



**Historic Preservation Commission  
Regular Meeting  
Tuesday, June 09, 2015 7:00 PM  
Municipal Complex, 25 Neptune Blvd  
Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

The meeting will be called to order by the Chair, who states, “Fire exits are located in the direction I am indicating, if alerted of a fire, please move in calm 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 the Township website [www.neptunetownship.org](http://www.neptunetownship.org).

The following procedure will be follows:

Each applicant will come forward, be sworn in and give a description of their proposal. Commissioners will then question the applicant, make suggestion and or comments regarding the proposal. At the direction of the Chair, the public portion will be open for questions regarding the proposal or project before the board. At that point we ask that the public, come forward, give their name, 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. Eugene Melody** 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 P.M., 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 are turned off or put on vibrate and the co-operation of the public in limiting any un-necessary noise.



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

**II. ATTENDANCE**

Kennedy Buckley	_____	Jenny Shaffer	_____
Cathleen Crandall	_____	Leonard Steen (VC)	_____
Lucinda Heinlein (VC)	_____	Stephanie Ann Carr	_____
Deborah Osepchuk (Chairperson)	_____	Christopher Flynn Alt 1	_____
		Donna Spencer Alt 2	_____

**ALSO PRESENT:** Eugene Melody III, ESQ and Torro Reporting, LLC

**III. PUBLIC DISCUSSION**

**IV. APPLICATIONS AND RESOLUTIONS TO MEMORIALIZE:**

- 1. RESOLUTION 2015-020 for Block 247 Lot 12 also known as 5 ½ Broadway (Demolition)**

Buckley	_____	Crandall	_____	Steen	_____	Shaffer	N/A	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		_____
  
- 2. RESOLUTION 2015-025 for Block 111 Lot 2 also known as 60 Asbury Avenue**

Buckley	_____	Crandall	N/A	Steen	N/A	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		_____
  
- 3. RESOLUTION 2015-026 for Block 214 Lot 13 also known as 47 Embury Avenue**

Buckley	_____	Crandall	N/A	Steen	N/A	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		_____
  
- 4. RESOLUTION 2015-027 for Block 278 Lot 11 also known as 99 ½ Stockton Avenue (Denied)**

Buckley	_____	Crandall	N/A	Steen	N/A	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		_____
  
- 5. RESOLUTION 2015-028 for Block 134 Lot 5 also known as 103 Asbury Avenue**

Buckley	_____	Crandall	N/A	Steen	N/A	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		_____
  
- 6. RESOLUTION 2015-029 for Block 147 Lot 12 Qual C03 also known as 45 Beach Avenue**

Buckley	_____	Crandall	N/A	Steen	N/A	Shaffer	_____	Heinlein	_____
Osepchuk	_____	Carr	_____	Flynn	N/A	Spencer	N/A		_____

<u>Application #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Description of Work</u>
2015-065	215	17	73 Embury Avenue	Paint
2015-066	234	11	83 Abbott Avenue	Railings
2015-069	147	5	34 Pitman Avenue	Sidewalk Repair
2015-070	147	4	36 Pitman Avenue	Sidewalk Repair
2015-071	122	1283.01	138 Mt Tabor Way	Violation Remediation
2015-074	228	21	64 Central Avenue	Paint

The next regular meeting will be held Tuesday, July 14, 2015



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2015-075	213	10	24 Heck Avenue	Paint
2015-078	258	2	146 Cookman Avenue	Roof

**V. APPLICATION(S) FOR REVIEW:**

- 1. Ramon G. Lima/Jennifer Krimko ESQ**  
**HPC Application 2014-279**  
**16 Pitman Avenue – Block 146 Lot 4**  
 Description of Work: Adopt Facts of Finding for Partial Demolition  
 Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
- 2. Glenn & Jeanne Paulsen/Jennifer Krimko, ESQ**  
**HPC Application 2015-007**  
**14 Ocean Pathway – Block 128 Lot 4**  
 Description of Work: Adopt Facts of Finding for Partial Demolition  
 Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
- 3. Michael Gallaway/Trinity Solar**  
**HPC Application 2015-012**  
**63 Delaware Avenue – Block 219 Lot**  
 Description of Work: Solar Panels  
 Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
- 4. Alex Darnesto/Air Care Inc**  
**HPC Application 2015-051**  
**137 Heck Avenue – Block 203 Lot 11**  
 Description of Work: Air Condenser Unit  
 Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
- 5. Greg & Andrea Klingener**  
**HPC Application 2015-067**  
**97 Mt Hermon Way - Block 151 Lot 11**  
 Description of Work: Porch Railings  
 Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_
  
- 6. Tara Robinson**  
**HPC Application 2015-021**  
**120 Lawrence Avenue - Block 201 Lot 12**  
 Description of Work: Remediate Violations  
 Buckley \_\_\_\_\_ Crandall \_\_\_\_\_ Steen \_\_\_\_\_ Shaffer \_\_\_\_\_ Heinlein \_\_\_\_\_  
 Osepchuk \_\_\_\_\_ Carr \_\_\_\_\_ Flynn \_\_\_\_\_ Spencer \_\_\_\_\_

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**VI. DISCUSSIONS ITEMS**

- 1. Robert Pettibone- ZBA Application No. 15-07  
Block 247 Lot 11 (Formerly 15 Lot 778.03) also known as 5 Broadway  
Description of Application: Bulk Variance for Expansion of Nonconforming Structure**
2. Open Violation
3. Guideline Revisions and Procedures
  - i. Introduce new revisions
4. Schedule Special Hearings
5. Other/Correspondences

**VII. ADJOURNMENT**