



**Historic Preservation Commission
REGULAR MEETING
Tuesday, December 10, 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.

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 _____
- 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

II. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION

III. APPLICATIONS FOR REVIEW:

- 1. Application HPC2019-189 — 57 PILGRIM PATHWAY — Block 208 Lot 9**
Charles & Nancy Stuis, Owners / Applicants
Description of work: **Fence**
(Carried from 11/12/19 meeting at Applicant's request.)

- Lucinda Heinlein _____
- Doug MacMorris _____
- James McNamara _____
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2. Application HPC2019-219 — 101 WEBB AVENUE — Block 224 Lot 12

Linda Barbur Henderson, Owner / Applicant

Description of work: **Windows, Stairs, Porch, Lattice, Gutters, Stones, Fence, Shower Enclosure**
(Carried from 11/12/19 meeting at Applicant's request.)

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

3. Application HPC2019-227 — 69 WEBB AVENUE — Block 226 Lot 16

Mike Lee, Owner / Applicant

Description of work: **Fence**

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

4. Application HPC2019-230 — 31 WEBB AVENUE — Block 228 Lot 19

Andrea Fitzpatrick (Shore Point Architecture), Applicant; Constance Griffin, Owner

Description of work: **New Construction, Fence, AC, Patio**

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

5. Application HPC2019-217 — 90 MT ZION WAY — Block 131 Lot 1

Mary Ellen & Geoffrey Doyle, Owners / Applicants

Description of work: **Columns, Paint, Porch, Railings, Stairs**

- Lucinda Heinlein _____
- Doug MacMorris _____
- James McNamara _____
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- 6. Application HPC2019-224 — 133 MAIN AVENUE — Block 158 Lot 8**
 Robert Koseyan, Applicant; Peter Allburn & Willian Van Vliet, Owners
 Description of work: **Porch (Railings)**

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

- 7. Application HPC2019-231 — 94 MAIN AVENUE — Block 206 Lot 4**
 Steve Muller (CID Properties III LLC), Owner / Applicant
 Description of work: **Siding**

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

- 8. Application HPC2019-232 — 92 WEBB AVENUE — Block 235 Lot 5**
 Steve Muller (CID Properties III LLC), Owner / Applicant
 Description of work: **Siding**

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

IV. RESOLUTIONS TO BE MEMORIALIZED:

- 1. 2019-071 – 116 CLARK AVENUE**

Doug MacMorris _____
 James McNamara _____
 Jenny Shaffer _____
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2. 2019-072 – 111 MT HERMON WAY

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

3. 2019-073 – 95 STOCKTON AVENUE

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

4. 2019-074 – 1 SURF AVENUE

Doug MacMorris	_____	
James McNamara	_____	
Jeffery Rudell	_NV_	Voted "no" at initial hearing – ineligible to vote
Jenny Shaffer	_NV_	Abstained at initial hearing – ineligible to vote
Lenny Steen	_____	
Joseph Wierzbinsky	_____	
Deborah Osepchuk	_____	

5. 2019-075 – 104 STOCKTON AVENUE

Doug MacMorris	_____
James McNamara	_____
Jeffery Rudell	_____
Jenny Shaffer	_____
Lenny Steen	_____
Joseph Wierzbinsky	_____
Deborah Osepchuk	_____

5. 2019-076 – 97 ASBURY AVENUE

Doug MacMorris	_____
James McNamara	_____
Jeffery Rudell	_____
Jenny Shaffer	_____
Lenny Steen	_____
Joseph Wierzbinsky	_____
Deborah Osepchuk	_____

6. 2019-077 – 104 FRANKLIN AVENUE

Doug MacMorris	_____
James McNamara	_____
Jeffery Rudell	_____
Jenny Shaffer	_____
Lenny Steen	_____
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7. 2019-078 – 53 WEBB AVENUE

