



**Historic Preservation Commission**  
**Regular Meeting Minutes**  
**Tuesday, May 12, 2015 7:00 PM**  
**Municipal Complex, 25 Neptune Blvd**  
**Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

**ROLL CALL AND FLAG SALUTE MEETING CALLED TO ORDER**

Meeting called to order by Deborah Osepchuk at 7:03 pm. Mrs. Osepchuk read the notice of compliance with the New Jersey Open Public Meetings Act and indicated that appropriate notice was forwarded to the officially designated newspaper Asbury Park Press and the New Coaster, 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 the Township website www.neptunetownship.org.

**ATTENDANCE**

- Present:** Lucinda Heinlein, Deborah Osepchuk, Jenny Shaffer, Stephanie Ann Carr, and Kennedy Buckley
- Absent:** Cathleen Crandall, Leonard Steen, Christopher Flynn and Donna Spencer
- Also Present:** Eugene Melody SR., ESQ and Torro Reporting, LLC

**OPEN PUBLIC DISCUSSION**

Kathly Alt from 106 Abbott Avenue advised the Commission that the Twp Committee decided that the Design Guidelines should be updated by the end of the summer. Mr. Alt is willing to help go through and separate the Ocean Grove elements of the Ordinance. Ms. Alt also addressed concerns in reference to the CLG application.

**APPLICATIONS AND RESOLUTIONS MEMORIALIZED:**

- **RESOLUTION 2015-020 for Block 247 Lot 12 also known as 5 ½ Broadway (Demolition)**  
The Commission did not memorialize this resolution. The vote requires at least 5 members for a demolition, only 4 members were eligible to vote at the meeting. Jenny Shaffer did not attend the special hearing or listen to the tape, therefore she could not vote to memorialize the resolution.
  
- **RESOLUTION 2015-021 for Block 207 Lot 12 also known as 87 Heck Avenue**  
Motioned by: Ms. Carr   Seconded by: Mrs. Heinlein  
Buckley     Y     Crandall     N/A     Steen     N/A     Shaffer     Y     Heinlein     Y  
Osepchuk    Y     Carr            Y     Flynn     N/A     Spencer    N/A
  
- **RESOLUTION 2015-022 for Block 128 Lot 2 also known as 18 Ocean Pathway**  
Motioned by: Ms. Carr   Seconded by: Mrs. Heinlein  
Buckley     Y     Crandall     N/A     Steen     N/A     Shaffer     Y     Heinlein     Y  
Osepchuk    Y     Carr            Y     Flynn     N/A     Spencer    N/A
  
- **RESOLUTION 2015-023 for Block 244 Lot 2 also known as 76 Abbott Avenue**  
Motioned by: Ms. Carr   Seconded by: Mrs. Heinlein  
Buckley     Y     Crandall     N/A     Steen     N/A     Shaffer     Y     Heinlein     Y  
Osepchuk    Y     Carr            Y     Flynn     N/A     Spencer    N/A
  
- **RESOLUTION 2015-024 for Block 147 Lot 21 also known as 39 Olin Street**  
The Commission voted to amend the resolution to include changes in reference to the window replacement and fenestration.  
Motioned by: Ms. Carr   Seconded by: Mr. Buckley  
Buckley     Y     Crandall     N/A     Steen     N/A     Shaffer     N/A     Heinlein     Y  
Osepchuk    Y     Carr            Y     Flynn     N/A     Spencer    N/A



**Historic Preservation Commission  
 Regular Meeting Minutes  
 Tuesday, May 12, 2015 7:00 PM  
 Municipal Complex, 25 Neptune Blvd  
 Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

