

NEW JERSEY HISTORIC TRUST
Wednesday, September 28, 10:00 am
Board of Trustees Meeting
Morris Museum, Morristown
(In-Person and Virtual Attendance)

Call to Order

Mr. Miller called the meeting to order at 10:04 am.

Open Public Meetings Act

Ms. Guzzo notified the Board that public notice of the meeting was made in accordance with the New Jersey Open Public Meetings Act.

Roll Call

Ms. Guzzo called the roll and confirmed the meeting had quorum.

Trustees present: Patricia Anne Salvatore (virtual), Robert Tighue (Treasury) (virtual), Meme Omogbai (virtual), Chris Perks (virtual), Katherine Marcopul (DEP), Linda Stender, Peter Lindsay, Kenneth Miller, Lisa Easton, Troy Joseph Simmons, Sean Thompson (DCA), Deborah Kelly

NJHT staff present: Dorothy Guzzo, Glenn Ceponis, Carrie Hogan, Judy Murphy, Ashley Parker, Vito Scocozzo, Shannon Bremer

Present from the public: Nancy Varettoni, Lisa, Sally Stretch Keen Memorial Library, Bruce Curless, Jeana Somers, Dante Intindola, Kristen O'Rourke, Amy Curry, Vanessa Nienhouse, Martha and Pat Wells, James Colello, Richard Kunze, Borough of Oakland, Joan Berkey, Darlene Yuhás, Maryanne, Caryn, John Demmer, Margaret Westfield, Janice Rollo, Jason, Erica Vavrance, John Hutchinson, Jennifer Jaruzelski, Barry Jaruzelski, Maria Boyes

Appointment of New Officers

The Nominating Committee comprised of Ms. Kelly, Ms. Foster, and Mr. Miller proposed the following as nominees for officer positions: Mr. Lindsay, Chair; Ms. Easton, Vice Chair; Mr. Miller, Treasurer; Ms. Stender, Secretary.

Ms. Kelly moved and Mr. Miller seconded the motion. All voted in favor of the new appointments.

Approval of Minutes

Ms. Marcopul requested a change in the minutes from June 15 to reference the house associated with Martin Luther King Jr. in the New Beginnings Civil Rights Survey Special Project Request as 753 Walnut Street.

Commented [BS1]: Check wording and rewrite to either be unanimously voted or "all were in favor"; only use all others were in favor after mentioning someone recused

Ms. Kelly moved and Mr. Miller seconded a motion to approve the revised minutes from June 15. All voted in favor of approval with the requested change.

Public Comment

Ms. Guzzo requested all public comments be held until after the new grant recommendations were announced.

Communications

None.

Reports of Officers

Chair

No report.

Vice-chair

No report.

Treasurer

Mr. Miller asked Ms. Guzzo to expand upon the budget for the upcoming fiscal year. Ms. Guzzo reported that the administrative costs are included in the budget as well as the appropriation for the 2022 grant awards. The administrative costs include the two new full-time employees as well as one part-time employee. The budget does allow room for the projects that have been discussed at previous meetings including the Advanced Media proposal. Mr. Miller asked if we were carrying forward \$1.5M from the previous year and both Ms. Guzzo and Ms. Hogan confirmed that was correct. There was some discussion regarding the drawdown. There were no further questions regarding the new budget.

Commented [BS[2]]: I didn't know how much of this discussion to include or what information was necessary. Conversation is from 8:45-11:15 → say there was a lot of discussion but take away major points

Ms. Omogbai moved and Mr. Tighue seconded the motion to approve the new budget. All voted in favor.

Secretary

No report.

Executive Director's Report

Ms. Guzzo referenced her report, and the staff report which were included in the board packet. She noted that a vacant position has been posted and should hopefully be filled in the near future.

Ms. Guzzo has been in communication with the appointments office. The communications seem promising, and she hopes that the two vacancies on our board will be filled soon.

Ms. Guzzo explained that there is a need for revisions to our regulations since new legislation has allowed the Trust to purchase easements, establish an emergency intervention fund, and increase our HSM limit to \$75,000. She has been working on them all summer and has sent drafts to DCA's attorney for review. Since Heritage Tourism has become its own grant program and we will be looking to fund more municipal planning projects in the future, related regulations will need to be expanded upon and explained in more

detail. She is hoping to send out drafts to the Board in the coming months and have an approved version by late spring.

