



MINUTES
Historic Preservation Commission Special Meeting
Tuesday, March 19, 2019 @ 7:00 PM
Municipal Complex – Township Committee Room (2nd Floor)
25 Neptune Boulevard Neptune NJ 07753

The meeting was called to order by the Chair, who stated:

“Fire exits are located in the direction I am indicating. If alerted of a fire, please move in a calm and orderly manner to the nearest smoke-free exit or as directed.

Notice requirements of R.S. 10-14-8, “Open Meetings Act” has been satisfied by the publication of the required advertisement in the Asbury Park Press; 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 on the Township website www.neptunetownship.org.

The procedure for the conduct of the meeting is as follows:

Each applicant will come forward, be sworn in and give a description of their proposal. Commissioners will then question the applicant, and make suggestions and/or comments regarding the proposal. At the direction of the Chair, the public portion will open for questions regarding the proposal or project before the Commission. At that point, we ask that the public come forward, give their name and address and be sworn in. The Chair has the right to limit the public to one five minute session per application. At the completion of the public portion, Mr. John Miller, Attorney for the Commission, will review the conditions, suggestions, and/or approvals prior to the acceptance or denial of the proposal.

The Membership of the Historic Preservation Commission will end all matters no later than 10:30 PM, with no new testimony or new applications beginning after 10:00 PM. The minutes of these proceedings are being electronically recorded and the compact disc will be on file at the HPC Office for review. At this time we ask that all cell phones be turned off or put on vibrate and we ask for the co-operation of the public in limiting any unnecessary noise.”

I. ROLL CALL AND FLAG SALUTE; MEETING CALLED TO ORDER.

II. ATTENDANCE

Kennedy Buckley	__P__
Lucinda Heinlein	__P__
Doug MacMorris	__P__
Pamela Mallette	__P__
Jenny Shaffer	__P__
Lenny Steen	__A__
Joseph Wierzbinsky	__P__
James McNamara	__P__
Deborah Osepchuk	__P__

ALSO PRESENT: John P. Miller (Attorney) and Torro Reporting, LLC

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION



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IV. APPLICATIONS FOR REVIEW:

1. ANITA MEEKS

HPD Application HPD2019-001 for 92 BROADWAY (Block 251 Lot 6)

Description of Work: Initial Hearing for a Full Demolition (Garage Structure)

IN ATTENDANCE: Anita Meeks, Owner/Applicant; John Case, Contractor; Paul Drago, neighbor, Architect

1. Introduction of Application to the Commission and public;
2. Administration of Oath to Applicant and any witnesses.
3. Marking of any exhibits inclusive of the application and expert reports
 - A-1 – Application and documents submitted on or about January 7, 2019;
 - A-2 – Copy of the Notice of Hearing dated January 29, 2019;
 - A-3 – Affidavit of Service of the Notice of Hearing dated February 6, 2019;
 - A-4 – Affidavit of Publication for the initial Notice of Hearing dated February 6, 2019;
 - A-5– List of property owners located within 200 ft of the subject property and the Assessor’s Certification dated January 11, 2019;
 - A-6 – Certified Mailed Receipts dated February 5, 2019;
 - A-7 – Color photo, side of house showing subject garage structure
4. Opening statement of the interested parties (Applicant);
5. Presentation of Applicant’s case;
6. Presentation of Commission expert;
7. Presentation by any Objector -- NONE
8. Public comment;
9. Closing statements;
10. Conclusion of Hearing and announcement of future dates;



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Per Applicant: Structure erected 1926-1927

Architectural importance: Only important detail is shadowblock material (Wierzbinsky)

John Case:

Framing is smaller than typically found in older structures. Not very sound construction; not framed to code.

Nothing unique in construction.

Impact to community.

Paul Drago: Garage structure is inconsistent to surrounding structures; out of scale. Removing curb cut and adding plantings along street would improve community.

Shaffer: Disparity in scale is not unusual in Ocean Grove.

Uniqueness of structure / can it be replicated?

Drago: Noting particularly unique; can be easily reproduced.

90 DAY WAITING PERIOD COMMENCES MARCH 19, 2019, CONCLUDES JUNE 17, 2019.

MATTER SCHEDULED FOR JULY 9 HEARING – VOTE ON FINDINGS OF FACT.

V. ADJOURNMENT

- 1. MOTION: WIERZBINSKY**
- 2. SECOND: MACMORRIS**
- 3. TIME: 7:38 PM**