



**Historic Preservation Commission**  
**Special Meeting Minutes**  
**Tuesday, November 24, 2015 7:00 PM**  
**Municipal Complex, 25 Neptune Blvd**  
**Twp Committee Room (2<sup>nd</sup> Fl), Neptune NJ 07753**

**ROLL CALL AND FLAG SALUTE MEETING CALLED TO ORDER**

The meeting called to order by Deborah Osepchuk, Chairperson, at 7:07 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](http://www.neptunetownship.org).

**ATTENDANCE**

Kennedy Buckley	<u>A</u>	Jenny Shaffer	<u>A</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>A</u>
		Donna Spencer Alt 2	<u>A</u>

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

**OPEN PUBLIC DISCUSSION**

No public discussion.

**APPLICATION(S) REVIEWED**

**MELINDA ALLEN-GROTE & DOUGLAS GROTE**  
**HPD Application No. 2015-001**  
**113 Abbott Avenue (Block 236 Lot 12)**  
**Description of Work: Initial Hearing for 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 Applicants, Douglas & Melinda Grote, and their Architect, Mark Pavliv, AIA, were sworn in by Torro Reporting.
3. The following exhibits were marked into evidence;
  - A-1 Demolition Application with its attachments;
  - A-2 Executed Notice of hearing mailed to all property owners within 200 feet of the subject property and all governmental or public entities as required by the Ordinance;
  - A-3 Certification of Mailing of Notice of Hearing to all property owners within 200 feet of the subject property and all governmental or public entities as required by the Ordinance;
  - A-4 Affidavit of Publication for publication of a notice of hearing;
  - A-5 Copy of the 200 ft list with Assessors Certification.



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4. Opening statement of the interest parties (Applicant and Objectors);

Mr. Pavliv explained that the applicant is requesting a full demo because the house is not structurally sound.

5. Presentation of Applicant's case:

Mr. Pavliv explained that the property is a 2 ½ story wood frame-vinyl sided. The Applicants wanted to renovate the existing structure and add a residential additions. However as some point problems such as termite damage, faulty electrical wiring, and failing structural members were found.

6. Presentation of Commission expert:

No experts.

7. Presentation by any Objector (if any):

No objections.

8. Public comment:

Elizabeth Scott of 122 Abbott Avenue, questioned the Applicants and Mr. Pavliv about when the house was determined to be "unsound" and if there is a CO for the property. She also suggested that a notice be put up stating that the property has been determined to be unsound.

Alexis Korsak of 119 Abbott Avenue, questioned how the house was sold in the condition it was in. Mr. Pavliv stated minimal work was done in order for the property to sell.

9. Closing statements:

The Mr. Pavliv 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 (90) 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, March 08, 2015.

**DISCUSSIONS ITEMS**

No other discussions.

**ADJOURNMENT**

A motion was made by Stephanie Ann Carr to adjourn the meeting at 8:03 pm, the motion was seconded by Kennedy Buckley. All members in favor. Minutes submitted by Dawn Crozier, Secretary