HISTORIC PRESERVATION COMMISSION
OCEAN CITY, NEW JERSEY

Regular Meeting Minutes
Tuesday, December 1, 2015
City Hall – 9th & Asbury Avenue – 7:00 P.M.
Roll Call: Mr. Ball, Mr. Sutherland, Ms. Matthews, Mr. Frost, Mr. Loeper and Mr. Stever
Absent – Ms. Talese, Mr. Cooper
Mr. Stein/Attorney and Mr. Calafati/Architect
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 October 27, 2015 Historic Preservation Commission meeting. A motion to accept the October 27, 2015 Historic Preservation Meeting Minutes was made by Mr. Sutherland and a second motion was made by Mr. Frost. All were in favor.

Resolutions – 724 Ocean Avenue – Blk: 604 Lot: 17
A motion was made by Mr. Loeper to approve the resolution and a second motion was made by Mr. Sutherland. All were in favor.

HPC15-007 – Eugene Ragazzo – 828-30 Wesley Avenue Blk: 805 Lot: 17.03
Ms. Matthews abstained
Proposed – New two family residential structure
Mr. Jon Batastini, Attorney represented Mr. Ragazzo
Mr. George Wray, Architect
Exhibits – A-1 Revised architectural drawing
Public Comment – Mr. Loeper made a motion to open Public Comment and Mr. Sutherland second the motion.
Michael Matthews – 815 Wesley Avenue, Ocean City, NJ - commented on the windows in the rear of the structure. Mr. Matthews felt the rear windows are out of place, on the left side elevation – there are different size and shaped windows which are visible from 9th street.
Joann Edwards – 819 Wesley Avenue, Ocean City, NJ – had questions concerning the top windows/panels in the middle of the structure.
Susan Matthews – 815 Wesley Avenue, Ocean City, NJ – had questions regarding the permit extension act in terms of the present application and wanted clarification from the commission's attorney. Ms. Matthews would like to see the building have a bump out and expressed concerns about the windows in the rear of the building.

Mr. Loeper made a motion to close Public Comment and Mr. Frost second the motion.

A motion to approve the proposed newly constructed two family residential dwelling with revisions was made by Mr. Loeper and a second motion was made by Mr. Frost.

Vote – Unanimous

Adoption of 2016 HPC Meeting schedule. Mr. Loeper made a motion to accept the 2016 Meeting schedule and a second motion was made by Mr. Sutherland. All were in favor.

Mr. Ball asked the members to review and sign the form which will give notice/ permission to enter onto the exterior part of an applicant's property for inspection prior to the hearing of an application.

Mr. Ball suggested resolutions should be drawn up as documents for proof in making final reviews. Agreeable verbiage by the commission is not enforceable without a resolution. A resolution will be drawn up by Mr. Stein stating spacing between spindles on exterior railings shall be no more than two times the actual dimensions of the spindle, not to exceed that permitted by the New Jersey Uniform Construction Code. A motion to accept the wording for the resolution regarding spindle spacing was made by Mr. Sutherland and a second motion was made by Ms. Matthews

Ms. Matthews questioned why nothing has been done in the past five months with the Historic District as discussed with Administration. Mr. Loeper stated a new survey for the district is going to be done and once that is complete the ordinance for the Historic District will go to City Council. Mr. Loeper received word Administration is attempting to get money for a Grant to have the survey done. Mr. Loeper mentioned there may be Hurricane Sandy recovery money.

A motion to adjourn the meeting was made by Mr. Loeper and a second motion was made by Mr. Sutherland.

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Jack Ball, Chairman   Diane M. Chase, Recording Secretary