



**Historic Preservation Commission
Special Meeting Minutes
Tuesday, July 29, 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 7:03p.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

Kennedy Buckley	<u>P</u>	Jenny Shaffer	<u>P</u>
Cathleen Crandall	<u>P</u>	Leonard Steen (VC)	<u>P</u>
Lucinda Heinlein (VC)	<u>P</u>	Stephanie Ann Carr	<u>P</u>
Deborah Osepchuk (Chairperson)	<u>P</u>	Christopher Flynn Alt 1	<u>P</u>
		Donna Spencer Alt 2	<u>A</u>

ALSO PRESENT: Eugene Melody III, ESQ
Jersey Shore Reporting, LLC

OPEN PUBLIC DISCUSSION

No Public Discussion

APPLICATION(S) REVIEWED:

- Yunis, Amira & Hancox, Dudley / Hunt A. Parry, ESQ.
HPC Application # 2014-152
11 Ocean Pathway
Description of Work: Initial Hearing for Partial Demolition**

Introduction of Application to the Commission and public:

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

Administration of Oath to Applicant and any witnesses:

Mr. John Case, the Property Owner's Contractor and Darrin Vickery, the Applicant's Architect was sworn in by Jersey Shore Reporting, LLC.

The exhibits were marked as follows:

- Exhibit A: Description of proposed work;
- Exhibit B: Picture of the "rear" of the existing property and overview of the areas to be demolished;
- Exhibit C: Proposed Conceptual View (Bath Avenue)
- Exhibit D: North Elevation (Existing), showing the area to be demolished;
- Exhibit E: East Elevation (Existing), showing the area to be demolished;
- Exhibit F: West Elevation (Existing), showing the area to be demolished;
- Exhibit G: Demolition & Alteration of % SF;
- Exhibit H: Partial Demolition Application

The next regular meeting will be held August 12, 2014.



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Opening statement of the interest parties (Applicant and Objectors)

Mr. Vickery gave the opening statement and gave a brief history of the property.

Presentation of Applicant's case

The applicant proposed to demolish areas on the Bath Ave side of the structure, including part of the roof and the garage area. The garage is structurally unsound, it does not have footing and the walls are cracking. The garage was built circa 1931 using cinder block material. The room on the second floor may have been an open porch at some time then added at a later date (1930's). The Applicant found newspapers stuffed in the walls from 1930. The roof was leaking from Super Storm Sandy. The chimney will be removed because it does not serve a purpose.

The Applicant and Commission read through the "finding of facts" criteria in which the Commission's decision should be based upon. The application responded to any of the questions or concerns the Commission had at that time.

Presentation of Commission expert;

No experts.

Presentation by any Objector (if any);

No objectors.

Public comment;

No public comments.

Closing statements;

Mr. Vickery provided another brief overview of the proposed partial demolition application.

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, October 14, 2014.

DISCUSSIONS ITEMS

No Discussion Items.

APPLICATIONS AND RESOLUTIONS TO MEMORIALIZE:

No Applications to be Memorialized.

ADJOURNMENT

Motion to adjourn at 8:15 p.m. made by Mr. Steen and seconded by Mr. Flynn all members in favor. The next regular scheduled meeting is August 12, 2014.

Minutes submitted by Dawn Crozier, Secretary