



**Historic Preservation Commission  
Special Meeting Minutes  
Tuesday, June 02, 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**

Meeting called to order by Deborah Osepchuk at 7:19 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**

**Present:** Kennedy Buckley, Cathleen Crandall (7:41 pm) , Lucinda Heinlein, Deborah Osepchuk, and Stephanie Ann Carr

**Absent:** Jenny Shaffer, Leonard Steen, Christopher Flynn, and Donna Spencer

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

**OPEN PUBLIC DISCUSSION**

None

**APPLICATION(S) FOR REVIEW**

**a. Christine and Ted Niedzielski**

**HPC Application No. 2015-022**

**130 Broadway – Block 254 Lot 5**

**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 Applicant, Christine and Tad Niedzielski, and their Architect, Marek Dolacki, 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. Merek explained that the applicant is requesting a full demo because the house is not structurally sound.

5. Presentation of Applicant's case:

Mr. Merek and the Applicants described the condition and style of the house. According to the Applicant the house was constructed circa 1905, however according to the Historic Society a structure was there as early as the 1890s. Some additions were made later and do not have foundations. The foundation is in need of repair. In order to repair the foundation the house needs to be lifted. However, due to the condition of the house, it is the opinion of the Architect that lifting the house will be dangerous because it could fall apart during the process. He also stated the front studs are sitting on nothing.

6. Presentation of Commission expert:

No experts.

7. Presentation by any Objector (if any):

No objections.

8. Public comment:

No public comments.

9. Closing statements:

The Applicant 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, September 8, 2015.

**DISCUSSIONS ITEMS**

None

**ADJOURNMENT**

A motion was made by Stephanie Ann Carr to adjourn the meeting at 8:27 pm, the motion was seconded by Cathleen Crandall. All members in favor. Minutes submitted by Dawn Crozier, Secretary