

**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, February 14, 2023  
VIA ZOOM @ 7:00PM**

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](mailto: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](mailto: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 732-897-4162 ext # 200 or [HKepler@neptunetownship.org](mailto: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 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 732-897-4162 ext # 200 or [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org).

**Topic: Regular Meeting**

**Time: Feb 14, 2023 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84062694723?pwd=VmhvZk9FMkNEUVNPSjd4OTFBTVVvUT09>**

**Meeting ID: 842 8925 5750**

**Passcode: 097724**

**One tap mobile**

**+13092053325,,84289255750# US**

**+13126266799,,84289255750# US (Chicago)**

**Dial by your location**

**+1 309 205 3325 US**

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- +1 312 626 6799 US (Chicago)
  - +1 646 558 8656 US (New York)
  - +1 646 931 3860 US
  - +1 301 715 8592 US (Washington DC)
  - +1 305 224 1968 US
  - +1 386 347 5053 US
  - +1 507 473 4847 US
  - +1 564 217 2000 US
  - +1 669 444 9171 US
  - +1 669 900 9128 US (San Jose)
  - +1 689 278 1000 US
  - +1 719 359 4580 US
  - +1 253 205 0468 US
  - +1 253 215 8782 US (Tacoma)
  - +1 346 248 7799 US (Houston)
  - +1 360 209 5623 US
- Meeting ID: 842 8925 5750**  
**Find your local number: <https://us02web.zoom.us/j/kdW2drUAJ2>**

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](http://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 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	_____
Cavano, Kurt	_____	Osepchuk, Deborah	_____	Linda B. Henderson	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

**ALSO PRESENT – Steven R. Tombalakian, Esq.**

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**APPLICATIONS FOR REVIEW:**

**1. Application #HPC2022 - 186 – 25 Olin Street – Block 147, Lot 14 - Williamson – Oceanside Services-**

**Discussion Items:** HVAC condenser replacement in its present location is **NON-CONFORMING**. The prior existing oil tank was in the current installation location. The AC unit is screened by a 4ft fence. Please provide additional photos of the rear back bump out configuration. **(All mechanicals are in the room located directly next to the exterior condenser and can't be moved due to a slab foundation and doorway.)**

**Motion to APPROVE / DENY made by: \_\_\_\_\_ Second by \_\_\_\_\_**

Shaffer, Jenny _____	Cavano, Kurt _____	Rudell, Jeffrey _____
Wierzbinsky, Joseph _____	MacMorris, Douglas _____	Heinlein, Lucinda _____
		Osepchuk, Deborah _____

**Alternates:** Kristen Esposito (Alt 1) \_\_\_\_\_ Linda Henderson (Alt 2) \_\_\_\_\_

**2. Application #HPC2022 – 155 – 110 Franklin Avenue-Block 277, Lot 3 – Young**

**Discussion Items:** Item #8: The basic materials are indicated on sheet A-1 for these areas. The fiberglass is to be grey. The decking has been revised to be Aeratis see revised drawing.

Item #12: Flanking lights have been removed. And light added at door.

Conforming item, exposure for Hardie Plank to be 4” see as noted on drawing.

**Motion to APPROVE / DENY made by: \_\_\_\_\_ Second by \_\_\_\_\_**

Shaffer, Jenny _____	Cavano, Kurt _____	Rudell, Jeffrey _____
Wierzbinsky, Joseph _____	MacMorris, Douglas _____	Heinlein, Lucinda _____
		Osepchuk, Deborah _____

**Alternates:** Kristen Esposito (Alt 1) \_\_\_\_\_ Linda Henderson (Alt 2) \_\_\_\_\_

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**3. Application #HPC2022 – 155 – 18 Embury Avenue-Block 228, Lot 12 – Bustrin**

**Discussion Items:** Proposed use of Hardie Board on the south and west elevation (save for the decorative shakes on those elevations, which will be restored). They acknowledged that using Hardie Board would entail adding corner boards to the structure (and eliminating the historic woven corners currently articulated on the building).

They further proposed replacing additional clapboard on the second and third floor (east elevation) to create a consistent “look”.

The applicant is welcome to amend her existing application to indicate precisely where she proposes the use of Hardie Board, and where such material would require the addition of corner boards. However, proposals for Hardie on locations other than the south and west elevation are unlikely to be persuasive to Commissioners without evidence that counters the condition report already prepared by Ms. Shafer and Mr. Wierzbinsky.

**Motion to APPROVE / DENY made by:** \_\_\_\_\_ **Second by** \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Wierzbinsky, Joseph	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
				Osepchuk, Deborah	_____

**Alternates:** Kristen Esposito (Alt 1) \_\_\_\_\_ Linda Henderson (Alt 2) \_\_\_\_\_

**ADMINISTRATIVE APPROVALS (January 5, 2023 – February 7, 2023)**

- 96 Mt. Carmel Way – HPC2023-004 - Roof
- 76 Mt. Tabor –HPC2023-011 - Paint & Repair
- 46 Webb Ave. – HPC2023-006 – Porch and Windows
- 95 Heck Ave. – HPC2023-009 - Windows
- 142 Main Ave. – HPC2023-019 - Roof

**DISCUSSIONS ITEMS (None)**

**ADJOURNMENT:**

**Motion for Adjournment** \_\_\_\_\_ **Second** \_\_\_\_\_ **Time:** \_\_\_\_\_



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Next regular meeting is scheduled for Tuesday, March 14, 2023