



**Historic Preservation Commission
REGULAR MEETING MINUTES
Tuesday, March 10, 2020**

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd Fl), Neptune NJ 07753

Opening Statement and Flag Salute:

The meeting was called to order by the HPC, Chairperson, Deborah Osepchuk at 7:05 pm. Mrs. Osepchuk 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.

Attendance:

Heinlein, Lucinda	<u>P</u>	McKeon, Douglas	<u>P</u>	Shaffer, Jenny	<u>A</u>
Henderson, Linda	<u>P</u>	Osepchuk, Deborah	<u>P</u>	Steen, Leonard	<u>P</u>
MacMorris, Douglas	<u>A</u>	Rudell, Jeffery	<u>P</u>	Wierzbinsky, Joseph	<u>P</u>

ALSO PRESENT: Steve Tombalakian, ESQ and Torro Reporting, LLC

Privilege of the floor/Open Public Discussion:

No public discussion or comments.

Applications Reviewed:

Application HPC2020-009 for 134 MAIN AVE also known Block 203 lot 3

The subject application was carried from the March 10, 2020 meeting to allow members of the Commission to perform a site visit for the siding and trim and allow the property owner to present additional evidence. John T. Wincklemann, property owner, appeared before the Commission and provided additional photograph documentation regarding the siding and trim condition. A motion as made by Mr. Rudell to **approve** the subject application as presented with the exception of the siding proposed in the front gable. The motion was seconded by Mrs. Heinlein and passed.

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

Application HPC2020-043 for 19 ATLANTIC AVE AVENUE also known Block 105 Lot 13

Scott Coleridge, property owner, presented an application install a new patio and brick stairs at the rear of the property. Mr. Coleridge decide to withdraw the brick stair proposal. A motion was made by Mrs. Heinlein to **approve** the proposed patio, as presented. The motion was seconded by Mr. Wierzbinsky and passed.

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

Application HPC2020-032 for 34 SEA VEW AVENUE also known Block 105 Lot 4

Michael Pennisi, property owner, presented an application to install ten (10) PTAC units on the exterior of structure. A motion was made by Mrs. Heinlein to **deny** the application as proposed. The motion was seconded by Mr. Steen and passed.

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



**Historic Preservation Commission
REGULAR MEETING MINUTES
Tuesday, March 10, 2020**

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd Fl), Neptune NJ 07753

Application HPC2020-039 for 82 SO MAIN STREET also known Block 201 Lot 5

Brian Kenny, contractor for property owner, presented an application to install new exterior stairs and other exterior alteration. A motion was made by Mrs. Heinlein to **approve** the application as presented with changes to the door location (to be centered) and the elimination of the window proposed next to the door. The motion was seconded by Mr. Steen and passed.

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

Application HPC2020-035 for 104 FRANKLIN AVENUE also known Block 277 Lot 5

Philip & Bonnie P Nork, property owners, appeared to present application to retain the already install concrete w/ slate landing and stairs. A motion was made by Mrs. Heinlein to **deny** the application as submitted. The motion was seconded by Mr. McKeon, and passed.

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

Application HPC2020-048 for 61 STOCKTON AVENUE also known as Block 281 Lot 10

David and Marisa Austin, property owners, presented an application to paint the exterior of the house with Benjamin Moore Hawthorne Yellow HC-4, Windham Cream HC-6, and Hale Navy HC-154. A motion was made by Mrs. Henderson to **approve** the application in regards to the color proposed for the main body (Hawthorne Yellow HC-4). The motion was seconded by Mr. Rudell and **not passed**.

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

Application HPC2020-054 for 61 STOCKTON AVENUE also known as Block 281 Lot 10

David and Marisa Austin, property owner, presented an application to install a second air condenser unit. A motion was made by Mr. Steen to **approve** the application with the condition that the applicant will submit a screening plan to the Application Review Team. The motion was seconded by Mr. Wierzbinsky and passed.

