



**Historic Preservation Commission
REGULAR MEETING MINUTES
Tuesday, February 25, 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>P</u>
Henderson, Linda	<u>P</u>	Osepchuk, Deborah	<u>P</u>	Steen, Leonard	<u>P</u>
MacMorris, Douglas	<u>P</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 HPC2020-024 for 125 HECK AVENUE also known Block 204 Lot 8

Maggie Sieczkowski, the property owner appeared before the Commission and presented an application to install a storm door, white in color. A motion was made by Mr. Wierzbinsky to **approve** the application as proposed. The motion was seconded by Mr. Steen and passed.

Heinlein, Lucinda	<u>No</u>	McKeon, Douglas	<u>N/A</u>	Shaffer, Jenny	<u>Yes</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Yes</u>	Steen, Leonard	<u>Yes</u>
MacMorris, Douglas	<u>No</u>	Rudell, Jeffery	<u>Yes</u>	Wierzbinsky, Joseph	<u>Yes</u>

Application HPC2020-007 for 59 ASBURY AVE also known Block 109 Lot 9

Kent and Anne Brabent, property owners, and John D. Baker, Contractor appeared and presented an application to install a new air condenser unit and replace one window with two individual windows. A motion was made by Mr. Rudell to **approve** the application as proposed. The motion was seconded by Mrs. Heinlein and passed.

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

Application HPC 2020-004 for 72 COOKMAN AVE also known as Block 264 Lot 7

Chris Mott Custom Builders, Contractor, appeared and presented an application to replace the upper floor (front elevation) single door with a double door, replace one single window located in the dormer with two windows, and install a new chimney. The Applicant proposed new work to be performed that was not approved by the Zoning Department, therefore the window proposal was withdrawn from the application. A motion was made by Mrs. Heinlein to **deny** the work proposed to the upper floor single door and **approve** the work proposed for the chimney with conditions. The motion was seconded by Mr. Rudell and passed.

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

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Application HPC2020-010 for 102 LAKE AVENUE also known as Block 121 Lot 1

Andrea Fitzpatrick of Shore Point Architecture, Architect, appeared and presented an application replacing windows, doors, railings, siding, trim and porch decking. A motion was made Mrs. Heinlein to **approve** the application with conditions. The motion was seconded by Mr. Steen and approved.

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

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

John T. Wincklemann, the property owner appeared and presented an application for an air condenser unit, column replacement, exterior alterations, gutter and letters, porch screening, light fixtures, porch repairs, paint, porch fan, railings, siding replacement, new stairs, vents and window replacement. A motion was made by Mrs. Heinlein to **carry** the application to the March 10, 2020 regular meeting to allow the Commission time to perform an on-site visit to inspect the condition of the siding and trim as originally requested. The motion was seconded by Mr. Rudell and passed.

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

Application HPC2019-248 for 15 NEW YORK AVE also known Block 123 lot 4

Douglas MacMorris, property owner, appeared and presented an application for siding restoration, door replacement, and window replacement. A motion was made by Mrs. Heinlein to **approve** the application as presented. The motion was seconded by Mr. Rudell.

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

Administrative Approvals from January 10, 2020 – February 14, 2020:

<u>Certificate of Appropriateness</u>	<u>Parcel Data</u>	<u>Block</u>	<u>Lot</u>	<u>Type of Work II</u>
HPC2020-023	77 HECK AVE	208	13	Vent
HPC2020-022	79 FRANKLIN AVE	268	8	Door Replacement
HPC2020-019	81 FRANKLIN AVE 1/2	268	11	Columns, Lights, Porch Railings, Roof, & Stairs
HPC2020-017	61 EMBURY AVE	214	19	AC Unit
HPC2020-016	126 BROADWAY	253	1	Porch Repairs
HPC2020-014	146 COOKMAN AVE	258	2	Paint, Porch and Railings
HPC2020-013	17 SEA VIEW AVE	103	7	Railings
HPC2020-012	5 ABBOTT AVE	230	15	Door Replacement
HPC2020-011	99 HECK AVE	206	10	Patio & Retaining Wall
HPC2020-008	104 MT CARMEL WAY	139	5	Roof Repair
HPC2019-207	23 OLIN ST	147	13	Porch and Railings
HPC2019-188	65 COOKMAN AVE	249	9	AC Unit



