



**Historic Preservation Commission**  
**REGULAR MEETING**  
**Tuesday, January 12, 2021**  
**Held Via Zoom**

**Opening Statement and Flag Salute:**

The meeting was called to order by the HPC Attorney for the Commission, Mr. Steven Tombalakian at 7:02 pm. Mr. Steven Tombalakian 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). This meeting was held virtually via ZOOM.

**New members sworn in:**

1. Kurt Cavano was sworn in by the Attorney for the Commission, Mr. Steven Tombalakian as the Alternate #2 member for a one year term expiring on December 31, 2021.

**Pledge of Allegiance is Recited.**

**Attendance:**

Heinlein, Lucinda	<u>  P  </u>	McKeon, Douglas	<u>  P  </u>	Shaffer, Jenny	<u>  P  </u>
Cavano, Kurt	<u>  P  </u>	Osepchuk, Deborah	<u>  P  </u>	Steen, Leonard	<u>  Absent  </u>
MacMorris, Douglas	<u>  Absent  </u>	Rudell, Jeffery	<u>  P  </u>	Wierzbinsky, Joseph	<u>  P  </u>

**2021 Reorganization:**

Election of Chairperson

Ms. Heinlein offered the name of **Deborah Osepchuk** for the position of the Chairperson. Mr. Rudell seconded this offer.

Heinlein, Lucinda	<u>  P  </u>	McKeon, Douglas	<u>  P  </u>	Shaffer, Jenny	<u>  P  </u>
Cavano, Kurt	<u>  P  </u>	Osepchuk, Deborah	<u>  P  </u>	Steen, Leonard	<u>  Absent  </u>
MacMorris, Douglas	<u>  Absent  </u>	Rudell, Jeffery	<u>  P  </u>	Wierzbinsky, Joseph	<u>  P  </u>

Election of 1<sup>st</sup> Vice Chairperson

Ms. Shaffer offered the name of **Lucinda Heinlein** for the position of the 1<sup>st</sup> Vice Chairperson. Mr. Rudell seconded this offer.

Heinlein, Lucinda	<u>  P  </u>	McKeon, Douglas	<u>  P  </u>	Shaffer, Jenny	<u>  P  </u>
Cavano, Kurt	<u>  P  </u>	Osepchuk, Deborah	<u>  P  </u>	Steen, Leonard	<u>  Absent  </u>
MacMorris, Douglas	<u>  Absent  </u>	Rudell, Jeffery	<u>  P  </u>	Wierzbinsky, Joseph	<u>  P  </u>



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Election of 2<sup>nd</sup> Vice Chairperson

Ms. Shaffer offered the name of **Jeffery Rudell** for the position of the 2<sup>nd</sup> Vice Chairperson. Ms. Heinlein seconded this offer.

Heinlein, Lucinda	<u>P</u>	McKeon, Douglas	<u>P</u>	Shaffer, Jenny	<u>P</u>
Cavano, Kurt	<u>P</u>	Osepchuk, Deborah	<u>P</u>	Steen, Leonard	<u>Absent</u>
MacMorris, Douglas	<u>Absent</u>	Rudell, Jeffery	<u>P</u>	Wierzbinsky, Joseph	<u>P</u>

**The Commission established the following meeting dates:**

- February 9<sup>th</sup>, 2021**
- March 9<sup>th</sup>, 2021**
- April 13<sup>th</sup>, 2021**
- May 11<sup>th</sup>, 2021**
- June 8<sup>th</sup>, 2021**
- July 13<sup>th</sup>, 2021**
- August 10<sup>th</sup>, 2021**
- September 14<sup>th</sup>, 2021**
- October 12<sup>th</sup>, 2021**
- November 9<sup>th</sup>, 2021**
- December 14<sup>th</sup>, 2021**
- January 11<sup>th</sup>, 2022 (Reorganization)**

A motion was made by Ms. Heinlein to accept the proposed monthly meeting dates. The motion was seconded by Mr. Cavano and passed.

