

# Tuckerton Historic Preservation Advisory Committee

April 1, 2026

## Call of Meeting to Order

Vice Chair Don Rocheskey called the Tuckerton Historic Preservation Advisory Committee meeting to order on Wednesday, April 1, 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 March 2026 Minutes:

- Motion: Mr. Vreeland
- Second: Ms. Coritz
- Roll Call Vote: Mr. Rocheskey — Yes | Ms. Coritz — Yes | Mr. Vreeland — Yes | Mr. Violante — Yes
- Approved

## Old Business:

### *Historic Property Recognition Update & CLG Application:*

Ms. Beaulieu reported that she located materials at the old Borough Hall in response to a Maureen’s inquiry about 1990s-era historic property documentation. A packet was found, believed to have originated from the Historic Society, containing descriptions of several properties.

Discussion followed regarding specific properties proposed for inclusion in the updated survey. Key points included:

- 685 North Green Street — Identified as the last remaining building from the Tuckerton Railroad, adjacent to Greenwood Cemetery. The board agreed it should be added.
- 114 East Main Street — The existing structure is a modern reconstruction; the original building is gone. The board agreed this property should not be included as it does not represent historic fabric.
- 100 Water Street — Identified as appropriate for inclusion.
- 117 Wood Street — Referenced as a previously demolished structure; not a current candidate.
- 122 East Main Street — Discussed in context of property maintenance (see New Business).

It was noted that Maureen has been granted an extension to submit the electronic version of the updated survey, from April 1 to May 1, 2026. The board discussed that if the survey is submitted close to the deadline, it may be preferable to invite Maureen to present at the following meeting rather than the May meeting, to allow adequate review time.

Ms. Beaulieu noted that Maureen is also awaiting a response from the State (SHPO) regarding properties

located outside the current historic district boundaries

A motion was made to update the email and send it back to Maureen with the board's additions and corrections.

- Motion: Mr. Vreeland
- Second: Mr. Violante
- Roll Call Vote: Mr. Rocheskey — Yes | Ms. Coritz — Yes | Mr. Vreeland — Yes | Mr. Violante — Yes
- Approved

### **New Business:**

#### **Chair Attendance — Tom McAndrew**

A member raised the concern that Tom McAndrew, as Chair of the board, has attended fewer than half of meetings over the past year. A motion was made to send a letter (or email) to Mr. McAndrew's inquiring about his intentions and continued participation on the board.

- It was noted that the current ordinance does not appear to contain a provision for removal due to missed meetings; member agreed to review the ordinance to confirm.
- Motion: Mr. Vreeland
- Second: Mr. Violante
- Roll Call Vote: Mr. Rocheskey — Yes | Ms. Coritz — Yes | Mr. Vreeland — Yes | Mr. Violante — Yes
- Approved

#### **Property Maintenance — Marshall Building and 122 East Main Street**

Discussion was held regarding the deteriorating condition of the Marshall Building and an adjacent property at 122 East Main Street. Concerns included structural issues (a compromised corner), cracked windows, and water intrusion. Bags of insulation stuffed in windows at 122 East Main were also noted.

The board discussed potential enforcement options:

- The Borough does have a property maintenance ordinance in effect; enforcement is the key issue.
- The Borough may perform basic maintenance (e.g., grass cutting) and charge the cost to the property owner.
- The possibility of placing a tax lien on the property for code-required repairs was discussed, though the mechanism for doing so for structural work (beyond routine maintenance) requires further research.
- A member will follow up with Jim Gander for an update on prior notifications sent to the property owner.
- A member questioned whether the State SHPO office could intervene; it was generally agreed that the State has no direct jurisdiction in this matter.

The board emphasized urgency, noting that without intervention, several downtown buildings may be lost.

#### **Hanson Parsons Building — South Green Street**

A member inquired about the Hanson Parsons building on South Green Street (described as having an enclosed front porch, located approximately two properties from the original Town Hall). The building does not appear to be described in any existing historic survey or designation list. Members referenced a visit to the Historical Society.

#### **Expanding the Historic District**

Brief discussion was held about the possibility of expanding the historic district to include the Little Lake area and properties near the radio tower, which are currently outside the district boundaries. A member noted that

some structures of concern were also moved from their original locations, further complicating their designation. SHPO inquiry is pending.

**Members Forum: None.**

**Invoice** of \$75.00 to Secretary, Savannah Beaulieu, for Secretarial Services for the month of March 2026.

- Motion: Mr. Vreeland
- Second: Mr. Violante
- Roll Call Vote: Mr. Rocheskey — Yes | Ms. Coritz — Yes | Mr. Vreeland — Yes | Mr. Violante — Yes
- Approved

**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.

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*Respectfully submitted by: Savannah Beaulieu, Secretary, Tuckerton Borough HPAC*