



**Historic Preservation Commission**  
**Regular Meeting Minutes**  
**Tuesday, June 09, 2015 7:00 PM**  
**Municipal Complex, 25 Neptune Blvd**  
**Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

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

Meeting called to order by Deborah Osepchuk at 7:08 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**

**Present:** Cathleen Crandall, Lucinda Heinlein, Deborah Osepchuk, Jenny Shaffer, Stephanie Ann Carr, Kennedy Buckley and Leonard Steen

**Absent:** Christopher Flynn and Donna Spencer

**Also Present:** Eugene Melody III, ESQ and Torro Reporting, LLC

**APPLICATIONS AND RESOLUTIONS MEMORIALIZED:**

**RESOLUTION 2015-020 for Block 247 Lot 12 also known as 5 ½ Broadway (Demolition)**

Motioned by: Stephanie Ann Carr      Seconded by: Leonard Steen

Buckley	Y	Crandall	Y	Steen	Y	Shaffer	N/A	Heinlein	Y
Osepchuk	Y	Carr	Y	Flynn	N/A	Spencer	N/A		
	_____		_____		_____		_____		_____

**RESOLUTION 2015-025 for Block 111 Lot 2 also known as 60 Asbury Avenue**

Motioned by: Lucinda Heinlein      Seconded by: Stephanie Ann Carr

Buckley	Y	Crandall	N/A	Steen	N/A	Shaffer	Y	Heinlein	Y
Osepchuk	Y	Carr	Y	Flynn	N/A	Spencer	N/A		
	_____		_____		_____		_____		_____

**RESOLUTION 2015-026 for Block 214 Lot 13 also known as 47 Embury Avenue**

Motioned by: Lucinda Heinlein      Seconded by: Stephanie Ann Carr

Buckley	Y	Crandall	N/A	Steen	N/A	Shaffer	Y	Heinlein	Y
Osepchuk	Y	Carr	Y	Flynn	N/A	Spencer	N/A		
	_____		_____		_____		_____		_____

**RESOLUTION 2015-027 for Block 278 Lot 11 also known as 99 ½ Stockton Avenue (Denied)**

Motioned by: Lucinda Heinlein      Seconded by: Stephanie Ann Carr

Buckley	Y	Crandall	N/A	Steen	N/A	Shaffer	Y	Heinlein	Y
Osepchuk	Y	Carr	Y	Flynn	N/A	Spencer	N/A		
	_____		_____		_____		_____		_____

**RESOLUTION 2015-028 for Block 134 Lot 5 also known as 103 Asbury Avenue**

Motioned by: Lucinda Heinlein      Seconded by: Stephanie Ann Carr

Buckley	Y	Crandall	N/A	Steen	N/A	Shaffer	Y	Heinlein	Y
Osepchuk	Y	Carr	Y	Flynn	N/A	Spencer	N/A		
	_____		_____		_____		_____		_____

**RESOLUTION 2015-029 for Block 147 Lot 12 Qual C03 also known as 45 Beach Avenue**

Motioned by: Lucinda Heinlein      Seconded by: Stephanie Ann Carr

Buckley	Y	Crandall	N/A	Steen	N/A	Shaffer	Y	Heinlein	Y
Osepchuk	Y	Carr	Y	Flynn	N/A	Spencer	N/A		
	_____		_____		_____		_____		_____



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<u>Application #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Description of Work</u>
2015-065	215	17	73 Embury Avenue	Paint
2015-066	234	11	83 Abbott Avenue	Railings
2015-069	147	5	34 Pitman Avenue	Sidewalk Repair
2015-070	147	4	36 Pitman Avenue	Sidewalk Repair
2015-071	122	1283.01	138 Mt Tabor Way	Violation Remediation
2015-074	228	21	64 Central Avenue	Paint
2015-075	213	10	24 Heck Avenue	Paint
2015-078	258	2	146 Cookman Ave	Roof

A motion was made by Lucinda Heinlein to memorialize the administratively approved application. All member in favor.

**APPLICATION(S) REVIEWED:**

**Ramon G. Lima/Jennifer Krimko ESQ**

**HPC Application 2014-279**

**16 Pitman Avenue – Block 146 Lot 4**

The Commission voted to adopt the findings of fact.

Motioned by: Lucinda Heinlein      Seconded by: Stephanie Ann Carr

Buckley	<u>Y</u>	Crandall	<u>Y</u>	Steen	<u>Y</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

**Glenn & Jeanne Paulsen/Jennifer Krimko, ESQ**

**HPC Application 2015-007**

**14 Ocean Pathway – Block 128 Lot 4**

The Commission did not vote on the subject application. The application for a partial demolition was withdrawn by the Applicant's Attorney.

**Michael Gallaway/Trinity Solar**

**HPC Application 2015-012**

**63 Delaware Avenue – Block 219 Lot**

The Commission voted to approve the solar panels with conditions.

Motioned by: Leonard Steen      Seconded by: Stephanie Ann Carr

Buckley	<u>Y</u>	Crandall	<u>Y</u>	Steen	<u>Y</u>	Shaffer	<u>Y</u>	Heinlein	<u>Y</u>
Osepchuk	<u>Y</u>	Carr	<u>Y</u>	Flynn	<u>N/A</u>	Spencer	<u>N/A</u>		

**Alex Darnesto/Air Care Inc**

**HPC Application 2015-051**

**137 Heck Avenue – Block 203 Lot 11**

Description of Work: Air Condenser Unit

The Commission did not vote on the subject application. The application submitted for an air condenser unit was approved administratively.

**Greg & Andrea Klingener**

**HPC Application 2015-067**

**97 Mt Hermon Way - Block 151 Lot 11**



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The Commission voted to approve and bifurcate the subject application. The application was approved for decking only. The remaining portion of the application will be reviewed and approved by the Technical Review Committee.

Motioned by: Leonard Steen                      Seconded by: Stephanie Ann Carr  
 Buckley      Y        Crandall      Y        Steen         Y        Shaffer       Y        Heinlein      Y    
 Osepchuk     Y        Carr          Y        Flynn        N/A        Spencer      N/A  

**Tara Robinson  
 HPC Application 2015-021  
 120 Lawrence Avenue - Block 201 Lot 12**

The Commission voted to approve the subject application with conditions.

Motioned by: Leonard Steen                      Seconded by: Cathleen Crandall  
 Buckley      Y        Crandall      Y        Steen         Y        Shaffer       Y        Heinlein      Y    
 Osepchuk     Y        Carr          Y        Flynn        N/A        Spencer      N/A  

**DISCUSSIONS ITEMS**

A discussion was held in reference to ZBA Application No. 15-07 for Block 247 Lot 11 (Formerly 15 Lot 778.03) also known as 5 Broadway. The Commission voted and memorialized a resolution objecting to the application for several reasons and to grant permission for the HPC Chairperson and Attorney to appear at the scheduled hearing.

The following violations were discussed:

- 9 Broadway-A summons will be issued for all outstanding violations;
- 13 Embury Avenue-The Commission was updated on the status of the windows walk;
- 73 Mt Pisgah-A summons has been issued for non compliance.

A discussion was held in reference to updated the existing guidelines. Mrs. Osepchuk and Heinlein have reviewed most of the guidelines. They will send out there suggested updates for comments.

A discussion was held about the upcoming meeting dates. A special hearing is schedule for June 30, 2015 and July 28, 2015.

**ADJOURNMENT**

A motion was made by Leonard Steen adjourn the meeting at 9:43 pm, the motion was seconded by Kennedy Buckley. All members in favor. Minutes submitted by Dawn Crozier, Secretary