



**Historic Preservation Commission
REGULAR MEETING
Tuesday, May 12, 2020**

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2nd 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 May 12, 2020
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVVTFJ6VUEraEVlZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One Tap Mobile

+13126266799,,91806310940#,,1#,572949# US (Chicago)

+16465588656,,91806310940#,,1#,572949# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 918 0631 0940

Password: 572949

Find your local number: <https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVVTFJ6VUEraEVlZWQzUHRwUT09>

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 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 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> or use the links below each application labeled "To View Application Click Here."



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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. 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.

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.

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
Torro Reporting, LLC

PRIVILEGE OF THE FLOOR/OPEN PUBLIC DISCUSSION

APPLICATIONS FOR REVIEW

- 1. Application HPD2019-003 for 28 Sea View Avenue also known as Bock 105 Lot 7**
Applicant: Gary R. O'Connor, Architect – Owner : Steven and Susan Harris
Description of Work: Adopt or Deny Findings of Facts
[To View Application Click Here: Application No. 01](#)
- 2. Application HPC2020-56 for 28 Sea View Avenue also known as Bock 105 Lot 7**
Applicant: Gary R. O'Connor, Architect – Owners: Steven and Susan Harris
Description of Work: AC Unit, Addition, Exterior Alterations, Fence, Outdoor Shower, Roof, Siding, Skylight, Stairs, and Windows.
[To View Application Click Here: Application No. 02](#)

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3. **Application HPC2020-055 for 112 Embury Avenue also known as Block 223 Lot 2**
Applicant: Paul Charette, Contractor – Owners: Philip and Elisabeth Turnbull
Description of Work: Lattice, Railings, and Stairs
[To View Application Click Here: Application No. 03](#)

4. **Application HPC2020-051 for 139 Cookman Avenue also known as Block 255 Lot 6**
Applicant: James Sweeney, Property Owner
Description of Work: Storage Shed
[To View Application Click Here: Application No. 04](#)

5. **Application HPC2020-040 for 140 Abbott Avenue also known as Block 238 Lot 5**
Applicant: Shore Point Architecture – Owners: Carolyn H. Ripley
Description of Work: Addition, Stairs, Windows, and Bilco Doors
[To View Application Click Here: Application No. 05](#)
[To Color Photo No. 01 Click Here: Color Photo No .01](#)
[To Color Photo No. 01 Click Here: Color Photo No .02](#)

6. **Application HPC2020-057 for 30 Embury Avenue also known as Block 228 Lot 6**
Applicant: Shore Point Architecture – Owners: Alfred & Jacqueline Lavalle
Description of Work: Columns, Exterior Alterations, Foundation, Ornamentation, Porch, Railings, and Windows
[To View Application Click Here: Application No. 06](#)

7. **Application HPC2020-053 for 63 Cookman Avenue also known as Block 249 Lot 8**
Applicant: Joseph & Michael Colello, Property Owners
Description of Work: Columns
[To View Application Click Here: Application No. 07](#)

8. **Application HPC2020-037 for 87 Mt Hermon Way also known as Block 150 Lot 11**
Applicant: Scott Nelson, Oceanside Service – Owner: Marc Silber
Description of Work: New Air Condenser Unit
[To View Application Click Here: Application No. 08](#)

ADMINISTRATIVE APPROVALS (March 5, 2020 – April 26, 2020)

Cert. of Appropriateness	Parcel Data	Block	Lot	Type of Work
HPC2020-086	133 MT TABOR WAY	136	7	PAINT
HPC2020-085	92 EMBURY AVE	224	6	PAINT
HPC2020-083	92 WEBB AVE	235	5	PAINT
HPC2020-082	19 ATLANTIC AVE	105	13	STAIRS
HPC2020-081	18 OCEAN PATHWAY	128	2	PORCH REPAIR
HPC2020-079	87 EMBURY AVE	216	10	AC UNIT
HPC2020-078	79 FRANKLIN AVE	268	8	COLUMNS & PAINT
HPC2020-077	72 COOKMAN AVE	264	7	WINDOWS
HPC2020-076	44 EMBURY AVE	227	9	WINDOWS
HPC2020-075	57 PILGRIM PATHWAY	208	9	PORCH REPAIR
HPC2020-072	110 CLARK AVE	270	5	PATIO & STAIRS
HPC2020-071	18 ABBOTT AVE	246	9	FENCE, SIDING, PAINT, AND WINDOW SILLS
HPC2020-070	1 OCEAN PATHWAY	115	10.01	PAINT
HPC2020-069	22 OCEAN AVE	212	12	PORCH REPAIR

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HPC2020-068	104 FRANKLIN AVE	277	5	STAIRS
HPC2020-067	85 HECK AVE	207	11	LATTICE
HPC2020-065	113 PILGRIM PATHWAY	267	11	PAINT
HPC2020-064	16 PILGRIM PATHWAY	117	1	SIDING & FOOTINGS
HPC2020-062	21-23 PILGRIM PATHWAY	118	4	STAIRS
HPC2020-061	47 BROADWAY	245	14	ROOF REPAIR
HPC2020-058	71-73 WEBB AVE	226	17	PORCH
HPC2020-015	116 STOCKTON AVE	287	3	WINDOWS

RESOLUTIONS TO BE MEMORIALIZED:

1. [Resolution 2020-014 for 134 Main Avenue](#) also known as Block 203 Lot 3 (Approval)
2. [Resolution 2020-015 19 Atlantic Avenue](#) also known Block 105 Lot 13 (Approval)
3. [Resolution 2020-016 for 34 Sea Veiw Avenue](#) also known Block 105 Lot 4 (Denial)
4. [Resolution 2020-017 for 82 So Main Street](#) also known Block 201 Lot 5 (Approval)
5. [Resolution 2020-018 for 104 Franklin Avenue](#) also known Block 277 Lot 5 (Denial)
6. [Resolution 2020-019 61 Stockton Avenue](#) also known as Block 281 Lot 10 (Partial approval - Paint)
7. [Resolution 2020-020 61 Stockton Avenue](#) also known as Block 281 Lot 10 (Approval-AC Unit)
8. [Resolution 2020-021 for 111 Clark Ave](#) also known as Block 261 Lot 12 (Approval)

DISCUSSIONS ITEMS (None)

ADJOURNMENT

Next regular meeting is scheduled for Tuesday, May 26, 2020