



**Historic Preservation Commission  
Regular Meeting  
Tuesday, September 09, 2014 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**

The meeting called to order by Deborah Osepchuk, Chairperson at 7:15 p.m. Ms. 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](http://www.neptunetownship.org).

**ATTENDANCE:**

Kennedy Buckley	<u>P</u>	Jenny Shaffer	<u>A</u>
Cathleen Crandall	<u>P (7:37)</u>	Leonard Steen (VC)	<u>A</u>
Lucinda Heinlein (VC)	<u>P</u>	Stephanie Ann Carr	<u>P</u>
Deborah Osepchuk (Chairperson)	<u>P</u>	Christopher Flynn Alt 1	<u>A</u>
		Donna Spencer Alt 2	<u>A</u>

Also present is Eugene Melody, Attorney to the Commission and Jersey Shore Reporting, LLC.

**OPEN PUBLIC DISCUSSION**

The Chairperson opened the floor to the public for any comments or discussions. No public comments.

**APPLICATION(S) REVIEWED:**

**PETER DALESSO/ROOF DIAGNOSTICS SOLAR & ELECTRIC LLC**

**HPC Application 2014-139  
99 Cookman Avenue (Block 83 Lot 1124)**

The Commission did not vote on the subject application. A motion was to carry the application to October 7, 2014 meeting by Cathleen Crandall, Seconded Kennedy Buckley, and all members are in favor.

**Marybeth Robb  
HPC Application 2012-136  
90 Broadway (Block 73 Lot 1135)**

The subject application was submitted to remediate an air condenser unit on the second floor porch prior to receiving HPC approval.

A motion was made to accept the air condenser unit as installed by Stephanie Ann Carr, Seconded by Kennedy Buckley. The application was denied.

**Lanyon & Irvin/Shore Point Architect  
Application # 2014-107  
18 Surf Avenue (Block 26 Lot 421)**

The subject application was approved with three deviations.

A motion to approve the subject application was made by Cathleen Crandall, Seconded by Kennedy Buckley and passed.

**Lanyon & Irvin/Shore Point Architect  
Application # 2014-108  
20 Surf Avenue (Block 26 Lot 419)**

The subject application was approved with three deviations.

A motion to approve the subject application was made by Lucinda Heinlein, Seconded by Kenney Buckley and passed.



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Public Comments from Gerard Yosca, lives on Surf Avenue the side by side house the doors are in the same positions, is it possible to change the locations of the door so they are different than on and another. Can something be done to make Beach Avenue a little more attractive. As per the architect the bays are located on the beach avenue side to help the appearance.

**Lanyon & Irvin/Shore Point Architect**

**Application # 2014-109**

**19 Bath Avenue (Block 26 Lot 418)**

The subject application was approved with 3 deviations.

A motion to approved the subject application was made by Cathleen Crandall, Seconded by Kennedy Buckley and passed.

Public Comment Karen Pentz...do we know when the hotel is coming down to build these houses. The applicant does not know when they are doing to demolish the existing building.

**Lanyon & Irvin/Shore Point Architect**

**Application # 2014-110**

**17 Bath Avenue (Block 26 Lot 429)**

The subject application was approved with one deviation.

A motion was made to approved the subject application by Lucinda Heinlein, Seconded by Cathleen Crandall and passed.

**Washington Phillips**

**HPC Application # 2014-148**

**24 McClintock Street (Block 23 Lot 507.1)**

The subject application was approved with one deviation. The applicant must trim out all windows and doors with trim board s and crown molding.

A motion was made to approved the subject application by Lucinda Heinlein, Seconded by Cathleen Crandall and passed.

**Thomas Wik and Patricia Supplee**

**HPC Application # 2014-181**

**11 Heck Avenue (Block 11 Lot 590)**

The Commission did not vote on the subject application. A motion was made to defer the application by Kennedy Buckley and Seconded by Cathleen Crandall. All member in favor.

**DISCUSSIONS ITEMS**

**ZBA 14/12**

**67 Abbott Avenue (Block 52 Lot 1022)**

**Lucette Tulp-Bulk Variance for Fence Height**

The Commission voted to allow the HPC Attorney to draft a resolution to the Zoning Board of Adjustment addresses the Commission's concerns. A motion was made by Stephanie Ann Carr, Seconded by Cathleen Crandall.



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**ZBA 14/13****97 Broadway (Block 84 Lot 1058)****James and Paula Giglio-Bulk Variance for Front Porch**

The Commission voted to allow the HPC Attorney to draft a resolution to the Zoning Board of Adjustment addresses the Commission's concerns. A motion was made by Cathleen Crandall, Seconded by Kennedy Buckley.

**Mary's Place Railings**

The Commission discussed the submitted railing options for the subject property. A motion was made by Stephanie Ann Carr to approve "Alternate #1", seconded by Deborah Osepchuk, and passed.

**Guideline Revisions and Procedures**

No discussion.

**Ocean Grove Boardwalk Project**

No discussion.

**Schedule Special Hearings**

No discussion.

**Other/Correspondences****APPLICATIONS AND RESOLUTIONS MEMORIALIZED:****RESOLUTION FOR 140 ABBOTT AVENUE (BLOCK 140 LOT 1412)**

Buckley	<u>Y</u>	Crandall	<u>Y</u>	Steen	<u>N/A</u>	Shaffer	<u>ABS</u>	Heinlein	<u>N/A</u>
Osepchu	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		
k	_____		_____		_____		_____		

**RESOLUTION FOR 56 FRANKLIN AVENUE (BLOCK 44 LOT 1842)**

Buckley	<u>N</u>	Crandall	_____	Steen	<u>N/A</u>	Shaffer	<u>ABS</u>	Heinlein	<u>Y</u>
Osepchu	<u>Y</u>	Carr	<u>REC</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		
k	_____		_____		_____		_____		

**RESOLUTION FOR 54 FRANKLIN AVENUE (BLOCK 44 LOT 1844)**

Buckley	<u>N</u>	Crandall	_____	Steen	<u>N/A</u>	Shaffer	<u>ABS</u>	Heinlein	<u>Y</u>
Osepchu	<u>Y</u>	Carr	<u>REC</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		
k	_____		_____		_____		_____		

**RESOLUTION FOR 22-24 MAIN AVENUE (BLOCK 20 LOTS 579 AND 581)**

Buckley	<u>Y</u>	Crandall	_____	Steen	<u>N/A</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchu	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		
k	_____		_____		_____		_____		

**RESOLUTION FOR 25 PITMAN AVENUE (BLOCK 23 LOT 506.02)**

Buckley	<u>Y</u>	Crandall	<u>Y</u>	Steen	<u>N/A</u>	Shaffer	<u>N/A</u>	Heinlein	<u>Y</u>
Osepchu	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		
k	_____		_____		_____		_____		

**ADJOURNMENT**



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A motion was made by Stephanie Ann Carr to adjourn the meeting at 10:42 p.m., Seconded by Deborah Osepchuk, and the meeting was adjourned.