



**Historic Preservation Commission
 Special Meeting Minutes
 Tuesday, November 29, 2016 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 7:06 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>A</u>
Pamela Mallette	<u>P</u>	Joseph Wierzbinsky	<u>P</u>
Deborah Osepchuk	<u>P</u>	Demaris Adamo Alt No. 1	<u>P</u>
		Donna Spencer Alt No. 2	<u>A</u>

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

OPEN PUBLIC DISCUSSION

No Open Public Discussion

APPLICATION(S) FOR REVIEWED

a. Edward Peistup/Jennifer S. Krimko, Attorney
 HPD Application No. 2016-002
 102 Mt Tabor Way – Block 151 lot 1
 Description of Work: Initial Hearing for a 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 Applicant's Architect Mark. A Pavliv, AIA was sworn in by Torro Reporting.
3. The following exhibits were marked into evidence;
 - A-1 Application and its attachments;
 - A-2 Copy of the Notice of Hearing mailed to property owners located within 200ft and Certified Mail Receipts; (Dated 11/15/16)
 - A-3 Certification Affidavit of Mailing of the Notice of Hearing to property owners located within 200 ft of the subject property (Dated 11/17/16),
 - A-4 Certified List of Property Owners located within 200 ft of the subject property and the Assessor's Certification (Dated 10/24/16);
 - A-5 Affidavit of Publication for Publication of Notice (Dated 11/18/16);
 - A-6 Sanborn Map Sheet 30 Dated 1890
 - A-7 Sanborn Map Sheet 50 Dated 1905



**Historic Preservation Commission
Special Meeting Minutes
Tuesday, November 29, 2016 7:00 PM
Municipal Complex, 25 Neptune Blvd
Twp Committee Room (2nd Fl), Neptune NJ 07753**

4. Opening statement of the interest parties (Applicant and Objectors);
The Applicants Attorney Jennifer S. Krimko explained that the property owner is seeking a full demolition due to several structural issues.
5. Presentation of Applicant's case:
The Applicant's Architect addressed why they are seeking a full demolition. Some of those reasons included termite infestations, mold, insufficient support for the walls and roof, electric system unsafe, walks cracking, floor sloping and some wood members are rotted and soft.
6. Presentation of Commission expert:
No other experts besides the Architect.
7. Presentation by any Objector (if any):
No objections.
8. Public comment:
Two members of the public addressed concerns relating to the timing of the new construction, correct property address, and the correct block and lot designation of the subject property.
9. Closing statements:
The Architect read through and answered 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. The Facts of Finding will be adopted or denied on Tuesday, February 14, 2017.

DISCUSSED ITEMS

1. The Commission held a discussion in regards to ZBA Application No. 16-45 for Block 278 Lot also known as 93 Stockton Avenue. The Commission reviewed the updated plans and passed a resolution addressing the Commission Concerns.

ADJOURNMENT

A motion was made by Mr. Buckley to adjourn the meeting at 8:20 pm, the motion was seconded by Mrs. Mallette. All members in favor. Minutes submitted by Dawn Crozier, Secretary