



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission Ocean City, New Jersey

Regular Meeting Minutes

Tuesday, September 9, 2014

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

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

Absent – Leslie Skibo

Diane Chase – Recording Secretary

Mark Stein – HPC Attorney

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 August 5, 2014 Historic Preservation Commission meeting. A motion to accept the August 5, 2014 Historic Preservation Meeting Minutes was made by Jeffrey Sutherland and a second motion was made by Marian Talese. All were in favor.

Resolution - HPC14-005 McCouch – 704 - 7th Street Blk: 703 Lot:4

Renovations to the exterior.

A motion to approve the McCouch Resolution -704 – 7th Street was made by Ken Cooper and a second motion was made by Susan Matthews. All were in favor.

Jack Ball opened up the meeting by inviting Ms. McCrosson, Councilman Allegretto, Councilman McClellan, Council President Wilson to the front table to discuss the revised ordinance for the Historic District. Ms. McCrosson stated she had modified the revised ordinance for the Historic District. Basically cleaned up some language pertaining to Administration. Councilman Allegretto stated they are only a Subcommittee of Council. Councilman Allegretto said any ideas/recomendations will have to be presented to full Council. Councilman Allegretto stated he will ask Council to have one of the members attend regular monthly Historic Preservation Commission meetings. Councilman Allegretto also said he will suggest to the rest of Council to increase the budget for the Historic Preservation Commission. The increase would be added to the city budget each year. Councilman Allegretto proceeded to say he would like to see appraisals done before the applicant comes before the Historic Preservation Commission for demolition. The listing time recommendation will require the listing to be an active listing at least two consecutive months in the summer. The Council subcommittee will recommend reviewing the boundaries in relation to the size of the District. One thought is possibly making the district smaller by removing certain blocks/homes from the district. The members from the subcommittee have not come to a

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consensus in their discussion. Councilman McClellan said the subcommittee would recommend selecting an intern for the Historic Museum in the summer months. Jeff Sutherland discussed waiving certain fees for reviews to permit applications for work being done to homes in the district. The commission would like to see the city take a more active role to raise grant money for the District. Mark Stein mentioned there should be two appraisals at the time of the listing and Ms. McCrosson stated they agreed Fair Market Value shall be the lower of the two appraisals and Mr. Stein stated he meant the higher of the two appraisals. Ken Cooper emphasized to Council there must be a strategic plan for the Historic District or just get rid of it. John Loeper stated the commission is a Certified Local Government and the revised ordinance has to go to the state as part of the CLG and in it will be handed to the Feds.

Councilman Allegretto said there will be a workshop coming up to further discuss the revised ordinance and the size of the Historic District. John Loeper said the state approved the Historic District Boundaries and suggested to Council professional surveyors should review the district once again since it has been many years since the last review.

Jack Ball opened up the floor to Public Comment.

Dennis Myers – 230 Ocean Road, Ocean City, NJ – asked Council to not reduce the size of the district and said Council was not qualified to do so.

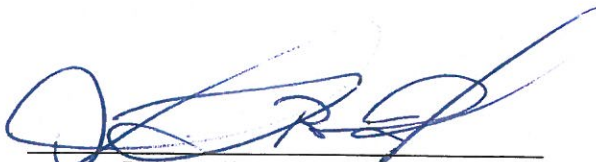
Helen McSweeney – 408 Central Avenue, Ocean City, NJ - expressed concerns about the district, demolitions, value of properties, etc. Ms. McSweeney said rewarding property owners who live in the Historic District is a great idea. Jack Ball closed Public Comment.

Jack Ball asked for three volunteers to begin searching for a new architect for the commission to review new applications and other issues and concerns that may arise throughout 2015.

John Loeper, Susan Matthews and Ken Cooper volunteered.

Mark Stein let the commission know that if documents are to be removed from any city office for review the commission member must file an OPRA (Open Public Records Act) form with the City Clerk asking to obtain copy/copies. No pictures can be taken of architectural plans, applications, documents etc. while reviewing inside any municipal office.

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