

MINUTES OF THE REGULAR MEETING

MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

30 Schuyler Place
December 7, 2016

Morristown
New Jersey

The meeting was called to order at 7:00 PM by Chairman Palombo.

Members present:

Edward Engelbart, At-Large
Lawrence Fast, Morris County Heritage Commission
Janet Foster, Architectural History
Nita Galate, Region II
Ann Granbery, Historic Landscape Specialist
Mary-Anna Holden, Region IV
Arturo Palombo, Preservation Architecture
John Solu, Building Restoration
Eileen Stokes, Region I
Randy Tortorello, At-Large

Member with excused absence:

Monica Scozzafava, Region III

Also attending:

Hon. Christine Myers, Freeholder (Arrived 7:10 p.m.)
Deena Leary, Director, Morris County Department of Planning & Public Works
Christine Marion, Morris County Planning Director
John Napolitano, Esq., County Counsel
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

(At this point, Freeholder Myers arrived at the meeting)

Mr. George Coppola (Hanover Township Committee member), Mr. Len Fariello, Mr. Mike Czuchnicki (Hanover Township Landmark Commission) and Mr. Gary McGowan (Cultural Preservation & Restoration, Inc.) addressed the Board regarding the Whippany Burying Yard grant application. Mr. Czuchnicki noted that he and other Township representatives had met with County staff in July 2016 to discuss the project, which was not recommended for funding in the 2016 funding round. After County staff had prepared a letter to the Township, Mr. Czuchnicki was not understanding the reasons that the project was not funded. Ms. Leary pointed out that

tombstone restoration is a unique type of preservation work that this Board has not funded in the past, and that the Board was looking for appropriate treatment methods by qualified professionals. The Board noted that the application did not include information or data to show the effects the proposed hedges would have on the tombstones. Chairman Palombo suggested that the Township attend the Application Workshop scheduled for February 1, 2017.

APPROVAL OF MINUTES

On motion by member Galate, seconded by member Fast, the Board voted to approve the minutes of the Board's meeting of October 5, 2016.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Solu, Stokes, Tortorello
Nay: None Abstain: None

PROJECT UPDATE

Steam Locomotive 4039, Hanover (2011 grant)

Mr. Alan Wishengrad and Mr. Mike Dodge of the Whippany Railway Museum addressed the Board regarding the status of the 2011 grant. Mr. Dodge noted that the items funded by the 2011 grant, including the boiler jacketing, tender bearings and wheel set, and Locomotive cab, were complete and stored at the Museum, but the delay in the manufacturing of the boiler (funded by a Federal grant) has prevented the assembly of the components and the completion of the 2011 grant. The remaining \$17,000 in the grant included the labor required to install the components once the boiler is complete and received at the Museum. It was unclear how much longer the sub-contractor will take to complete the boiler. Ms. Marion pointed out the funding in this grant has been encumbered since 2011 and therefore, not available to other potential applicants. The Board suggested to cancel the grant, and for the Township to re-apply in a future round or when the boiler is complete.

On motion by member Engelbart, seconded by member Tortorello, the Board voted to cancel the 2011 Steam Locomotive 4039 grant.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Solu, Stokes, Tortorello
Nay: None Abstain: None

(At this point, member Fast left the room)

Glen Alpin, Harding

Mr. Frank Pinto and Mr. Ben Spinelli of Spinelli & Pinto Consulting, LLC addressed the Board regarding a proposed diversion process for Glen Alpin in Harding. The Township has attempted to find a compatible long-term use for the structure, but has not been successful in finding a suitable tenant. The condition of the property is deteriorating. The Township is pursuing the option of returning the house to private ownership with the historic preservation restrictions remaining in place. This proposal would remove the deed restrictions on the property pertaining only to the structure and the surrounding 3 acres currently held by the State of New Jersey and the County of Morris. The remaining land would be retained as public open space. The house and the 3 acres would be sold at public auction to a private owner with the historic preservation restrictions in place. Any auction proceeds would go toward reimbursement of the funding agencies that have provided grants for the purchase and improvements to the property. The

privately owned 3 acres would also be subject to a public access easement to enable a future trail connection to Morristown National Historical Park.

The Board acknowledged the Township's pursuance of the diversion process. The Board also noted that the historic preservation restrictions require that the Township be responsible for damage or destruction of the property that may result from deferred maintenance or demolition by neglect.

(At this point, member Fast returned to the room)

RULES & REGULATIONS

Ms. Marion asked the Board to consider some changes to the rules. The Board discussed and made the following recommendations for rule changes:

1. All applicants will be required to have a Preservation Plan and construction documents with professional construction cost estimates before they are eligible to apply for construction funding.
2. The definition of "Restoration" under Eligible Activities was changed to replace "reconstruction" with "historically accurate re-creation".
3. The requirement that matching funds shall consist only of cash raised or on hand is removed.
4. Grant extensions: The Review Board may recommend to the Freeholders an initial extension not to exceed two years. A second extension not to exceed one year may be recommended by the Board. In order to receive the second extension, more than 50% of the work must have been completed and the applicant must prove that the project delay is due to circumstances beyond the applicant's control.

The Board also determined that, from this time forward, all unexpended balances must be canceled and returned to the HP account unencumbered balance.

GRANT PROCESS REVIEW: 2016 ROUND

The Board asked that best practices regarding cemetery preservation be collected, including standards from the National Park Service. The Board noted that different grave marker materials require different treatment protocols. The documents could possibly be brought to the application workshop.

APPLICANT ROUNDTABLE MEETINGS

Ms. Leary noted that at the last meeting, the Board had discussed holding an applicant roundtable meeting for HP applicants, where HP requirements regarding insurance and public accessibility could be discussed. Ms. Leary asked for volunteers from the Board to participate in the roundtable meeting, which could last about an hour. Members Tortorello, Galate and Engelbart volunteered to participate in the meeting.

QUESTIONS / COMMENTS

There were no questions or comments.

NEXT MEETING: February 1, 2017, 5:00 PM, Morris County Cultural Center, 300 Mendham Road, Morris Township, NJ

ADJOURNMENT

There being no further business, the meeting adjourned at 10:02 PM with all in favor.

Respectfully submitted,
Ray Chang, P.P., Historic Preservation Program Coordinator