

OCTOBER 6, 2020
CITY OF OCEAN CITY
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES

CALL TO ORDER – The meeting was called to order at 6:00 PM via GOTOMEETING.com

OPEN PUBLIC MEETINGS ANNOUNCEMENT – Adequate notice of this meeting was given pursuant to Public Law 1975, Chapter 231, also known as the Open Public Meetings Act.

FLAG SALUTE – Flag salute was omitted due to the absence of a flag remotely.

ROLL CALL

Name	Title	Present	Absent
Vacant	Alternate II	-	-
Mr. Dean Chorin	Alternate I	Present	-
Mr. Ken Cooper	Vice Chairperson		Absent
Vacant	Commissioner	-	-
Mr. John Loeper	Chairperson	Present	
Mr. Nicholas Marotta	Commissioner	Present	-
Mrs. Susan Matthews	Commissioner	Present	
Mrs. Marian Talese	Commissioner	Present	-
Mr. Robert Williams	Commissioner	Present	

Terri Ney was Secretary for the Commission. Michael Allegretto, Director of Community Services, was in attendance for The City.

ADOPTION OF MINUTES –The August 4, 2020 meeting minutes were unanimously approved by all present members eligible to vote. Motion made by Susan Mathews, Seconded by Nick Marotta.

NEW BUSINESS –

1. 615 Wesley Avenue – The Resolution prepared by Mark Stein for HPC regarding the demolition of 615 Wesley Avenue was denied as initially prepared. Motion was made by Susan Matthews and seconded by Marion Talese to amend the resolution by removing “and is not as historic as it originally was” from page 4, bullet 1. The amended Resolution to deny the demolition application HPC20-002 by Avery Teitler on behalf of RJGVB, LLC was approved 4-0. Motion to adopt the denial resolution was made by Marion Talese and seconded by Robert Williams. Public attendees are listed under PUBLIC COMMENTS.

OLD/OTHER BUSINESS

1. Brochures – no update.

2. Plaques – Will reach out to Doug Bergen to discuss PR options in presenting the plaques and will speak to owners regarding possible dates for presentation.
3. HVAC slim ducts – HPC would like a different option for ducts in the historic district that would be more consistent with HPC guidelines.

PUBLIC COMMENT(S) –

Chris and Dwight Springman – 616 Wesley Avenue. The Springman’s support keeping 615 Wesley in the Historic District. They feel the home is contributing and important to the district.

Richard Barth – 146 E Atlantic Blvd/608 Wesley Avenue. Mr. Barth feels that if the developer is able to tear down 615 Wesley Avenue, anyone could neglect their home until it is damaged beyond repair and argue to tear down. Questioned how the appeal process works if Mr. Rhine still wishes to continue with plans to demolish 615 Wesley and how the appraisal and fair market value is determined. John Loeper explained the process that could be appealed to the planning board.

Kathy Hogan – 612 Wesley Avenue. Very concerned that 615 Wesley Avenue will be torn down as it is so significant to the district. Also would like the street signs corrected in the district. HPC ordinance sent via email.

Maryann Pionegro-Smith – 38 W 14th Street. Logged on to see how the Historic District Board operates.

ADJOURNMENT – The meeting adjourned at 6:53 PM. Motion to adjourn was made by Susan Matthews, seconded by Marian Talese.

The next meeting is Tuesday, December 1, 2020 at 6:00pm, virtually via GOTOMEETING.com
Login details to follow.

Adopted: _____

Terri L Ney
Recording Secretary