

Tuckerton Historic Preservation Advisory Committee

March 4, 2026

Call of Meeting to Order

Vice Chair Don Rocheskey called the Tuckerton Historic Preservation Advisory Committee meeting to order on Wednesday, March 4, 2026 at 7:00 PM in Borough Hall. Mr. Rocheskey led the salute to the flag.

Open Public Meeting Act Statement: *“Provisions of the open public meeting act have been complied with, as notice was published to the Beacon and Asbury Park Press, stating the time, date, and place of this meeting.”*

Roll Call / Attendance

Tom McAndrew	Don Rocheskey	Cynthia Coritz	Keith Vreeland	Jesse Violante
Absent	Present	Present	Present	Present

Approval of Minutes:

The January 2026 Minutes were circulated. Ms. Coritz moved, seconded by Mr. Vreeland that the minutes be approved as written.

New Business

None at this time.

Old Business:

Historic Property Recognition Update & CLG Application:

Mr. Vreeland reported that an email had been received from Maureen at approximately 4:00 PM on the day of the meeting, which was printed for the committee. Maureen raised two items for the committee's consideration.

First, she inquired whether the radio station, radio tower, and old schoolhouse could be added to the historic survey property list. Her concern is that these properties may not fall technically within the historic zone, which could require a revision to the survey scope following submission. The committee took note of this question for further review.

Second, Maureen requested that the deadline for delivery of the draft survey be extended from April to May 1. The delay is due to difficulties photographing properties during the winter months given ongoing snow conditions. Mr. Vreeland indicated he had no objection to the extension and made a motion to approve the date change. The motion was supported by the committee.

Maureen is also seeking two replacement properties to substitute for two that were previously on the survey list but have since been demolished — specifically 238 South Green Street and 123 Wood Street. The survey is being capped at 50 properties based on the scope of work. Once the survey is finalized, it

will exist in an editable electronic format, allowing additions over time. Mr. Vreeland noted that the original proposed list contained more than 50 properties, so candidates for replacement already exist within that list. Members were encouraged to review the original list and submit suggested replacements to Savannah by email as soon as possible so that the surveyor can proceed.

Mr. Violante noted that his property at 130 South Green Street, which contains elements dating to the 1700s and 1800s, had been included in a prior recommendation and was not appearing on the current list. Savannah confirmed the property had already been forwarded to Maureen. Mr. Vreeland confirmed it had been part of the original proposed list and that this would serve as one of the two replacement properties needed.

New Business: None.

Members Forum:

Ms. Coritz raised a concern regarding the condition of the H.G. Marshall building and whether any historic or older buildings in the borough are at risk of demolition without the commission having an opportunity to provide input, similar to what occurred with a nearby building that was recently demolished.

Mr. Vreeland, who serves on the Land Use Board, reported that the corner of the Marshall building — specifically the right-hand corner as viewed from the front — has been deteriorating for over a year. The stucco is peeling away and the window at that corner is cracking to the point where the interior is now visible from outside. He confirmed that he has sent numerous emails to Jim McAndrew the Borough Code Enforcement Officer, who has in turn reached out to the property owner, but has not yet received a response.

The committee discussed available remedies under the borough's existing ordinances. Mr. Vreeland noted that the borough's ordinance includes a provision regarding demolition by neglect, which requires property owners to maintain their structures. If a property owner has been formally notified and fails to act, the borough has the ability to issue fines. Mr. Rochesky raised the possibility of the borough performing stabilization work on the property and levying the cost against the owner, similar to how the borough handles grass cutting under the property maintenance ordinance. Mr. Vreeland indicated he would review the ordinance to determine whether that mechanism is available for structural repairs.

The committee expressed concern that the property owner — who holds multiple properties in the area — has shown no intention of maintaining or improving any of them, and may intend to allow them to deteriorate to the point of demolition. Members lamented the loss of architectural character in the recently demolished adjacent building, noting that the front door and interior banister were described as beautifully crafted original features that were lost when the structure came down. It was noted that photos of the building's interior had been submitted with the demolition application and that the building official had signed off on the demolition after determining the structure was structurally unsound. The committee acknowledged that once a demolition is approved on those grounds, there are no further recourse mechanisms available after the fact.

Mr. Vreeland agreed to review the property maintenance ordinance and report back to the commission on whether the borough can perform and levy repair costs for structural stabilization of the Marshall building.

Invoice: Mr. Vreeland moved, seconded by Ms. Coritz to pay the invoice of \$75.00 to Secretary, Savannah Beaulieu, for Secretarial Services for the month of March 2026. It was so moved with

unanimous member consent via roll call.

Public Forum

Mr. Vreeland motioned, seconded by Ms. Coritz to open the meeting to the public. It was so moved.

There be no further questions or comments, Mr. Vreeland moved, second by Coritz that the public portion be closed. So moved.

Adjournment: To close this meeting Mr. Vreeland moved, seconded by Ms. Coritz. The motion was unanimous and the meeting was adjourned at 7:15pm.

Respectfully submitted,
Savannah Beaulieu
Historic Preservation Advisory Committee Secretary