



**MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 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 statesd, "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	__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), Torro Reporting, LLC, and Pamela Valentine, Commission Secretary

II. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION



**MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM**

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

III. APPLICATIONS FOR REVIEW:

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

IN ATTENDANCE: Gabriel Mele, Owner
Description of work: **Reconstruct Part of Structure**
(This application was carried from 9/10/19 hearing.)

MOTION TO APPROVE OFFERED BY STEEN; SECONDED BY HEINLEIN.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

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

Paul Domenic, Applicant; Ingrid Orav, Owner
Description of work: **Railings**
(This application was carried from 9/10/19 hearing.)

**APPLICANT FAILED TO APPEAR.
MOTION TO CARRY OFFERED BY HEINLEIN; SECONDED BY STEEN.**

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

3. Application HPC2019-145 — 64 ASBURY AVENUE — Block 111 Lot 13

IN ATTENDANCE: Stephanie Liskowitz, Owner / Applicant
Description of work: **Windows, Trim, Paint**

MOTION TO APPROVE OFFERED BY STEEN; SECONDED BY HEINLEIN.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM

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

4. Application HPC2019-157 — 99 CENTRAL AVENUE — Block 265 Lot 8

IN ATTENDANCE: Clay Bataille, Applicant; Hugh Blair, Owner

Description of work: **Railings**

MOTION TO DEFER TO NOVEMBER 12 OFFERED BY MCNAMARA; SECONDED BY HEINLEIN.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

5. Application HPC2019-183 — 133 ABBOTT AVENUE — Block 220 Lot 13

IN ATTENDANCE: Bruce Kraszewski, Owner / Applicant; Sheila Kraszewski

Description of work: **Gutters, Windows**

MOTION TO DENY OFFERED BY STEEN; SECONDED BY MCNAMARA.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__

6. Application HPC2019-189 — 57 PILGRIM PATHWAY — Block 208 Lot 9

IN ATTENDANCE: Charles & Nancy Stuis, Owners / Applicants

Description of work: **Fence**

MOTION TO DEFER TO NOVEMBER 12 OFFERED BY MCNAMARA; SECONDED BY WIERZBINSKY.

Lucinda Heinlein	___Y__
James McNamara	___Y__
Jenny Shaffer	___Y__
Lenny Steen	___Y__
Joseph Wierzbinsky	___Y__
Deborah Osepchuk	___Y__



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM

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

- 7. Application HPC2019-191 — 95 STOCKTON AVENUE — Block 278 Lot 8**
IN ATTENDANCE: Jacqueline Massa, Owner / Applicant; Chris English
 Description of work: **Columns, Lattice, Railings, Stairs**

MOTION TO DEFER TO NOVEMBER 12 OFFERED BY MCNAMARA; SECONDED BY HEINLEIN.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

- 8. Application HPC2019-192 — 116 STOCKTON AVENUE — Block 287 Lot 3**
IN ATTENDANCE: Sid Woolley, Applicant
 Description of work: **Windows**

MOTION TO DEFER TO NOVEMBER 12 OFFERED BY MCNAMARA; SECONDED BY STEEN.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__

- 9. Application HPC2019-195 — 111 MT HERMON WAY — Block 152 Lot 10**
 Matthew McGovern, Owner / Applicant
 Description of work: **Rinse Station**

APPLICANT REQUESTED VIA EMAIL TO DEFER TO NOVEMBER 12.

Lucinda Heinlein	__Y__
James McNamara	__Y__
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
Deborah Osepchuk	__Y__



**MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM**

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

- 10. Application HPC2019-202 — 138 ABBOTT AVENUE — Block 239 Lot 1**
IN ATTENDANCE: Karen Giacobbe, Owner / Applicant
 Description of work: **Siding**

MOTION TO DEFER TO NOVEMBER 12 OFFERED BY STEEN; SECONDED BY WIERZBINSKY.

