



**Historic Preservation Commission  
REGULAR MEETING  
Tuesday, August 9<sup>th</sup>, 2022  
7:00pm  
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: August Regular HPC Meeting (122 Main / 59 Heck / 78 Broadway / 19 Broadway)  
Time: Aug 9, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84769008634?pwd=cXZxM3REN0Jlbg2VFZqeVBoWkh4UT09>

Meeting ID: 847 6900 8634

Passcode: 919734

One tap mobile

+16465588656,,84769008634# US (New York)

+16469313860,,84769008634# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 847 6900 8634

Find your local number: <https://us02web.zoom.us/j/84769008634>

**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.



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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)

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 \_\_\_\_\_  
Rudell, Jeffrey \_\_\_\_\_ McKeon, Douglas \_\_\_\_\_ McNamara, James \_\_\_\_\_  
Heinlein, Lucinda \_\_\_\_\_ MacMorris, Douglas \_\_\_\_\_ Wierzbinsky, Joseph \_\_\_\_\_

**ALSO PRESENT:** Steve Tombalakian, Esq. – Commission Attorney

**APPLICATIONS FOR REVIEW:**

- 1. Application #HPC2022-106– 122 Main Avenue- 1955 - Block 204 Lot 3 – Merics, James & Sharon**  
**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: \_\_\_\_\_ Seconded by: \_\_\_\_\_**

Shaffer, Jenny \_\_\_\_\_ Cavano, Kurt \_\_\_\_\_ Rudell, Jeffrey \_\_\_\_\_  
Wierzbinsky, Joseph \_\_\_\_\_ MacMorris, Douglas \_\_\_\_\_ Heinlein, Lucinda \_\_\_\_\_  
Osepchuk, Deborah \_\_\_\_\_

**Alternates:** McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

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- 2. Application #HPC2022-198 – 86 Mount Hermon Way-1890 –Bertram- Messick Residence**  
The proposed work includes constructing a second floor and attic addition over existing one story portion of the house. Enlarging a dormer, removing existing vinyl and replacing with Hardie Siding, window replacement and refurbish as noted. Installation of air conditioner compressor.

**Motion to APPROVE / DENY made by:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_

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

**Alternates:** McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

- 3. Application #HPC2022- 093 – 45 Broadway – 45 Broadway OG, LLC – Fire Restoration Exterior Alterations**  
The property contains a pre-existing, nonconforming, 8-unit, residential structure. Applicant received zoning approval on April 15, 2022 for interior renovations. Applicant is now seeking a Certificate of Appropriateness for exterior renovations. The fire-damaged roof and porch will be replaced in-kind. The wood fire escape will be replaced with a metal fire escape. One non-historic door is being replaced with a window. Three doors are being removed. One new door is being added and will match the adjacent existing door. Three existing windows will be replaced and enlarged. Wood siding is to remain on the front (south) facade along with all details. The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades. A new wood gate will be added to match the adjacent wall.

**Motion to APPROVE / DENY made by:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_

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

**Alternates:** McKeon, Douglas (Alt 1) \_\_\_\_\_ McNamara, James (Alt 2) \_\_\_\_\_

- 4. Application #HPC2022- 054 – 66 South Main Street – Replacement of wooden ADA Ramp**  
Replacement of existing wooden ADA ramp located in north parking area. Drawing, materials and color included in presentation submitted by architect. Also replacement of existing wood door in handicap ramp entryway. A white door in prefabricated metal with wood finish detail is being proposed. Drawing, material and measurements in presentation submitted by Nichole Nappi.

**Motion to APPROVE / DENY made by:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_

Shaffer, Jenny _____	Cavano, Kurt _____	Rudell, 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 29, 2022 – August 3, 2022)**

81 Stockton Avenue – Patio, Walkway  
109 Clark Avenue – AC Unit  
97 Stockton Avenue – AC Unit  
108 Broadway – AC Unit

104 Main Avenue – AC Unit  
104 Webb Avenue - Paint  
28 Bath Avenue – Tesla Charger  
20 Lake Avenue – Storm Door

**DISCUSSION ITEMS:**

**ADJOURNMENT:**

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

**Our next regular meeting is scheduled for Tuesday, September 13, 2022.**