

**Historic Preservation Advisory Commission Meeting
Regular Meeting of April 2, 2014 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

OATH OF OFFICE

Sworn in as Class C members were Dennis Becker and Karen Schulte

ATTENDANCE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Elvidge, Chairman Becker

PROFESSIONALS: Jessica Caldwell, P.P., A.I.C.P. of J. Caldwell & Associates

FLAG SALUTE

CONSIDERATION OF MINUTES

December 16, 2013

Mr. Kaplan made a motion to accept the December 16, 2013 minutes. Mr. Porter seconded the motion. The minutes were approved with a unanimous "aye" vote.

February 18, 2014

Mr. Porter made a motion to accept the February 18, 2014 minutes that stated since a quorum was lacking, no official business was transacted. Mr. Kaplan seconded the motion. The motion was approved with a unanimous "aye" vote.

REORGANIZATION

Election of Chairman

Mr. Kaplan made a motion to nominate Dennis Becker as Chairman for the year 2014. Mrs. Schulte seconded the motion. The floor was open for discussion and then closed. The nomination was approved with a unanimous "aye" vote.

Election of Vice-Chairman

Mrs. Schulte made a motion to nominate Mr. Kaplan as Vice Chairman for the year 2014. Mr. Becker seconded the motion. The floor was open for discussion and then closed. The nomination was approved with a unanimous "aye" vote.

Election of Board Secretary

Mr. Becker made a motion to nominate Katherine Citterbart as Board Secretary for the year 2014. Mr. Kaplan seconded the motion. The floor was open for discussion and then closed. The nomination was approved with a unanimous "aye" vote.

DISCUSSION

Cellco Partnership d.b.a. Verizon Wireless (#HPC-2-2013)
Block 7.03, Lot 8
32 Liberty Street

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Applicant proposing to construct a pre-package gas generator on an 8'x5' (40sq. ft.) concrete pad and a 500 gallon above ground propane tank on a 4'x9' (36 sq. ft.) concrete pad. HPC approval on Aug. 16, 2013/PB approval on September 18, 2013.

Cellco Partnership d.b.a. Verizon Wireless (#HPC-4-2013)

**Block 7.03, Lot 8
32 Liberty Street**

Applicant proposing to construct a 50kw standby diesel generator placed on 8'x5' (40 sq. ft.) concrete pad alongside the existing building in the side yard and will be screened with acoustic wood panels. HPC approval on December 16, 2013/PB approval on December 18, 2013. (Revised plans included.)

Jessica Caldwell stated: You have approved this twice because they had two different locations. The first location was in the backyard by the gazebo and that was a propane generator. Then they switched it to a diesel generator and moved it up by the building. When it went back to the Planning Board the second time with the generator by the building, the Planning Board preferred they move it back by the gazebo location and it would be a diesel generator not a propane generator so they no longer have the propane tank. The Planning Board preferred that. The condition was to have the issue brought back before you so there are no objections with your original approval. There may or may not be an enclosure for it but there will be buffering, vegetation as you approved before. A noise enclosure may have to be put up around it if the noise is too high.

Chairman Becker opened up this portion of the meeting to the public. With no public coming forward, he closed the public portion.

Mr. Kaplan made a motion to accept #HPC-2-2013 and #HPC-4-2013 and Mr. Porter seconded the motion.

AYE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Chairman Becker

Chairman Becker directed Mrs. Citterbart to send a letter to Michael Beck, Esq. reflecting Commission's approval.

NEW BUSINESS

Proposed designation of the Horton Mansion as a Historic Landmark
Block 3.01 Lot 19
1 Slate Hill Road

SWORN: Wayne T. McCabe. Mr. McCabe stated: I am a licensed professional planner for the State of New Jersey, licensed in 2009. My license is up to date. I am the recording secretary of the Board of Trustees for the Town of Newton's Historical Society and I am the County Historian.

