

**Historical Preservation Advisory Committee
Meeting Minutes
August 15, 2023**

Meeting Called to Order (Time 7:07pm)

Reading of Open Public Meeting Act.

Members present: Chairperson Laura Olstein, Vice Chairperson Jim Roselius, Corresponding Secretary Mary DiBrigida, Dave Wilding, Borough Historian and Member Tom Kline, John Cannie, Caryl Keyser (Alternate)
Absent: SOSAC liaison Scot Simptner, Council Liaison Vince Russo
Friends: None
Guests: None

Approval of Minutes: Motion to approve July 18, 2023 minutes made by Tom Kline and seconded by John Cannie, all in favor, none opposed.

Old Business:

Morris County Historic Preservation Trust (large grant money): Tom Kline-1) Tom and Laura met with Anthony Chirido and the Mayor; explained the museum repairs situation again; sent an email to outline what is needed for museum to try and reopen (see attachment #1). Invited to workshop, resolution to be done for the \$10,000; needs to be voted on. 2) Margaret sent out specifications for water and fire damage to contractors, due by 8/18. 3) Received a grant extension for the 2020 grant, now need another extension. Tom wrote Ray Chang an extensive e-mail detailing all that happened in an effort to get another year extension (see attachment #2). 4) Painting-Jim got 2 quotes; sent to Anthony. Need to recommend vendor then have council approve. 5) John has meeting with phone representatives coming up. 6) Tom will let everyone know re: bids from Margaret.

Morris County Heritage Commission History Re-Grant Program (small grant money): Laura Olstein-1) Got better freight quote so ordered and received Gaylord Archival shipment-stored on 2nd floor; 2) Hydrometer monitors amount of humidity in the air-just need batteries; 3) Metal loose-leaf notebooks to be ordered; 4) 12 LED spotlights bought from Home Depot-so @ \$50-55 left of the grant money. Michael suggested archival cylindrical tubes to store the maps-(4) 3x36 @ \$15 each. Actually should get more in different sizes and take out of office supplies. Then can write report to Morris County stating that grant money was spent.

Budget: Tom Kline-General discussion about budget and museum repairs.

Building and Grounds Report: Jim Roselius-1) Trying to get DPW over to prune Japanese knotweed tree and have it put on the regular maintenance routine; want to add gutters to the regular schedule as well. 2) Laura trying to finalize meeting with the police chief, DPW and Jeff Bresett at the fire department regarding security.

Friends Report: Not meeting at this point.

Pathways: Laura Olstein-Nothing to report

Research & Collections: Mary DiBrigida-Nothing new to report.

Scout Projects: Laura Olstein-Nothing new to report

Social Media: Laura Olstein-Nothing new to report.

Special Programs Report: On hold until museum can re-open.

Staff Report: Caryl Keyser-Michael going thru folders making sure they have been scanned as they are being replaced by archival folders. Also helping with the garden.

Technology Report: John Cannie-Town will include museum in their voice solutions. Eliminate land lines and move all to voice over id. Network has to be made reliable-have identified vendors and will hopefully have a meeting soon.

Comments from the Borough Historian: Tom Kline-1) North Jersey Media has digitized the Trends. Tried to buy the disc but was told North Jersey Media would sue-so need to borrow and copy disc instead. Should think about using small grant to digitize Kinnelon. 2) Mystery solved-missing James Dorland plaque actually on top of the new monument.

New Business:

Next Meeting: Tuesday, September 19, 2023 – 7:00 pm

Adjournment: Time 8:06 pm. Motion made to adjourn by Tom Kline and seconded by John Cannie. All in favor, none opposed.

At the October 17, 2023 meeting, on a motion by Tom Kline, and seconded by John Cannie and the affirmative voice vote of all members present, the August 15, 2023 minutes were approved.

Nawa Galeo

Tom, thanks for the detailed outline....couple of thoughts/suggestions with one goal in mind: ***How do we get the Museum open ASAP:***

Electric:

Since the megger test resulted in 50% of the circuits were compromised, can an electrician be hired to label and disconnect all circuits from the electrical panel and then reconnect only the wiring that was not compromised based on the megger test or what he will be able to certify?... example just wire back in any circuits that were are newer in the last 20 years...15 year... 10 years? This way we can get the bare essentials hooked up and keep the questionable circuits disconnected/inactive if this is what is needed to have the building/electrical inspector allow the building to be occupied?

