



Historic Preservation Commission

WORKSHOP

Design Guidelines Revisions and Procedures

Pinpoint areas of concern that may influence the revised guidelines (standards) with special focus on building classifications, building styles, demolitions and additions.

Tuesday, November 13, 2018 at 6:00 PM

REGULAR MEETING

Tuesday, November 13, 2018 at 7:00 PM

MINUTES

The meeting was called to order by at 7:00 pm the Chair, who stated:

“Fire exits are located in the direction I am indicating. If alerted of a fire, please move in a calm and 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 on the Township website www.neptunetownship.org.

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

Each applicant will come forward, 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 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. Eugene Melody, Attorney for the Commission, will review the conditions, suggestions, and/or comments 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. At this time, we ask that all cell phones be turned off or put on vibrate and we ask for the co-operation of the public in limiting any unnecessary noise.”

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

II. ATTENDANCE

Kennedy Buckley	P	Lenny Steen	P
Lucinda Heinlein (VC)	P	Joseph Wierzbinsky	P
Pamela Mallette	A	Donna Spencer (Alt. 1)	A
Deborah Osepchuk	P	James McNamara (Alt. 2)	P
Jenny Shaffer	A		

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

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION – NONE



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IV. APPLICATION(S) FOR REVIEW:

- 1. HPD Application 2018-004 for **110 Clark Avenue** (Block 270 Lot 5)
Michael Ancharski – **PRESENT** & Carlos Garcia (Owners/Applicants)
Item(s) for Commission Review: **ADOPT OR DENY FINDINGS OF FACTS**

MOTION MADE BY MS. HEINLEIN AND SECONDED BY MR. BUCKLEY TO APPROVE DEMOLITION TO REAR OF STRUCTURE AND DENY DEMOLITION TO FRONT OF STRUCTURE. MR. WIERZBINSKY RECUSED.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	RECUSED
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

- 2. HPC Application 2018-058 for **110 Clark Avenue** (Block 270 Lot 5)
Michael Ancharski – **PRESENT** & Carlos Garcia (Owners/Applicants)
Item(s) for Commission Review: **ADDITION, WINDOWS, SIDING**

**SUBMITTED INTO EVIDENCE: A-2: WRITTEN RESPONSE TO APPLICATION REVIEW
A-3: CUT SHEET FOR WINDOWS
A-4: PHOTOS SHOWING PROBE OF WALL AT WINDOW**

MOTION MADE BY MR. BUCKLEY AND SECONDED BY MS. HEINLEIN TO APPROVE PROPOSED ADDITION, WINDOWS, AND SIDING WITH STIPULATIONS. MR. WIERZBINSKY RECUSED.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	RECUSED
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y



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- 3. HPC Application 2018-168 for **100 Stockton Street** (Block 285 Lot 2)
 Andrea Fitzgerald, Shore Point Architecture (Applicant) **REPRESENTED BY STEPHEN CARLIDGE, Britton – PRESENT** & Leshia Shinn (Owners)
 Item(s) for Commission Review: **WINDOWS, DOORS, PATIO**

MOTION MADE BY MR. BUCKLEY AND SECONDED BY MR. STEEN TO APPROVE PROPOSED WINDOWS, DOOR AND PATIO WITH STIPULATIONS.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

- 4. HPC Application 2018-172 for **31 Main Avenue** (Block 165 Lot 14)
 Mark A. Pavliv, AIA (Applicant) - **PRESENT**, Bruce Lamonte (Owner) - **PRESENT**
 Item(s) for Commission Review: **ADDITION, WINDOWS, SIDING, DOORS**

SUBMITTED INTO EVIDENCE: A-2: NEW PAINT COLORS

MOTION MADE BY MR. STEEN AND SECONDED BY MR. BUCKLEY TO APPROVE PROPOSED ADDITION, WINDOWS, SIDING AND DOORS WITH STIPULATIONS.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

- 5. HPC Application 2018-180 for **88 MT ZION WAY** (Block 131 Lot 2)
 Robert Kempfe (Applicant) - **PRESENT**, Paul - **PRESENT** & Janeth Kingslow (Owners)
 Item(s) for Commission Review: **FENCE**

- 6. HPC Application 2018-145 for **88 MT ZION WAY** (Block 131 Lot 2)
 Robert Kempfe (Applicant), Paul & Janeth Kingslow (Owners)
 Item(s) for Commission Review: **WALKWAY**

