



MINUTES

Historic Preservation Commission Regular Meeting

Tuesday, October 30, 2018 7:00 PM

Municipal Complex, 25 Neptune Blvd - Township Committee Room - Neptune NJ 07753

The meeting was called to order at 7:04 PM by the Chair, who stated, "Fire exits are located in the direction I am indicating, if alerted of a fire, please move in calm 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 the Township website www.neptunetownship.org.

The procedure will be as follows:

Each applicant will come forward, be sworn in and give a description of their proposal. Commissioners will then question the applicant, make suggestion and or comments regarding the proposal. At the direction of the Chair, the public portion will be open for questions regarding the proposal or project before the board. At that point we ask that the public, come forward, give their name, 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. Eugene Melody** 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 P.M., 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 are turned off or put on vibrate and the co-operation of the public in limiting any un-necessary noise.

I. ROLL CALL AND FLAG SALUTE MEETING CALLED TO ORDER

II. ATTENDANCE

Kennedy Buckley	<u>P</u>	Leonard Steen	<u>P</u>
Lucinda Heinlein (VC)	<u>P</u>	Joseph Wierzbinsky	<u>P</u>
Pamela Mallette	<u>P</u>	Donna Spencer Alt No. 1	<u>A</u>
Deborah Osepchuk	<u>P</u>	James McNamara Alt No. 2	<u>P</u>
Jenny Shaffer	<u>A</u>		

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

III. OPEN PUBLIC DISCUSSION: None.

IV. APPLICATION(S) FOR REVIEW:

a. HPD Application No. 2018-005 for 120 South Main Street (Block 105 Lot 14)

120 South Main Realty LLC (Owner) / Shore Point Architecture (Applicant)

Description of Work: Initial Hearing for a Full Demolition

Andrea Fitzpatrick, AIA (Shore Point Architecture), Applicant, was present and sworn in.

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. A-1 Application and Plans dated 07/31/18;



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- b. A-2 Copy of Notice of Hearing dated 09/04/18;
 - c. A-3 Affidavit of Publication dated 09/04/18;
 - d. A-4 Affidavit of Mailing dated 09/06/18 ;
 - e. A-5 List of Property Owners Located within 200 ft and the Assessors Certification dated 08/14/18;
 - f. A-6 Certified Mail Slips dated 09/06/18;
 - g. A-7 Copy of Notice of Hearing 10/17/18;
 - h. A-8 Affidavit of Publication dated 10/19/18;
 - i. A-9 Affidavit of Mailing dated 10/26/18;
 - j. A-10 Certified Mail Slips for additional agencies as required by ordinance 10/18/18;
 - k. A-11 Survey of property (Charles V. Bell Associates Inc.) dated 09/19/04.
4. Opening statement of the interest parties (Applicant and Objectors):
- Proposed is the full demolition of two commercial structures, classified by date as “contributing” structures, at 120 So Main Street.**
5. Presentation of Applicant’s case:
- Ms. Fitzpatrick presented Shore Point Architecture’s demolition proposal and Findings of Fact. (These documents are available for review at the Office of the Historical Preservation Commission, 25 Neptune Boulevard, Neptune, NJ.)**
6. Presentation of Commission expert: **None.**
7. Presentation by any Objector (if any): **None.**
8. Public comment: **None.**
9. Closing statements;
10. Conclusion of Hearing and announcement of future dates:

A motion was made by Mr. Buckley to waive the customary 90-day minimum notice period in favor of a shorter 60-day wait. The motion was seconded by Ms. Heinlein, and unanimously agreed upon by the Commission.

RE: Notice of proposed demolition: Ms. Osepchuk requested that signs be posted on both the South Main and Lawrence Avenue elevations of both buildings; Ms. Fitzpatrick agreed.

Hearing date was set for January 8, 2019.



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V. RESOLUTIONS TO BE MEMORIALIZED:

- a. Resolution 2018-053 for 7 Surf Avenue (Denial) MOVE: Heinlein SECOND: Steen
 Buckley Y Heinlein (1) Y Mallette NV** Shaffer A*,NV**
 Steen (2) Y Wierzbinsky Y Osepchuk Y Spencer A*,NV** McNamara Y
- b. Resolution 2018-054 for 113 Stockton Avenue MOVE: Heinlein SECOND: McNamara
 Buckley Y Heinlein (1) Y Mallette NV** Shaffer A*,NV**
 Steen Y Wierzbinsky NV** Osepchuk Y Spencer A*,NV** McNamara Y
- c. Resolution 2018-055 for 106 Mt Carmel Way MOVE: Heinlein SECOND: Steen
 Buckley Y Heinlein Y Mallette NV** Shaffer A*,NV**
 Steen Y Wierzbinsky Y Osepchuk Y Spencer A*,NV** McNamara Y
- d. Resolution 2018-056 for 21 Atlantic Avenue MOVE: Heinlein SECOND: Wierzbinsky
 Buckley Y Heinlein Y Mallette NV** Shaffer A*,NV**
 Steen Y Wierzbinsky Y Osepchuk Y Spencer A*,NV** McNamara Y
- e. Resolution 2018-057 for 84 Stockton MOVE: Steen SECOND: McNamara
 Buckley Y Heinlein Y Mallette NV** Shaffer A*,NV**
 Steen Y Wierzbinsky Y Osepchuk Y Spencer A*,NV** McNamara Y
- f. Resolution 2018-058 for 67 Pilgrim Pathway MOVE: Wierzbinsky SECOND: Steen
 Buckley Y Heinlein Y Mallette NV** Shaffer A*,NV**
 Steen Y Wierzbinsky Y Osepchuk Y Spencer A*,NV** McNamara Y

* Absent; no vote

** NV: No Vote; not eligible to vote on this matter

VI. DISCUSSION: None.

VII. ADJOURNMENT: MOTION OFFERED BY MR. BUCKLEY SECONDED BY MS. HEINLEIN
 MEETING ADJOURNED AT 7:35 PM

Minutes respectfully submitted by Pamela Valentine, Secretary, 10/31/2018