



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, August 13, 2019 7:00 PM**

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

The meeting is called to order by HPC Chairperson Deborah Osepchuk, who states, "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](http://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**

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

**ALSO PRESENT:** John P. Miller / Ronald D. Cucchiaro (Attorneys), Torro Reporting, LLC, and Pamela Valentine, Commission Secretary

**III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION**

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**IV. APPLICATIONS FOR REVIEW:**

- 1. Application HPD2019-105 — 88 BROADWAY — Block 250 Lot 2**  
Michael DeBlasio, Applicant; Jessica Jarmer (POA), Owner  
Description of work: **Porch, Windows**  
(Application was carried from July 9 meeting at Applicant’s request.)

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

- 2. Application HPC2019-120 — 54 PILGRIM PATHWAY — Block 209 Lot 14**  
Kim & Steven Pisani, Owners / Applicants  
Description of work: **Paint, Shutters**

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

- 3. Application HPC2019-119 — 125 HECK AVENUE — Block 204 Lot 8**  
Maggie Sieczkowski, Owner / Applicant  
Description of work: **AC Condenser Unit**

Lucinda Heinlein	_____
Doug MacMorris	_____
James McNamara	_____
Jenny Shaffer	_____
Lenny Steen	_____
Joseph Wierzbinsky	_____
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**4. Application HPD2019-126 — 4 ATLANTIC AVENUE — Block 107 Lot 10**

Michelle Bourgeois & Heather Wilson, Owners / Applicants

Description of work: **Landscaping**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**5. Application HPC2018-174— 18 PITMAN AVENUE — Block 146 Lot 3**

Michael McManus, Applicant; Nancy J. Chichen McManus, Owner

Description of work: **Addition, Balcony, Deck, Dormer, Exterior Alterations, Porch, Railings, Roof, Siding, Windows**

(Application was carried from July 9 meeting at HPC request.)

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**6. Application HPC2019-136 — 8 EMBURY AVENUE — Block 229 Lot 6**

Philip & Coleen Stofanak, Owners / Applicants

Description of work: **Windows**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

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**7. Application HPC2019-117 — 103 MT TABOR WAY — Block 139 Lot 6**

Brian Hekker, Owner / Applicant  
Description of work: **Paint, Railings, Shutters**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

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

Mark Landgrebe (United Solar), Applicant; Diane Henry, Owner  
Description of work: **Roof-mounted Solar Panels**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**9. Application HPC2019-140 — 44 HECK AVENUE — Block 214 Lot 9**

Mike Erickson (Garden State Brickface), Applicant; 44 Heck Avenue LLC, Owner  
Description of work: **Siding**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
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**10. Application HPC2019-021 — 19 SEA VIEW AVENUE — Block 103 Lot 8**

Donna Weldon, Owner / Applicant; John Weldon, Applicant

Description of work: **Residential Addition**

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

**11. Application HPC2019-115 — 90 CLARK AVENUE — Block 268 Lot 1**

Roy Stenftennagel, Applicant; Craig & Robin Heil, Owners

Description of work: **Residential Addition**

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

**V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:**

**1. Resolution 2019-036 for 92 BROADWAY**

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

**2. Resolution 2019-037 for 19 SEA VIEW AVENUE**

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

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**3. Resolution 2019-038 for 90 MT CARMEL WAY**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**4. Resolution 2019-039 for 17 NEW YORK AVENUE**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris NV -- Recused at initial hearing; ineligible to vote
- James McNamara \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**VI. CONSENT AGENDA: ADMINISTRATIVELY APPROVED APPLICATIONS TO BE MEMORIALIZED:**

None.

**VII. DISCUSSION ITEMS:**

**ZB19/06: 61 STOCKTON AVENUE - (James & Leslie Dodge, Owners)  
Bulk Variances for Proposed Addition**

- Lucinda Heinlein \_\_\_\_\_
- Doug MacMorris \_\_\_\_\_
- Jenny Shaffer \_\_\_\_\_
- Lenny Steen \_\_\_\_\_
- Joseph Wierzbinsky \_\_\_\_\_
- James McNamara \_\_\_\_\_
- Deborah Osepchuk \_\_\_\_\_

**VIII. ADJOURNMENT:**

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

TIME: \_\_\_\_\_

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