

## **MINUTES OF THE BOARD WORKSHOP**

### **MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD**

**30 Schuyler Place  
November 10, 2014**

**Morristown  
New Jersey**

The meeting was called to order at 6:33 PM by Art Palombo, Chairman.

Members present:

Edward Engelbart, At-Large  
Lawrence Fast, Morris County Heritage Commission  
Janet Foster, Architectural History  
Ann Granbery, Historic Landscape Specialist (Arrived 7:08 PM)  
Mary-Anna Holden, Region IV  
William Orlandi, Region I  
Arturo Palombo, Preservation Architecture  
George Shanoian, Region III  
John Solu, Building Restoration  
Randy Tortorello, At-Large

Members with excused absence:

George Wien, Region II

Also attending:

Deena Leary, Director, Morris County Dept. of Planning & Public Works  
Christine Marion, Morris County Planning Director  
John Napolitano, Esq., Special Council  
Ray Chang, Historic Preservation Program Coordinator

### **OPEN PUBLIC MEETING STATEMENT**

Adequate notice of this meeting in compliance with the Open Public Meetings Act has been provided and filed with the Town of Morristown, the Morris County Clerk, the Daily Record and the Star Ledger.

### **PUBLIC COMMENT**

There were no comments from the public.

### **APPROVAL OF MEETING MINUTES**

On a motion by member Orlandi, seconded by member Shanoian, the Board approved the minutes with changes of the October 27, 2014 Board meeting.

Aye: Engelbart, Fast, Foster, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None                      Abstain: Holden

## AMENDMENT TO HISTORIC PRESERVATION EASEMENT

Mr. Chang advised that the Board workshop held on Oct. 1, 2014 discussed controls over modifications to register-listed sites. The Board had recognized that the entire setting of a historic site ultimately contributes to its historic significance. The Board had also suggested that the activities permitted under the easement should be indicated in the Maintenance Plan. It was the opinion of the Board during the workshop that although the easement uses the term “Protected Features” to refer to particular elements that received funding assistance, the Board’s intention was that the easement’s protection would encompass landscape elements as well as other elements of the structures.

The Board discussed the implementation of the easement and what the County could do if applicants do not maintain the purposes of the easement, e.g. use the property in a way that is not historically appropriate. Mr. Napolitano indicated that the County could file an injunction in court to prevent the use of a protected property that is not historically appropriate.

The Board considered amending the easement paragraph 3(d) and 3(e) to read (addition in **bold**):

3(d) “To prevent deterioration of the Property, Grantor shall maintain the Protected Features **and Property** in good condition at Grantor’s cost and expense...”

3(e) “Grantor’s obligation to maintain the Protected Features shall require replacement, repair, and reconstruction by Grantor whenever necessary **and in accordance with the approved maintenance and preservation plans**, subject to the casualty provisions of paragraphs 10 and 11...”

On a motion by member Fast, seconded by member Engelbart, the Board approved the proposed amendment to the historic preservation easement.

Aye: Engelbart, Fast, Foster, Holden, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None                      Abstain: None

Member Granbery arrived at 7:08 PM

## AMENDMENT TO RULES ON ACQUISITIONS / APPRAISAL POLICY

Mr. Chang provided draft rules on acquisition and appraisal requirements to the Board, which, during the Oct. 1, 2014 workshop, noted that the existing rules address the appraisal requirement only for closings prior to grant award. The existing rules also lack specific appraisal requirements and qualifications of the appraiser.

Mr. Chang provided an overview of the revised rules. For acquisition applications, the draft rules require at least one independent market appraisal in accordance with the proposed appraisal requirements. The HP program allows the submission of acquisition applications for properties whose titles were acquired no earlier than one year prior to the application submission deadline. The HP program’s match for acquisition applications shall not exceed 50% of the Accepted Market Value (AMV) as defined in the proposed appraisal requirements. Also, the draft rules require that a Maintenance Plan be included as a part of any HP Construction grant application.

On a motion by member Holden, seconded by member Shanoian, the Board approved the amended rules on acquisition and appraisal requirements as discussed. A clean copy of the rules is to be forwarded to the Board for comment.

Aye: Engelbart, Fast, Foster, Granbery, Holden, Orlandi, Palombo, Shanoian, Solu, Tortorello  
Nay: None                      Abstain: None

**PROJECT UPDATE**

*Morris Canal Lock 2 East (2011 grant)*

Mr. Chang showed several recent photographs of the remediation of the excessive mortar joint widths. The surfaces on top of the buttresses are now shown to be even, and the excessive mortar covering the top ledge of the south wall has been corrected. The Board recognized that this recent work represents an improvement from the previous conditions of mortar work.

**QUESTIONS/COMMENTS**

There were no questions or comments.

**NEXT MEETING**

The Board agreed to hold a meeting on Tuesday, January 27, 2015 in the Morris County Cultural Center, 300 Mendham Road, Morris Township, NJ.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:22 PM with all in favor.

Respectfully submitted,

Ray Chang, P.P.  
Historic Preservation Program Coordinator