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

Application HPC2020-049 for 111 CLARK AVE also known as Block 261 Lot 12

Corrie Dangler, property owner and Celestino Delos Santos, contractor, presented an application to replace the existing retaining wall and replace existing walkways. A motion was by Mr. Wierzbinsky to **approve** the application as presented. The motion was seconded by Mr. Steen and passed.

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



**Historic Preservation Commission
REGULAR MEETING MINUTES
Tuesday, March 10, 2020**

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd Fl), Neptune NJ 07753

Administrative Approvals from February 16, 2020-March 04, 2020:

<u>Cert. of Appropriateness</u>	<u>Parcel Data</u>	<u>Block</u>	<u>Lot</u>	<u>Description Of Work</u>
HPC2020-047	140 STOCKTON AVE	289	3	Paint
HPC2020-042	61 STOCKTON AVE	281	10	Paint-Corrected record to reflect (AC Unit not Paint)
HPC2020-031	114 WEBB AVE	236	2	Porch Repair
HPC2020-029	99 EMBURY AVE	217	12	AC Unit
HPC2020-026	18 OCEAN PATHWAY	128	2	Column & Railings

A motion was made by Mr. Steen to memorialize the above listed administrative approvals. The motion was seconded by Mr. Wierzbinsky. All members in favor.

Resolutions Memorialized:

Resolution 2020-009 for 125 Heck Avenue aka Block 204 Lot 8 (Approval)

Motioned by: Mr. Steen		Seconded by: Mr. Wierzbinsky	
Osepchuk, Deborah	<u>Yes</u>	Steen, Leonard	<u>Yes</u>
Rudell, Jeffery	<u>Yes</u>	Wierzbinsky, Joseph	<u>Yes</u>
Shaffer, Jenny	<u>Absent</u>		

Resolution 2020-010 for 59 Asbury Avenue aka Block 109 Lot 9 (Approval)

Motion was made by Mr. Steen		Seconded by: Mr. Wierzbinsky	
Heinlein, Lucinda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>
Henderson, Linda	<u>Y</u>	Rudell, Jeffery	<u>Y</u> Steen, Leonard <u>Y</u>
McKeon, Douglas	<u>Y</u>	Steen, Leonard	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>

Resolution 2020-011 for 72 Cookman Avenue aka Block 264 Lot 7 (Partial Approval)

Motion was made by Mr. Steen		Seconded by: Mr. Wierzbinsky	
Heinlein, Lucinda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>
Henderson, Linda	<u>Y</u>	Rudell, Jeffery	<u>Y</u> Steen, Leonard <u>Y</u>
McKeon, Douglas	<u>Y</u>	Steen, Leonard	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>

Resolution 2020-012 for 102 Lake Avenue aka Block 121 Lot 1 (Approval)

Motion was made by Mr. Steen		Seconded by: Mr. Wierzbinsky	
Heinlein, Lucinda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>
Henderson, Linda	<u>Y</u>	Rudell, Jeffery	<u>Y</u> Steen, Leonard <u>Y</u>
McKeon, Douglas	<u>Y</u>	Steen, Leonard	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>

Resolution 2020-013 for 15 New York Avenue aka Block 123 Lot 4 (Approved)

Motion was made by Mr. Steen		Seconded by: Mr. Wierzbinsky	
Heinlein, Lucinda	<u>Y</u>	Osepchuk, Deborah	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>
Henderson, Linda	<u>Y</u>	Rudell, Jeffery	<u>Y</u> Steen, Leonard <u>Y</u>
McKeon, Douglas	<u>Y</u>	Steen, Leonard	<u>Y</u> Wierzbinsky, Joseph <u>Y</u>



**Historic Preservation Commission
REGULAR MEETING MINUTES
Tuesday, March 10, 2020**

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd Fl), Neptune NJ 07753

Items Discussed: (None)

Adjournment:

With no further business before the Commission a motion to adjourn the regular meeting at 09:45 pm was offered by Mr. Steen. The motion was seconded by Mr. Wierzbinsky. All present members were in favor.

Minutes respectfully submitted by Dawn Crozier, Administrative Officer.