

**Historic Preservation Commission  
Regular Meeting, October 10, 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 732-988-5200 ext. # 278 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 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. 278 or [HKepler@neptunetownship.org](mailto:HKepler@neptunetownship.org)

Topic: 2023.10.10 HPC Monthly Meeting

Time: Oct 10, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87845272760>

Meeting ID: 878 4527 2760

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- +1 312 626 6799 US (Chicago)
- +1 669 900 9128 US (San Jose)
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Find your local number: <https://us02web.zoom.us/j/krw0idfwa>

## 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](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."

## ROLL CALL

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

## FLAG SALUTE

## OLD BUSINESS

## NEW BUSINESS

### 1. Administrative Approval of Minor Application from June 5, 2023 to October 2, 2023

Application Date	Parcel Data	Block	Lot	Block	Type of Work		
<a href="#">HPC2023-160</a>	10/02/2023	<a href="#">79 PILGRIM PATHWAY</a>	233	12	ROOF	Administratively Approved	10/02/2023
<a href="#">HPC2023-154</a>	09/18/2023	<a href="#">127 MT</a>	154	7	ROOF	Administratively	09/20/2023

		HERMON WAY				Approved	
HPC2023-149	09/12/2023	63 MT TABOR WAY	142	4	SIDING	Administratively Approved	10/02/2023
HPC2023-148	09/11/2023	122 INSKIP AVE	293	2	ROOF	Administratively Approved	09/11/2023
HPC2023-147	09/07/2023	4 MAIN AVE	211	7	WALKWAY	Administratively Approved	09/20/2023
HPC2023-144	09/07/2023	105 CLARK AVE	261	9	ROOF	Administratively Approved	09/12/2023
HPC2023-143	09/07/2023	124 CLARK AVE	271	2	DOOR(S)	Administratively Approved	09/20/2023
HPC2023-142	08/30/2023	24 PILGRIM PATHWAY	143	1	OTHER	Administratively Approved	09/12/2023
HPC2023-141	08/30/2023	4 OCEAN AVE UNIT 2 (Q: C102)	106	8	AC UNIT	Administratively Approved	09/12/2023
HPC2023-139	08/28/2023	144 EMBURY AVE	222	3	AC UNIT	Administratively Approved	08/29/2023
HPC2023-138	08/25/2023	22 ATLANTIC AVE	108	11	SIDING	Administratively Approved	08/29/2023
HPC2023-135	08/25/2023	24 PITMAN AVE	147	10	AC UNIT	Administratively Approved	08/29/2023
HPC2023-134	08/17/2023	99 CENTRAL AVE	265	8	ROOF	Administratively Approved	08/17/2023
HPC2023-132	08/16/2023	91 EMBURY AVE	217	8.01	WALKWAY	Administratively Approved	08/31/2023
HPC2023-131	08/16/2023	11 ABBOTT AVE	230	17	AC UNIT	Administratively Approved	09/15/2023
HPC2023-129	08/10/2023	27 SURF AVE UNIT 1C (Q: C103)	108	18	AC UNIT	Administratively Approved	08/15/2023
HPC2023-127	08/09/2023	74 MT HERMON WAY	163	3	AC UNIT	Administratively Approved	08/15/2023
HPC2023-126	08/09/2023	147 BROADWAY	238	9	RAILINGS, ROOF	Administratively Approved	08/29/2023
HPC2023-124	08/09/2023	126 ABBOTT AVE	240	1	DOOR(S)	Administratively Approved	08/15/2023
HPC2023-122	08/02/2023	132 BROADWAY	254	4	AC UNIT	Administratively Approved	08/08/2023
HPC2023-120	07/31/2023	72 HECK AVE	215	4	AC UNIT	Administratively Approved	08/02/2023
HPC2023-119	07/27/2023	122 ABBOTT AVE	240	3	FENCE	Administratively Approved	08/08/2023
HPC2023-118	07/27/2023	82 SO MAIN ST	201	5	SIGN	Administratively Approved	08/29/2023
HPC2023-113	07/24/2023	4 OCEAN PATHWAY	128	9	PAINT	Administratively Approved	08/22/2023
HPC2023-112	07/10/2023	11 OLIN ST	146	14	PAINT	Administratively Approved	07/21/2023
HPC2023-111	07/10/2023	86 ASBURY AVE	123	1	AC UNIT	Administratively Approved	07/26/2023
HPC2023-110	07/10/2023	89 MT HERMON WAY	150	12	PORCH	Administratively Approved	07/26/2023

