

## MINUTES OF THE REGULAR MEETING

### MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

30 Schuyler Place, 2<sup>nd</sup> Floor  
June 4, 2018

Morristown  
New Jersey

The meeting was called to order at 6:34 PM by Chairman Tortorello.

Members present:

Gary DeBiasse, Preservation Architecture  
Edward Engelbart, At-Large  
Lawrence Fast, Morris County Heritage Commission  
Nita Galate, Region II  
Ann Granbery, Historic Landscape Specialist  
Bethany Russo, Architectural History  
Monica Scozzafava, Region III  
John Solu, Building Restoration  
Eileen Stokes, Region I  
Randy Tortorello, At-Large  
Martha Wells, Region IV

Also attending:

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

Mr. Ronald P. Weissman, a resident of Mendham Borough, inquired the Board on the statuses of three projects: 1) Pitney Farm, Mendham Township, 2) Proposed Dunkin' Donuts at 25 East Main Street, Mendham Borough, and 3) Glen Alpin, Harding Township.

*Glen Alpin:* Mr. Chang advised that Harding Township is now pursuing a diversion process with Green Acres for the entire Glen Alpin property. The Township's intent is to sell the property at public auction to a private owner with perpetual historic preservation restrictions. The County is now drafting the historic preservation easement for the property.

*Pitney Farm:* Ms. Marion noted that the Pitney Farm property was purchased by Mendham Township, which used Morris County Open Space Trust funding for a 7 acre portion of the property which is preserved as open space. The remaining five acres contains the house and other

structures and the Township is seeking to subdivide the property into three lots, one of which would be the preserved open space. The County has not yet approved the subdivision application for the property. She stated that questions regarding the subdivision application should be directed to the Morris County Planning Board.

*25 East Main Street, Mendham Borough:* Ms. Marion advised that she believes that the County Planning Board had approved the development application as it related to County road and drainage standards. Mr. Weissman informed that the property, which is a contributing resource within the Mendham Historic District, has not received municipal approval. Member Fast suggested the local historic preservation commission has the option to reach out to the NJ Historic Preservation Office on issues that affect Register-listed properties. Ms. Marion noted that Mendham Borough has sole authority over land use and historic preservation on this property. The County Historic Preservation Trust Fund Board only reviews and makes funding recommendations to the Freeholders for historic preservation projects.

### **2018 APPLICANT PRESENTATIONS #1**

The Board heard presentations according to the attached schedule.

Member Stokes left the room during the presentation on the Union School House, Washington Township.

Member Engelbart left the room during the presentation on the Martin Berry House, Pequannock Township.

Chairman Tortorello left the room during the presentation on the Smith-Baldwin House, Parsippany-Troy Hills Township.

Member Scozzafava left the room during the presentation on the Boonton Holmes Public Library, Town of Boonton.

### **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 May 2, 2018.

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

Nay: None                      Abstain: DeBiasse, Granbery, Stokes

On motion by member Galate, seconded by member DeBiasse, the Board voted to approve the minutes of the Board's meeting of May 12, 2018.

Aye: DeBiasse, Engelbart, Fast, Galate, Russo, Scozzafava, Solu, Stokes, Tortorello, Wells

Nay: None                      Abstain: Granbery

(At this point, member Fast left the room)

### **LEASE REQUEST – Millington Schoolhouse, Long Hill Township**

Mr. Chang briefed the Board on Long Hill Township's request to lease out a portion of the Millington Schoolhouse. The Township would like to lease the newer, non-historic portion of the

Millington Schoolhouse in order to make the continued operation of the historic one room school house portion of the building financially viable. The Township would publicly bid the lease for professional or office use only in accordance with the requirements of the Public Lands and Buildings Law. County approval of the proposed lease is required per the historic preservation easement that the County holds on the property.

The Board discussed the proposed lease, and agreed to recommend to the Board of Chosen Freeholders to approve the lease of the newer, non-historic portion of the Millington Schoolhouse by the Township of Long Hill.

On motion by member Engelbart, seconded by member Granbery, the Board voted to recommend to the Board of Chosen Freeholders to approve the lease of the newer, non-historic portion of the Millington Schoolhouse by the Township of Long Hill, with the understanding that the Township will inform the lessee of the Easement in place for the Millington Schoolhouse and that the use of the non-historic portion of the Millington Schoolhouse by the lessee will not negatively affect the protected historic features of the property or interfere with public access to the historic portion of the Millington Schoolhouse.

Aye: DeBiasse, Engelbart, Galate, Granbery, Russo, Scozzafava, Solu, Stokes, Tortorello, Wells  
Nay: None                      Abstain:

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

#### **REVIEW SCHEDULE**

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

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**

There were no questions or comments from the public.

#### **NEXT MEETING**

The next regular meeting is the site visit scheduled for Monday, June 11, 2018, for Applicant Presentations #2. The meeting will be held at 30 Schuyler Place, Morristown, 2<sup>nd</sup> floor Hearing Room starting at 6:30 PM.

#### **ADJOURNMENT**

There being no further business, on a motion by member Engelbart, seconded by member Wells, the Board voted to adjourn the meeting at 9:35 PM with all in favor.

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