

# CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

## HISTORIC PRESERVATION COMMISSION

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### Historic Preservation Commission Ocean City, New Jersey

Regular Meeting Minutes

Tuesday, January 7, 2014

Senior Center – 18<sup>th</sup> & Haven Avenue – 7:00 P.M.

Roll Call: Jack Ball, Ken Cooper, Marian Talese, Susan Matthews, John Loeper

Jeff Frost, Jeff Sutherland, James Stever

Absent – Leslie Skibo

Diane Chase – Recording Secretary

Mark Stein – HPC Attorney

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.

Flag Salute

Minutes were read from the December 3, 2013 Historic Preservation Commission meeting. A motion to accept the December 3, 2013 Historic Preservation Meeting Minutes was made by Marian Talese and a second motion was made by Jeffrey Sutherland. All were in favor.

**Resolution – HPC13-004 – Blk: 604, Lot: 16 – 600-02 Central Avenue, Ocean City, NJ**

A motion to adopt Resolution HPC13-004 – Blk: 604, Lot: 16 – 600-02 Central Avenue, Ocean City, NJ was made by Ken Cooper and a second motion was made by Jeff Frost. All were in favor.

**Resolution – HPC13-003 – Blk: 603, Lot: 19 – 616 Wesley Avenue, Ocean City, NJ**

A motion to adopt Resolution HPC13-003, Blk: 603, Lot: 19 – 616 Wesley Avenue, Ocean City, NJ was made by Jeff Sutherland and a second motion was made by Jeff Frost. All were in favor.

**Resolution – HPC13-002 – Blk: 601, Lot: 4 – 629-31 Ocean Avenue, Ocean City, NJ**

A motion to adopt Resolution HPC13-002 – 629-31 Ocean Avenue, Ocean City, NJ was made by Jeff Frost and a second motion was made by John Loeper. All were in favor.

Reorganization – Jack Ball introduced new commission member James Stever. Mark Stein swore in Susan Matthews and James Stever. Susan Matthews will become a regular member and James Stever will become an alternate.

Jeff Frost nominated Jack Ball as Chairman – a second motion was Jeffrey Sutherland. Jeff Frost closed nominations for Chairman – Marian Talese seconded the motion.

Ken Cooper nominated John Loeper as Vice Chairman. No second nomination was made.

HISTORIC PRESERVATION COMMISSION  
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Ken Cooper asked for a discussion regarding nominating members prior to reorganization. Mark Stein explained how reorganization and terms/years of service work. Susan Matthews asked Jeffrey Sutherland if he was interested in remaining as Vice-Chairman. Jeffrey Sutherland answered yes. Jack Ball reopened nominations for Vice-Chairman. Susan Matthews nominated Jeffrey Sutherland for Vice-Chairman and a second motion was made by Ken Cooper. A motion to close nominations was made by Jeff Frost and a second motion was made by Marian Talese.

Jack Ball mentioned he would like to remain as a reviewer for building permit applications in the Historic District. Jeff Frost stated he would like to remain as a reviewer. Jeff Frost nominated John Loeper as a tie breaker if Jack Ball and Jeff Frost do not agree on a particular permit application. Susan Matthews made a motion to have John Loeper as the tie breaker reviewer and a second motion was made by Jack Ball. All were in favor.

A motion to have the Sentinel as the official paper to advertise resolutions, HPC's meeting schedule and HPC's agenda's. A motion to have the Sentinel as the official newspaper for advertising HPC information was made by Jack Ball and a second motion was made by Jeff Sutherland. All were in favor.

Adoption of meeting dates for 2014 calendar year with the time change of 7:00 P.M. A motion to adopt the 2014 Monthly Meeting Schedule for the Historic Preservation Commission was made by John Loeper and a second motion was made by Jack Ball. All were in favor.

A motion was made by Jeffrey Sutherland and a second motion was made by Susan Matthews to have Mark Stein remain as Solicitor to the commission and Watson & Henry Associates as the Architect reviewers to the commission. All were in favor.

Ken Cooper made a motion for Diane Chase to remain as Secretary to the Historic Preservation Commission and Susan Matthews made a second motion. All were in favor.

Jack Ball had a discussion regarding RFP's. Jack suggested beginning the process at the end of June which would involve picking three people from the Board to interview Architectural Firms and possibly giving them a three year contract. Jack Ball mentioned you can have a cost for each year – commissions have the right to approve one, two or three year contracts. It was suggested to try to find a local architect as oppose to pay someone for travel time whose firm is a travel distance away. John Loeper stated the commission does not have to have RFP's. Mark Stein suggested inviting Joe Clark from the Purchasing Department to come speak to the commission prior to moving forward in search of an architect reviewer to the commission for the 2015 calendar year.

Jack Ball stated he had a discussion with Dotti McCrosson regarding the Historic District Ordinance revised changes. The commission decided to have additional wording inserted under Demolition. Under Demolition following Denial of Permit the commission would like the notice time period to read one year as oppose to six months after an appeal has been decided. In addition, the commission would like the property owner to obtain two certified appraisals from certified licensed appraiser indicating the fair market value of the property. A motion was made by Jeff Frost to have Mark Stein come up with language for the demolition revisions under Demolition in the Historic District Ordinance and a second motion was made by John Loeper. All were in favor.

Ken Cooper thanked Jack Ball, Jeff Sutherland, Jeff Frost and John Loeper for volunteering their time to review construction applications in the Historic District prior to any permits being issued.


Ken Cooper talked about thanking Fred Miller and Richard McNally for their time as a volunteer on the Historic Preservation Commission. Ken Cooper and the commission discussed presenting Fred Miller with a proclamation for all his years of service on the commission. John Loeper spoke about a Certificate of Appreciation that was given in the past to a person who volunteered their services.

A motion to adjourn the meeting was made by Ken Cooper and a second motion was made by John Loeper.

A motion to adjourn the meeting was made by Fred Miller and a second motion was made by Ken Cooper.

  
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Jack Ball, Chairman

Jeffrey Sutherland  
Vice-Chairman

  
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Diane M. Chase, Recording Secretary