Ms. Guzzo noted that she has continued to work with Allison Trimarco regarding stakeholder meetings and strategic planning. Ms. Trimarco is ready to report her findings and will be doing so at the December meeting. Ms. Guzzo reminded everyone that the December meeting is now on December 13 at the EcoComplex and will be an all-day event with the board meeting in the morning and strategic planning in the afternoon.

Ms. Guzzo reported that staff has been planning the 2023 conference which is anticipated to be held on June 12-13 in Atlantic City. Everything is in the process of being finalized with the potential venues.

Ms. Guzzo is still working with Crossroads of the American Revolution in anticipation for the 250th anniversary.

Ms. Guzzo requests support for a new initiative. Janine Bauer, an attorney who has provided a lot of preservation commission training, has an intern in her office who is working towards a degree in law and a master's degree in historic preservation. She has been researching and creating summaries of all the case law in New Jersey related to historic preservation. The intern has expressed her interest in submitting a proposal to sponsor the work she is doing. This initiative would provide the Trust and the public with invaluable information regarding historic preservation law in the state.

Report of Department of Community Affairs

Mr. Thompson explained that DCA is participating in the two-day housing and economic development conference in the two days succeeding this meeting. He also noted that this year is the ten-year anniversary of Superstorm Sandy and expects that there will be an event to look at the progress New Jersey has made since then. The Division of Recovery and Mitigation is in the final stages of completing the action plan for the \$228M in CDBG funds allocated for Hurricane Ida relief. The HMFA just approved guidelines for \$305M for housing activities.

Mr. Thompson also recommended reaching out to the Rutgers Law Clinic to maintain the initiative proposed by Ms. Guzzo.

Report of Department of Environmental Protection

Dr. Marcopul reported that DEP has finished the draft of their statewide historic preservation plan and has sent it out for comments. DEP has also been working on a statewide comprehensive outdoor recreation plan. HPO has been in the process of submitting nominations to NPS for review for the National Register. She noted that HPO has been extraordinarily busy and hard at work.

Report of Department of Treasury

Mr. Tighue reported that the statehouse renovations are almost complete and are hoping that the governor will be able to move back into the building in the next few months. There was brief discussion regarding the possibility of a tour of the statehouse once renovations are fully complete.

Commented [BS13]: I had a very tough time hearing Kate in the recording so I am probably missing some information here.

Reports of the Standing Committees

Executive Committee

No report. New executive committee agreed to meet virtually the first Friday of every month at 10 am.

Report from the Grants & Loans Committee

In Ms. Foster's absence, Mr. Miller provided an update from the Grants & Loans Committee, including the following extension requests which are further detailed in the Grants & Loans Committee formal report:

Grantee: Center for Community Arts

Project: Franklin Street School

Grant Award No.: 2010.2106

Grantee: Meadows Foundation

Project: Symen Van Wickle House

Grant Award No.: 2017.0008

Grantee: Barrow Mansion Development Corporation

Project: Dr. Barrow Mansion

Grant Award No.: 2015.1043

Grantee: Hunterdon Land Trust

Project: Case-Dvoor Farmstead

Grant Award No.: 2015.1004

Grantee: Morris County Historical Society

Project: Jacob Ford Powder Mill Site

Grant Award No.: 2018.0016

Grantee: Westwood Historic Preservation Commission

Project: Interactive Digital Downtown History Tour of Westwood

Grant Award No.: DNJHLP- 15416075

Mr. Miller asked if there were any recusals and there were none. He proposed voting on the extensions as a group. He moved to approve the extensions as a group and asked for a vote. All voted in favor of the extensions.

Mr. Miller and Mr. Ceponis also provided updates on some of the long-standing projects that are still open.

