



**Historic Preservation Commission
 Special Meeting Minutes
 Tuesday, January 23, 2018 7:00 PM
 Municipal Complex, 25 Neptune Blvd
 Twp Committee Room (2nd Fl), Neptune NJ 07753**

ROLL CALL AND FLAG SALUTE MEETING CALLED TO ORDER

The meeting was called to order by Deborah Osepchuk, Chairperson, at 7:04 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

Kennedy Buckley	<u>P</u>	Jenny Shaffer	<u>A</u>
Lucinda Heinlein (VC)	<u>P</u>	Leonard Steen	<u>P</u>
Pamela Mallette	<u>A</u>	Joseph Wierzbinsky	<u>P</u>
Deborah Osepchuk	<u>P</u>	Donna Spencer Alt No. 1	<u>A</u>
		James McNamara Alt No. 2	<u>P</u>

ALSO PRESENT: Eugene Melody III, ESQ and Torro Reporting, LLC

PRIVILEGE OF THE FLOOR/OPEN PUBLIC DISCUSSION

No public comments.

APPLICATIONS REVIEWED:

a. Steve and Liz Chbosky/Shore Point Architecture

HPD Application No. 2017-004 for Block 230 Lot 3 also known as 14 Webb Ave

Description of Work: Initial Hearing for a Partial Demolition

Mrs. Osepchuk introduced the application to the Commission and public. Mr. Melody provided a brief statement about the last meeting and why the meeting was adjourned.

Both the Property Owners and Architect, Andrea Fitzpatrick from Shore Point Architecture LLC were sworn in by the Court Reporter. Mr. William Gannon also attended the hearing as the owner's representation, as the property owners were out of town.

The following exhibits were marked into evidence:

A-1 – Application and documents submitted on or about November 09, 2017;

A-2 – Copy of the Notice of Hearing dated November 22, 2017;

A-3 – Affidavit of Service the Notice of Hearing December 4, 2017;

A-4 – Affidavit of Publication for the initial Notice of Hearing dated November 25, 2017;

A-5 – Affidavit of Property Owner dated December 4, 2017;



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A-6 – List of property owner located within 200 ft of the subject property and the Assessor's Certification;

A-7 – Certified Mail Receipts dated November 22, 2017;

A-8 – Certified Mail Receipts dated January 12, 2018 the governmental agencies listed in the ordinance;

Mrs. Fitzpatrick presented the Applicant's case and provided a brief history about the property's age and current condition.

No other experts presented at the hearing.

No Objector presented at the hearing.

No public comments were made.

Mrs. Fitzpatrick presenting the demolition plans and calculations and provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance NO. 07-46.

The Commission established a waiting time period for at least sixty (60) days to enable any interested parties to acquire or to establish a procedure for the preservation of the subject property. The Facts of Finding will be adopted or denied on Tuesday, April 10th, 2018.

**b. Mary Laudise/Mark A. Pavliv, AIA
HPD Application No. 2017-005 for Block 281 Lot 4 also known as 56 Franklin Avenue
Description of Work: Initial Hearing for a Partial Demolition**

Mrs. Osepchuk introduced the application to the Commission and the Public. Mr. Melody provided a brief statement about the last meeting and why the meeting was adjourned.

The property owner, Mary Laudise, and her Architect, Mark A Paliv, AIA, were sworn in by the Court Reporter.

The following items were marked into evidence:

A-1 – Application and documents submitted on or about November 13, 2017;

A-2 – Copy of the Notice of Hearing dated November 24, 2017

A-3 – Copy of Initial Notice of Hearing dated November 29, 2017.

A-4 – List of property owner located within 200 ft of the subject property and the Assessor's Certification dated November 13, 2017;



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A-5 - Certified Mailed Receipts;

A-6 – Affidavit of Publication for Initial Hearing dated January 7, 2018;

A-7 – Copy of Notice sent to agencies listed in the Demolition Ordinance;

A-8 – Affidavit of Service (updated) dated January 16, 2018.

Mr. Pavliv provided a brief statement detailing the age of the structure, the importance of some of the historic elements (split face concrete block), the areas to be demolished, demolition calculations and the condition of the structure.

No other experts presented at the hearing.

No Objector presented at the hearing.

No public comments were made.

Mr. Pavliv provided testimony and provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance NO. 07-46.

The Commission established a waiting time period for at least sixty (60) days to enable any interested parties to acquire or to establish a procedure for the preservation of the subject property. The Facts of Finding will be adopted or denied on Tuesday, April 10th, 2018.

c. David and Eileen Loesser

**HPD Application No. 2017-006 for Block 162 Lot 5 also known as 82 Mt Hermon Way
Description of Work: Initial Hearing for a Partial Demolition**

Mrs. Osepchuk introduced the application to the Commission and Public. Mr. Melody provided a brief statement about the last meeting and why the meeting was adjourned.

The property owner, David Loesser and his Architect, Joseph Walker III, were sworn in by the Court Reporter.

Marking of any exhibits inclusive of the application and expert reports:

A-1 – Application and documents submitted on or about November 13, 2017;

A-2 – Copy of the Notice of Hearing;

A-3 – Affidavit of Mailing the Notice of Hearing dated November 22, 2017;



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A-4 – Affidavit of Publication for the initial Notice of Hearing

A-5 – List of property owner located within 200 ft of the subject property and the Assessor's Certification dated November 22, 2017;

A-6 - Certified Mailed Receipts;

A-7 – Certified Mailed Receipts for the governmental entities mailed January 5, 2018

Mr. Walker walked the Commission through the submitted demolition drawing and Sanborn maps. Mr. Walker provided the structures history and what he thought to be the original structure and the areas that were expanded. Mr. Walker provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance NO. 07-46.

No other experts presented at the hearing.

No Objector presented at the hearing.

No public comments were made.

The Commission established a waiting time period for at least sixty (60) days to enable any interested parties to acquire or to establish a procedure for the preservation of the subject property. The Facts of Finding will be adopted or denied on Tuesday, April 10th, 2018.

DISCUSSION ITEMS

No other discussions were held by the Commission.

ADJOURNMENT

A motion was made by Mr. Steen to adjourn the meeting at 9:10 pm, the motion was seconded by Mr. Buckley. All members in favor. Minutes submitted by Dawn Crozier, Secretary.