<u>Application #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Description of Work</u>
2015-024	114	4	12 Surf Avenue	Paint
2015-034	207	12	62 Asbury Avenue	Fence
2015-036	207	4	86 Main Avenue	Patio and Fence
2015-037	163	5	68 Mt Hermon Way	Fence
2015-043	117	1	Pilgrim Pathway	Sidewalk Replace
2015-046	102	10	3 Sea View Avenue	Remediate Violations
2015-050	164	5	43 Main Avenue	Roof Repair
2015-053	212	9	4 Heck Avenue	Roof Repair
2015-054	111	4	56 Asbury Avenue	Roof Repair
2015-026	233	14	63 Abbott Avenue	Reconstruct Porch
2015-045	234	11	83 Abbott Avenue	Foundation Repair
2015-049	258	1	148 Cookman Avenue	Porch and Railing Repair
2015-059	273	8	147 Franklin Avenue	Sidewalk Repair
2015-060	152	7	105 Mt Tabor Way	Sidewalk Repair
2015-056	234	4	84 Webb Avenue	Paint
2015-064	151	5	94 Mt Tabor Way	Porch Repair

Motion was made by Ms. Carr to approved the administratively approved applications, the motion was seconded by Mr. Buckley. All members in favor.

**APPLICATION(S) REVIEWED:**

- **Stephanie Wisnicki/Barbara Kraft**  
**HPC Application 2014-251**

**150 Lawrence Avenue - Block 257 Lot 8 (Formerly 148 Lot 1496.01)**

Application was not heard by the Commission. Applicant requested to be heard at a later date because the drawing detail for the railings were not complete. Motion to defer the subject application was made by Ms. Carr and seconded by Mr. Buckley. All members in favor.

- **Michael Ambrosio**  
**HPC Application 2014-029**

**60 Asbury Avenue – Block 111 Lot 2**

The subject application was approved with deviations.

Motioned By: Mrs. Heinlein                      Seconded by: Mr. Buckley

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>N/A</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

- **Nancy Clarke**  
**HPC Application 2015-031**

**47 Embury Avenue – Block 214 Lot 13**

The subject application was approved with deviations.

Motioned by: Mr. Buckley                      Seconded by: Ms. Carr

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>N/A</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		



**Historic Preservation Commission  
Regular Meeting Minutes  
Tuesday, May 12, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

- **Timothy Scott**

**HPC Application 2014-131**

**99 ½ Stockton Avenue – Block 278 Lot 11 (formerly block 80 Lot 1795.01)**

The subject application was denied.

Motioned by: Mr. Buckley                      Seconded by: Ms. Carr

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>N/A</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

- **Tim Daugherty**

**HPC Application 2015-016**

**103 Asbury Avenue – Block 134 Lot 6**

The subject application was approved with deviations.

Motioned by: Mr. Buckley                      Seconded by: Ms. Carr

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>N/A</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

- **Ryan Bradbury**

**HPC Application 2014-270**

**45 Beach Avenue Unit 3 – Block 147 Lot 12 Qualifier C03**

The subject application was approved with conditions that the applicant will submit a sample of the proposed column to the Technical Review Committee for final approval.

Motioned by: Ms. Carr                              Seconded by: Mr. Buckley

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>N/A</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

### DISCUSSIONS ITEMS

- **Robert Pettibone- ZBA Application No. 15-07**

**Block 247 Lot 11 (Formerly 15 Lot 778.03) also known as 5 Broadway**

The Commission held a discussion in reference to the subject application, however the Commission was not clear as to what the applicant was proposing to the Board of Adjustments. The Commission directed the Secretary to request clarification from the Administrative Officer of the Boards. The Commission will discuss this application again at the June 09, 2015 meeting.

- **Kurt Cavano**

**ZBA Appliation No. 15-03**

**Block 209 Lot 3 (Formerly Block 36 Lots 1583.02, 1585, 1587)**

The Commission held a discussion in reference to the subject application. The Commission does not have any objections to the proposed site plan at this time, with the understanding that the Applicant will still have to appear before the Commission. The Commission voted and memorialize a resolution to be forwarded to the Zoning Board of Adjustment.

Motioned by: Ms. Carr                      Seconded by: Mrs. Heinlein

Buckley	<u>Y</u>	Crandall	<u>N/A</u>	Steen	<u>N/A</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

### ADJOURNMENT

A motion was made by Ms. Carr to adjourn the meeting at 9:40 pm, the motion was seconded by Mr. Buckley. All members in favor. Minutes submitted by Dawn Crozier, Secretary