



**Historic Preservation Commission
REORGANIZATION & REGULAR MEETING
Tuesday, January 14, 2025
VIA ZOOM @ 7:00PM**

PRESENT – Steven R. Tombalakian, Esq.

Topic: HPC re-org meeting 01-15-2024

Time: Jan 14, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87522708113?pwd=uQjLvRhTHAbJ9M2aAwlXczNoo7gps8.1>

Meeting ID: 875 2270 8113

Passcode: 664673

One tap mobile

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• +1 646 558 8656 US (New York)

• +1 646 931 3860 US

• +1 301 715 8592 US (Washington DC)

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 9128 US (San Jose)

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• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

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Find your local number: <https://us02web.zoom.us/j/87522708113?pwd=uQjLvRhTHAbJ9M2aAwlXczNoo7gps8.1>

SWEARING IN OF NEW / RE-APPOINTED MEMBERS

Historic Preservation Commission Class C Member 4 Year 1/1/2025 12/31/2028 Linda

Henderson

Historic Preservation Commission Alternate #1 1 Year 1/1/2025 12/31/2025 Jane Gordon

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2025 REORGANIZATION

Election of Chair Person-

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

Election of 1st Vice Chair Person-

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

Election of 2nd Vice Chair Person-

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

Establishment of 2025 Regular Meeting Dates

- February 11th, 2025
- March 18th, 2025
- April 8th, 2025
- May 13th, 2025
- June 10th, 2025
- July 8th, 2025
- August 12th, 2025
- September 9th, 2025
- October 7th, 2025
- November 4th, 2025
- December 9th, 2025
- January 13th, 2025 (Reorganization)

AJOURNMENT OF REORGANIZATION & OPEN REGULAR MEETING

Motion for Adjournment – _____ Second – _____ Time: _____

OPEN REGULAR MEETING

Find your local number: <https://us02web.zoom.us/j/keF0LJ6utb>

**Historic Preservation Commission
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This regular meeting of the Historic Preservation Commission will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations.

Instructions on how to access the meeting via Zoom are listed below:

Public Access to Zoom Meeting

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

Public Participation in Zoom Meeting

You will be able to participate when the Commission Chairperson opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals for you to ask questions and/or cross examine these witnesses and make statements. The Commission Chairperson will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Commission Administrative Assistant, Heather Kepler at HKepler@neptunetownship.org prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Commission Administrative Assistant, Heather Kepler at HKepler@neptunetownship.org of the meeting so they may be marked into evidence. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

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 Commission Administrative Assistant, 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 Commission Secretary. 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 Commission Administrative Assistant, Heather Kepler at 732-988-5200 ext. 270 or HKepler@neptunetownship.org

CALL TO ORDER

OPEN PUBLIC MEETING STATEMENT

Notice requirements of R.S.10-14-8, "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 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

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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. Steve Tombalakian, 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. We ask for the cooperation of the public in limiting any unnecessary noise by muting your microphone before and after the public participation portion of the meeting.”

FLAG SALUTE AND MEETING CALLED TO ORDER & ROLL CALL

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

ALSO PRESENT – Steven R. Tombalakian, Esq.

APPLICATIONS FOR REVIEW:

- Application #HPC2024 - 192 – 94 Main Avenue – Block 206, Lot 4 – Ragoza – The Architect’s Studio- Discussion Items: 2nd Floor addition the rear south. Siding and Window replacement.**

Motion to APPROVE / DENY made by: _____ Second by _____

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

- Application #HPC2024 – 191 – 36 Webb Avenue - Block 231, Lot 3 – Israni & Kennedy - The Architect’s Studio - Discussion Items: Addition and window replacement.**

Motion to APPROVE / DENY made by: _____ Second by _____

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

ADMINISTRATIVE APPROVALS (June 8, 2025 – January 4, 2025)

HPC2024-199	12/13/2024	87 ABBOTT AVE	234	13	AC UNIT
HPC2024-194	12/04/2024	31 ABBOTT AVE	231	18	PAINT,PORCH
HPC2024-193	11/25/2024	114 DELAWARE AVE 1/2	270	16	CHIMNEY,ROOF

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HPC2024-189	11/22/2024	8 EMBURY AVE	229	6	ROOF
HPC2024-188	11/08/2024	76 LAKE AVE	110	2	AC UNIT
HPC2024-185	10/31/2024	104 HECK AVE	218	6	PAINT,SIDING
HPC2024-184	10/31/2024	104 HECK AVE	218	6	CHIMNEY,ROOF
HPC2024-182	10/31/2024	112 MAIN AVE	205	1	DOOR(S)
HPC2024-180	10/28/2024	100 EMBURY AVE	224	2	DOOR(S),ROOF
HPC2024-178	10/25/2024	38 HECK AVE	213	2	AC UNIT
HPC2024-177	10/25/2024	130 FRANKLIN AVE	275	5	AC UNIT
HPC2024-176	10/21/2024	27 OLIN ST	147	15	CHIMNEY
HPC2024-175	10/21/2024	104 HECK AVE	218	6	AC UNIT
HPC2024-174	10/21/2024	110 ABBOTT AVE	241	2	AC UNIT
HPC2024-171	09/25/2024	98 COOKMAN AVE	262	3	ROOF
HPC2024-168	09/20/2024	102 ABBOTT AVE	242	1	WALKWAY
HPC2024-166	09/20/2024	126 MT HERMON WAY	159	1	CHIMNEY
HPC2024-165	09/17/2024	98 BROADWAY	251	3	PAINT
HPC2024-164	09/17/2024	56 COOKMAN AVE	265	4	WINDOWS
HPC2024-163	09/16/2024	14 PILGRIM PATHWAY	112	1	ROOF
HPC2024-160	09/10/2024	89 STOCKTON AVE	279	12	FENCE
HPC2024-157	08/23/2024	52 COOKMAN AVE	265	5	DOOR(S),LIGHT FIXTURE
HPC2024-155	08/15/2024	27 EMBURY AVE	213	17	PAINT