Doug MacMorris	_____
James McNamara	_____
Jeffery Rudell	_____
Jenny Shaffer	_____
Lenny Steen	_____
Joseph Wierzbinsky	_____
Deborah Osepchuk	_____

8. 2019-079 – 113 STOCKTON AVENUE

Doug MacMorris	_____
James McNamara	_____
Jeffery Rudell	_____
Jenny Shaffer	_____
Lenny Steen	_____
Joseph Wierzbinsky	_____
Deborah Osepchuk	_____

9. 2019-080 – 30 PITMAN AVENUE

Doug MacMorris	_____
James McNamara	_____
Jeffery Rudell	_____
Jenny Shaffer	_____
Lenny Steen	_____
Joseph Wierzbinsky	_____
Deborah Osepchuk	_____

V. CONSENT AGENDA: ADMINISTRATIVE APPROVALS

<u>APP. NO.</u>	<u>PARCEL DATA</u>	<u>BLOCK</u>	<u>LOT</u>	<u>TYPE OF WORK</u>
HPC2019-236	133 ABBOTT AVE	220	13	RAILING AND STAIRS
HPC2019-229	105 MT HERMON WAY	152	7	DOOR
HPC2019-228	82 MT TABOR WAY	150	5	GUTTERS
HPC2019-226	104 COOKMAN AVE	261	7	RETAINING WALL
HPC2019-223	127 LAWRENCE AVE	255	10	AC UNIT
HPC2019-222	139 COOKMAN AVE	255	6	FENCE, PAINT, RETAINING WALL
HPC2019-221	45 EMBURY AVE	214	11	COL EXT LAT PIE POR RAI SID WIN
HPC2019-218	50 MAIN AVE	209	3	SOLAR PANELS
HPC2019-212	125 MAIN AVE	159	11	FENCE
HPC2019-211	15 BEACH AVE	116	11	AC UNIT
HPC2019-208	26 PITMAN AVE	147	9	PAINT
HPC2019-206	80 MT HERMON WAY	162	6	FENCE
HPC2019-205	82 MT TABOR WAY	150	5	DECKING AND PAINTING
HPC2019-204	128 STOCKTON AVE	288	4	ROOF REPAIR
HPC2019-201	90 MT ZION WAY	131	1	AC UNIT
HPC2019-199	87 EMBURY AVE	216	10	AWININGS
HPC2019-196	87 EMBURY AVE	216	10	PAINT
HPC2019-194	83 STOCKTON AVE	279	10	ROOF REPAIR



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Table with 6 columns: ID, Address, Area, Count 1, Count 2, Item Description. Rows include HPC2019-193 (PAINT), HPC2019-190 (ROOF REPAIR), HPC2019-185 (COLUMNS), HPC2019-164 (AC UNIT), HPC2019-161 (PAINT, PORCH, RAILS), HPC2019-114 (AC UNIT).

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
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Lenny Steen
Joseph Wierzbinsky
Deborah Osepchuk

VI. DISCUSSION ITEMS

1. Request for extension of Certificate of Appropriateness HPC2017-159: New Construction 23 Sea View Avenue - Block 103 Lot 5.01

Applicant was granted approval for Certificate of Appropriateness application HPC2017-159 on 10/24/17; Resolution 2017-051 was memorialized 11/14/17. Property Owner Washington Phillips (Connieann Acquisitions, LLC) has requested an extension beyond the standard 2-year expiration of said approval, and states that "There will be no changes to the approved plans".

- Lucinda Heinlein
Doug MacMorris
James McNamara
Jeffery Rudell
Jenny Shaffer
Lenny Steen
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2. 6 Atlantic Avenue ("The Aurora") - Block 107 Lot 8: ZB17/03

Request for modification of the conditions of approval previously granted by the Zoning Board of Adjustment. Request scheduled for a hearing before the ZBA on December 4, 2019

3. Recap of 11/26/19 Meeting w/Bill Doolittle RE: 6 Atlantic Avenue

VII. ADJOURNMENT

MOTION:
SECOND:
TIME: