



Historic Preservation Commission REORGANIZATION MEETING Tuesday, January 13, 2026 7:00 PM

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

Public Access to Application Files

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/historic-preservation-commission>.

Alternate Access to Application Files

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Citizen Board Administrator, Heather Kepler at 732-988-5200 ext. # 270 or HKepler@neptunetownship.org. If you would like to view the files in person, you may schedule an appointment with the Citizen Board Administrator. If you wish a particular file to be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

If you have any questions concerning any of the above, you may contact the Citizen Board Administrator, Heather Kepler at 732-988-5200 ext. 270 or HKepler@neptunetownship.org

CALL TO ORDER

OPEN PUBLIC MEETING STATEMENT

Notice requirements of R.S. 10:4-8, the "Open Public Meetings Act," have been satisfied by the publication of the required notice in the *Asbury Park Press*, the filing of a copy with the Municipal Clerk, and the posting of said notice on the bulletin board at the Municipal Complex and on the Township website at www.neptunetownship.org.

Fire exits are clearly marked at the side and rear of this room. In the event of an emergency or fire alarm, please move calmly and orderly to the nearest smoke-free exit.

The procedure for the conduct of this meeting is as follows:

Each applicant will be sworn in and asked to describe their proposal. Commissioners will then have the opportunity to ask questions and offer comments or suggestions. At the direction of the Chair, the public portion will be opened for questions or comments related to the application before the Commission. Members of the public wishing to speak should come forward, state their name and address for the record, and be sworn in. The Chair reserves the right to limit public comment to one five-minute session per application.

At the conclusion of the public portion, Ms. Marguerite Schaffer, Attorney for the Commission, will summarize the conditions, suggestions, and/or approvals prior to the Commission's vote on the application.

The Historic Preservation Commission will conclude all business no later than 10:30 PM. No new testimony or applications will begin after 10:00 PM. The minutes of these proceedings are electronically recorded, and a copy of the recording will be available for review at the HPC Office.

At this time, we ask that all cell phones be turned off or set to vibrate. The Commission appreciates the cooperation of all attendees in limiting unnecessary noise during the meeting.

I. ROLL CALL / FLAG SALUTE / MEETING CALLED TO ORDER

The next regular meeting will be held Tuesday, February 10, 2026



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II. ATTENDANCE

Osepchuk, Deborah
Heinlein, Lucinda
Rudell, Jeffery
Shaffer, Jenny
Linda B. Henderson
Moyer, Scott
Gordon-Julien, Jane Alt1
Vacant Alt 2

ALSO PRESENT: Sarah E. Fitzpatrick

III. 2026 REORGANIZATION

1. APPOINTMENT / REAPPOINTMENT OF MEMBERS:

- i. Deborah Osepchuk as a Class B member for a four-year term expiring December 31, 2029.
- ii. Lucinda Heinlein as a Class C member for a four-year term expiring December 31, 2029.
- iii. Jane Gordon-Julien as Alternate Member #1 for a one year term expiring December 31, 2026.

2. ELECTION OF CHAIR PERSON: _____

| | |
|--------------------------|-------|
| Osepchuk, Deborah | _____ |
| Lucinda Heinlein | _____ |
| Rudell, Jeffery | _____ |
| Shaffer, Jenny | _____ |
| Linda B. Henderson | _____ |
| Moyer, Scott | _____ |
| Gordon-Julien, Jane Alt1 | _____ |

3. ELECTION OF 1st VICE CHAIR PERSON: _____

| | |
|--------------------------|-------|
| Osepchuk, Deborah | _____ |
| Lucinda Heinlein | _____ |
| Rudell, Jeffery | _____ |
| Shaffer, Jenny | _____ |
| Linda B. Henderson | _____ |
| Moyer, Scott | _____ |
| Gordon-Julien, Jane Alt1 | _____ |

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3. ELECTION OF 2nd VICE CHAIR PERSON: _____

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|--------------------------|-------|
| Osepchuk, Deborah | _____ |
| Lucinda Heinlein | _____ |
| Rudell, Jeffery | _____ |
| Shaffer, Jenny | _____ |
| Linda B. Henderson | _____ |
| Moyer, Scott | _____ |
| Gordon-Julien, Jane Alt1 | _____ |

4. ESTABLISHMENT OF 2026 REGULAR MEETING DATES

| | |
|-------------------|---|
| February 10, 2026 | August 11, 2026 |
| March 10, 2026 | September 8, 2026 |
| April 14, 2026 | October 13, 2026 |
| May 12, 2026 | November 10, 2026 |
| June 9, 2026 | December 8, 2026 |
| July 14, 2026 | January 12, 2027 (REORGANIZATION MEETING) |

| | |
|--------------------------|-------|
| Osepchuk, Deborah | _____ |
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IV. APPLICATIONS FOR REVIEW:

1. Application HPD2025-003 – 7 Olin St. – Block 146 Lot 12

John Lombardi, AIA (Architect); Gerry Corkery (EXCELSIOR BY THE SEA, LLC) (Owner)
Jeffery Beekman Esq. (Attorney)

(applicant's attorney is requesting to be carried to the next available date)

Description of Work: The property consists of a 2-story historic home, 1 story cottage and 2 rear additions (outdoor shower and bathroom structure). Demolition of outdoor shower and outdoor bathroom additions are proposed in order to facilitate a new rear addition.

Further, demolition of the existing cottage is proposed due to found unsafe conditions. Pending approval of demolition, Owner is seeking to build a new historically appropriate addition in it's location. the existing main historical house (built 1873) will remain intact - no demolition of this structure is proposed.

It appears an addition was previously built off the rear of the main historical home. The owner is seeking to extend this addition further to rear which will require the demolition of it's shed roof structure for new roof.

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| Osepchuk, Deborah | _____ |
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2. Application #HPD 2025 – 001 – 124 Abbott Ave. – Block 240 Lot 2

Carolyn Young (Architect) Tampellini (Owner) Jeffery Beekman Esq. (Attorney)

(applicant's attorney is requesting to be carried to the next available date)

Description of Work: Applicant is proposing partial demolition to the existing single family dwelling originally built in 1934.

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V. DISCUSSION ITEMS: None

VI. ADJOURNMENT

The next regular meeting will be held Tuesday, February 10, 2026