Historic Preservation Planning: Enhancing Communities

The New Jersey State League of Municipalities Annual Conference

Atlantic City, New Jersey
November 21, 2019
Who is PNJ?
Economic Impact:
How will historic preservation improve your local economy?
Community Impact

• Increased Visibility
• Increased Visitation
• Increased Employment
• Increased Community Engagement
• Increased Cultural Awareness
N.J. Tourism Dollars

General Tourism
• 44.7 Billion in Revenue in 2018
• 5 Billion in State and Local Taxes
• 334,000 Jobs

Heritage Tourism
• 3.52 Billion in Revenue
• 385 Million in State and Local Taxes
• 39,000 Jobs
Value of Heritage Tourism

General Tourism
• $820 Ave. Spend
• 3.4 Trips Annually

Heritage Tourism
• $1,319 Ave. Spend
• 3.6 Trips Annually
• Generally More Affluent
• Generally More Educated
• More Likely to be Married or have a partner
• More Likely to stay at a hotel or inn
• Spend more dollars on dining and shopping
Case Study: Red Mill Museum Village

- Employs 31 individuals
- Draws 20,000 visitors annually
- $535,000 directly into the local economy
- Significant indirect impact to local economy
- Creates a place for community
- In a community of 2,700 residents
Documents for Historic Preservation Success

- Municipal Ordinance
- Historic Preservation Element of the Master Plan
- Architectural Survey
- Design Guidelines
ON THIS SITE
IN 1897 NOTHING HAPPENED.
Pennsylvania Station, NYC (1910-63)
What’s in a Historic Preservation Ordinance?
MUNICIPAL LAND USE LAW

New Jersey Statutes Annotated Historic Preservation Related Sections
New Jersey Department of Environmental Protection • Natural & Historic Resources • Historic Preservation Office

INTRODUCTION

Municipalities in New Jersey obtain their authority to identify, evaluate, designate, and regulate historic resources (individual sites and districts) from the Municipal Land Use Law (MLUL), the enabling legislation for municipal land use and development planning, zoning, and, since 1986, historic preservation zoning. In response to requests for information on the sections of the MLUL pertaining to historic preservation zoning, the Historic Preservation Office (HPO) is excerpting and printing the following sections of the Municipal Land Use Law relevant to historic preservation planning and zoning and the creation of municipal Historic Preservation Commissions. The HPO has also provided a description of the requirements for participation in the Certified Local Government (CLG) program.

C. 40:55D-25
POWERS OF PLANNING BOARD

A. The planning board shall follow the provisions of this act and shall accordingly exercise its powers in regard to:
   (1) The master plan pursuant to article 3;
   (2) Subdivision control and site plan review pursuant to article 4;
   (3) The official map pursuant to article 5;
   (4) The zoning ordinance including conditional use pursuant to article 6;
   (5) The capital improvements program pursuant to article 4;
   (6) Variances and certain building permits in conjunction with subdivision, site plan and conditional use approval pursuant to article 7.

B. The planning board may:
   (1) Participate in the participation and review of programs or plans required by State or Federal law or regulation;
   (2) Assemble data on a continuing basis as part of a continuous planning process; and
   (3) Perform such other advisory duties as are assigned to it by ordinance or resolution of the governing body for the aid and assistance of the governing body or other agencies or officers.

C. In a municipality having a population of 2,500 or less, a nine-member planning board, if so provided by ordinance, shall exercise, to the same extent and subject to the same restrictions, all the powers of a board of adjustment, but the Class I and the Class III members shall not participate in the consideration of applications for development which involve relief pursuant to subsection d of section 57 of the act L. 1975 C. 231 (C.40:55D-70).

D. In a municipality having a population of 2,500 or less, the planning board, if so provided by ordinance, shall exercise, to the same extent and subject to the same restrictions, all the powers of a historic preservation commission, provided that at least one planning board member meets the qualifications of a Class A member of a historic preservation commission and at

1. Provide for historic preservation pursuant to section 5 of P.L. 1986, c. 82.

C. 40:55D-65.1
HISTORIC DESIGNATIONS IN ZONING ORDINANCES

A zoning ordinance may designate and regulate historic sites or historic districts and provide design criteria and guidelines therefor. Designation and regulation pursuant to this section shall be in addition to such designation and regulation as the zoning ordinance may otherwise require.