Mr. McCabe continued: We have a proposal for a Historical designation at Sussex County College located at 1 Slate Hill Road in Newton to designate it as a local historic site in accordance with the Municipal Historic Preservation Ordinance. There are certain sections of the ordinance that have to be complied with in order for a building to be considered being historic, architectural or of cultural significance. Those have been identified on the first page of my report that you have in front of you. There are 6 items. The first one is of particular historic significant to the Town and it is reflecting the exemplary the board culture, political, economic and social history of the Nation, the State, the Community at the time of the construction of the

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building. The second is the Association of the Historic Preservation is important to our Nation and State of local history and third is site of a Historic Event which is significant for the development of the Nation, the state of community impact. The fourth is the embodiment of distinctive characteristics of styles, period and method of architectural, the fifth is the representation of work of an important builder, designer, artist or architect and the last is the significant of containing elements of design, detail, material or craftsmanship, which represent a significant innovation. Our position from the Historic Society is that we comply with items number 1, 2 and 4 of the criteria. We have to comply with one in order to receive the designation. In this case, number 1 is of particular significant because it exemplifies part of the work of economic and social history of our community it is also dealing with a historical parsonage and fourth is embodies a distinctive characteristic of a type in period or method of architecture and design.

In this case we submit based upon information that we have included in this report which is under Appendix A which is the National and State registers nomination that all three of these points of criteria have been achieved in terms of documenting the style of the building, historical parsonage involved and the impact it had in terms of the community as large. I would also like to call your attention to the fact that we have noted in here the gothic revival type of architecture that is reflected in the design of the Horton Mansion. It is probably the finest piece of gothic revival architecture in our County. I think I can make that statement because our office was responsible for doing a cultural resource inventory of the County back 1976 which was supplemented by the County Planning Board about five years ago where we took all the inventories that had been done throughout the County over the last 30 years, analyzed them and provided a comprehensive listing of all the buildings that were designated and none of them across the board came up with the quality of this building.

I have also included an historic inventory sheet that was prepared of the Town from 1991 and it gave initial identification. I have also included photographs of the front and side of the building showing that it is quite a significance structure. We have also provided maps that show the location of the subject property as well as the adjacent administrative and academic buildings. Essentially the State Historic office is prepared to accept with very minor modifications the existing or current New Jersey nomination into the registry. As you can see from the letter that was from Kevin Wright at his home in River Edge, NJ back in January 27, 1992 indicates that the preliminary documentation was sufficient and justifying issuing a Certificate of Eligibility by the State's Historic Preservation and what that means by the documentation submitted the building is of such a quality that it will be placed on the New Jersey and then later the National Register. That letter also covers the gate house that is at the base of college hit, we have not included in that in our proposed designation.

In summary, we have complied with the requirements in terms of the criteria for designation of the Historic cited individual building. We meet 3 out of the 6 criteria very readily and it is our position that the Town can based on this document recommend to the Governing Body that the building be placed on the local register and that it be incorporated as part of the designated sites that we have existing in the Town.

Chairman Becker thanked Mr. McCabe for his report.

Mr. Kaplan thanks Mr. McCabe for his report and asked about the address. He said there is another building that is 1 Slate Hill.

Mr. McCabe stated: I received the address from our municipal tax assessor's office and I also confirmed the Lot and Block numbers.

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Mrs. Schulte asked: What is the building currently used for?

Mr. McCabe stated: Storage. The entire collection of former State Senator Wayne Dumont's law office is in there. All of his correspondence from when he was a state senator is in there. His desk is sitting in there. The Historical Society is interested in acquiring the entire collection and having it inventoried and then making it available for research. All of his legislation and his correspondence could make a great resource for this County.

Mr. Elvidge asked: How does this property match up with how many other designations that we have in our town?

Mr. McCabe stated: Right now we have no other individual designations. We have the historic district. If you look at our inventory that we did for Newton several years ago, there are at least four more historic districts in Newton, individual sites there are at least 20 more, and around the County in terms of what has been identified there are over 2,000. That ranges from historic buildings that are private homes to commercial industrial sites and to archeological sites.

Mrs. Schulte asked: Does that designation affect the college in any way?

Mr. McCabe stated: No. We have been very specific about that so it does not affect anything on the campus at all.

Mr. Kaplan question: It does not affect the gate house.

Mr. McCabe stated: No. We are not doing the gate house although the gate house is quite a stunner for the same type of architecture. If you look at it it's a county cottage that has been designed. If you look at some pattern books right before the Civil War you can find an example of that specific cottage in some of those pattern books. In my opinion, that building would also qualify and the State concurred on it because when Kevin Wright prepared the National Registered nomination, he did both of those buildings and their Certificate of Eligibility confirmed on both.

Mr. Porter asked: Is the building structurally sound?

