



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, April 12th, 2022 – REVISED 4/12/2022 @ 9:00 AM  
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.

**Zoom Meeting Information**

**Topic:** Historic Preservation Commission Regular Meeting of April 12, 2022

**Time:** April 12<sup>th</sup>, 2022 at 7:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/81700188284?pwd=ZE1JbEFDd0NEYWE2K2x0OWFHOGFpUT09>

**Meeting ID: 817 0018 8284**

**Passcode: 343102**

**One tap mobile**

**+13126266799,,81700188284# US (Chicago)**

**+16465588656,,81700188284# US (New York)**

**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](mailto: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.

If you have any questions concerning any of the above, you may contact the Commission Administrative Assistant, Tracey James at 732-897-4162 ext # 200 or [tjames@neptunetownship.org](mailto:tjames@neptunetownship.org)



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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](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:**

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:**

- Application #HPC2022-009 – 25 Heck Avenue – Block 210, Lot 13 – DeCotiis Residence – Shore Point Architecture – Andrea Fitzpatrick**  
**Discussion Items – Window Replacement**

**Motion to 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) \_\_\_\_\_

- Application #HPC2021-174 – 90 Clark Avenue – Block 268, Lot 1 – Craig Heil**  
**Discussion Items - Installation of black brick pavers with flare on the eastern side walkway and patio**

**Motion 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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- 3. Application #HPC2021-005 – 96 Webb Avenue – Block 235, Lot 3 - Laura Gross**  
**Discussion Items: Applicant proposes to replace (2) two historic windows that flank her front door in her enclosed front porch area.**

**Motion 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 #HPC2021-215 – 17 Webb Avenue – Block 288, Lot 13 – Ivan Barkhorn – Shore Point Architecture-Andrea Fitzpatrick**  
**Discussion Items: Alterations / Siding Replacement / Exterior Trim Replacement and other exterior upgrades/ Window and Door replacement/removal / Porch Upgrades / Review Inspection Report**  
**\*\*THIS MATTER WAS DEFERRED FROM THE MARCH 8, 2022 MEETING\*\***

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

- 5. Application #HPC2021-155 – 52 Abbott Avenue – Block 245, Lot 6 – Burman Residence – Shore Point Architecture – Andrea Fitzpatrick**  
**Discussion Items: Add addition at 2<sup>nd</sup> floor rear over a previous addition / also a (1) one story addition with an outside shower enclosure / replace rotted attic window / construct new roof over existing rear stair**

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

**ADMINISTRATIVE APPROVALS (March 8, 2022 to April 11, 2022)**

- |   |  |
|---|--|
| 14 Ocean Pathway – Walkway  | 91 Abbott Avenue – Windows                                   |
| 12 Atlantic Avenue – Columns  | 7 Ocean Pathway – Doors                                      |
| 62 Central Avenue – Columns, Railings                                 | 131 Inskip Avenue – Retaining Wall                           |
| 9 Sea View Avenue – Railings  | 115 Pilgrim Pathway – Porch Deck Boards, railings and 1 step |
| 77 Franklin Avenue – Roof   | 24 Atlantic Avenue – QAC Unit, doors and windows             |
| 93 Central Avenue – Gutters, leaders, porch deck boards, roof, siding |  |

**DISCUSSION ITEMS: NONE**



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**ADJOURNMENT:**

Motion for Adjournment - \_\_\_\_\_ Second - \_\_\_\_\_ Time: \_\_\_\_\_

**Our next meeting is a Special Meeting regarding  
OG North End which is scheduled for Tuesday, April 19, 2022  
Our next regular meeting is scheduled for Tuesday, May 10, 2022.**