Except as provided hereunder, after July 1, 1994, all historic sites and historic districts designated in the zoning ordinance shall be based on identifications in the historic preservation plan element of the master plan. Until July 1, 1994, any such designation may be based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element of the master plan. The governing body may, at any time, adopt, by affirmative vote of a majority of its authorized membership, a zoning ordinance designating one or more historic sites or historic districts that are not based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element, provided the reason for the action of the governing body are set forth in a resolution and recorded in the minutes of the governing body. L. 1991, c. 194, § 8, eff. July 9, 1991.

C. 40:55D-107
HISTORIC PRESERVATION COMMISSION

A. The governing body may by ordinance provide for a historic preservation commission.

B. Every historic preservation commission shall include, in designating the category of appointment, at least one member of each of the following classes: Class A, person who is knowledgeable in building design and construction, or architectural history and who may reside outside the municipality, and Class B, person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the municipality.

C. A historic preservation commission shall consist of five, seven, or nine regular members and may have not more than two alternate members. Of the regular members a total of at least one shall be a majority of the commission. Those regular members who are not designated as Class A or B shall be designated as Class C.


- Part of the 1985 amendments to MLUL.
- Governing Body may establish by Ordinance.
- Planning Bd. may act as HPC in small towns (N.J.S.A. 40:55 D-25).
- 5, 7, or 9 regular members; 4-year terms.
- Appointed by Mayor or Planning Board Chair.
- Up to two alternate members; 2-year terms.
- HPC selects a Chair, Vice Chair and designates a Secretary.

• Prepare survey of historic sites.
• Make recommendations to the Planning Board on inclusion of Master Plan elements.
• Advise Planning Board and Zoning Board of Adjustment on development applications involving historic sites or districts listed in historic preservation element of the Master Plan.
• Provide written reports to the Administrative (Construction) Officer or Planning Board regarding permit applications.
• Perform such advisory, educational, and other informational functions as will promote historic preservation.
Local Preservation Ordinances:

- The only way to regulate privately owned historic properties!
- Provide a Statement of “Purpose” and Definitions.
- Creation and authority of the HPC.
- Provide criteria and procedures for designation.
- List actions reviewable by HPC (e.g., permit applications).
- Criteria and procedure for review (e.g., does HPC report to Administrative Officer directly or to the Planning Board?)
- Explain procedures for appeal through the court systems.
- Enforcement provisions (e.g., spell out the fines and penalties for violations).
- Demolition Controls – Permit Delays, Demo by Neglect, etc.
Local Preservation Ordinances:

• Reporting depends on how Municipal Ordinance is drafted:

1. **Strong Commission** – HPC reports directly to the **Administrative Officer** in charge of the appropriate permit.

2. **Weak Commission** – HPC reports to the **Planning Board**, which then makes its own decision, which is conveyed to the Administrative Officer. Planning Board may accept, modify or reject the HPC’s report/advice.

• Administrative Officer has no discretion and is bound by the HPC or Planning Board decision, as the case may be.
Certificate of Appropriateness (C/A)

When is a CA required? When is it not?

- The Ordinance should make available exemptions to be easily obtained in connection with all historic properties. Procedures for application administration, the cost of application fees or escrow, and complete descriptions of a “complete application” or checklist of attachments should be codified.
TOWNSHIP OF NEPTUNE
ORDINANCE NO. 19-xx

ORDINANCE TO AMEND AND SUPPLEMENT ARTICLE IX OF THE "NEPTUNE LAND DEVELOPMENT ORDINANCE (2003)" OF THE TOWNSHIP OF NEPTUNE

Statement of Purpose:
The purpose of this Ordinance is to revise the provisions of the "Historic Preservation Ordinance" so as to update its provisions and improve the administration of applications.

HISTORIC PRESERVATION ORDINANCE

Resource doc:
www.nj.gov/dep/hpo/3preserve/clgguides8_07.pdf
State Historic Preservation Office (SHPO):

- New Jersey HPO: [www.nj.gov/dep/hpo](http://www.nj.gov/dep/hpo)
- Maintains National and State Registers
- Regulatory Reviews (Section 106, 110, NJ Transit, etc.)
- Administers the CLG program
- State Historic Preservation Plan
- Provide technical assistance to NJ residents
Historic Preservation
Element of the Master Plan
Chapter 5 Historic Preservation Element

Introduction

The series of property owner surveys taken over the past 20 years has shown a consistent desire of the respondents to preserve the distinct community character of Cape May Point. This distinct character, however, can be difficult to define; each individual views Cape May Point from a unique point of view. What is of paramount importance to one may be less significant to another.

One of the components that property owners believe contributes to the distinct community character of Cape May Point is the presence of a significant number of structures built between 1875 and 1955 that can be considered historic and worthy of preservation.

