



## Historic Preservation Commission Regular Meeting, December 12, 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: 2023.12.12 December HPC Meeting  
Time: Dec 12, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/85040108194?pwd=VExlRUQ2T1pldGJKaTAxNlRYS1ZEZdz09>

Meeting ID: 850 4010 8194  
Passcode: 489470

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One tap mobile  
+13092053325,,85040108194# US  
+13126266799,,85040108194# US (Chicago)

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Dial by your location

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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
- +1 360 209 5623 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)

Meeting ID: 850 4010 8194

Find your local number: <https://us02web.zoom.us/j/85040108194>

**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 November 6, 2023 to December 6, 2023**

<a href="#">HPC2023-194</a>	11/30/2023	<a href="#">3 SURF AVE</a>	AC UNIT	Administratively Approved
<a href="#">HPC2023-193</a>	11/30/2023	<a href="#">25 OLIN ST</a>	FENCE	Administratively Approved
<a href="#">HPC2023-195</a>	11/30/2023	<a href="#">94 MT HERMON WAY</a>	AC UNIT	Administratively Approved
<a href="#">HPC2023-190</a>	11/21/2023	<a href="#">21 SEA VIEW AVE</a>	DOOR(S),EXTERIOR ALTERATIONS,GATE,PAINT,PORCH,RAILINGS	Administratively Approved
<a href="#">HPC2023-189</a>	11/20/2023	<a href="#">124 BROADWAY</a>	AC UNIT	Administratively Approved
<a href="#">HPC2023-188</a>	11/16/2023	<a href="#">12 HECK AVE</a>	COLUMNS,RAILINGS	Administratively Approved
<a href="#">HPC2023-187</a>	11/16/2023	<a href="#">18 SEA VIEW AVE</a>	ROOF	Administratively Approved
<a href="#">HPC2023-183</a>	11/08/2023	<a href="#">81 STOCKTON AVE</a>	ROOF	Administratively Approved
<a href="#">HPC2023-184</a>	11/08/2023	<a href="#">77 WEBB AVE</a>	ROOF	Administratively Approved
<a href="#">HPC2023-185</a>	11/08/2023	<a href="#">106 COOKMAN AVE 1/2</a>	AC UNIT	Administratively Approved
<a href="#">HPC2023-182</a>	11/08/2023	<a href="#">2 SPRAY AVE</a>	ROOF	Administratively Approved

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 #HPD 2023 - 002- 109 Stockton Ave. – Block 277, Lot 9 – Bury – Shore Point Architecture – The Beekman Law Firm, LLC**

Discussion Items: This application proposes 100% full demolition of the existing structure and site improvements, which will result in a vacant lot. 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)	_____

**3. Application #HPC 2023 – 071 – 7 Ocean Pathway – Block 115, Lot 6 – O’Connor – Mark Pavliv, AIA**

Discussion Items: Residential addition. Massing, configuration of 2<sup>nd</sup> floor rear roof, rear appearing as a front of home, original door on east ground floor to be moved, east windows on 1<sup>st</sup> & 2<sup>nd</sup> floor, east side new window proposal, west side 1<sup>st</sup> floor removal of original window, west side original window resizing and adding a new window, and Siding.

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 #HPC 2023 – 108 – 19 Main Ave. – Block 166, Lot 2 – Youngrove Properties, LLC**

Discussion Items: Paint, non-conforming color proposed.

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) \_\_\_\_\_

**5. Application #HPC 2023 – 123 – 92 Cookman Ave. – Block 262, Lot 5 – Green**

Discussion Items: Window replacement

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 – Graspable handrail systems and balusters**

**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) \_\_\_\_\_

Next regular meeting is scheduled for Tuesday, January 9, 2024