Lucinda Heinlein	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

IV. RESOLUTIONS TO BE MEMORIALIZED:

1. 2019-043 - 88 BROADWAY

Lucinda Heinlein	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen [2]	<u> </u> Y <u> </u>
Joseph Wierzbinsky [1]	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

2. 2019-050 – 18 PITMAN AVENUE

Lucinda Heinlein	<u> </u> Y <u> </u>	
James McNamara	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> NV <u> </u>	“NO” vote at initial hearing - ineligible to vote
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky [2]	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

3. 2019-052 – 91 MT CARMEL WAY

Lucinda Heinlein	<u> </u> Y <u> </u>	
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> NV <u> </u>	Abstain at initial hearing – ineligible to vote
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

4. 2019-054 – 140 HECK AVENUE

Lucinda Heinlein	<u> </u> NV <u> </u>	Abstain at initial hearing – ineligible to vote
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

5. 2019-055 – 88 MT ZION WAY

Lucinda Heinlein	<u> </u> Y <u> </u>
James McNamara [2]	<u> </u> Y <u> </u>



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM

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

Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen [1]	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> YW <u> </u>

6. 2019-057 – 90 LAKE AVENUE

Lucinda Heinlein [2]	<u> </u> Y <u> </u>	
James McNamara	<u> </u> NV <u> </u>	Recused at initial hearing – ineligible to vote
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen [1]	<u> </u> Y <u> </u>	
Joseph Wierzbinsky	<u> </u> Y <u> </u>	
Deborah Osepchuk	<u> </u> Y <u> </u>	

7. 2019-058 – 102 FRANKLIN AVENUE

Lucinda Heinlein	<u> </u> Y <u> </u>
James McNamara [2]	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen [1]	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

8. 2019-059 – 102 FRANKLIN AVENUE

Lucinda Heinlein	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen [1]	<u> </u> Y <u> </u>
Joseph Wierzbinsky [2]	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

9. 2019-062 – 44 HECK AVENUE

Lucinda Heinlein [2]	<u> </u> Y <u> </u>	
James McNamara [1]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

10. 2019-066 – 104 MAIN AVENUE

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

11. 2019-067 – 133 ABBOTT AVENUE

Next Regular Meeting – November 12, 2019



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM

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

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

12. 2019-068 – 125 STOCKTON AVENUE

Lucinda Heinlein	<u> </u> NV <u> </u>	Abstain at initial hearing – ineligible to vote
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> NV <u> </u>	Abstain at initial hearing – ineligible to vote
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk [1]	<u> </u> Y <u> </u>	

13. 2019-063 – 77 COOKMAN AVENUE

Lucinda Heinlein [2]	<u> </u> Y <u> </u>	
James McNamara [1]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> NV <u> </u>	“NO” vote at initial hearing - ineligible to vote
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

14. 2019-064 – 13 PITMAN AVENUE

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

**15. 2019-061 – 90 CLARK AVENUE – NOT VOTED UPON: NO RESOLUTION PREPARED.
CARRIED TO NOVEMBER 12.**

Lucinda Heinlein	<u> </u>	
James McNamara	<u> </u>	
Jenny Shaffer	<u> </u>	
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u>	

16. 2019-065 – 57 MAIN AVENUE

Lucinda Heinlein [1]	<u> </u> Y <u> </u>	
James McNamara [2]	<u> </u> Y <u> </u>	
Jenny Shaffer	<u> </u> Y <u> </u>	
Lenny Steen	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Joseph Wierzbinsky	<u> </u> NV <u> </u>	Absent from initial hearing – ineligible to vote
Deborah Osepchuk	<u> </u> Y <u> </u>	

V. ADMINISTRATIVE APPROVALS: None



MINUTES
Historic Preservation Commission
REGULAR MEETING
Tuesday, October 8, 2019 7:00 PM

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

VI. DISCUSSION ITEMS

MULCH: As per Section IV, Subsection R of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 33: "Grass strips between the curb and the sidewalk area (are) required by Ordinance, as well as grass lawns in front yards. **The introduction of concrete or masonry unit paved front yard patios is not acceptable, nor is the application of loose decorative mulch, stone or gravel.** The introduction of grass and trees (is) encouraged. The increase in impervious surface is discouraged and should be avoided. The introduction of items other than grass and trees is not permitted in the grass strip."

TO COVER A PARTICULAR AREA IS INAPPROPRIATE.
TO KEEP DOWN WEEDS BETWEEN PLANTINGS IS OK.
THE MAJORITY OF AN AREA MUST BE GREENERY.
APPROPRIATE IF MULCH IS USED AS AN ADJUNCT TO GREENERY.

VII. ADJOURNMENT

MOTION: WIERZBIBSKY

SECOND: STEEN

TIME: 9:23 PM