Ms. Guzzo explained the 2022 application process as well as the breakdown of applications. Mr. Ceponis presented the 2022 Preserve NJ Historic Preservation Fund Recommendations. The committee recommends funding sixty-five applications totaling \$12,186,526. The committee recommended funding for the existing multi-phase grants for Lambert Castle, East Trenton Library, Hoboken Public Library, and the Seward House. They also recommended funding in the amount of \$649,789 for the completion of two special projects: Master Plan for the D&R Canal and Survey of Civil Rights Sites in Camden. In total,

Commented [BS[4]: Please let me know if I worded all of this correctly. I followed the format from last year's meeting. I'm not sure if the admin costs number is correct, please correct it if it's not right.

including the multiphase commitments and the special projects, the recommendation for funding is \$15,758,315.

Historic Site Management Projects

Mr. Miller asked if there were any recusals for the HSM recommendations. Mr. Miller made a motion on behalf of the Grants & Loans Committee to accept the HSM projects as recommended by the committee and as detailed in the Grants & Loans Committee's formal report, excluding the Central Railroad of New Jersey Main Line Corridor Historic District. All voted in favor.

Commented [BS5]: Add to sentences when making the recommendations

Mr. Miller then made a motion on behalf of the Grants & Loans Committee to accept the recommendation for funding for the Central Railroad of New Jersey Main Line Corridor Historic District. Ms. Stender recused herself from discussion and voting for the Central Railroad of New Jersey Main Line Corridor Historic District due to past involvement with the site. All others voted in favor.

Heritage Tourism Projects

Mr. Miller asked if there were any recusals for the Heritage Tourism recommendation and there were none. He made a motion on behalf of the Grants & Loans Committee to accept the Heritage Tourism project as recommended by the committee and as detailed in the Grants & Loans Committee's formal report. All voted in favor.

Capital Level 1 Projects

Mr. Miller asked if there were any recusals for the Capital Level 1 recommendations. Mr. Miller made a motion on behalf of the Grants & Loans Committee to accept the Capital Level 1 projects as recommended by the committee and as detailed in the Grants & Loans Committee's formal report, excluding the Corson-Hand House, Coxe Hall Cottage, Dennisville Inn, Ezra Norton House (Historic Cold Spring Village). All voted in favor.

Mr. Miller then made a motion on behalf of the Grants & Loans Committee to accept the recommendation for funding for the Corson-Hand House, Coxe Hall Cottage, Dennisville Inn, Ezra Norton House (Historic Cold Spring Village). Ms. Salvatore recused herself from discussion and voting for the Corson-Hand House, Coxe Hall Cottage, Dennisville Inn, Ezra Norton House (Historic Cold Spring Village) due to her direct relationship to Historic Cold Spring Village. All others voted in favor.

Capital Level 2 Projects

Mr. Miller asked if there were any recusals for the Capital Level 2 recommendations. Mr. Miller made a motion on behalf of the Grants & Loans Committee to accept the Capital Level 2 projects as recommended by the committee and as detailed in the Grants & Loans Committee's formal report, excluding the Benjamin Cooper Ferry and Tavern, USS New Jersey, and Hangar 1. All voted in favor.

Mr. Miller then made a motion on behalf of the Grants & Loans Committee to accept the recommendation for funding for the Benjamin Cooper Ferry and Tavern and USS New Jersey. Mr. Perks recused himself from discussion and voting for the Benjamin Cooper Ferry and Tavern and USS New Jersey because of his relationships with Camden County Historical Society and Home Port Alliance for the USS New Jersey, Inc. All others voted in favor.

Mr. Miller also made a motion on behalf of the Grants & Loans Committee to accept the recommendation for funding for Hangar 1. Ms. Salvatore recused herself from discussion and voting for Hangar 1 because of her association with NASW Foundation. All others voted in favor.

Multi-Phase Commitments

Mr. Miller asked if there were any recusals for the Multi-Phase Commitments and there were none. Mr. Miller made a motion on behalf of the Grants & Loans Committee to accept the Multi-Phase Commitments as recommended by the committee and as detailed in the Grants & Loans Committee’s formal report. All voted in favor.

Additional Funding Commitments

Mr. Miller then made a motion on behalf of the Grants & Loans Committee to accept the Additional Funding Commitments as recommended by the committee and as detailed in the Grants & Loans Committee’s formal report. This included existing multi-phase grant commitments and special projects. All voted in favor.