Mr. McCabe stated: I believe it is. I haven't been there in 3 ½ years but I know the roof needs repairing. It is a simple fix. If you get someone up there, it will take a ½ hour and the whole thing will be repaired. Inside the building I believe it is structurally sound. You have reasonably tight stone work. Roof has been redone several years back by the County, also restructured the front porch because that was falling apart. There has been money that has been put into the building but in the interim no one has done anything except look at it.

Chairman Becker opened up this portion of the meeting to the public.

1st Public - Mr. Glen Gavan, Chairman of the Board of Trustees for Sussex County Community College stated: my involvement with the Community College began in the 90's when I was their lawyer. I was away for a lot of years and the last five years I have been on the board, the last 2 years as the Chairman. I think one of the reasons we are here is because Wayne found out in his due diligence that our Board has voted to not spend any money on Horton Mansion. It was the plan of the college when Dr. O'Connor had first bought the property and wanted to turn that into the center piece of the college. We just don't have the funds to do it. We haven't had the funds in 30 years and we don't have the funds now. I am not a structural engineer. I brought my Board inside; it is a disaster. No one has stepped foot in there since the Don Bosco College

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was bought by the County College to use it in any way. I agree Senator Dumont's stuff is in there. It is the saddest thing, floor to ceiling; all his documents and papers are in there. It is embarrassing. It was donated to us and that is what somebody decided to do with it back in the day. It does have beautiful architectural relief. It is all religious. We can't use the building. We are restricted in the funds that we get from the State and the County. We are losing money every single year from the State and the County. Wayne is right the roof was repaired but they didn't do a good job. Anne Bain was on our Board. She is not happy. She wrote a book on the Horton House. We just can't spend the money. We don't have it. Wayne and I spoke outside about his use of it. We have tried to do that at the college before, the State always gets involved because they help pay for it with Chapter 12 money. The State and County bonds it. We always have problems when we are using our buildings for anything. It is a problem for us and we are concerned. I feel passionate on both sides and I know why Wayne and the group are here and I really appreciate it. It is tough when you are dealing with funding sources that are out of your control.

Mr. Becker asked: If this building becomes designated would there be grant money to fix it up?

Mr. McCabe stated: It will be more available than it is right now.

Mr. Gavan stated: I appreciate why Wayne is here. Someone should have been here 30 yrs. ago. My concern is if Wayne was to move on to something else or some other place the group loses the momentum, it is going to sit there another 30 years.

Chairman Becker stated: It looks like the momentum was started in 1992.

Mr. Gavan stated: And now it is 2014 and nothing has happened in between, that is exactly my point and it ties our hands at the college.

Mrs. Schulte asked: What would you do with it if it is not designated?

Mr. Gavan stated: Our plan would be to take it down. We would use the stone from it to make commemorations to the fact it was there. You can't see it from the road. Unless you are really into the history, most people just walk by it. We've had to chain it closed. We spend a lot of time debating on what to do with it and how it could be used for us. We don't have third party vendors on our campus so it is not like it is readily available for someone else to use a museum piece. It is paid for by the State.

2nd Public- Robert McBriar, Attorney with Schenck Price Smith & King, LLP, our firm represents the County College. I want to say the college does appreciate the opportunity to provide additional comments and insite regarding this proposal from the Sussex County Historical Society to designate Horton Mansion as a Historical landmark. However, on behalf of the college, we respect the request that the commission defer taking any action on the proposed designation until the college completes a capital plan involving its school building and facilities. As you are all aware, the college like so many other public entities today is dealing with significant budgetary and financial constraints. It's limited resources and as such it must carefully consider all available options concerning it budget and capital needs. More importantly it must balance these needs with the present and future needs of the students and the academic purposes which the college continues to serve. The college has not had an opportunity to complete a cost benefit analysis with respect to the Horton Mansion. And no such cost analysis was performed with connection with the Historical Society's report. This is an important issue. It is critical because a dilapidated condition of the structure could indeed mean that renovation or rehabilitation is not feasible or cost prohibitive. At this time, the college is analyzing options for

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the building in light of its overall capital plan. In order to make reasonable and well guided determinations, the college must be afforded time to conduct its investigation and evaluation of the Horton House prior to this Commission taking action.

Mr. McBriar introduced the President of the college Paul Mazur.