HPC2023-107	07/07/2023	96 LAWRENCE AVE	201	3	FENCE	Administratively Approved	07/21/2023
HPC2023-105	06/30/2023	50 CENTRAL AVE	213	22	AC UNIT	Administratively Approved	08/14/2023
HPC2023-104	06/26/2023	28 BATH AVE	116	6	AC UNIT	Administratively Approved	06/30/2023
HPC2023-103	06/26/2023	77 PILGRIM PATHWAY	233	11	DOOR(S)	Administratively Approved	06/30/2023
HPC2023-099	06/20/2023	85 EMBURY AVE	216	9	FENCE	Administratively Approved	08/29/2023
HPC2023-098	06/16/2023	126 S MAIN ST	257	13	DECK, LATTICE, PAINT, PIERS, RAILINGS, STAIRS	Administratively Approved	07/26/2023
HPC2023-096	06/16/2023	91 MT TABOR WAY	140	7	PATIO	Administratively Approved	06/21/2023
HPC2023-095	06/15/2023	140 BROADWAY	255	5	ROOF	Administratively Approved	06/21/2023
HPC2023-093	06/14/2023	75 COOKMAN AVE A	249	15	LATTICE, PIERS, PORCH, RAILINGS, STAIRS	Administratively Approved	08/02/2023
HPC2023-092	06/14/2023	100 ABBOTT AVE	242	2	SIDING	Administratively Approved	06/22/2023
HPC2023-090	06/12/2023	50 PITMAN AVE UNIT C-1A (Q: C101)	148	2	PAINT	Administratively Approved	06/22/2023
HPC2023-089	06/12/2023	129 MT TABOR WAY	136	5	AC UNIT	Administratively Approved	08/29/2023
HPC2023-088	06/12/2023	85 STOCKTON AVE	279	11	ROOF	Administratively Approved	06/28/2023
HPC2023-087	06/05/2023	86 BROADWAY	250	3	FENCE	Administratively Approved	06/28/2023
HPC2023-085	06/05/2023	53 COOKMAN AVE	248	14	AC UNIT	Administratively Approved	09/20/2023
HPC2023-081	05/24/2023	124 MT HERMON WAY	159	2	AC UNIT	Administratively Approved	06/08/2023
HPC2023-076	05/11/2023	82 SO MAIN ST	201	5	DOOR(S)	Administratively Approved	06/08/2023
HPC2023-075	05/11/2023	136 INSKIP AVE	292	2	AC UNIT	Administratively Approved	06/08/2023
HPC2023-074	05/10/2023	107 COOKMAN AVE 1/2	252	10	DOOR(S), PAINT, SIDING, WINDOWS	Administratively Approved	08/17/2023
HPC2023-072	05/05/2023	12 MAIN AVE	211	4	SIDING	Administratively Approved	09/12/2023
HPC2023-069	04/24/2023	89 PENNSYLVANIA AVE	269	7	ROOF	Administratively Approved	06/08/2023
HPC2023-068	04/24/2023	56 ABBOTT AVE	245	3	PORCH	Administratively Approved	06/14/2023

Motion to made by:

Motion second by:

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**2. Application #HPC2023 - 039 – 118 Mt Tabor Way – Block 153, Lot 4 – Rudin – The Beekman Law Firm, LLC**

Discussion Items: Violation remediation. Porch constructed without prior approvals. Discuss the various changes that were made by Brian Kenny including the extrusion of the front porch’s historic roofline, the extension of the porch dimensions for 5’ in depth to 8’ in depth, the height of the rail system, the replacement of an existing center column with a newel, and the addition of unpainted shakes in the gables. Updated plans proposing remediation.

Motion to made by: \_\_\_\_\_ Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**3. Application #HPD 2023 - 001– 76 Mt Tabor Way – Block 149, Lot 2 – Martin – The Beekman Law Firm, LLC**

Discussion Items: proposed to demolish the rear area of the house and deteriorated elements of the front porch, as indicated on the attached drawings. The deteriorated elements include: the second-floor balcony (not original) and first floor porch floor (not original), floor framing (likely not original), foundation (if any), lower portion of porch columns (possibly original, but repaired previously and rotting), and porch railings (not original and in poor condition). This equates to 26.5% demolition. Second meeting to discuss and vote on findings of facts.

Motion to made by: \_\_\_\_\_ Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**4. Application #HPD 2023 – 133 – 110 Main Ave. – Block 205, Lot 2 – 110 Main Ave LLC**

Discussion Items: Lights, steps, handrails, and existing non-conformity Alteration completed without HPC approvals.

Motion to made by: \_\_\_\_\_ Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

**PUBLIC COMMENT**

**DISCUSSION ITEMS**

**ADJOURNMENT**

Motion made by: \_\_\_\_\_ Motion second by: \_\_\_\_\_

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____