If this cost \$10,000 .. which i think it would be a lot less.....we would at least be able to occupy the building, instead of spending \$10K for the engineer plan but still not be able to occupy the building.... at that point we can then start tackling the other 50% circuits? if we still need the engineer then we can cross that bridge but at least we are allowed to occupy the building.... again, just a suggestion 😊

Painting/ Security:

There is \$19,000 budgeted in the museum line item in the municipal budget for "other expenses" .. From what I have, it appears there was only \$12K spent last year of the allocated budget amount... i will work to confirm all of this. I don't see why we couldn't utilize some of the museums' operating budget as well as Open Space Funds. Can you send over the Paint quotes? I will put this in my notes so it's added to the work session agenda.

Anthony Chirido — Councilman



Borough of Kinnelon
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achirido@kinnelonboro.org
www.KinnelonBoro.org

From: thomaslkline3@aol.com <thomaslkline3@aol.com>

Sent: Thursday, July 20, 2023 5:59 PM

To: James Freda <JFreda@kinnelonboro.org>; Anthony Chirido <achirido@kinnelonboro.org>; Laura Olstein <lcolstein@gmail.com>

Subject: Kinnelon Museum Engineering Fees

Dear Mayor Freda,

Electrical Engineer

There seems to be some questions with regard to the engineering/architects fees with regard to the fire damage and repairs at the Kinnelon Museum.

After the fire occurred last year, I contacted our consulting architects, Connolly and Hickey, who are Historic Preservation Architects and asked them to provide a quote for their firm to prepare a scope of work, bidding specifications and contract administration to remediate the fire damage. The cost for this work is \$10,375. Under our grant easement/agreement that we have with Morris County, we are required to hire historic preservation architects to draw plans for any damaged caused to the building by any source of casualty. I was told by the JIF adjuster that they would cover this cost as part of the overall insurance claim. I brought this to the attention of the Council when I presented this in Oct.

At about this time (October 2022) I was told by the building inspector, that he would not allow power to be restored to the Museum until such a time as a licensed electrician certified that all the circuits were acceptable and safe. Unfortunately, no electrician I have spoken to yet is / was willing to certify work that they did not perform.

Also at the time, Connolly and Hickey had proposed hiring an electrical engineer for \$10,000 to prepare a plan for restoration. As I was not convinced that this was necessary, because we did not know if any of the circuits (other than the circuit that caused the fire) were defective or dangerous, I rejected this part of the proposal and instead pursued hiring an electrician to perform a megger test on the entire system.

A megger test essentially tests the insulation on the wires throughout the building. Some of the wiring in the museum is quite old and utilized cloth insulation. It could develop that some or all of this cloth insulation has deteriorated beyond the point of being safe. The Megger test is performed by passing a high voltage (approximately 500 volts) through each circuit and measuring the resistance. If resistance is low, or non-existent, the circuit is considered compromised. I had the test performed by a local electrician out of Bloomingdale. The test revealed that over 50% of the circuits were compromised. It was the recommendation of two electricians to re-wire the entire building. The cost to perform the Megger Test was approximately \$2500. The JIF insurance adjuster approved this expense for reimbursement. It was frustrating that the Megger test took almost five months to source, get proposals, perform the test, review the results, and begin to look for solutions going forward. During this time I suffered two heart attacks and broke my ankle.

In order to develop a plan to correct the defective circuits, it is proposed that we hire an electrical engineer, who has historic preservation experience, to develop a scope of work that could then be used to determine what it may cost to correct the defective circuits. The cost to hire the electrical engineer is \$10,000. As the borough may have to foot the cost of this, I recommended that the funds required be drawn from the Open Space Trust Fund.

I have been very careful not to spend any Borough funds that may not get reimbursed without seeking permission from the Borough Council. To date, this expense for the electrical engineer is the only cost, so far, that has not been approved by the JIF adjuster. I submitted a request just prior to the June Council workshop for permission to hire the electrical engineer. I am submitting the same request again.

Unfortunately, I do not see any possible path forward with regard to the electrical service at the Museum, other than to hire the engineer to develop a restoration plan, scope of work, bidding specifications, etc. If anyone has an alternative option I would be more than willing to pursue any reasonable alternative.

Painting

As part of our grant agreement/ easement with Morris County, the Borough is required to keep the building in good condition by performing routine maintenance. There are actually maintenance logs that are kept by the DPW that documents when any and all maintenance is performed.