3rd Public-Mr. Mazur stated: I am the President of Sussex County Community College. I would like to echo what our Board Chairman and attorney said. I came to the administration three years ago. I don't have a real knowledge on how long the building has been there. What I have been totally focused on as President of the college has been the future of higher education for the students and what is best for the students and every decision we make now is very critical to that. Every decision we make has some kind of cost factor associated with it and it is very difficult. Higher education is in a changing environment. A lot of things that are taking places in higher education in terms of moving towards online programming, trying to figure out how to get students to graduate in a quicker timeframe, those types of things. So my focus has been totally on that and what is best in the interest of the students and the residents of the County that come to the college. That is what our primary concern is. Dollars were taken away the first year I came here. The amount of Chapter 12 monies, which is the bonding monies available from the State that the County would approve, has been great over the years. Classrooms are in need of repairs, we have security concerns in a parking lot that we have to spend money on because of the safety concerns of the students at night. We have other kinds of concerns with those buildings and that is where our money has to be designated because of the primary concern of the safety and security of our students. I just wanted to say that our biggest concern is that building has been sitting there for so long; there has never been any money available for it. No one has ever come forward with any kind of money for it and now it is even more difficult.

Mr. Becker asked: You say you have no money to spend on the building but if you are going to take it down that is going to cost something. It will cost a lot of money to take a building of that size apart and use the stone for something else. Why not put money into fixing it up and use the building?

Mr. Mazur stated: As our attorney stated, we are doing a cost analysis on that and I don't know the answer to that.

Mr. Becker stated: Plus once it is designated you might be able to get grant money that you might not have gotten if you tear the building down.

Mr. Mazur stated: But if we don't get the grant money, the building still sits there. I am just saying it has been there empty for a lot of years. I do not want to argue about it. The reality of it is the building has been empty for a lot of years.

4th Public-Nancy Madacsi stated: I am on the Board of Trustees with the Sussex County Community College. I am also the retired director of the library at Centenary College. I would like you to think about Hackettstown and that saved building with the big golden dome. Centenary put the money into that big golden dome building and it is the place people come to visit. When they come to Hackettstown they wonder around the campus to see that building as well as attracting students. The students feel a wonderful sense of history when they visit this type of site. This building has wonderful possibilities. The one thing that is missing in the State of New Jersey is a Historical Preservation program. We are one of the few states where there are no programs to allow a student to focus on preservation and this could be a possibility to implement a program along with an enhanced history program for Sussex County. As we know

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tourism is very important and heritage tourism is becoming more and more important in the State. We have a gentleman by the name of Jeffrey Stoban who does Sussex County Excursions on Facebook and has 5,000 followers and he focuses on the heritage of this County. This could be a wonderful draw that we could use for people to come and visit and see a fine example where Sussex County doesn't follow the state like Gray Stone and just tear it down and build a patio and call it Horton Mansion patio but instead create something that is meaningful and significant.

5th Public- Wayne LeVante, 5 East Stuart Street stated: I am a big collector so I value history but I am also a finance guy, a money guy and I can see both sides to this. I would like to add to the conversation that at the Council meeting we are facing the same problem with the firehouse where it is an old building, you start renovating it and you really don't know what you are going to uncover. The problem is government has to pay 3 times that a private citizen would have to pay to renovate that building. That is a big deterrent to getting the job done. I see where the college is coming from as far as investing those dollars in education. I hope you really consider the tax payers of Newton and Sussex County when you make your decision.

6th Public- Ed Fritsch, President of the Sparta Historical Society and on the Board of Trustees for the Sussex County Historical Society and also head a group newly formed called the History Alliance. We have identified now 40 different historical societies and historical interest groups through the County and adjacent to the County such as Waterloo Village being right on the border. There are many other groups that are interested and have come into our history alliance. We have people here from Vernon, Franklin, Sparta and Wanaque. We have an organization whose focus is to preserve history. We formed this group about a year ago, the enthusiasm has been tremendous. We have gotten such good response here within the County to preserve history. The idea started with the Alms House as you know is a goner. There have been other historical sites that have been so quietly taken down that people didn't even know it until the next morning. We would like to ask your support in preserving this program because so many people have been effected by how it has negatively been done in the past so we had ask for your positive support in this regard.

7th Public- Ernest Hemshot, I live on Woodside Avenue. I am a practicing attorney in town. I am a trustee on the Stillwater Historical Society and a trustee on the Walpack Historical Society. Everybody knows what happen to Walpack and the travesty in that town in regards to historic structures. Historic structures can't be taken lightly because once they are gone, they are gone forever. I am wondering what harm comes to the college either financial or otherwise if this designation is given by the Town of Newton. Will it prevent the college from taking it down or otherwise spending money on it? Do any Board members know what the impact will be if you designate it as a local historic site?