This Historic Preservation Element of the Master Plan sets forth various recommendations, guidelines and strategies that may be useful in helping to preserve these older buildings from undesirable alterations or from needless demolition and replacement. In addition it presents the argument that the totality of Cape May Point, its structures, its landscape and its streetscape, together constitute the elements that contribute to its distinct character.

This section characterizes the historic context within which Cape May Point was established and its influence on the community’s physical development over the past 130 years. It describes the style and form of the older buildings and the various features that help to define the distinctive character of Cape May Point’s built environment.

The Master Plan calls for new non-restrictive ordinances that encourage historic preservation, but do not require it. Successful preservation will depend upon the voluntary cooperation of property owners and municipal agencies.

This Historic Preservation Element provides the historic background and context for the Borough’s definition of “distinct community character”

9. RECOMMENDATIONS

The following recommendations provide a framework for historic preservation in shaping the future of the Township. These recommendations draw upon existing and potential tools and initiatives to provide direction for future historic preservation activities. The recommendations work to address current issues and to advance the Township’s historic preservation goal and objectives through information gathering, policy implementation, and public outreach. (See Sections 7, Successes and Issues Related to Historic Preservation in the Township, and 8, Historic Preservation Goal and Objectives.)

1. Local designation of individual landmarks and historic districts is the strongest level of protection for historic resources within Montclair. The Township should expand the quantity and quality of locally designated historic resources by:

a. Expediting the designation process as defined in the Township’s Historic Preservation Ordinance for individual landmarks and districts by ensuring the Township Council equips the HPC with sufficient staff and resources to prepare new designation nominations in a timely manner.

b. Designating resources that are currently listed in the State and/or National Register as local landmarks and districts. State and/or NR listed resources have demonstrated historic and architectural significance. The NJ HPO and NPS have previously assessed these resources, and as such, they do not need to be further studied by the HPC for eligibility as local landmarks and districts.

c. Conducting a Township-wide survey to assess the eligibility of historic resources for local designation. This survey should target historic resources identified in this HP Element, including resources determined eligible for listing on the State Register by the NJ HPO, all properties and streetscapes previously surveyed in “Preservation Montclair”, as well as areas and resources newly identified for this HP Element. (See Sections 6.1.3–6.1.6 in Section 6.1, Previously Identified Historic Resources, and 6.2.2, Potential Historic Resources Identified for the 2016 HP Element.)

d. Developing stewardship guidelines for the management and rehabilitation of historic streetscapes. Streetscapes are streets, roads, and alleys and include buildings and spaces between buildings facing a public street. They are characterized by paving, utilities, signs, public art, curbs, sidewalk flags, stone walls, gates, street furniture, and other small-scale features, plantings, and structures, such as bus shelters and kiosks. Guidelines would ensure that historic streetscapes are holistically managed and protected as contributing features to the distinct community character of the Township.

e. Promoting the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures significant at the local level. Historic resources including commemorative monuments, bridges, railroad infrastructure, and schools have been overlooked in Township designation efforts. Consider multiple aspects of the built environment, and the significance of a
6.1.2. Township Designated Historic Resources

Since the Township’s adoption of the Historic Preservation Ordinance in 1994, the HPC has designated 19 individual landmarks and four historic districts.

**Individually Listed Resources**

Table 2 is a list of individually designated local landmarks. Map 1 illustrates their locations within the Township. Thirteen of these 19 properties are residential structures constructed between the late 18th and early 20th centuries. The Presby Memorial Iris Garden Horticultural Center (built 1830), Montclair Heights Reformed Church (built 1811), and Township Social Services Building (built 1951) are also locally designated individual landmarks.

