



**Historic Preservation Commission  
REGULAR MEETING**

**Tuesday, August 11, 2020**

**Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

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.

**Zoom Meeting Information**

**Topic:** Historic Preservation Commission Regular Meeting of August 11, 2020

**Time:** Aug 11, 2020 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83583112786?pwd=R1Q0WXRwdXZjU2c3eENKZTRDNUozUT09>

**Meeting ID:** 835 8311 2786

**Password:** 097767

**One tap mobile**

+16465588656,,83583112786#,,,0#,,097767# US (New York)

+13017158592,,83583112786#,,,0#,,097767# US (Germantown)

**Dial by your location**

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

**Meeting ID:** 835 8311 2786

**Password:** 097767

**Find your local number:** <https://us02web.zoom.us/j/83583112786?pwd=R1Q0WXRwdXZjU2c3eENKZTRDNUozUT09>

**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 Secretary at [kdickert@neptunetownship.org](mailto:kdickert@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 Secretary [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) in advance 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>.



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**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 Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or [kdickert@neptunetownship.org](mailto:kdickert@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.

If you have any questions concerning any of the above, you may contact the Commission Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org).

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."

**FLAG SALUTE AND MEETING CALLED TO ORDER & ROLL CALL**

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

**ALSO PRESENT**

Steve Tombalakian, ESQ

**PRIVILEGE OF THE FLOOR/OPEN PUBLIC DISCUSSION**

**APPLICATIONS FOR REVIEW**

**1. Application HPD2020-001 for 107 Broadway also known as Block 241 Lot 8**

Applicant: Shore Point Architecture – Owner: 107 Broadway Ave, LLC  
Description of Work: Partial Demolition (Initial Hearing)

**2. Application HPC2020-116 for 8 Ocean Avenue also known as Block 128 Lot 7**

Applicant: Jennifer Cordasco of Vivint Solar – Owners: Thomas Kerns & Jeanmarie Hargrave  
Description of Work: Solar Panels

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

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**3. Application HPC2020-110 for 44 Ocean Pathway also known as Block 130 Lot 2**

Applicant: Robert Eastin, Ocean Grove Hardware – Owners: Ronald Rudolph

Description of Work: Column Replacement

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

**4. Application HPC2020-128 for 12 New York Avenue also known as Block 118 Lot 20**

Applicant/Owner: Natis DeFaria

Description of Work: Retaining/Landscape Wall

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

**5. Application HPC2020-135 for 70 ½ Heck Avenue also known as Block 215 Lot 5**

Applicant/Owner: Joseph & Vicki Borrelli

Description of Work: Window Replacement

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

**6. Application HPC2020-073 for 90 Clark Avenue also known as Block 268 Lot 1**

Applicant/Owner: Graig & Robin Heil

Description of Work: Siding and Window Replacement

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____

**ADMINISTRATIVE APPROVALS (July 1, 2020 – July 29, 2020)**

Cert. of Appropriateness	Parcel Data	Block	Lot	Type of Work II
HPC2020-147	52 HECK AVE	214	6	Porch Repairs
HPC2020-146	158 LAWRENCE AVE	257	10	DOOR REPLACEMENT
HPC2020-141	100 MT CARMEL WAY	140	2	PAINT & SIDING REPAIR
HPC2020-139	65 HECK AVE	208	10	AC UNIT
HPC2020-138	77 MAIN AVE (Q: C101)	163	13	WINDOW REPLACEMENT
HPC2020-137	54 OLIN ST	164	3	WINDOW REPLACEMENT
HPC2020-136	70 HECK AVE 1/2	215	5	PAINT
HPC2020-134	73 COOKMAN AVE	249	13	ROOF REPAIR
HPC2020-098	126 MAIN AVE	204	1	CHIMNEY REPAIR

**RESOLUTIONS TO BE MEMORIALIZED:**

1. Resolution 2020-031 for 70 Lake Avenue

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	(REC)	N/A
Henderson, Linda	N/A	Osepchuk, Deborah	_____	Steen, Leonard	_____	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____	_____

2. Resolution 2020-032 for 87 Mt Hermon Way



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Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny (REC)	_____	N/A
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____	_____
MacMorris, Douglas	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____	_____

3. Resolution 2020-033 for 80 Mt Zion Way

Heinlein, Lucinda	_____	McKeon, Douglas	_____	Shaffer, Jenny	_____	_____
Henderson, Linda	_____	Osepchuk, Deborah	_____	Steen, Leonard	_____	_____
MacMorris, Douglas (REC)	_____	Rudell, Jeffery	_____	Wierzbinsky, Joseph	_____	_____

**DISCUSSIONS ITEMS (None)**

**ADJOURNMENT**

Next regular meeting is scheduled for Tuesday, September 8, 2020