



**Historic Preservation Commission
SPECIAL MEETING MINUTES
Tuesday, November 7, 2017 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 7:08 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>	Damaris Adamo Alt No. 1	<u>P 7:14</u>
		Donna Spencer Alt No. 2	<u>A</u>

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

OPEN PUBLIC DISCUSSION

No public discussion.

APPLICATION(S) FOR REVIEW:

A. Donald Jr and Lisa Merseles

HPD Application No. 2017-002 for Block 271 Lot 2 also known as 124 Clark Avenue

Description of Work: Initial Hearing for a Partial Demolition

1. Introduction of Application to the Commission and public- Chairwoman, Mrs. Osepchuk called the applicants to come forward. Mr. Melody went through the pre-hearing procedures and notices.
2. Administration of Oath to Applicant and any witnesses – Lisa and Donald Merseles were sworn in by Reporter from Torro Reporting, LLC.
3. Marking of any exhibits inclusive of the application and expert reports-The following exhibits were marked into evidence:

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

A-2 Copy of Hearing Notice dated 10/18/17;

A-3 Affidavit of Service dated 10/26/17;

A-4 Affidavit of Publication dated 10/20/17;



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A-5 List of property owners located within 200 ft of the subject property and the Assessor's certification dated September 27, 2017;

A-6 Certified Mail Receipts

A-7 Demolition Plan dated September 15, 2017.

4. Opening statement of the interest parties (Applicant and Objectors) – Mr. and Mrs. Merseles provided a brief history of the property and its improvements since their purchase of the home. The home should be considered a Contributing Structure and home was previous restored on the exterior. The home is about 600 square feet and they want to demolish 45.27 % (which is mostly the roof) in order to construct an addition which will give them a 1785 square foot home.
5. Presentation of Applicant's case- – Mr. and Mrs. Merseles provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance No. 07-46;
6. Presentation of Commission expert – No expert.
7. Presentation by any Objector (if any) – No Objector.
8. Public comment – No Public Comment.
9. Closing statements– Mr. Merseles reviewed the demolition plans, photographs and offered additional testimony about the demolition calculations. Most of the demolition to take place will be the roof.
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, January 09, 2017.

B. L.M. Goldsmith & L. Engelhardt/ Jennifer Krimko ESQ
HPD Application No. 2017-003 for Block 209 Lot 10 also known as 51 Heck Avenue
Description of Work: Initial Hearing for a Partial Demolition

1. Introduction of Application to the Commission and public - Chairwoman, Mrs. Osepchuk called the applicants to come forward. Mr. Melody went through the pre-hearing procedures and notices.
2. Administration of Oath to Applicant and any witnesses – Andrea Fitzpatrick from Shore Point Architecture was sworn in by the Reporter from Torro Reporting, LLC.
3. Marking of any exhibits inclusive of the application and expert reports – The following items were marked into evidence:

A-1 Application and submitted documents submitted on or about October 18, 2017;



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A-2 Copy of Hearing Notice dated October 24, 2017;

A-3 Affidavit of Mailing dated November 3, 2017;

A-4 Affidavit of Publication dated October 24, 2017;

A-5 List of property owners located within 200 foot of the subject property and the Assessor's certification dated October 18, 2017;

A-6 Certified Mail Receipts dated October 25, 2017.

A-7 Color photographs of the current structure and two san born maps dated 1905 and 1930 showing 51 Heck Avenue.

4. Opening statement of the interest parties- Mrs. Fitzpatrick provided a short history of the property. The property seems to be constructed in 1904 not 1925 as shown on the assessor's records. The san born map from 1905 shows a two story structure which would be the original section of the house. Two-one story additions were performed after. They plan to keep the original structure and remove the two non-origina parts of the structures.
5. Presentation of Applicant's case – Mrs. Fitzpatrick provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance No. 07-46;
6. Presentation of Commission expert – No expert.
7. Presentation by any Objector (if any) – No objectors.
8. Public comment – No public comment.
9. Closing statements – Mrs. Fitzpatrick reviewed the demolition plan and calculations again and allowed the Commission to ask any questions.
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, January 09, 2017.

DISCUSSION ITEMS

No discussion items.

ADJOURNMENT

A motion was made by Mr. Steen to adjourn the meeting at 7:51 pm, the motion was seconded by Mr. Steen. All members in favor. Minutes submitted by Dawn Crozier, Secretary