

MINUTES OF THE REGULAR MEETING

MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

30 Schuyler Place, 2nd Floor
May 2, 2018

Morristown
New Jersey

The meeting was called to order at 7:05 PM by Chairman Tortorello.

Members present:

Edward Engelbart, At-Large
Lawrence Fast, Morris County Heritage Commission
Nita Galate, Region II
Bethany Russo, Architectural History (Arrived 7:08 PM)
Monica Scozzafava, Region III
John Solu, Building Restoration
Randy Tortorello, At-Large
Martha Wells, Region IV

Excused absences:

Gary DeBiasse, Preservation Architecture
Ann Granbery, Historic Landscape Specialist
Eileen Stokes, Region I

Also attending:

Christine Myers, Freeholder
Christine Marion, Morris County Planning Director
Ray Chang, Historic Preservation Program Coordinator

OPEN PUBLIC MEETINGS STATEMENT

Chairman Tortorello stated that 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 COMMENTS

There were no comments from the public.

APPROVAL OF MINUTES

On motion by member Galate, seconded by member Engelbart, the Board voted to approve the minutes of the Board's meeting of January 31, 2018.

Aye: Engelbart, Galate, Scozzafava, Solu, Tortorello, Wells

Nay: None Abstain: Fast, Russo

Results of Vote

Mr. Chang advised the Board of the results of votes taken by the Board on two matters.

Reasonable framework for 50%, 75%, 100% draft documents

At the Board's January 31, 2018 meeting, the Board discussed, for purposes of County review, what level of documentation is expected for planning document at the 50%, 75% and 100% draft level. Subsequent to the meeting, the County Consultant Dominique Hawkins drafted the clarification language below to be incorporated into our Historic Structure Report / Preservation Plan Checklist.

The Morris County Historic Preservation Trust Fund review process requires that all planning documents, including Historic Structure Reports, Preservation Plan, Historic Landscape Reports, etc. be a minimum of 50% complete prior to review. At 50% complete, preservation planning documents typically include historical development documentation, an analysis of existing conditions, an overriding treatment philosophy as well as general treatment approaches to provide a framework for review. At 75% complete, the specific treatment approach and associated preservation impact should be identified for recommended interventions at all materials and features [incorporating consultant recommendations as applicable], supporting information such as a code analysis and use modifications, and the treatment recommendations prioritized. Finally, a complete planning document must include all the information identified on the Historic Structure Report & Preservation Plan Checklist included with the grant application, meeting the standards of the Historic Structure Reports & Preservation Plans: A Preparation Guide – Second Edition, 2015 [Guide].

The Board voted via E-mail by February 5, 2018 to incorporate the clarification language into the Historic Structure Report / Preservation Plan Checklist.

Aye: DeBiasse, Fast, Galate, Granbery, Russo, Scozzafava, Solu, Stokes, Wells

Nay: None Abstain: Engelbart, Tortorello

King Homestead Museum, Roxbury - Change to funded scope

Earlier in March 2018, the Roxbury Historic Trust (RHT) was preparing the bid specifications for their 2017 grant (\$120,813) project for exterior rehabilitation at the King Homestead including windows repair, doors, woodworking and painting. The architect observed gutter failures and recommended incorporating the gutters into the base bid. The County Consultant agreed that it is appropriate to proceed with the gutter work as quickly as possible to minimize additional damage, and certainly prior to repairs of the woodwork and windows below. The RHT asked the Board to change the approved scope by incorporating the gutters work.

The Board voted via E-mail by March 20, 2018 to include the gutter work in the grant scope.

Aye: Engelbart, Fast, Granbery, Scozzafava, Solu, Stokes, Wells

Nay: None Abstain: DeBiasse, Galate, Russo, Tortorello

2018 APPLICATIONS

Mr. Chang provided the Board with the 2018 Application Handbook and gave a PowerPoint presentation on the applications received this year. He stated that the County received 21 applications requesting more than \$2.1 million. Member Engelbart inquired about the level of funding available this year. Ms. Marion advised about \$2.5 million would be available in the

2018 funding round. Any “unused” funds would be returned to the Trust Fund and made available for future applicants.

PROJECT UPDATE

Glen Alpin, Harding

Mr. Chang advised the Board regarding the diversion process that the Township of Harding is undergoing as related to the Glen Alpin property. The Township wishes to auction off the house and is willing to put on a perpetual historic preservation easement on the property. Staff has drafted an easement based on the New Jersey Historic Trust perpetual easement model, adding the following items:

- a) Requires the Grantor to erect a sign at the Kemble gravesite prior to completing the diversion process.
- b) Requires the Grantor to retain a 50-ft trail access to allow future connection with Patriot’s Path.

Member Fast noted the draft easement provides that the easement will travel with the land so there is no guarantee about who might someday end up in control of the property. There could also be provisions for deliberate damage, where the property could be restored based on existing records. Member Fast also suggested the Township could possibly apply to the Morris County Heritage Commission for funding toward the gravesite sign. The Board agreed to revise the easement with the suggested changes and send the draft easement to County Counsel for review.

NJ SUPREME COURT RULING

Ms. Marion advised the Board that, due to the recent NJ Supreme Court’s decision, Freedom From Religion Foundation v. Morris County Board of Chosen Freeholders, Morris County can no longer provide funding to religious institutions from this time forward. Grant awards made in the past are not affected by this Court decision, and should be completed within the time period as stated in the grant agreement.

REVIEW SCHEDULE

Mr. Chang provided the Board with the 2018 grant review schedule as follows:

Saturday, **May 12**, 8:30 AM Board Site Visits throughout County

May 14~24 Visits to Return Sites by individual Board members

Monday, **June 4**, 6:30 PM Applicant Presentations #1, 2nd Floor, Schuyler Hearing Room

Monday, **June 11**, 6:30 PM Applicant Presentations #2, 2nd Floor, Schuyler Hearing Room

Wednesday, **June 13**, 7:00 PM Board Deliberation, 2nd Floor, Schuyler Conference Room

Wednesday, **June 27**, 4:30 PM Funding Recommendation made to Freeholders

QUESTIONS/COMMENTS

Mr. Chang encouraged the Board members to attend the Freeholder’s Volunteer Reception on May 15, 2018 at the Frelinghuysen Arboretum, from 5:30 PM to 7:30 PM.

NEXT MEETING

The next regular meeting is the site visit scheduled for Saturday, May 12, 2018, when the whole Board will meet outside the Office of Planning & Preservation, 30 Schuyler Place, Morristown, at 8:30 AM.

ADJOURNMENT

There being no further business, on a motion by member Engelbart, seconded by member Wells, the Board voted to adjourn the meeting at 8:41 PM with all in favor.

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