Mr. McCabe stated: Based on the ordinance, it would require the college to provide justification for the demolition of the designated historic site. There are certain criteria that would have to be addressed. One of them would be if the building were so structurally unsound that the construction official would make application a determination. There are other issues that would have to be addressed. Whether or not the building has historic significance and whether or not the building is of such cultural significance that if it were to be demolished would it leave such a void in the cultural fabric of the community that it would be detrimental to the community as a whole. That would be some of the criteria that would have to be addressed by the college in terms of their petition to the Historic Preservation Commission in order to get approval to demolish it. Obviously, based on our ordinance not only does the commission get involved with this but also the Planning Board would have to hear the case and ratify the recommendations of the commission. So yes, there is a requirement that they would provide

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that kind of report and it would be done by an architectural historian and/or a structural engineer who has experience in historic structures. You don't want a bridge engineer, a septic engineer; you don't want a highway engineer but a structural engineer who is experienced in this type of work.

Mr. Fritsch asked: If it is designated as you want it to be and for whatever reason there are no grants and no money, nothing can be done and years go by, then the college could make an application to the Town to say no one is spending a dime on this building, it is falling apart, meeting the criteria that you just enunciated we would like permission to take it down. Could they get that permission?

Mr. McCabe stated: That is a possibility.

Mr. Fritsch stated: So it won't necessarily harm the college if the designation is made by the Historic Commission and this Town?

Mr. McCabe stated: Correct.

8th Public -Theodore Laabs, PHD, I have worked in different community colleges in different parts. The discussion and the argument is trying to find out both sides of the story and then the issue. So far we have been talking about both sides. First, the preservation of the building for historical records; how that is a good idea. Second, do not preserve the building because financially for marketing purposes, our money, finances do not justify that preservation. The college is currently looking into a plan to decide how they are going to turn the building into the way most buildings go, into a parking lot and an empty area. That brings us down to the financial end of it. The State Historical Commission had some workshops awhile back and in those workshops they showed some excellent pictures of communities of other areas of the way they looked and how they look now. The conditions were terrible and very expensive. However, they did some historical preservation on those buildings for the community. The financial condition of those communities attracted people from all over and it improved. Part of the documentation showed this. So tearing it down and remodeling it the cost of doing that, what are we looking at in terms of cost? This becomes one issue that we are arguing about, the cost factor that the college is currently facing. The college is facing other cost factors. They need football coaches, they need a parking lot, and they need other conditions. I understand from what I have heard tonight that monies and conditions are raised outside of the college and that the condition of the building could improve it. We are talking about a community college. This college along with the Horton Mansion has a lot of history. The history is combined with Don Bosco College. What is the significance of this? What does it show about the community and the community's ability to create a community college on this site? Who was Mr. Horton? What did he contribute, what is the significance of this? The purpose of that building starts to set the purpose of education within this County. This is a significant area. What are we teaching our children? Don't bother learning history it is not important. What is important, money? The money we have now. Is that what a college is about? Is that the direction we want to go? Do we want to market the college? Fine, then renovate the building because, like Cape May you will have people coming in they will be respecting the area. Why aren't you drawing students? Why are you in a deficit program? What do you decide to do with it? Here you have a very important purpose, a historical structure that unifies the County, that puts together the history of how it went and if you remodel it, if you pick it up you now have a marketing project you can do out there. Where does the money come from? Where does it come from any historical preservation? With all due respect, I think we should extend our argument here on the preservation of the building and make it a centerpiece for the college because this where the college can grow.

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9th Public - Alex Everitt, I am a resident of Lafayette. I was born at Newton Memorial Hospital. I am a graduate of Newton High School. I have worked in Newton. Newton is still the center of civilization for me in Sussex County and since 1939 I have seen just about everything important in Sussex County disappear. I want to compliment Mr. Laabs for talking about the college. I am mainly here to address the three gentlemen from the college. In my lifetime, I have seen the factories disappear. I have seen the 1000 real farms of Sussex County disappear. I have seen the zinc mines disappear. To me there is only one valuable thing I would like to mention in Sussex County and that is the County College. When I graduated from high school your only option was to go away and it was very expensive. I have seen the college grow during the past 20 years. People at the college should appreciate how valuable they are and the culture they have and an important cultural building on their campus and they shouldn't think of destroying it. Economic times come and go.

