



**Historic Preservation Commission
Special Meeting Minutes
Tuesday, February 04, 2014 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 called to order by Deborah Osepchuk, Chairperson at 7:14 p.m. Ms. 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: Kennedy Buckley, Cathleen Crandall (7:26 pm), Lucinda Heinlein, Deborah Osepchuk, Lenny Steen, and Stephanie Ann Carr, Christopher Flynn and Donna Spencer

Absent: Jenny Shaffer

Also present is Eugene Melody, Attorney to the Commission and Jersey Shore Reporting, LLC.

APPLICATION(S) REVIEWED:

- a. *Maplewood-Ocean Grove Assoc Inc./William P. Gannon III, ESQ.*
HPC Application 2013-302
4 Boardwalk (Block 1.01 Lot 3)

1. Mrs. Osepchuk introduced the application to the Commission and the Public.
2. Administration of Oath to Mr. Robert Dweck and Applicant's Attorney, William P. Gannon. Mr. Dweck and Mr. Gannon came forward and was sworn in by Jersey Shore Reporter.
3. Opening statement of the interested parties was given by Mr. William P. Gannon. Mr. Gannon introduced the proposed application to the Commission and the public. The applicant proposed to make certain repairs to the subject property that was damaged during Super Storm Sandy and other renovations not related to the storm damage. The Mr. Dweck gave a brief history about the property and its previous owners.
4. Administration of Oath to Stephen Carlidge and April Covath of Shore Point Architecture. Mr. Carlidge and Ms. Covath came forward and was sworn in by Jersey Shore Reporter. Mr. Carlidge and Mrs. Covath marked several exhibits mostly consisting of historic photos of the subject property.

Exhibits:

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- A-1 Photo taken in 1992 when the home owner first purchased the building;
- A-2 Photo 1992 photo that shows the back of the building with stairs coming off that are not there anymore. Taken by the property owner;
- A-3 Ocean Grove and Neptune Times, article about a project that the family was taken on and “take it back to its glory days”;
- A-4 Arial Photo pre-storm sandy (Shore Point Arch);
- A-5 A blown up Photo of a post showing the southern elevation;
- A-6 Photo early image of the north end pavilion, the five part façade existing on all four sides, the north end of the building there was a pier that extended off the building into the ocean;
- A-7 Photo of the building with outside dining on the south east corner of the building (outside terrace);
- A-8 Photo outdoor terrace ;
- A-9 Image from circa 1914 when the pier was severed from the pavilion;
- A-10 South east corner of building post hurricane Irene;
- A-11 Photo of windows that where replaced;
- A-12 Photo taken January 25, 2012 north elevation of the pavilion;
- A-13 Photo south east corner taken November 2 2012 building collapse about 32 feet back;
- A-14 Photo south side of the building November 2 2012;
- A-15 North side of the building 8-8-2013, the date Shore Point was retained for the project; showing it after the roof was removed;
- A-16 Photo taken April 8, 2013 taken from the beach showing the east elevation as Shore Point saw it when they were retained. Shows the back of the building lacking architectural elements;
- A-17 Photo of the south edge of the building, the one story addition of the damage was stripped;
- A-18 Photo of the property right now January 13 2014 showing the building boarded up and secured as it is right now;
- A-19 Survey done 2-18-12 then added piling after ;

- HPC 1-Photo showing the interior of the building at 4 Boardwalk;
- HPC 2-Photo north facing elevation of the pavilion showing siding on the north side of the building;
- HPC 3-Photo of the east facing elevation sided.

5. Public Comment(s):

- a. Connie Ogden: Ms. Ogden was sworn in because she wanted to give testimony. She stated she use to work at the subject property around 1966...1975 era and there was not outside dinning, the dinning area was always glassed in to give the illusion of an outside dinning area.

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- b. Nancy Candell: Ms. Candell had concerns with FEMA , public safety and if the applicant had any photos directly after the storm.
6. Conclusion of Hearing: The applicant did not have enough time to introduce all of the proposed plans and witnesses. A motion was made to carry the application to the Tuesday, February 25, 2014. **First Motion:** Cathleen Crandall **Seconded By:** Christopher Flynn, all present members in favor.

DISCUSSIONS ITEMS

- a. None

APPLICATIONS TO MEMORIALIZE

- a. None

ADJOURNMENT

Motion to adjourn at 10:45 p.m. made by Cathleen Crandall and seconded by Christopher Flynn all members in favor. The next regular scheduled meeting is March 11, 2014.

Minutes submitted by Dawn Crozier, Secretary