



**Historic Preservation Commission
 Special Meeting Minutes
 Tuesday, September 23, 2014 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 7:35 p.m. Ms. 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> A </u>	Jenny Shaffer	<u> A </u>
Cathleen Crandall	<u> P </u>	Leonard Steen (VC)	<u> P </u>
Lucinda Heinlein (VC)	<u> P </u>	Stephanie Ann Carr	<u> P-RECUSED </u>
Deborah Osepchuk (Chairperson)	<u> P </u>	Christopher Flynn Alt 1	<u> A </u>
		Donna Spencer Alt 2	<u> A </u>

OPEN PUBLIC DISCUSSION

The Chairperson opened the floor to the public for any comments or discussions. No public comments.

APPLICATION(S) REVIEWED:

John and Katherine Alsdorf/Jennifer S. Krimko
HPC Application # 2014-164
121 Pilgrim Pathway (Block 47 Lot 1835)
Description of Work: Initial Hearing for Partial Demolition

- 1. Introduction of Application to the Commission and public;**
 The application was introduced to the Commission and the public by Ms. Osepchuk.
- 2. Administration of Oath to Applicant and any witnesses.**
 Steven Carlidge, Shore Point Architecture, was sworn in by the Jersey Shore Reporting, Court Reporter.
- 3. The following exhibits were marked into evidence;**
 - A-1 Partial Demolition Application
 - A-2 Copy of The Demolition Plans Last Dated 07/15/14
 - A-3 Copy of Notice of Hearing
 - A-4 Notice Mailed to Property Owners Within 200 Feet Of The Subject Property
 - A-5 Copy of The 200 Ft List From The Assessors Office
 - A-6 Certification of Affidavit of Mailing
 - A-7 Affidavit of Publication of Notice of Hearing
 - A-8 Series of 4 Photos Showing the Existing Structure
 - A-9 Sanborn Maps From 1890 And 2905
- 4. Opening statement of the interest parties (Applicant and Objectors);**
 Mr. Carlidge introduced the site and demolition plans as submitted. The structure consist of a 2 story main structure then a "link" which attaches to the garage in the rear of the house. The age of the structure is 1884 (Monmouth County Records), the Sanborn maps show there was a structure on the property in 1890 but the foot print does not correlate with the existing foot print. The 1905 Sanborn map foot print for the main area and "link" of the structure is there but not the garage. The garage



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was not part of the original structure. Garage could have been built between 1910 and 1930. The area over the garage was added later, and technically is not legal because it only have a ceiling height of 6 ft where 7 is required.

5. Presentation of Applicant's case;

The applicant is proposes to demolish 17.2 % of the existing structure, which includes the entire front elevation of the "link" and garage area on the south elevation, the second store of the garage area on the north elevation, sections of the second floor on the south elevation and a small section of the roof. The area shaded on the plans are being retained and the dotted area is to be demolished.

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 any of 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, December 09, 2014.

ADJOURNMENT

A motion was made by Lucinda Heinlein to adjourn the meeting at 8:15 p.m., Seconded by Cathleen Crandall, and the meeting was adjourned.