



Historic Preservation Commission
Special Meeting Minutes- Tuesday, May 16, 2017 7:00 PM
Municipal Complex, 25 Neptune Blvd
Twp Committee Room (2nd Fl), Neptune NJ 07753

The meeting was called to order by Deborah Osepchuk, Chairperson, at 7:10 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 _____ Jenny Shaffer _____
Lucinda Heinlein (VC) _____ Leonard Steen _____
Pamela Mallette _____ Joseph Wierzbinsky _____
Deborah Osepchuk _____ Demaris Adamo Alt No. 1 _____
Donna Spencer Alt No. 2 _____

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

OPEN PUBLIC DISCUSSION

No Open Public Discussions

I. APPLICATION REVIEWED:

a. Adrian Frankum and Maria Tiu/Jennifer S. Krimko, ESQ.
HPD Application No. 2017-001-9 Webb Ave and 11 Webb Ave – Block 229 Lots 14 and 15
Description of Work: Initial Hearing for a Partial Demolition

- 1. Introduction of Application to the Commission and public;
The application was introduced to the Commission and the public by Mrs. Osepchuk.
2. Administration of Oath to Applicant and any witnesses.
The Applicant's Architect Mark. A Pavliv, AIA was sworn in by Torro Reporting.
3. Marking of any exhibits inclusive of the application and expert reports:
a. A-1. The Application and its Attachments;
b. A-2 Copy of the Notice of hearing mailed to property owners located within 200 ft (Dated May 3, 2017);
c. A-3 Certification Affidavit of Mailing of the Notice of Hearing to property owners located within 200 ft of the subject property (Dated May 5, 2017);
d. A-4 Affidavit of Publication of the Notice of Hearing to all property owners located within 200 of the subject property
e. A-5 Certified List of Property Owners located within 200 ft of the subject property and the Assessor's Certification (Dated April 11, 2017);
f. A-6 Certified Mail Receipts;
g. A-7 Two page photo packet of the existing property
h. A-8 Page of Home Inspection



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- i. A-9 Home Inspection Report dated 09-30-16
4. Opening statement of the interest parties (Applicant and Objectors);
Mr. Pavliv provided the opening stating and stated that the Applicant is proposing to demolish 40.68% of the exterior of the structure.
5. Presentation of Applicant's case;
The Applicant's Architect addressed why they are seeking a partial demolition. Some of those reasons included items found during the home inspection such as the roof framing being inadequate and the foundation walls are in poor condition.
6. Presentation of Commission expert;
No other experts besides the Architect.
7. Presentation by any Objector (if any);
No Objectors
8. Public comment;
9. Closing statements;
The Architect read through and answered the "finding of facts" criteria in which the Commission's decision should be based upon. The applicant responded to the questions or concerns the Commission had at that time.
10. Conclusion of Hearing and announcement of future dates;
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, August 08, 2017.

DISCUSSION ITEMS

No other items were discussed

ADJOURNMENT

A motion was made by Mrs. Heinlein to adjourn the meeting at 8:34 pm, the motion was seconded by Mr. Wierzbinsky. All members in favor. Minutes submitted by Dawn Crozier, Secretary