meeting was offered by Buckley and seconded by Wierzbinsky.
 MacMorris is recused pursuant to “200-foot rule”.**

Kennedy Buckley	___Y__
Lucinda Heinlein	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
James McNamara	___Y__
Deborah Osepchuk	___Y__



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11. Application HPC2019-020 — 68 CLARK AVENUE — Block 267 Lot 6

Zechariah Greenspan, Applicant; HSBC Bank USA NA, Trustee, Owner

Description of work: **Door**

Note: This application is carried from 3/12/19 HPC Regular Meeting; Applicant failed to appear.

Applicant failed to appear.

Motion to defer to June 11 meeting was offered by Buckley and seconded by Heinlein. MacMorris is recused pursuant to “200-foot rule”.

Kennedy Buckley	___Y__
Lucinda Heinlein	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
James McNamara	___Y__
Deborah Osepchuk	___Y__

V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:

1. Resolution 2019-021 for 14 PILGRIM PATHWAY

Motion to approve was offered by Heinlein and seconded by Steen.

Kennedy Buckley	___Y__	
Lucinda Heinlein	___Y__	
Doug MacMorris	___Y__	
James McNamara	___Y__	
Lenny Steen	___Y__	
Joseph Wierzbinsky	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Deborah Osepchuk	___Y__	

2. Resolution 2019-022 for 7 OCEAN PATHWAY

Motion to approve was offered by Buckley and seconded by Steen.

Kennedy Buckley	___Y__	
Lucinda Heinlein	___Y__	
Doug MacMorris	___Y__	
James McNamara	___Y__	
Lenny Steen	___Y__	
Joseph Wierzbinsky	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Deborah Osepchuk	___Y__	

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**3. Resolution 2019-023 for 52 EMBURY AVENUE
Motion to approve was offered by Buckley and seconded by Heinlein.**

Kennedy Buckley	___Y__	
Lucinda Heinlein	___Y__	
Doug MacMorris	___Y__	
James McNamara	___Y__	
Lenny Steen	___Y__	
Joseph Wierzbinsky	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Deborah Osepchuk	___Y__	

VI. DISCUSSION ITEMS:

None.

VII. ADJOURNMENT:

MOTION: BUCKLEY

SECOND: WIERZBINSKY

TIME: 10:13 PM

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