



**Historic Preservation Commission
Regular Meeting, February 13, 2024, Via ZOOM @ 7:00PM**

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.

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 Administrative Assistant, Heather Kepler at HKepler@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 Administrative Assistant, Heather Kepler at HKepler@neptunetownship.org 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>.

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, Heather Kepler at 732-988-5200 ext. # 278 or HKepler@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 to 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 Administrative Assistant, Heather Kepler at 732-988-5200 ext. 278 or HKepler@neptunetownship.org

Topic: 2024.2.13 HPC Monthly Meeting

Time: Feb 13, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84746049080?pwd=cnFGUUhtL2lxazRzQjVYdDBFTlkzZz09>

Meeting ID: 847 4604 9080

Passcode: 258238

One tap mobile

+16465588656,,84746049080# US (New York)

+16469313860,,84746049080# US

Dial by your location

- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US

Meeting ID: 847 4604 9080

Find your local number: <https://us02web.zoom.us/j/84746049080>

CALL TO ORDER

OPEN PUBLIC MEETING STATEMENT

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."

ROLL CALL

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

FLAG SALUTE

OLD BUSINESS

NEW BUSINESS

1. Administrative Approval of Minor Application from December 6, 2023 to February 8, 2023

HPC2024-015	01/29/2024	85 ABBOTT AVE	AC UNIT	Administratively Approved	01/29/2024	01/29/2024
HPC2023-114	07/24/2023	16 HECK AVE	PORCH	Administratively Approved	01/24/2024	01/24/2024
HPC2023-198	12/08/2023	115 ABBOTT AVE	PATIO	Administratively Approved	01/24/2024	01/24/2024
HPC2023-117	07/27/2023	140 ABBOTT AVE	PORCH	Administratively Approved	01/24/2024	01/24/2024
HPC2023-162	10/02/2023	138 ABBOTT AVE	RAILINGS,OTHER	Administratively Approved	01/24/2024	01/24/2024
HPC2024-010	01/10/2024	3 SURF AVE	COLUMNS	Administratively Approved	01/24/2024	01/24/2024
HPC2023-207	12/29/2023	27 BROADWAY	ROOF,WINDOWS	Administratively Approved	01/16/2024	01/16/2024
HPC2023-146	09/07/2023	75 WEBB AVE	AC UNIT	Administratively Approved	01/11/2024	01/11/2024
HPC2024-006	01/04/2024	67 COOKMAN AVE	PORCH,RAILINGS	Administratively Approved	01/10/2024	01/10/2024
HPC2024-009	01/09/2024	23 WEBB AVE	ROOF	Administratively Approved	01/09/2024	01/09/2024
HPC2023-156	09/18/2023	62 MAIN AVE A	COLUMNS,EXTERIOR ALTERATIONS,RAILINGS	Administratively Approved	01/09/2024	01/09/2024
HPC2023-115	07/24/2023	28 ABBOTT AVE	PORCH	Administratively Approved	01/09/2024	01/09/2024
HPC2023-108	07/10/2023	19 MAIN AVE	PAINT	Administratively Approved	01/05/2024	01/05/2024
HPC2023-206	12/29/2023	137 COOKMAN AVE	ROOF	Administratively Approved	12/29/2023	12/29/2023
HPC2023-200	12/13/2023	21 PITMAN AVE	AC UNIT	Administratively Approved	12/21/2023	12/21/2023
HPC2023-116	07/26/2023	86 MT HERMON WAY	SIDING,WINDOWS	Administratively Approved	12/14/2023	12/14/2023
HPC2023-186	11/08/2023	42 PILGRIM PATHWAY	LIGHT FIXTURE,PAINT	Administratively Approved	12/14/2023	12/14/2023
HPC2023-178	10/30/2023	74 ABBOTT AVE	AC UNIT,DOOR(S),WINDOWS	Administratively Approved	12/14/2023	12/14/2023
HPC2023-192	11/21/2023	97 MT CARMEL WAY	FENCE	Administratively Approved	12/14/2023	12/14/2023
HPC2023-191	11/21/2023	66 SO MAIN ST	WALKWAY	Administratively Approved	12/14/2023	12/14/2023
HPC2023-197	12/08/2023	131 INSKIP AVE	ROOF	Administratively Approved	12/08/2023	12/08/2023
HPC2023-193	11/30/2023	25 OLIN ST	FENCE	Administratively Approved	12/06/2023	12/06/2023

