

**Historic Preservation Commission  
REGULAR MEETING**

Tuesday, July 14, 2020

Municipal Complex, 25 Neptune Blvd, Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753

**Opening Statement and Flag Salute:**

The meeting was called to order by the HPC, Chairperson, Deborah Osepchuk at 7:03 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](http://www.neptunetownship.org). This meeting was held virtually via ZOOM.

**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

**Privilege of the floor/Open Public Discussion:** No public discussion or comments.

**Applications Reviewed:**

**Application HPC2020-073 for 90 Clark Avenue also known as Block 268 Lot 1**

A motion was made Mr. Rudell to **carry** the application to the August 11, 2020 regular meeting. The motion was seconded by Mr. Wierzbinsky and passed.

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

**1. Application HPC2020-115 for 70 Lake Avenue also known as Block 110 Lot 5**

A motion was made by Mrs. Heinlein to **approve** the application with deviations to the first floor window near the rear and no change to the roof line. The motion was seconded by Mr. Wierzbinsky and passed.

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

**2. Application HPC2020-117 for 59 Webb Avenue also known as Block 227 Lot 18**

The Commission did not hear this application. The Applicant requested to be placed on the next available agenda. The application is scheduled for the September 08, 2020 regular meeting.

**3. Application HPC2020-013 for 87 Mt Hermon Way also known as Block 150 Lot 11**

A motion was made by Mrs. Heinlein to **approve** the proposed air condenser unit as presented. The motion was seconded by Mr. Rudell and passed.

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

**4. Application HPC2020-118 for 80 Mt Zion Way also known as Block 131 Lot 6**

A motion was made by Mr. Rudell to approve the proposed air condenser application provided that the Applicant submit documentation confirming the agreed chase locations and drawing of the updated lattice shielding. The motion was seconded by Mr. Mckeon and passed.

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

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**ADMINISTRATIVE APPROVALS (May 30, 2020 – June 30, 2020)**

<b>Cert. of Appropriateness</b>	<b>Parcel Data</b>	<b>Type of Work II</b>
HPC2020-131	70 HECK AVE 1/2	AC UNIT
HPC2020-129	24 OCEAN PATHWAY	FENCE
HPC2020-127	22 PILGRIM PATHWAY	DECK/LATTICE/PAINT
HPC2020-126	43 BROADWAY	SHUTTERS
HPC2020-125	91 MT TABOR WAY	PORCH REPAIR
HPC2020-124	65 CLARK AVENUE	AC UNIT
HPC2020-123	87 MT HERMON WAY	DOOR REP.
HPC2020-122	3 OCEAN PATHWAY	BALCONY REPAIR
HPC2020-121	45 EMBURY AVE	COLUMN REP
HPC2020-120	73 COOKMAN AVE	PAINT
HPC2020-119	24 EMBURY AVE	AC UNIT
HPC2020-114	85 MAIN AVE	ACU FEN OTH
HPC2020-109	33 PITMAN AVE	AC UNIT
HPC2020-107	49 EMBURY AVE	STAIR REPAIRS
HPC2020-104	17 ABBOTT AVE	AC UNIT
HPC2020-103	35 EMBURY AVE	RAILING REPLACEMENT
HPC2020-096	15 NEW YORK AVE	PAINT

A motion was made by Mr. Rudell to memorialize the above listed administrative approvals. The motion was seconded by Mr. Wierzbinsky. All members in favor.

**RESOLUTIONS TO BE MEMORIALIZED:**

**1. Resolution 2020-029 for 112 Embury Avenue (Denial)**

Motioned By: Mrs. Heinlein		Seconded by: Mr. Rudell	
Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>
		Shaffer, Jenny	<u>Y</u>
		Steen, Leonard	<u>Y</u>
		Wierzbinsky, Joseph	<u>Y</u>

**2. Resolution 2020-030 for 92 Embury Avenue (Approval)**

Motioned By: Mr. Wierzbinsky		Seconded by: Mrs. Heinlein	
Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>
		Shaffer, Jenny	<u>Y</u>
		Steen, Leonard	<u>Y</u>
		Wierzbinsky, Joseph	<u>Y</u>

**3. Resolution 2020-031 for 63 Cookman (Dismissal)**

Motioned by: Mr. Rudell		Seconded by: Mr. MacMorris	
Heinlein, Lucinda	<u>Y</u>	McKeon, Douglas	<u>N/A</u>
Henderson, Linda	<u>N/A</u>	Osepchuk, Deborah	<u>Y</u>
MacMorris, Douglas	<u>Y</u>	Rudell, Jeffery	<u>Y</u>
		Shaffer, Jenny	<u>Y</u>
		Steen, Leonard	<u>Y</u>
		Wierzbinsky, Joseph	<u>Y</u>

**Items Discussed: None**

**Adjournment:**

With no further business before the Commission a motion to adjourn the regular meeting at 9:50 pm was offered by Mr. Rudell. The motion was seconded by Mrs. Heinlein. All present members were in favor. Minutes respectfully submitted by Dawn Crozier, Administrative Officer.