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HPC2024-154	08/15/2024	131 COOKMAN AVE	254	10	RAILINGS
HPC2024-152	08/14/2024	139 BROADWAY	238	6	AC UNIT
HPC2024-151	08/06/2024	99 MT HERMON WAY	151	12	AC UNIT
HPC2024-150	08/06/2024	27 NEW YORK AVE	141	5	AC UNIT, ADDITION, DOOR(S), FENCE, GUTTERS & LEADERS, LATTICE, LIGHT FIXTURE, PAINT, PATIO, PIERS, PORCH, RAILINGS, ROOF, SIDING, STAIRS, WALKWAY, WINDOWS
HPC2024-149	08/06/2024	101 MT HERMON WAY	151	13	AC UNIT
HPC2024-148	08/05/2024	105 ASBURY AVE	134	7	ROOF
HPC2024-145	07/31/2024	78 MAIN AVE	208	1	COLUMNS, DOOR(S), FENCE, LATTICE, PAINT, PORCH, RAILINGS, SIDING, STAIRS, WINDOWS
HPC2024-144	07/26/2024	48 ABBOTT AVE	245	8	ROOF
HPC2024-141	07/23/2024	80 HECK AVE	216	5	COLUMNS
HPC2024-139	07/23/2024	112 ABBOTT AVE	241	1	PAINT, RAILINGS
HPC2024-138	07/23/2024	40 OCEAN PATHWAY UNIT F (Q: C06)	129	3	DECK
HPC2024-137	07/23/2024	107 PILGRIM PATHWAY	267	9	AC UNIT
HPC2024-135	07/23/2024	15 OCEAN PATHWAY	115	2	PAINT, PORCH, RAILINGS
HPC2024-133	07/17/2024	126 INSKIP AVE	293	1	PAINT
HPC2024-132	07/12/2024	90 STOCKTON AVE	284	1	AC UNIT
HPC2024-131	07/12/2024	79 EMBURY AVE	216	6	AC UNIT, CHIMNEY, PAINT, PORCH, RAILINGS
HPC2024-130	07/08/2024	136 MT HERMON WAY	158	2	WINDOWS
HPC2024-129	07/08/2024	95 HECK AVE	206	8	AC UNIT
HPC2024-123	06/24/2024	98 MT TABOR WAY	151	3	FENCE

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HPC2024-122	06/20/2024	138 BROADWAY	254	1	OTHER
HPC2024-120	06/19/2024	22 WEBB AVE	231	9	PORCH
HPC2024-119	06/19/2024	65 BROADWAY	244	12	FENCE
HPC2024-118	06/19/2024	93 CENTRAL AVE	248	9	AC UNIT
HPC2024-117	06/19/2024	129 MT HERMON WAY	154	8	SIDING
HPC2024-114	06/11/2024	129 HECK AVE	203	7	AC UNIT
HPC2024-113	06/11/2024	5 OCEAN AVE	107	11	PAINT
HPC2024-110	06/06/2024	103 EMBURY AVE	218	8	ROOF
HPC2024-109	06/06/2024	78 BROADWAY	249	1	DOOR(S)
HPC2024-104	06/03/2024	82 ABBOTT AVE	243	5	PAINT
HPC2024-101	05/24/2024	5 OCEAN AVE	107	11	PAINT
HPC2024-097	05/24/2024	61 PILGRIM PATHWAY	215	10	ROOF
HPC2024-086	05/08/2024	83 ABBOTT AVE	234	11	AWNING,DOOR(S),ORNAMENTATION,PAINT
HPC2024-081	05/06/2024	144 MT HERMON WAY	157	2	PAINT,PORCH
HPC2024-069	04/23/2024	138 STOCKTON AVE	288	1	RAILINGS
HPC2024-055	04/12/2024	15 NEW YORK AVE	123	4	PIERS
HPC2024-053	04/08/2024	108 WEBB AVE	236	4	PORCH
HPC2024-052	04/08/2024	111 STOCKTON AVE	277	10	AC UNIT
HPC2024-038	03/08/2024	76 MAIN AVE	208	2	AC UNIT,PAINT,SIDING,WINDOWS
HPC2022-188	11/28/2022	57 EMBURY AVE	214	17	BALCONY,COLUMNS,DECK,DOOR(S),EXTERIOR ALTERATIONS, GUTTERS & LEADERS,LATTICE,PORCH,RAILINGS,ROOF, WINDOWS



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DISCUSSIONS ITEMS (None)

ADJOURNMENT:

Motion for Adjournment _____ Second _____ Time: _____

Next regular meeting is scheduled for Tuesday, February 11, 2025