The exterior wood siding on the building was repainted circa 2016. Today, on many areas of the siding, the paint is failing. The Historical Committee sourced three bids to have the building re-painted. The bids were obtained in the fall of 2022.

As part of the 2023 Municipal budget discussions, the matter of the exterior painting was brought to the attention of the Borough's CFO. The approximate cost was \$18,000. At the time, the CFO recommended that the funds for painting should be drawn from the open space account. It was the historic Committee's belief that the CFO was going to address the need for painting and the funding source with the Town Council as part of the budget process. This was never done. Looking any

discussed at the Historic Committees July 2023. It was recommended at this time that the request be put in writing.

Security System

The question of whether to add video surveillance at the Museum has been discussed by the Historic Committee. Options for both interior and exterior were systems were developed. It was suggested that the matter be brought to the attention of the Mayor and Council with a request for guidance. Although the operations of the Museum are entrusted to the Historic Committee, the building is owned by the Borough of Kinnelon and therefore the question as to whether to add video surveillance must be addressed by the Mayor and Council. Lacking representation at the monthly meeting of the Historic Committee, the question is now formally proposed to the Council. Approximate cost estimates that were generated suggested approximately \$4000 for hardware and \$3500 for wiring. The question before the Council is "should the Historic Committee pursue more detailed cost proposals to add video surveillance to the Kinnelon Museum?"


Always willing to come before the Council to discuss any of these inquires at your workshop meetings.


Please feel free to reach out if you have any questions.


Thanking you in advance for your attention to these matters, I remain,

Very truly yours,

Thomas Kline
Borough Historian

 DZH Painting Quote 2223.odt
24kB

 RoseliusMuseumExtKinellonPartialJob.pdf
2.4MB

 RoseliusMuseumExtKinellonFullJob.pdf
2.5MB



Laura Olstein <lcolstein@gmail.com>

Borough of Kinnelon Historic Preservation Grant Extension

11/15/2023

thomasikline3@aol.com <thomasikline3@aol.com>

Fri, Aug 11, 2023 at 11:09 AM

To: Ray Chang <rchang@co.morris.nj.us>, Karen Luele <kiuele@kinnelonboro.org>, Laura Olstein <lcolstein@gmail.com>

Hello Ray,

Thank you for returning my call regarding the additional one year extension of our 2020 Historic Preservation Grant for L'Ecole the Kinnelon Museum.

In short, on behalf of the Borough of Kinnelon, I am requesting an additional one year extension of our 2020 grant.

As you are aware in July 2022, upon completion of our construction project last year, there was an electrical fire in the Museum. The damage was fairly minimal and limited to one room in the museum. Our insurance carrier went through a period of several months to conduct cause and origin studies as part of the subrogation process. About early October we were able to establish temporary power outside and ran temporary electric to the heating unit and alarm system. Our insurance carrier hired a remediation company to perform various cleanup tasks, including some asbestos remediation, general cleanup, the temporary electric work. A gas leak test was necessary to be performed before our Building Inspector would allow gas service to be restored. This was all accomplished by mid October.

At this point, (October 2022) the Building Inspector informed us that electricity could not be restored to the building until such a time as a licensed electrician certified that all the circuits were "safe". We had two independent electricians examine the matter. The problem is that we were unable to find an electrician who would certify work that they did not perform. Some of the wiring in the museum dates back to the early 1930's or perhaps earlier. The independent electricians recommended that we re-wire the entire building. This would possibly involve removal and replacement of all sheet rock and other interior wall coverings. Unfortunately, the insurance carrier stated they would only cover the costs of the electric that were directly attributable to the fire. This put the Borough into a very complicated situation. Our Historic Preservation Architects, Connolly and Hickey, had recommended that as part of their work on the restoration of the fire damage that we hire an electrical engineer for \$10,000 to design a remediation plan.

I initially rejected this approach because I did not believe that the entire building needed to be rewired. I could see my way to having the older section of the museum re-wired where the wiring dated back to the early 1930's-late 1920's. However there were parts of the museum that were added onto in the 1950's and even wiring that was done as a result of the various grants we have received from Morris County that would have been done quite recently. In an attempt to determine exactly what was bad and what was acceptable I contracted a local electrician to

Thanking you again for all your help and guidance, I remain

Very truly yours,

Thomas L. Kline
Kinnelon Borough Historian