

MINUTES OF THE REGULAR MEETING

MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

300 Mendham Road
January 30, 2019

Morris Township
New Jersey

The meeting was called to order at 4:10 PM by Christine Marion.

Members present:

Gary DeBiasse, Preservation Architecture (Arrived 5:00 PM)
Edward Engelbart, At-Large
Lawrence Fast, Morris County Heritage Commission
Nita Galate, Region II
Ann Granbery, Historic Landscape Specialist (Arrived 4:16 PM)
Martin Kane, At-Large
Monica Scozzafava, Region III
Eileen Stokes, Region I
Martha Wells, Region IV

Excused absences:

Bethany Russo, Architectural History
John Solu, Building Restoration

Also attending:

Margaret Hickey, Connolly & Hickey Historical Architects
Christine Marion, Morris County Planning Director
Ray Chang, Historic Preservation Program Coordinator

OPEN PUBLIC MEETINGS STATEMENT

Ms. Marion 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, Township of Morris, the Morris County Clerk, the Daily Record and the Star Ledger.

Mr. Chang welcomed Mr. Martin Kane as the new At-Large representative on the Board.

ELECTION OF OFFICERS

Ms. Marion served as temporary Chairperson and took nominations for the position of Chairperson.

On motion by member Engelbart, seconded by member Fast, Ms. Nita Galate was nominated for Chairperson. There being no other nominations, on motion by member Fast, seconded by member Engelbart, the Board voted to close the nominations for Chairperson. Ms. Nita Galate was unanimously elected Chairperson, and chaired the meeting from this point.

On motion by Chairperson Galate, seconded by member Wells, Mr. Ed Engelbart was nominated for Vice-Chairperson. There being no other nominations, on motion by member Wells, seconded by member Stokes, the Board voted to close the nominations for Vice-Chairperson. Mr. Engelbart was unanimously elected Vice-Chairperson.

PUBLIC COMMENTS

There were no comments from the public.

APPROVAL OF MINUTES

On motion by member Scozzafava, seconded by Vice-Chairperson Engelbart, the Board voted to approve the minutes of the Board's meeting of November 14, 2018.

Aye: Engelbart, Fast, Galate, Scozzafava, Stokes, Wells

Nay: None Abstain: Granbery, Kane,

REDUCTION IN GRANT SCOPE

Ayres Farm House, Denville Township (2017 Grant)

The County Consultant, Ms. Dominique Hawkins and Ms. Amanda Gold of Preservation Design Partnership, joined the meeting by phone. Mr. Chang advised the Board that the applicant, Ayres/Knuth Foundation, had requested to remove certain items (floor finishing, kitchenette, window repairs) from the 2017 grant scope as additional work was required at the kitchen floor framing. Ms. Hawkins had advised that, as the work at the kitchen floor framing was not part of the approved scope, nor was it submitted for review at its execution, it would not be supported by the grant. Ms. Hickey, the applicant's architect, indicated that the kitchen floor framing work had to be replaced, the work was labor and material intensive, and the detailing of the work was previously approved. Ms. Hawkins advised that the County would need an estimate on the additional work to see how it commensurates with the removed scope.

On motion by member Fast, seconded by member Engelbart, the Board voted to authorize the additional work pending receipt within one week from the applicant of the cost changes related to the scope removed and scope added.

Aye: Engelbart, Fast, Galate, Granbery, Kane, Scozzafava, Stokes, Wells

Nay: None Abstain: None

Growing Stage, Netcong (2017 Grant)

Mr. Chang advised the Board that the applicant, The Growing Stage, had requested to remove certain items (exterior lighting, awnings at side entrances) from the 2017 grant scope as additional work was required at the roof ridge. Ms. Hawkins had advised that, as the work at the roof ridge was not part of the approved scope, nor was it submitted for review at its execution, it would not be supported by the grant. Ms. Hickey, the applicant's architect, indicated that the roof ridge work was necessary to be able to proceed with the roof work. Ms. Hawkins advised that the County would need an estimate on the additional work to see how it commensurates with the removed scope.

On motion by member Fast, seconded by member Granbery, the Board voted to authorize the additional work pending receipt within one week from the applicant of the cost changes related to the scope removed and scope added.

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

Nay: None Abstain: Kane

Lake Hopatcong Train Station, Roxbury Township (2017 & 2018 Grants)

Mr. Chang advised the Board that the applicant, the Lake Hopatcong Foundation, had requested a change in scope without a change in grant funding. All grant scope are to be undertaken except the rear vestibule doors. Ms. Hickey indicated that the cost of terra cotta masonry was more than anticipated due to rise in labor and materials costs. As the project was streamlined between the 2017 and 2018 grants, the architect’s fees were also streamlined resulting in reduced fees of \$2,320. The applicant requested for the reduced architect fees to be applied to construction costs. The applicant also indicated its commitment to make up the difference in order to complete the doors.

On motion by member Fast, seconded by member Engelbart, the Board voted to authorize the additional work on the terra cotta masonry and the removal of the rear doors from the scope.

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

Nay: None Abstain: Kane

PROJECT UPDATE

Mr. Chang informed the Board that the Preservation Plan for the Dr. Condict House in Dover has been reviewed by our Consultant and determined to meet the *Secretary of Interior’s Standard for the Treatment of Historic Properties*.

2019 REVIEW SCHEDULE

Mr. Chang provided the Board with the 2019 grant review schedule as follows:

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| Wednesday, May 1 , 7:00 PM | Board meeting, MC Plg. & Preservation 2 nd Fl Conf. Rm. |
| Saturday, May 11 , 8:30 AM | Board Site Visits throughout County |
| May 13~23 | Visits to Return Sites by individual Board members |
| Monday, June 3 , 6:30 PM | Applicant Presentations #1, P&P 2 nd Fl. Conference Rm. |
| Monday, June 10 , 6:30 PM | Applicant Presentations #2, P&P 2 nd Fl. Conference Rm. |
| Wednesday, June 12 , 7:00 PM | Board Deliberation, P&P 2 nd Fl. Conference Rm. |
| Wednesday, June 26 | Funding Recommendations made to Freeholders |
| Wednesday, Sept. 25 , 7:00 PM | Board Meeting, P&P 2 nd Fl. Conference Rm. |
| Wednesday, Nov. 13 , 7:00 PM | Board Meeting, P&P 2 nd Fl. Conference Rm. |

CONFLICT OF INTEREST POLICY

Mr. Chang advised the Board regarding the County’s Conflict of Interest policy. Board members with conflict of interest on any application must refrain from Board discussions and deliberation on those particular applications.

PUBLIC QUESTIONS/COMMENTS

There were no questions or comments from the public.

NEXT MEETING

The next regular meeting is scheduled for Wednesday, May 1, 2019 in the 2nd Floor Conference Room of the Office of Planning & Preservation, located at 30 Schuyler Place, Schuyler Annex Building, in Morristown, New Jersey at 7:00 P.M.

ADJOURNMENT

There being no further business, on a motion by member Fast, seconded by member Wells, the Board voted to adjourn the meeting at 5:08 PM with all in favor.

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