10th Public - Dorothy Hartman stated: I am a public historian and historic preservation professional living in Montague in the Millville National Historic District. I have known Wayne for many years. I would like to add my sentiments to those who talk about creating a sense of place in preserving the Horton Mansion and making it a showcase of the campus and creating for the students that they have come from some place and it starts right here on your campus. I would like to address the issue of grant funding. In my career, I have worked at Waterloo; I have been involved in the preservation of the buildings at Ellis Island on the New Jersey side. I have a lot of experience with grants. There are numerous grants available to support this type of project. The National Registered nomination itself which has not yet been completed could be funded through a grant from the NJ Historical Commission Project Grant. Many have been written like that. Following that the NJ Historical Trust has a number of planning grants and construction grants well into the millions of dollars that require a certain match to them but the bulk of the money can come from the NJ Historic Trust, which is up for reauthorization. There is money out there for buildings that are designated on the National Register. I really encourage the college to look into that kind of option for this kind of building. I encourage the college to move the Senator's papers to another building to keep them safe. The grants are out there. It is not that difficult to write an application and I think in this case with the importance of this building in Sussex County that there would be some success in that.

11th Public - Anwar Qarmout, Newton, I am a little shocked that a building of this magnitude of our history wasn't address in 1982 when the County bought it? Why weren't there Deed restrictions? If there are, why are we talking about it that we are going to demolish it. I am sure the players back then must have considered that someday, somebody is going to come in and do something different than what it was designed. I am sure that there are some documents preventing them from demolishing this building. I can't imagine that something of this magnitude can be written off for \$4,000,000 and you can do whatever you want to do with it. Maybe someone can give me some idea of why isn't there any language that would protect this? I have seen real estate, I have bought real estate, I have sold estate and there are deed restrictions to all sorts of things.

Mr. Gavin stated: This was bought with State money. I don't think this issue had ever been addressed by the County College. The whole campus was bought by the State. I don't believe there is any deed restriction.

Mr. Qarmout stated: Can we look at the documents and not go by our current thinking and assuming that there is not. Once that bulldozer goes down, it doesn't matter what the documents say. It is down. I would like to make sure that everything was done before that might happen. Maybe there is a document. I don't know if it is possible to do some research. I

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think this is an important building. I think we need to consider this carefully and not let them take it down. I am actually shocked that they are not using it to its fullest extent. I thought that is where the president's office should be. I just don't understand that they would not spend the money to preserve this beautiful landmark.

Mr. Becker stated: They obviously don't have the money to fix it up.

Mr. Qarmout stated: I don't want to argue, but the reality of it is you do what is important to you. If they decided that it is important, I can guarantee that they will find money everywhere. My recommendation is to find the documents. I don't know if there is or isn't but at least you have done your job.

12th Public - Harry Dunlavy, my association with the college is that I taught calculus at the college. I was hired as a math teacher. We have heard financials and all other types of professionals speak tonight. I decided to speak because I used to own two apartment buildings in Florida so I like money as well. I had a problem with one of them that is why I want you to be careful if you have surveyors coming in or whatever else. I had a problem with a sewer line. I had numerous companies coming in with varying pricing ranging from \$9,000 down to \$5,000. The fourth company came in and brought cameras and put cameras down into the sewers after I indicated the problem to him and he said here is your problem. It was a construction problem that started in the beginning of construction. The building was in two halves independent of one another and to save money it was not connected to the main sewer. You will have backups forever if you don't fix it. I said how much, he said \$500. That ended the problem. That is why I would like you to be careful whether it is the college people or the historians or whoever. If you get people in there be careful of what they are telling you.