**Adjournment**

With no further reorganization business before the Commission a motion to adjourn the reorganization meeting and open the regular portion of the meeting was offered by Mr. Rudell to be moved and seconded by Ms. Heinlein, reorganization meeting closes at 7:12 pm.

**Privilege of the floor/Open Public Discussion:** No public discussion or comments.

**Applications Reviewed:**

**1. Application HPC2020-209 for 118 Mt Tabor Way also known as Block 153 Lot 4**

A motion was made by Mr. Rudell to **accept** a **conditional approval** for the siding proposed with updated drawings. The motion was seconded by Ms. Heinlein and passed.

MacMorris, Douglas	<u>N/A</u>	Wierzbinsky, Joseph	<u>Y</u>	Steen, Leonard	<u>N/A</u>
Rudell, Jeffery	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Heinlein, Lucinda	<u>Y</u>
Shaffer, Jenny	<u>Y</u>	Cavano, Kurt	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>



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**2. Application HPC2020-223 for 11 Abbott Ave also known as Block 230 Lot 17**

Application withdrawn without prejudice.

**3. Application HPC2020-224 for 60 Heck Ave also known as Block 214 Lot 2**

A motion was made by Mr. Rudell to defer the application until February 9<sup>th</sup>, 2021. The motion was seconded by Mr. Wierzbinsky and passed.

MacMorris, Douglas	<u>N/A</u>	Wierzbinsky, Joseph	<u>Y</u>	Steen, Leonard	<u>N/A</u>
Rudell, Jeffery	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Heinlein, Lucinda	<u>Y</u>
Shaffer, Jenny	<u>Y</u>	Cavano, Kurt	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>

**4. Application HPC2020-214 for 53 Broadway also known as Block 245 Lot 16**

A motion was made by Mr. Cavano to approve the proposed balcony, exterior alterations, siding. The motion was seconded by Mr. Wierzbinsky and passed.

MacMorris, Douglas	<u>N/A</u>	Wierzbinsky, Joseph	<u>Y</u>	Steen, Leonard	<u>N/A</u>
Rudell, Jeffery	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Heinlein, Lucinda	<u>Y</u>
Shaffer, Jenny	<u>N</u>	Cavano, Kurt	<u>Y</u>	Osepchuk, Deborah	<u>Y</u>

**5. Application HPC2020-226 for 9 Broadway Ave also known as Block 247 Lot 13**

A motion was made by Mr. Rudell to deny the walkway. The motion was seconded by Ms. Heinlein and passed.

MacMorris, Douglas	<u>N/A</u>	Wierzbinsky, Joseph	<u>Y</u>	Steen, Leonard	<u>N/A</u>
Rudell, Jeffery	<u>Y</u>	McKeon, Douglas	<u>Y</u>	Heinlein, Lucinda	<u>Y</u>
Shaffer, Jenny	<u>Y</u>	Cavano, Kurt	<u>Abstain</u>	Osepchuk, Deborah	<u>Y</u>

**ADMINISTRATIVE APPROVALS (November 26th, 2020- December 29th, 2020)**

<u>Cert. of Appropriateness</u>	<u>Parcel Data</u>	<u>Block</u>	<u>Lot</u>	<u>Type of Work II</u>
HPC2020-204	10 Webb Ave	230	5	Columns, Railings
HPC2020-218	45 Webb Ave	227	11	Chimney
HPC2020-219	26 Ocean Ave	230	12	Deck, Exterior Alterations
HPC2020-220	13 Pilgrim Pathway	111	8	Roof
HPC2020-221	53 Franklin Ave	266	16	Roof
HPC2020-233	109 Heck Ave	205	9	Roof

**Adjournment:**

With no further business before the Commission a motion to adjourn the regular meeting at 9:42 pm was offered by Ms. Shaffer. The motion was seconded by Mr. Wierzbinsky. All present members were in favor. Minutes respectfully submitted by Alison Walby, HPC Administrative Officer/Secretary.