Administrative Costs

Mr. Miller made a motion to vote on the Administrative Costs discussed in the Treasurer’s Report totaling \$1.53M. Mr. Simmons moved and Ms. Stender seconded. All voted in favor.

Discover NJ License Plate Fund

The Grants & Loans Committee recommended funding for two projects: the Lambertville Historical Society and the City of Camden. Mr. Miller asked if there were any recusals. Mr. Miller made a motion on behalf of the Grants & Loans Committee to accept the recommendation of funding for the Lambertville Historical Society. Ms. Kelly recused herself from discussion and voting for the Lambertville project due to her personal relationship with the applicant organization. All others voted in favor.

Mr. Miller then made a motion on behalf of the Grants & Loans Committee to accept the recommendation of funding for the City of Camden. All voted in favor.

On behalf of the Grants & Loans Committee, Ms. Kelly thanked the staff for their dedication and hard work during the 2022 application process.

Executive Director’s Report

Ms. Guzzo reported that we will be attending the Tourism Conference on December 1-2 with NJTA. There is discussion regarding paying larger sponsorship to allow for some historic sites to attend with Journey Through Jersey. Ms. Kelly reminded the Board that this is a great way for Board members to get involved by helping staff the booth.

Ms. Guzzo also stated that the draft economic report on Heritage Tourism has been completed. She summarized the results of the report and there was some discussion regarding those results and the future of Heritage Tourism in New Jersey.

When COVID funding was brought up regarding state tourism, Mr. Miller asked if there were any updates regarding COVID funding for project cost overrun. Ms. Guzzo refreshed the Board on previous discussions regarding the Trust’s request to the Governor’s office for funding to assist projects with cost overrun because of the effects of COVID on the supply chain. The request has not yet been approved by the Governor’s office and there are no updates.

Acquisitions and Easements

Commented [BS6]: How much of this discussion should be included/summarized? (1:01:15-1:08:45) → any major conclusions or key points

Mr. Miller referred to the memo that was sent out by the Acquisitions and Easements Committee regarding two projects.

Mr. Ceponis provided an update on Point Breeze. He stated that the committee has found someone to perform a second appraisal. Mr. Ceponis reported that he is currently working on the paperwork and has a lead time of at least ten weeks. Mr. Miller explained to newer board members that this has been in progress for quite some time and that this is to purchase an easement on the property.

Mr. Ceponis also provided an update on 728 Millstone River Rd. (aka the Brookey). He stated that the estate of the owner approached them to hold a perpetual easement on the property. Ms. Stender asked for clarification on how the perpetual easement process works and what it is. Mr. Ceponis explained that we currently hold thirty perpetual easements, and the property owners donated the house as well as an endowment fee for a perpetual easement on the property. Mr. Miller added that holding perpetual easements is a way for the Trust to find a balance in preservation versus giving owner's the ability to sell the house in the future. Mr. Ceponis requested that the Board accept the Acquisitions and Easements Committee's proposal to accept the donation and endowment fee. Mr. Miller, on behalf of the committee, recommended to the full board accepting a perpetual easement on 728 Millstone River Rd. and all voted in favor.

Education and Outreach

No report.

Legislation & Policy/Strategic Planning

Ms. Guzzo referred to the earlier discussions regarding strategic planning.

Ms. Guzzo noted that a resolution of gratitude for service to the New Jersey Historic Trust was needed for Board Member Katherine Ng who recently resigned. Ms. Kelly moved and Ms. Stender seconded the motion for the resolution. All voted in favor.

Fiscal Oversight

None.

Unfinished Business

Ms. Guzzo reminded the Board of the date and location of the next Board Meeting as well as the Strategic Planning session with Ms. Trimarco.

Public Comment

Maria Boyes and Jennifer Jaruzelski of Westfield expressed their thanks for the Trust's support and their eagerness to complete the scope of work requested in their new grant.

Barry Jaruzelski of Westfield and Vice Chair of Morris Museum also expressed his gratitude for the Trust's support.

Amy Curry thanked the Trust for its continued support with ongoing preservation efforts at Acorn Hall.

New Business

None.

Adjournment

Ms. Stender moved and Ms. Salvatore seconded a motion to adjourn at 11:24 am.

**Next Meeting Date & Location:
December 13, 2022
EcoComplex, Bordentown**