



**Historic Preservation Commission
Special Meeting Minutes
Tuesday, May 22, 2018 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 Mrs. Osepchuk, Chairperson, at 7:09 pm. Mr. Melody 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

Present: Mrs. Heinlein, Mrs. Osepchuk, Mrs. Shaffer, Mr. Wierzbinsky, and Mr. McNamara Mr. Buckley, and Mr. Steen

Absent: Mrs. Mallette and Mrs. Spencer

Also Present: Eugene Melody III, ESQ and Torro Reporting, LLC

OPEN PUBLIC DISCUSSION

No public discussion

APPLICATION(S) REVIEWED:

1. **Paul and Mary Owens/Shore Point Architecture**
HPD Application No. 2018-001 for 21 Atlantic Avenue (Block 105 Lot 14)
Description of Work: Initial Hearing for a Partial Demolition

Introduction

Mrs. Osepchuk introduced the first Applicant, called them forward, and introduced the application to the Commission members and public. Mrs. Osepchuk then turned the meeting over to the HPC Attorney, Mr. Melody, whom then went through the notices.

Administration of Oath

Both Jayson Urig, the Property Owner's Contractor, and Andrea Fitzpatrick, the Home Owner's Architect, were sworn in by the Court Reporter.

Exhibits:

- A-1 – Application and documents submitted on or about **January 11, 2018**;
- A-2 – Copy of the Notice of Hearing dated **February 21, 2018**;
- A-3 – Affidavit of Mailing the Notice of Hearing dated **02/22/2018**;
- A-4 – Affidavit of Publication for the initial Notice of Hearing dated **02/23/2018**;
- A-5 – List of property owner located within 200 ft of the subject property and the Assessor's Certification dated **January 22, 2018**;
- A-6 – Certified Mailed Receipts dated **February 22, 2018**
- A-7 – Updated Application dated **03/28/2018**;
- A-8 – Copy of Notice of Hearing dated **05/08/2018**;
- A-9 – Affidavit of Publication dated **05/11/2018**;
- A-10 - Affidavit of Mailing dated **05/10/2018**;
- A-11 - List of Property Owners Located within 200 ft and the Assessors Certification dated **01/22/2018**;
- A-12 - Certified Mail Slips dated **05/010/2018**;

Presenter

The opening statement was made by Mrs. Fitzpatrick, she stated the application as amended and the application is now a partial demolition application not a full demolition application. They are no longer looking to remove the



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entire roof structure. She provided an overview of the areas to be demolished as shown in sheet A-2 of the drawing. The subject application is a craftsman style house structure. They are proposing to demo part of the rear portion of the roof (the rear portion of the gable) the front will be preserved minus the dormer area. The porch was removed from the demo calculations. The front elevation is to remain with the exception of the dormer. The entire rear wall is being demolished. The east side of the structure proposing to preserve most of the wall ear, the west wall a large portion to be removed and large portion of the rear of the area.

Expert(s)

No other experts presented at the hearing.

Objector(s)

No Objector presented at the hearing.

Public Comment

No public comments were made.

Closing Statement

Mrs. Fitzpatrick presenting the demolition plans and calculations and provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance NO. 07-46.

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, August 14, 2018.

- 2. Linda Gann and Garrett Beam/Shore Point Architecture
HPD Application No. 2018-003 for 84 Stockton Ave (Block 284 Lot 4)
Description of Work: Initial Hearing for a Demolition**

Introduction

Mrs. Osepchuk introduced the first Applicant, called them forward, and introduced the application to the Commission members and public. Mrs. Osepchuk then turned the meeting over to the HPC Attorney, Mr. Melody, whom then went through the notices.

Administration of Oath

Both Jayson Urig, the Property Owner's Contractor, and Andrea Fitzpatrick, the Home Owner's Architect, were sworn in previously by the Court Reporter.

Exhibits

- A-1 – Application and Plans dated **04/06/2018**;
- A-2 – Copy of Notice of Hearing dated **05/08/2018**;
- A-3 – Affidavit of Publication dated **05/11/2018**;
- A-4 – Affidavit of Mailing dated **05/09/2018**;
- A-5 – List of Property Owners Located within 200 ft and the Assessors Certification dated **04/12/2018**;
- A-6 – Certified Mail Slips dated **05/09/2018**;

Presenter

The opening statement was made by Mrs. Fitzpatrick. The home is located in the floor zone right now and is below elevation. The home owners have to bring the house to the current elevation if they improve the value of more than 50% of the current value. The first floor has to be at 12" above elevation per the Flood Plain Director.



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This is an existing one story structure. The existing area being considered for demo is mostly the roof area. They want remove the roof and gables ends.

Expert(s)

No other experts presented at the hearing.

Objector(s)

No Objector presented at the hearing.

Public Comment

No public comments were made.

Closing Statement

Mrs. Fitzpatrick presenting the demolition plans and calculations and provided testimony relative to the specified Findings of Fact criteria found in the Neptune Township Land Development Ordinance NO. 07-46.

Conclusion of Hearing and Announcement of Future Dates

The Commission established a waiting time period for at least ninety (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, September 11, 2018.

DISCUSSION ITEMS

No other discussions were held by the Commission.

ADJOURNMENT

A motion was made by Mr. Buckley to adjourn the meeting at 9:00 pm, the motion was seconded by Mr. Steen. All members in favor. Minutes submitted by Dawn Crozier, Secretary.