



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, September 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 | __P__ |
| Jenny Shaffer | __P__ |
| Lenny Steen | __A__ |
| Joseph Wierzbinsky | __A__ |
| 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

III. APPLICATIONS FOR REVIEW:

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

IN ATTENDANCE: Roy Stenftennagel, Applicant; Robin Heil, Owner; Brian Berzinskis, Architect
 Description of work: **Residential Addition**
 (This application was carried from 8/13/19 hearing.)

MOTION TO DENY: SIDING, WINDOW SURROUNDS, REMOVAL OF FOUR (4) ORIGINAL WINDOWS AT GABLES; AND TO APPROVE: DOORS, LIGHTING, FAN, ROOF, GUTTERS, PORCH DECK, RAILING, POSTS, REPLACEMENT OF NON-ORIGINAL WINDOWS OFFERED BY SHAFFER AND SECONDED BY MCNAMARA.



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| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |
| James McNamara | <u> </u> Y <u> </u> |
| Jenny Shaffer | <u> </u> Y <u> </u> |
| Deborah Osepchuk | <u> </u> Y <u> </u> |

2. Application HPC2019-138 for 63 ASBURY AVENUE (Block 109 Lot 10)

IN ATTENDANCE: Gabriel Mele, Owner; Chris Cornetto, Contractor

Description of work: **Reconstruct Part of Structure**

(This application was deferred from 8/27/19 hearing at Owner's request)

Robert Kempf, original Applicant, has abandoned the project. Mr. Cornetto, as new Contractor / Applicant must submit a new application.

Applicant agreed to reconfigure windows and submit revised drawings.

MOTION TO DEFER TO OCTOBER 8 OFFERED BY MACMORRIS AND SECONDED BY MCNAMARA.

| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |
| James McNamara | <u> </u> Y <u> </u> |
| Jenny Shaffer | <u> </u> Y <u> </u> |
| Deborah Osepchuk | <u> </u> Y <u> </u> |

3. Application HPC2019-160 for 1 SURF AVENUE (Block 107 Lot 13)

Bradley Carney & Richard Erani, Owners / Applicants

Description of work: **Balcony, Porch Fan, Stairs**

APPLICANT REQUESTED VIA EMAIL TO DEFER TO OCTOBER 8.

4. Application HPC2019-186 — 44 HECK AVENUE — Block 214 Lot 9

IN ATTENDANCE: Mike Erickson (Garden State Brickface), Applicant; 44 Heck Avenue LLC (Rose Fritz), Owner

Description of work: **Siding**

MOTION TO DENY OFFERED BY HEINLEIN AND SECONDED BY MCNAMARA.

| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |
| James McNamara | <u> </u> Y <u> </u> |
| Jenny Shaffer | <u> </u> Y <u> </u> |
| Deborah Osepchuk | <u> </u> Y <u> </u> |



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- 5. Application HPC2019-148 — 77 COOKMAN AVENUE — Block 249 Lot 16**
IN ATTENDANCE: Andrea Fitzpatrick (Shore Point Architecture), Applicant; Kim Vivenzio, Owner
 Description of work: **Addition, Exterior Alterations**

MOTION TO APPROVE OFFERED BY HEINLEIN AND SECONDED BY MCNAMARA.

| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |
| James McNamara | <u> </u> Y <u> </u> |
| Jenny Shaffer | <u> </u> N <u> </u> |
| Deborah Osepchuk | <u> </u> Y <u> </u> |

- 6. Application HPC2019-155 — 13 PITMAN AVENUE — Block 145 Lot 5**
IN ATTENDANCE: Andrea Fitzpatrick (Shore Point Architecture), Applicant; Gregory Lotz, Owner
 Description of work: **Windows, Exterior Alterations**

MOTION TO APPROVE WITH CHANGE FROM 6/1 TO 1/1 ANDERSEN 400 SERIES WINDOWS OFFERED BY HEINLEIN AND SECONDED BY MACMORRIS.

| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |
| James McNamara | <u> </u> Y <u> </u> |
| Jenny Shaffer | <u> </u> Y <u> </u> |
| Deborah Osepchuk | <u> </u> Y <u> </u> |

- 7. Application HPC2019-162 — 57 MAIN AVENUE UNIT 6 — Block 164 Lot 2 QC06**
IN ATTENDANCE: Robert Eastin (Ocean Grove Hardware), Applicant
 Description of work: **Windows(s)**

MOTION TO APPROVE OFFERED BY MCNAMARA AND SECONDED BY MACMORRIS.

| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |
| James McNamara | <u> </u> Y <u> </u> |
| Jenny Shaffer | <u> </u> Y <u> </u> |
| Deborah Osepchuk | <u> </u> Y <u> </u> |

- 8. Application HPC2019-165 — 104 MAIN AVENUE — Block 205 Lot 5**
IN ATTENDANCE: Robert Logan, Applicant
 Description of work: **Porch, Railings**

MOTION TO APPROVE OFFERED BY MCNAMARA AND SECONDED BY HEINLEIN.

| | |
|------------------|-----------------------|
| Lucinda Heinlein | <u> </u> Y <u> </u> |
| Doug MacMorris | <u> </u> Y <u> </u> |



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| | |
|------------------|-------|
| James McNamara | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

