



**Historic Preservation Commission
Special Meeting
Tuesday, March 24, 2015 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

Meeting called to order by Deborah Osepchuk at 7:00 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

Present: Cathleen Crandall, Lucinda Heinlein, Deborah Osepchuk, Jenny Shaffer, and Stephanie Ann Car

Absent: Kennedy Buckley, Leonard Steen, Christopher Flynn and Donna Spencer

Also Present: Eugene Melody III, ESQ and Torro Reporting, LLC

OPEN PUBLIC DISCUSSION

None

APPLICATION(S) FOR REVIEW

- a. Ramon G. Lima/Jennifer S. Krimko (Attorney)
HPC Application # 2014-279 - 16 Pitman Avenue-Block 146 Lot 4 (Prior Block 9 Prior Lot 533.01)
Description of Work: Initial Hearing for Partial Demolition
1. Introduction of Application to the Commission and public;
The application was introduced to the Commission and the public by Ms. Osepchuk.
 2. Administration of Oath to Applicant and any witnesses.
Steven Carlidge, Shore Point Architecture, was sworn in by the Court Reporter, Torro Reporting LLC.
 3. The following exhibits were marked into evidence;
 - A-1 Partial Demolition Application
 - A-2 Copy of The Demolition Plans Last Dated 10/06/14
 - A-3 Copy of 200 Foot List
 - A-4 Certification of the 200 Foot List
 - A-5 Packet with includes the following:
 - 1) A cover letter dated March 19, 2015 signed by Jennifer S. Krimko
 - 2) Affidavit of Publication dated March 12, 2015
 - 3) Copy of Hearing Notice dated March 10, 2015
 - 4) Affidavit of Mailing dated March 19, 2015
 - 5) Copy of 200 Foot List
 - 6) Certified Mail Receipts for Proof of Mailing
 - A-6 Sanborn Maps submitted by applicant.
 - A-7 Photographs
 4. Opening statement of the interest parties (Applicant and Objectors);



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Mr. Krimko, Applicant's Attorney, introduced the applicant and Mr. Carlidge. Mr. Carlidge introduced the site and demolition plans as submitted.

5. Presentation of Applicant's case;

The applicant is proposes to demolish 38.1 % of the existing structure, which includes most of the rear of the structure. The front portion and two front gables will not be demolished. The property is considered a key structure because it was constructed in 1890, year built maybe earlier. The rear of the property does not have any architectural elements of significance.

6. Presentation of Commission expert;

No experts.

7. Presentation by any Objector (if any);

No objections.

8. Public comment;

No public comments.

9. Closing statements;

The Applicant and Commission read through 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. During the waiting period the applicant will remove the siding in the rear to investigate and a site visit will be performed. The Facts of Finding will be adopted or denied on Tuesday, June 09, 2015.

b. Glenn & Jeanne Paulsen/Jennifer S. Krimko (Attorney)

HPC Application # 2015-007

14 Ocean Pathway-Block 128 Lot 4 (Prior Block 7 Prior Lot 490)

Description of Work: Initial Hearing for Partial Demolition

1) Introduction of Application to the Commission and public;

The application was introduced to the Commission and the public by Ms. Osepchuk.

2. Administration of Oath to Applicant and any witnesses.

Steven Carlidge, Shore Point Architecture, was sworn in by the Court Reporter, Torro Reporting LLC.

3. The following exhibits were marked into evidence;

A-1 Partial Demolition Application

A-2 Copy of The Demolition Plans Last Dated 01/06/15

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- 1) A cover letter dated March 19, 2015 signed by Jennifer S. Krimko



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- 2) Affidavit of Publication dated March 13, 2015
 - 3) Copy of Hearing Notice dated March 10, 2015
 - 4) Affidavit of Mailing dated March 19, 2015
 - 5) Copy of 200 Foot List
 - 6) Certified Mail Receipts for Proof of Mailing
- A-6 2 Photographs showing piers under porch
4. Opening statement of the interest parties (Applicant and Objectors);
Mr. Krimko, Applicant's Attorney, introduced the applicant and Mr. Carlidge. Mr. Carlidge introduced the site and demolition plans as submitted. The applicant is proposing to demolish 21.01% of the structure which includes the front porch, west bay areas, rear second floor porch and chimney.
 5. Presentation of Applicant's case;
The applicant presented the case and went over the demolition calculations with included the front porch. The applicant included the porch in the calculations just to be safe because the subject property is a key structure and the ordinance says a partial demolition shall mean the removal or demolition of 15% or more of the exterior walks of any Key, Supporting or Contributing Structure located within the Historic District, as determined by a qualified professional and approved or confirmed by the Commission or the removal of such architecturally or historically significant features which would compromise the classification of the structure within the Historic District as determined by the Commission.
 6. Presentation of Commission expert;
No experts.
 7. Presentation by any Objector (if any);
No objections.
 8. Public comment;
No public comments.
 9. Closing statements;
The Applicant and Commission read through 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. During the waiting period the applicant will expose the siding in the bay areas, and schedule a site visit with the Commission Members. The Facts of Finding will be adopted or denied on Tuesday, June 09, 2015.

DISCUSSIONS ITEMS

- c. None

ADJOURNMENT

A motion was made by Stephanie Ann Carr to adjourn the meeting at 9:47 pm, the motion was seconded by Lucinda Heinlein. All members in favor. Minutes submitted by Dawn Crozier, Secretary