THE APPLICATIONS FOR 88 MT ZION WERE CONSOLIDATED. MOTION MADE BY MR. STEEN AND SECONDED BY MR. BUCKLEY TO APPROVE PROPOSED FENCE AND WALKWAY, WITH STIPULATIONS.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y



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7. HPC Application 2018-166 for **38 EMBURY AVENUE** (Block 228 Lot 2)
Lynn Thompson (Applicant), 38 Embury Ave LLC (Owner), Represented by John Thomas - **PRESENT**
Item(s) for Commission Review: **STAIRS**

MOTION MADE BY MR. BUCKLEY AND SECONDED BY MR. STEEN TO APPROVE PROPOSED STAIRS. APPLICANT MUST SUBMIT CORRECTED DRAWINGS TO SHOW NEWEL POSTS RESTING ON STAIR TREADS, AND TO INDICATE CPVC COMPOSITION.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

8. HPC Application 2018-182 for **12 PITMAN AVENUE** (Block 146 Lot 6)
Jack Green Construction (Applicant) - **PRESENT**, Christopher & Elizabeth McReynolds (Owners)
Item(s) for Commission Review: **WINDOWS, SIDING**

SUBMITTED INTO EVIDENCE: A-2 PHOTO

MOTION MADE BY MR. BUCKLEY AND SECONDED BY MR. STEEN TO APPROVE PROPOSED WINDOWS AND SIDING.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

V. RESOLUTIONS TO BE MEMORIALIZED:

1. Resolution 2018-059 for 34 McClintock Street

MOTION MADE BY MR. BUCKLEY AND SECONDED BY MR. WIERZBINSKY.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y



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2. Resolution 2018-060 for 6 Atlantic Avenue

MOTION MADE BY MS. HEINLEIN AND SECONDED BY MR. STEEN.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

VI. ADMINISTRATIVE APPROVALS

<u>Application No.</u>	<u>Property Address</u>	<u>Block</u>	<u>Lot</u>	<u>Description of Work</u>
HPC2018-191	100 MT CARMEL WAY	140	2	AC UNIT
HPC2018-187	93 MT TABOR WAY	140	8	PAINT
HPC2018-186	5 ABBOTT AVE	230	15	BALCONY & RAILINGS
HPC2018-183	97 EMBURY AVE	217	11	PAINT
HPC2018-185	8 EMBURY AVE	229	6	AC UNIT
HPC2018-179	58 EMBURY AVE	227	2	DOOR REPLACEMENT
HPC2018-178	45 BROADWAY	245	13	ROOF REPAIR
HPC2018-176	28 WEBB AVE	231	7	PAINT
HPC2018-177	90 LAWRENCE AVE	201	1.04	EXTERIOR ALTERATIONS
HPC2018-169	94 MAIN AVE	206	4	AC UNIT
HPC2018-164	32 SEA VIEW AVE	105	5	AC UNIT

MOTION TO VOTE ON ALL APPLICATIONS MADE BY MS. HEINLEIN AND SECONDED BY MR. STEEN.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y

VII. DISCUSSION ITEMS

1. **ZB #18/13: 19 SEA VIEW AVENUE** (Block: 103 Lot: 8), John & Donna Weldon (Owners)
 - a. Bulk Variances for porch and proposed 3rd story addition

MOTION MADE BY MR. STEEN AND SECONDED BY MR. WIERZBINSKY TO VOTE IN SUPPORT OF DETERMINATION OF ZONING OFFICIAL.

Kennedy Buckley	Y	Lenny Steen	Y
Lucinda Heinlein (VC)	Y	Joseph Wierzbinsky	Y
Deborah Osepchuk	Y	James McNamara (Alt. 2)	Y



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2. Product Review – **CARRIED TO DECEMBER AGENDA**

- Aeratis new flooring color (Vintage Slate);
- Aeratis flooring Traditions (paintable);
- Aeratis beadboard (paintable)

3. Procedure Review

Proposed list of minor applications – **CARRIED TO DECEMBER AGENDA**

4. Schedule Special Hearings- None

5. Other/Correspondence-None

VIII. ADJOURNMENT:

MOTION TO ADJOURN MADE BY MR. BUCKLEY AND SECONDED BY MR. WIERZBINSKY.

MEETING ADJOURNED: 10:35 PM

Respectfully submitted by Pamela Valentine, Secretary to the Commission, 11/19/18.