**Table 2. Individually Listed Resources Designated by the Township as of 2018**

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Property Location</th>
<th>Year Built</th>
<th>Resource Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>3602</td>
<td>16</td>
<td>4 Duryea Road</td>
<td>1888</td>
<td>C.H. Huestis House</td>
</tr>
<tr>
<td>1401</td>
<td>2</td>
<td>30 N. Mountain Avenue</td>
<td>1876</td>
<td>Charles Shultz House</td>
</tr>
<tr>
<td>3102</td>
<td>21</td>
<td>210 Bloomfield Avenue</td>
<td>1912</td>
<td>Crawford House</td>
</tr>
<tr>
<td>1102</td>
<td>49</td>
<td>17 Wayside Place</td>
<td>1927</td>
<td>Frank Goodwillie House</td>
</tr>
<tr>
<td>1304</td>
<td>12</td>
<td>110 Orange Road</td>
<td>1796</td>
<td>Israel Crane House</td>
</tr>
<tr>
<td>2108</td>
<td>4</td>
<td>110 Union Street</td>
<td>1928</td>
<td>Montclair Women’s Club</td>
</tr>
<tr>
<td>1304</td>
<td>12</td>
<td>110 Orange Road</td>
<td>1796</td>
<td>Nathaniel Crane House</td>
</tr>
<tr>
<td>2206</td>
<td>6</td>
<td>60 So. Fullerton Avenue</td>
<td>1951</td>
<td>Social Services Building</td>
</tr>
<tr>
<td>1304</td>
<td>11</td>
<td>108 Orange Road</td>
<td>1890</td>
<td>The Clark House</td>
</tr>
<tr>
<td>1507</td>
<td>20</td>
<td>37 N. Mountain Avenue</td>
<td>1902</td>
<td>The Georgian Inn</td>
</tr>
<tr>
<td>4005</td>
<td>1</td>
<td>369 Claremont Avenue</td>
<td>1900</td>
<td>The James Howe House</td>
</tr>
<tr>
<td>1507</td>
<td>19</td>
<td>323 Claremont Avenue</td>
<td>1897</td>
<td>The Kohout House</td>
</tr>
<tr>
<td>2006</td>
<td>1</td>
<td>71 Mt. Hebron Road</td>
<td>1911</td>
<td>The Montclair Heights Reformed Church</td>
</tr>
<tr>
<td>3002</td>
<td>20</td>
<td>109 Alexander Avenue</td>
<td>1815</td>
<td>The Sigler Farm</td>
</tr>
<tr>
<td>405</td>
<td>1</td>
<td>24 Up. Mountain Avenue</td>
<td>1900</td>
<td>The Welsh House</td>
</tr>
<tr>
<td>1005</td>
<td>8</td>
<td>848 Valley Road</td>
<td>1930</td>
<td>Van Reyer/Bond House</td>
</tr>
<tr>
<td>3403</td>
<td>1</td>
<td>Park Street</td>
<td>1904</td>
<td>Watchung Train Station</td>
</tr>
<tr>
<td>802</td>
<td>26</td>
<td>474 Up. Mountain Avenue</td>
<td>1830</td>
<td>Presby Memorial Iris Garden</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Horticultural Center</td>
</tr>
<tr>
<td>1801</td>
<td>54</td>
<td>451 Up. Mountain Avenue</td>
<td>1893</td>
<td>Mountain Avenue Train Station</td>
</tr>
</tbody>
</table>

---

100. The year built listed for historic resources in Tables 2–8 is from the New Jersey Tax Assessment Records database, and in some cases may be an approximation of the property’s actual date of construction.
HISTORIC PRESERVATION ELEMENT
OF THE CITY MASTER PLAN

September 30, 2019

CITY OF PLAINFIELD,
COUNTY OF UNION
STATE OF NEW JERSEY
Architectural Survey
Why do you need an Architectural survey?

- Requirement per MLUL
- Many surveys done in the 60s, 70s, and 80s did not include the level of detail needed by HPCs to complete their due diligence today
- Some previously excluded properties are now old enough to be considered historic
- Some previously excluded histories are worthy of documentation
- Some properties have been significantly altered since original survey completed
What should be in an Architectural survey?

- Property and location identification, block/lot
- Physical description (Can someone envision the resource accurately based on this?)
- Include the construction date (or circa)
- Setting description
- Photo documentation (current & historic)
- Location & site map documentation
- Condition / integrity evaluation
- Review and update every 6-10 years
When is an Architectural survey required?

Projects that may “affect” historic resources:

• Housing rehabilitation projects
• Public building and school projects
• Road and infrastructure projects
When is an Architectural survey required?

Emergency Planning & Response:

• Natural Disasters – fire, flood, storm, etc.
• Unnatural Disasters – arson, decay, vandalism, neglected maintenance, etc.
• Supernatural Disasters – alien invasion, zombie apocalypse, etc.
When is an Architectural survey required?

Public Information:

- Property owner education
- Community development planning
- Economic development / tourism
- Historical research
- Public awareness / outreach
Establish Design Review Guidelines for HPC
Local Design Guidelines

Although all of the new buildings have the appropriate form, the setback of the middle building from the sidewalk is much greater than the existing buildings and is not appropriate. The entrance of the corner building is oriented towards the perpendicular street and is inappropriate.

Rhythm and Patterns: The rhythm and patterns of principal façades of new construction should reflect and maintain neighborhood and streetscape patterns. The rhythm and patterns of principal façades of an addition should reflect that of the original building.

The proportions of the windows at the left addition are consistent with those found at the original building. By contrast, the first floor windows at the right addition are significantly taller and the second floor significantly smaller. The proportions of the right addition are not appropriate for the building.