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Resolutions Memorialized:

1. Resolution 2020-003 for 31 WEBB AVENUE also known Block 228 Lot 19 (Approval)

Motioned by: Mr. Rudell		Seconded by: Mr. Wierzbinsky	
Heinlein, Lucinda	<u>Yes</u>	Rudell, Jeffery	<u>Yes</u>
MacMorris, Douglas	<u>Yes</u>	Steen, Leonard	<u>Yes</u>
Osepchuk, Deborah	<u>Yes</u>	Wierzbinsky, Joseph	<u>Yes</u>

2. Resolution 2020-004 for 61 EMBURY AVENUE also known Block 214 Lot 19(Approval)

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

3. Resolution 2020-005 for 79 Franklin Avenue also known as Block 268 Lot 8 (Denial)

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

4. Resolution 2020-006 for 99 CENTRAL AVENUE also known as Block 265 Lot 8 (Approval)

Motioned by: Mrs. Heinlein		Seconded by: Mr. Rudell		
Heinlein, Lucinda	<u>Yes</u>	Rudell, Jeffery	<u>Yes</u>	Wierzbinsky, Joseph
MacMorris, Douglas	<u>Yes</u>	Shaffer, Jenny	<u>Yes</u>	
Osepchuk, Deborah	<u>Yes</u>	Steen, Leonard	<u>Yes</u>	Yes

5. Resolution 2020-007 for 6 ATLANTIC AVENUE also known Block 107 Lot 8 (Approval)

Motioned by: Mrs. Heinlein		Seconded by: Mr. Rudell		
Heinlein, Lucinda	<u>Yes</u>	Rudell, Jeffery	<u>Yes</u>	Wierzbinsky, Joseph
MacMorris, Douglas	<u>Yes</u>	Shaffer, Jenny	<u>Yes</u>	
Osepchuk, Deborah	<u>Yes</u>	Steen, Leonard	<u>Yes</u>	Yes

6. Resolution 2019-083 for 101 Webb Avenue also known as Block 224 Lot 12 (Correction)

Motioned by: Mr. Rudell		Seconded by: Mr. MacMorris	
Heinlein, Lucinda	<u>Yes</u>	Shaffer, Jenny	<u>Yes</u>
Osepchuk, Deborah	<u>Yes</u>	Wierzbinsky, Joseph	<u>Yes</u>
Rudell, Jeffery	<u>Yes</u>		

7. Resolution 2019-074 for 1 SURF AVENUE also known as Block 107 Lot 13 (Correction)

Motioned by: Mr. Wierzbinsky		Seconded by: Mr. MacMorris	
MacMorris, Douglas	<u>Yes</u>	Steen, Leonard	<u>Yes</u>
Osepchuk, Deborah	<u>Yes</u>	Wierzbinsky, Joseph	<u>Yes</u>



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Items Discussed:

- 1. ZBA Application No. 20-02 – DeFaria Residence
Block 118 Lot 20 also known as 12 New York Avenue
Bulk Variance for Retaining Wall**

A motion was made by Mrs. Heinlein to permit the HPC to draft a written advisory report from the HPC to the ZBA in regard to the subject application. The motion was seconded by Mrs. Shaffer and passed. All present members were in favor.

Adjournment:

With no further business before the Commission a motion to adjourn the regular meeting at 09:58 pm was offered by Mrs. Shaffer. The motion was seconded by Mrs. Osepchuk. All members were in favor. Minutes submitted by Dawn Crozier, Administrative Officer.