



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission Ocean City, New Jersey

Regular Meeting Minutes

Tuesday, October 7, 2014

City Hall – 9th & Asbury Avenue – 7:00 P.M.

Roll Call: Jack Ball, Ken Cooper, Susan Matthews, Jeffrey Sutherland, Leslie Skibo, Jeff Frost, John Loeper, James Stever

Absent – Marian Talese

Diane Chase – Recording Secretary

Flag Salute

Jack Ball called the meeting to order. The meeting has been advertised pursuant to P.L., 1974 Chapter 231, also known as the Open Public Meeting Act.

Minutes were read from the September 9, 2014 Historic Preservation Commission meeting. A motion to accept the September 9, 2014 Historic Preservation Meeting Minutes was made by Susan Matthews and a second motion was made by John Loeper. All were in favor.

Jack Ball asked the members of the commission to please voice their opinions on the time period (six, nine or twelve months) for demolition including the amount of summer months for the listing.

Jack Ball opened the meeting up to Public Comment. A motion to open the meeting up to Public Comment was made by John Loeper and a second motion was made by Ken Cooper.

Mark Crego – 323 Ocean Avenue, Ocean City, NJ

Mr. Crego stated when he was a member of the Historic Preservation Commission the ordinance for the district was fully enforced. Mr. Crego said he doesn't see the fairness in the proposed revised ordinance.

Rita Caruso – 334 Central Avenue, Ocean City, NJ

Mrs. Caruso asked for a clarification of requesting two appraisals. Mr. Ball said it's for demolition only.

Susan Phillips – 412 Central Avenue, Ocean City, NJ

Mrs. Phillips was concerned that she would have to wait out a time period set forth to demolish her property if she had a fire. Mrs. Phillips also feels the city should pick up the cost for an applicant to come before the commission.

Helen McSweeney – 408 Central Avenue, Ocean City, NJ

Ms. McSweeney said it appears the city really should think about whether they want the Historic District. Ms. McSweeney said the State Registry has the authority to say who we are. John Loeper explained there is a Local and State National District and they never mirror each other. The present ordinance for the Historic District handles both Local and State.

Herb McVay – 409 Ocean Avenue, Ocean City, NJ

Mr. McVay asked where the map is that everyone is talking about with some of the properties in the historic district removed. Mr. Ball said to please ask Council.

Adrian Chorin – 413 Ocean Avenue, Ocean City, NJ

Mr. Chorin questioned the difference between State and Local ordinance.

Jack Ball closed Public Comment. A motion was made to close public comment by Leslie Skibo and a second motion was made by Susan Matthews.

The commission discussed appraisal value. The commission would like to see the verbiage read the average of two appraisals required as suggested by Jeff Sutherland.

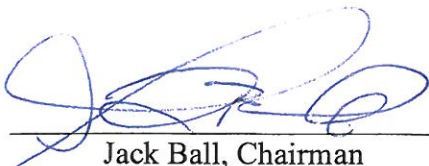
Some of the commission members stated they would like to be present when the sub-committee meets with Ms. McCrosson again to discuss the proposed changes to the ordinance for the Historic District. Jack Ball recommended it be a public meeting.

Jeff Sutherland suggested after a denial of demolition the applicant could begin listing/advertising the property as soon as the applicant acquired two certified appraisals for fair market value consistent with the NJ Supreme Court decision in the Pansini case.


Jack Ball talked about updating the Blue Books with all the properties listed in the Historic District. Jack Ball asked the members of the commission if they can volunteer to choose certain blocks in the district and photograph each house on that block and attach the address to the photo so the photo can be used as a supplementary to the existing photo taken 20+ years ago.

The subcommittee is still continuing their research for an architect for the commission in 2015. The committee will have information ready for the November meeting.

A motion to adjourn was made by Ken Cooper and a second motion was made by Jeffrey Sutherland.



Jack Ball, Chairman



Diane M. Chase, Recording Secretary