

## **MINUTES OF THE REGULAR MEETING**

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

**Via Webex: <https://morriscountynj.webex.com/meet/rchang>  
June 3, 2020**

The meeting was called to order at 7:00 PM by Chairwoman Galate.

#### 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  
Martin Kane, At-Large  
Bethany Russo, Architectural History  
Monica Scozzafava, Region III  
John Solu, Building Restoration (Joined 8:00 p.m.)  
Eileen Stokes, Region I  
Martha Wells, Region IV

#### Also attending:

Joe Barilla, County Planning Director  
William Johnson, County Special Counsel  
Barbara Murray, Open Space Program Coordinator  
Ray Chang, Historic Preservation Program Coordinator

### **OPEN PUBLIC MEETINGS STATEMENT**

Chairwoman Galate stated that adequate notice of this meeting in compliance with the Open Public Meetings Act has been provided and filed with 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 Russo, seconded by member Engelbart, the Board voted to approve the minutes of the Board's meeting of January 29, 2020 with minor edits.

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

Nay: None                      Abstain: DeBiasse

### **PROJECT UPDATE**

*Glen Alpin, Harding*

Mr. Chang advised the Board that Green Acres has authorized the Township of Harding to proceed to part one of final application for major disposal of a portion of the Glen Alpin property. He shared the proposed easement termination rules as drafted by Mr. Johnson, and the comments/questions regarding these rules from Kate Marcopul who is the Administrator and Deputy State Historic Preservation Officer for DEP's Historic Preservation Office. Mr. Johnson advised that under these proposed rules, another entity (i.e. the NJ Historic Trust) would be holding the perpetual easement.

The Board considered comments / questions from the NJ Historic Preservation Office: *What is the burden of proof for an organization to demonstrate that they are not able to satisfy the terms and conditions of the original easement?* Mr. Johnson advised that the organization should demonstrate a “preponderance of evidence” for our purposes here. Chairwoman Galate believed this could become highly discretionary. Member Fast had concerns with the statement (#C1 in proposed rule) that the applicant cannot satisfy the terms and conditions of the easement. Ms. Murray indicated that no easement has ever been abandoned through the County’s open space program.

The Board asked if the “reasonable compensation” which the proposed rules require the applicant to provide as determined by the County, was too vague. Mr. Johnson suggested this was designed to be flexible to accommodate various situations, and the Board at its sole discretion can decide what is just compensation.

Many Board members considered that the proposed rules were drafted broadly and seem to address what the Board needs to achieve, but still had some concerns. The Board recognized that Glen Alpin is unique because Harding Township has never executed an historic preservation easement with the County.

The Board tabled the discussion pending submission of an application to terminate easement before the Board. Mr. Johnson suggested the Board need not rush to take action. Mr. Chang advised that although Harding Township has never executed the historic preservation easement with the County, the County has proceeded assuming the easement to be in place as it was a requirement of the grant agreements signed by the Township.

#### *Richards Block, Dover*

Mr. Chang advised that the Town of Dover, due to changed plans, has decided to not accept the 2019 acquisition grant (\$480,000) for the Richards Block building. These funds are now available for the 2020 HP applications.

Member Engelbart inquired of the amount of grant requests and the amount available for the 2020 funding round. Mr. Chang advised that the total amount of grant requests is \$5.7M, and the amount available for the 2020 funding round is \$4.37M.

#### **2020 APPLICATIONS**

Mr. Chang advised that all videos and application materials have been loaded to OneDrive, and access to OneDrive has been given to the Board members. He asked the Board to review the videos of the 7 new sites before the Board’s “Site Visit” video conference with those sites. Each

Board member should also view the videos of their 2 “assigned” returning sites prior to their individual “Site Visit” video conferences. Mr. Chang used a PowerPoint to present this year’s 30 applications to the Board.

**2020 REVIEW SCHEDULE**

Mr. Chang provided the Board with the 2020 grant review schedule as follows:

Saturday, <b>June 13</b> , 8:45 AM	Board “Site Visits” video conference via Webex
<b>June 15~24</b>	Individual Board member “Site Visit” conferences via Webex
Monday, <b>July 6</b> , 6:15 PM	Final Presentations #1, via Webex
Wednesday, <b>July 8</b> , 6:15 PM	Final Presentations #2, via Webex
Monday, <b>July 13</b> , 6:15 PM	Final Presentations #3, via Webex
Wednesday, <b>July 15</b> , 7:00 PM	Board Deliberations, via Webex
Wednesday, <b>July 22</b> , 4:30 PM	Funding Recommendations made to Freeholders
Wednesday, <b>August 12</b> , 7:00 PM	Grant Awards made by Freeholders

**PUBLIC QUESTIONS/COMMENTS**

There were no questions or comments from the public.

**NEXT MEETING**

The next regular meeting is scheduled for Saturday, June 13, 2020, starting at 8:45 a.m., for Board “Site Visit” video conference via Webex, <https://morriscountynj.webex.com/meet/rchang>.

**ADJOURNMENT**

There being no further business, on a motion by member Engelbart, seconded by member DiBiasse, the Board voted to adjourn the meeting at 9:22 PM with all in favor.

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