9. Application HPC2019-167 — 133 ABBOTT AVENUE — Block 220 Lot 13

IN ATTENDANCE: Bruce Kraszewski, Owner / Applicant

Description of work: **AC Unit, Stairs**

MOTION TO APPROVE AC AND TO DENY STAIRS, RAILS, NEWEL POSTS & TREADS OFFERED BY HEINLEIN AND SECONDED BY MACMORRIS.

| | |
|------------------|-------|
| Lucinda Heinlein | __Y__ |
| Doug MacMorris | __Y__ |
| James McNamara | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

10. Application HPC2019-177 — 49 CLARK AVENUE — Block 265 Lot 13

IN ATTENDANCE: Ingrid Orav, Owner

Description of work: **Railings**

MOTION TO DEFER TO OCTOBER 8 OFFERED BY HEINLEIN AND SECONDED BY MACMORRIS.

| | |
|------------------|-------|
| Lucinda Heinlein | __Y__ |
| Doug MacMorris | __Y__ |
| James McNamara | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

11. Application HPC2019-182 — 125 STOCKTON AVENUE — Block 276 Lot 11

IN ATTENDANCE: Virginia & Peter A Oleck, Owners / Applicants

Description of work: **Siding**

MOTION TO APPROVE HARDIE SIDING; SHUTTERS TO BE REMOVED; CORNERBOARDS TO MATCH SIDING; TRIM TO REMAIN, OFFERED BY MCNAMARA AND SECONDED BY MACMORRIS.

| | |
|------------------|-------------|
| Lucinda Heinlein | __ABSTAIN__ |
| Doug MacMorris | __Y__ |
| James McNamara | __Y__ |
| Jenny Shaffer | __ABSTAIN__ |
| Deborah Osepchuk | __Y__ |



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IV. RESOLUTIONS TO BE MEMORIALIZED:

1. 2019-043 - 88 BROADWAY -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

2. 2019-044 - 125 HECK AVENUE

| | |
|----------------------|-------|
| Lucinda Heinlein [1] | __Y__ |
| Doug MacMorris [2] | __Y__ |
| James McNamara | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

3. 2019-045 - 4 ATLANTIC AVENUE

| | |
|----------------------|-------|
| Lucinda Heinlein [1] | __Y__ |
| Doug MacMorris | __Y__ |
| James McNamara [2] | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

4. 2019-046 – 8 EMBURY AVENUE

| | |
|----------------------|-------|
| Lucinda Heinlein [2] | __Y__ |
| Doug MacMorris | __Y__ |
| James McNamara [1] | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

5. 2019-047 – 103 MT TABOR WAY

| | |
|--------------------|-------|
| Lucinda Heinlein | __Y__ |
| Doug MacMorris [2] | __Y__ |
| James McNamara [1] | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

6. 2019-048 – 44 HECK AVENUE

| | |
|--------------------|-------|
| Lucinda Heinlein | __Y__ |
| Doug MacMorris [2] | __Y__ |
| James McNamara [1] | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

7. 2019-049 – 19 SEA VIEW AVENUE

| | |
|----------------------|-------|
| Lucinda Heinlein [1] | __Y__ |
| Doug MacMorris [2] | __Y__ |
| James McNamara | __Y__ |
| Deborah Osepchuk | __Y__ |

8. 2019-050 – 18 PITMAN AVENUE -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

9. 2019-051 – 97 ABBOTT AVENUE

| | |
|----------------------|-------|
| Lucinda Heinlein [1] | __Y__ |
| Doug MacMorris [2] | __Y__ |

Next Regular Meeting – October 8, 2019



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|------------------|-------|
| James McNamara | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

10. 2019-052 – 91 MT CARMEL WY– RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

11. 2019-053 – 26 MAIN AVENUE

| | |
|--------------------|-------|
| Lucinda Heinlein | __Y__ |
| Doug MacMorris [1] | __Y__ |
| James McNamara [2] | __Y__ |
| Jenny Shaffer | __Y__ |
| Deborah Osepchuk | __Y__ |

12. 2019-054 – 140 HECK AVENUE -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

13. 2019-055 – 88 MT ZION WAY -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

14. 2019-056 – 9 WEBB AVENUE

| | |
|----------------------|-------|
| Lucinda Heinlein [1] | __Y__ |
| Doug MacMorris | __Y__ |
| James McNamara [2] | __Y__ |
| Deborah Osepchuk | __Y__ |

15. 2019-057 – 90 LAKE AVENUE -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

16. 2019-058 – 102 FRANKLIN AVE -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

17. 2019-059 – 102 FRANKLIN AVE -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

18. 2019-060 – 71 MT PISGAH WAY -- RESOLUTION NOT WRITTEN; DEFERRED TO OCTOBER 8

V. ADMINISTRATIVE APPROVALS:

| Cert. Of Appropriateness | Parcel data | Block | Lot | Type of work |
|--------------------------|------------------|-------|-----|------------------|
| HPC2019-170 | 128 FRANKLIN AVE | 275 | 6 | PAINT WALKWAY |
| HPC2019-154 | 24 OCEAN PATHWAY | 129 | 10 | |

**CONSENT AGENDA. MOTION TO APPROVE OFFERED BY HEINLEIN, SECONDED BY RUDELL;
UNANIMOUSLY APPROVED.**

VI. DISCUSSION ITEMS -- NONE

VII. ADJOURNMENT

**MOTION: MCNAMARA
SECOND: MACMORRIS
TIME: 11:21 PM**