



**Historic Preservation Commission
RESCHEDULED REGULAR MEETING
Tuesday, July 19th, 2022**

Remotely via ZOOM

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.

Topic: July **RESCHEDULED** Monthly Meeting

Time: Jul 19, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82608296043?pwd=RjBkaUhhYUWFpb2ltcTEwdTlyZkswZz09>

Meeting ID: 826 0829 6043

Passcode: 184759

One tap mobile

+13126266799,,82608296043# US (Chicago)

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Dial by your location

+1 312 626 6799 US (Chicago)

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+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 826 0829 6043

Find your local number: <https://us02web.zoom.us/j/82608296043>

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, Tracey James at 732-897-4162 ext # 200 or tjames@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.



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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 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:

Osepchuk, Deborah	_____	Cavano, Kurt	_____	Shaffer, Jenny	_____
Ruddell, Jeffrey	_____	McKeon, Douglas	_____	McNamara, James	_____
Heinlein, Lucinda	_____	MacMorris, Douglas	_____	Wierzbinsky, Joseph	_____

ALSO PRESENT: Steve Tombalakian, Esq. – Commission Attorney

APPLICATIONS FOR REVIEW:

1. Application #HPC2022-086 – 78 Broadway- 1890 – Block 249, Lot 1/ Shore Point Architecture

Discussion Items – We propose the removal of the existing one-story portion of the house at the rear. This area is not historic or original. The addition will require the removal of (5) windows on the rear elevation. We also propose the removal of an existing chimney.. The chimney is approximately 2'x2', and is constructed of brick. It is not ornate in its detailing and contains no stepping or delineation at the top. It is capped with a newer metal flue cap. We do not believe this chimney is historically significant. The addition, as proposed, includes a hip roof with pitch, overhang, and eave detailing to match the main roof. New 1:1 clad wood windows are proposed with a CPVC window casing, as indicated. The siding material proposed at the addition is 4-1/2" exposure, smooth finish Hardie Plank (to match the exposure of the existing clapboard below the existing vinyl siding. A new bracketed roof is proposed over the first floor side door with detailing and components that are compatible with the existing front porch. Proposed side porch railings are custom designed, as detailed. New Aeratis decking is proposed at the new side porch. The existing house is largely scheduled to remain "as-is". There are no changes proposed at the existing front porch. All existing windows (with the exception of those outlined) are scheduled to remain. The existing vinyl siding is scheduled to remain. One new window is proposed at the second floor, rear elevation, as indicated. This window will be set into the existing vinyl siding and a concealed J-channel detail has been provided, for your consideration. New asphalt roof shingles and half-round prefinished aluminum gutters and round leaders are proposed throughout (new and existing roof areas). Proposed site work includes: a new walkway at the rear of the structure, new fencing as indicated, a new AC condenser (rear, south-east) and two new concrete landscape stairs. There is currently (up to) a 2' grade elevation change between the sidewalk elevation on New York Avenue and the existing rear patio elevation. To facilitate this existing grade change, there is an existing concrete landscape stair. This landscape stair must be removed, as its location does not allow for access to the existing basement door (at grade) and to the new rear walkway, in the proposed configuration. As such, two new stairs are proposed, that will serve a similar function as the existing, single stair.



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Motion to APPROVE / DENY made by: _____ **Second by:** _____

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

Alternates: McKeon, Douglas (Alt 1) _____ McNamara, James (Alt 2) _____

**2. Application #HPC2022-078– 19 Broadway -1872 - Block 246 Lot 10 – The Architect’s Studio (Mark Pavliv)
(Carried from June 7, 2022)**

Discussion Items – The Applicant proposes to make interior improvements in conjunction with the zoning approved change of use from “Hotel” to “single family” residence. Applicant is also requesting to replace and add specific windows as detailed on the plans. Non-Conforming items are double doors on second floor and proposed 2nd floor east facing window to be replaced by two (2) side by side double windows.

Motion to APPROVE / DENY made by: _____ **Second by:** _____

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

Alternates: McKeon, Douglas (Alt 1) _____ McNamara, James (Alt 2) _____

**3. Application #HPC2022-106– 122 Main Avenue- 1955 - Block 204 Lot 3 – Merics, James & Sharon
Discussion Items – The Applicant proposes new Hardie Plank siding with color choices of Iron Gray or Timber Bark. Neither appear on the approved color list. The proposed Arctic White for the trim also does not appear on either of the Pre-Approved Benjamin Moore or Sherwin Williams paint lists and cannot be administratively approved and recommends a hearing before the full Commission.**

Motion to APPROVE / DENY made by: _____ **Second by:** _____

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

Alternates: McKeon, Douglas (Alt 1) _____ McNamara, James (Alt 2) _____

**4. Application #HPC2022-079—59 Heck Avenue- 1953 -Block 209 Lot 13 – The Architect’s Studio (Mark Pavliv)
Discussion Items – Proposed roof design over porch extension.**

Motion to APPROVE / DENY made by: _____ **Second by:** _____

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

Alternates: McKeon, Douglas (Alt 1) _____ McNamara, James (Alt 2) _____



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ADMINISTRATIVE APPROVALS (June 7, 2022 – July, 2022)

80 Franklin Avenue – Deck Paint	72 Franklin Avenue - Roof
61 Abbott Avenue -Window and door trim	36 Webb Avenue - Paint
12 New York Avenue- AC replacement	116 Clark Avenue-AC Unit
70 Franklin Avenue- Patio replacement	16 Surf Avenue – Door
128 Stockton Avenue – Fence	108 Broadway – Porch decking
31 Main Avenue – Awning	77 Asbury Avenue – AC Unit
25 Abbott Avenue – Paint, Siding	18 Embury Avenue- Paint Siding
5 Main Avenue – AC Unit, columns, fence, lattice, porch, siding, windows	
52 Broadway – Addition, foundation, porch, railings, roof, walkway	
118 Clark Avenue – AC Unit, addition, doors, windows, lattice, paint, railings, roof, siding, stairs	

DISCUSSION ITEMS:

ADJOURNMENT:

Motion for Adjournment - _____ Second - _____ Time: _____

Our next regular meeting is scheduled for Tuesday, August 19, 2022.