13th Public - Betty Allen, Trustee of Franklin Historical Society. What my husband calls seek and destroy. He said it started out with the Cuissier Mansion. There was never any money to fix it. It couldn't be repaired but there was always money to tear down. We went to the Governor Haines in Hamburg and now that is a little mini mall. It was a beautiful building before but it is gone. We came to Franklin and we saw the Neighbor House go down. It was the central place for all the activity of the Town. At that time, the current wanted to put a new borough hall there and we ended up talking him out of it and we renovated the old what used to be the Sussex County Trust Building and made a beautiful Borough hall out of that. We restored an antique building. In the historic society we tried to stop the tearing down of the Franklin Hospital and the faster we went, the faster they went and the next think it was on the ground. It is still there. It is a big hole in the ground and nothing has ever been done there. It was going to be a condo project. I see that the college has an activity every year in May and it is an overnight Cancer drive. We are participants in it so we go and we stay overnight. It is run the students and college and I can't understand why something like this couldn't be incorporated to save the building. I think it is easier to say let's tear down; we don't have to bother with it. I hope you do consider keeping the building. If you can get your students motivated to do some type of funding raising, people do it all time and are successful.

Wayne McCabe stated: For over ten years there was a local fight in this County with the State of New Jersey regarding Cuissier Mansion. It ran between 1985 and 1994. State Senator Dumont and Assemblymen Mr. Littel were able to secure money out of the State Legislature. Every time we got the allocation and the governor signed off on it magically their number rose higher and higher. It was bait and switch on their part. We were fighting a State entity. October 11, 1995, we lost Cuissier Mansion. I do not want to see another Cuissier Mansion issue especially in my hometown. I would hate to lose something of such stature and such significant because someone wanted to turn it into a bloody parking lot.

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I think we have the opportunity here this evening to begin the process of protecting that building for now and in the future. As the President of the Board of Trustees, Glen Gavin is willing to sit down and talk. I appreciate the opportunity. We can start to have a dialogue that will be positive. It will allow us to explore our options and we will go from there. We have to look for building protection that we have available to us and that is our local designation and I urge to take that action this evening.

Mr. Elvidge stated: I have been on the council for a while and I have seen over my years many disagreements. I think if you keep an open mind, this will work. One of the best things that has happened tonight and I always feel as a Council member a lot of times you have an empty audience and you don't have any opinions so collectively as a Board what we discuss amongst ourselves may not be what is the general feeling of the public when you are trying to make the best decision. When the public comes out you will get all the comments whether they are negative or positive. What they do is refresh your mind. The arguments start changing some of your opinions and maybe some of the thoughts you thought were 100 percent valid and realistic change. It may be a disappointing meeting tonight in terms of what you are hearing but what you have heard from most people here tonight is how important they value the college. I think the college is one of the best things that have ever happen to our local community. It is part of my heritage. I learned how to swim there when I was a kid. I went to summer camps there as a kid. The college memory to me is the old college that was there. The additions have only been the great improvements to the locale up there. What you have heard is how valued that history is and I think you have more friends on your side than you have enemies in an argument like this. I think your argument is stronger if you utilize the strengths of the people who have spoken tonight because it is the history of the college and I think the building itself looks good on the outside. I think people want to see that there. There is a value of maintaining that as part of the college. That building should have been part of their capital improvement plan on a year to year basis. Somehow it fell off the table. Maybe it wasn't discussed or now the trend is to have everything new. What you have heard here tonight is that it is important when you drive up that road it is the first thing you see. I think our people our proud of and don't want to lose it. I think you have a strong argument and have a lot of people who don't want to lose it.

Ms. Caldwell stated: Within my report there was a request for a 25 ft. perimeter and I did have a comment in my report to move it down 5ft. Mr. McCabe was asking about 10. When I went out to visit the site, the building adjacent to it was probably within 25 ft. I think a smaller buffer would be a better idea. So I would like to change it to 10 ft. The other comment is if you support the entire report of recommendation or if you have any difference with the report, we will need to issue a report of your findings and provide that to the Town Council, the Planning Board and the Town Clerk and it will also be a decision to be published in the Town's newspaper and the Town Council issues it as an ordinance.

Chairman Becker closed this public portion.

Chairman Becker made a motion to start the designation of the Horton Mansion located on the Sussex County Community Campus, 1 Slate Hill Road, Block 3.01, Lot 19, Town of Newton, Sussex, New Jersey as a Historic Local Landmark and it will be based on the 10 ft. buffer recommended. Mr. Kaplan seconded the motion.

AYE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Chairman Becker

CORRESPONDENCE

Chairman Becker reviewed the correspondence issued to the Commission.

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OPEN TO THE PUBLIC

No public comment

ADJOURNMENT

Mr. Kaplan made a motion to adjourn the meeting. Mr. Porter seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 8:25 PM.

The next regular scheduled meeting will be held on April 21, 2014 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,

Katherine Citterbart
Historic Commission Secretary