Motion to
made by: _____

Motion second by: _____

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

2. Application #HPC 2023 – 205 – 78 Broadway – Block 249, Lot 1 – Ricci – Shore Point Architecture

Discussion Items: Remove and replace 14 existing windows with new full frame, Andersen 400 series clad wood windows to match existing window sizes. Breakdown as follows: 10 original 1:1 wood double hung windows 4 vinyl replacement windows

Motion to
made by: _____

Motion second by: _____

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

3. Application #HPC 2023 – 196 – 76 Mt. Tabor Way – Block 149, Lot 2 – Martin – Shore Point Architecture

Discussion Items: Remove and replace existing board and batten siding with new CPVC board and batten siding (match existing profiles, as indicated). Remove and replace existing window casings and corner boards with new CPVC profiles, as indicated. Remove and replace exterior doors and windows as indicated on “Window and Door Schedule,” drawing A-3.

Motion to
made by: _____

Motion second by: _____

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

4. Application #HPC 2023 – 181 – 129 Pennsylvania Ave. – Block 296, Lot 11 – Smith- Shore Point Architecture

Discussion Items: 1) Half-round gutters and leaders are proposed. Tech would like clarification regarding the proposed location of a leader at the northeast corner of the proposed new addition. Are leaders permitted to drain into the back yard or must they drain to the street? 2) Construct an 18'-0"x4'-0" uncovered 2nd floor cantilevered balcony on the south side, centered on the existing structure. Non-Conforming. Unsupported balconies are not historical (small balconettes do appear in the district but are often supported by brackets). Tech cautions the applicant that the addition of this nonstandard element does not conform to what is permitted within the district. 3) A 14'-0"x4'-0" uncovered 2nd floor cantilevered balcony on the north side, centered on the new addition. architectural drawing set provides details of the proposed balconies and railings. Non-conforming as presented. Please note: if supported with brackets or corbels, this north balcony, with its single door and single window, would likely conform. 4) Install two pairs of French doors on the south elevation, Non-Conforming. Tech: the south elevation appears over-fenestrated; two sets of double doors are inappropriate leading to such a small balcony on a elevation. Tech suggests the applicant consider reducing the fenestration on this elevation to two sets of paired windows (as found on the west elevation). 5) To comply with flood hazard regulations for this “substantial improvement,” the proposed upward airflow A/C condenser in the north yard will be elevated on a platform. Non-Conforming as presented. While Tech understands a platform is required due to the threat of floods, please provide information or an illustration of what the proposed platform will look like, its materials, and its dimensions for review.

Motion to
made by: _____

Motion second by: _____

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

5. Application #HPC 2023 – 180 – 34 Ocean Pathway – Block 129, Lot 6 – 34 OPOG, LLC – Mark Pavliv, AIA

Discussion Items: 1.) Updated plans were reviewed prior to the February meeting of the full Commission. The only remaining non-conformity appears to be a proposed 9'4" extension of the existing historic Mansard roof, 3rd floor, at the south (rear) elevation. The Guidelines read: 1. Retain and restore all existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weathervanes, and ornamental roof cresting should be preserved. Additions to existing historic rooflines are required to step down to clearly indicate the new construction IS an addition and not part of the historic structure. Mansard roofs cannot be stepped down—the form does not allow for such a configuration—therefore retaining the original roof, in its existing location, may be the only conforming option. The applicant proposes this roofline may not be historic but rather represents an early addition to the original building. Tech review referred to the 1890, 1905, and 1930 Sanborn maps, which seem to suggest the presence of a French Roof dating back to the earliest map. 2.) The addition of proposed new windows at the rear, 3rd floor roof area may also be affected by the Commission’s decision since they occupy an area within the proposed 9'4" addition.

Motion to
made by: _____

Motion second by: _____

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

PUBLIC COMMENT

DISCUSSION ITEMS –

ADJOURNMENT

Motion made by: _____

Motion second by: _____

Shaffer, Jenny	_____	Cavano, Kurt	_____	Rudell, Jeffrey	_____
Moyer, Scott	_____	MacMorris, Douglas	_____	Heinlein, Lucinda	_____
Osepchuk, Deborah	_____	Kristen Esposito (Alt 1)	_____	Linda Henderson (Alt 2)	_____

Next regular meeting is scheduled for Tuesday, March 12, 2024