Rhythm and patterns across the width of a façade typically include the number of bays and the location and spacing between doors and windows. Vertical considerations for rhythm and patterns include floor-to-floor heights, first floor height above the ground, cornice heights, and the vertical distance between rows of windows and doors and cornices. In some instances, where the proposed use for a new building prevents maintaining rhythms and patterns, the property owner is encouraged to incorporate detailing to suggest them.

Historic Preservation Planning: Enhancing Communities
Atlantic City, New Jersey  November 21, 2019
Know the Secretary of the Interior Standards for Rehabilitation:

- Administered by the National Park Service.
- Technical Preservation Briefs.

www.nps.gov/history/hps/tps/standguide/
New Jersey Uniform Construction Code (UCC) Rehabilitation Subcode & Barrier Free Access:

www.state.nj.us/dca/divisions/codes/offices/rehab.html
MEMORANDUM

TO: Members of the Millburn Historic Preservation Commission

FROM: Barton Ross, HPC Consultant

DATE: August 25, 2014

RE: Compton Residence / The Rosen Group
  HPC No. 3417
  Block 2110, Lot 9
  15 Wells Lane

Please allow this memorandum to inform the members of the Millburn Historic Preservation Commission that I have received and reviewed an application for additions and alterations to the existing residence.

Documents Received
The documents submitted and reviewed include thirteen (13) sets of the following items:
  Application forms, HPC-1 Cover Sheet, HPC-2 Demolition Plans, HPC-3 Demolition Elevations,
  HPC-4 Proposed Basement Plan, HPC-5 Proposed First Floor Plan, HPC-6 Proposed Second Floor Plan,
  HPC-7 Proposed Front Elevation, HPC-8 Proposed Right Side Elevation, HPC-9 Proposed Rear Elevation,
  HPC-10 Proposed Left Side Elevation, Existing and historic photo, Artisan garage door spec. and Norton window specifications, all prepared by The Rosen Group and received on August 13, 2014.

Building History and Significance
15 Wells Lane, The Chalet, was built by H.C. Wells and consists of 3,998 SF according to the Tax Assessor's Office. The house was recognized as a "notable" structure in the 1980 Short Hills Park Historic District Nomination Report. From the National Register of Historic Places, "The Chalet, 15 Wells Lane (Block 2110, Lot 9): c. 1881, 2 stories, clapboard and wood shingles with brick foundation, plain gable, unusual chimney form incorporating dormer window." Millburn's Historic Preservation Ordinance of 1987 lists the property as a "Designated" structure in the district. Acreage is .69ac. Known alterations were undertaken in 1915, 1936, 1969, and 1977.

Wells Lane is named after the family who settled along the street then known as Lindwood Place.

guest of Mrs. Joseph Bryant of Springfield;
   H. C. Wells and family of Short Hills are
   on Mt Wachusett, Mass.
   Mrs. L. C. Goodrich and family of Short

Article from Summit News in the NWT, Aug. 18, 1899. There are other articles referring to the family in the period social registers including one in 1909 when they were invited guests at a July 4 party at Long Beach, Nassau Co., Long Island, NY.
Façade

The façade of a building is literally the "face" of the building and serves to define its image as seen from the street. Good façade design should preserve its aesthetic integrity and structural safety. It is essential that the façade be the single most representative feature of a property, whether it be commercial or residential. Building façades are dynamic and are subject to deterioration from natural and human elements. The facade must be redeveloped, renovated, or repaired if it is to remain safe and attractive.

Guidelines

- Façade improvements should result in a cohesive street front appearance.
- Care should be taken to determine the original condition of the building through the examination of existing structures and/or examination of historical photographs.
- Situations may arise where minor changes or additions to the historic character are desired. Any new work should be done in a sympathetic manner and should be in keeping with the original design.
- Replacement materials should match in color and texture as closely as possible to ensure a consistent historic façade.
- Where window lighting is used to accentuate the architectural features of the building.

The New Jersey State League of Municipalities
Historic Preservation Planning: Enhancing Communities
Atlantic City, New Jersey  November 21, 2019

PRESERVATION
new jersey
Barton Ross & Partners LLC
Architects
The New Jersey State League of Municipalities
Historic Preservation Planning: Enhancing Communities
Atlantic City, New Jersey  November 21, 2019
Preservation Incentives
Capitol & Planning Grants

• NJ Historic Trust: www.njht.org
  – Preserve New Jersey Historic Preservation Fund
  – Discover NJ History License Plate Fund for Heritage Tourism

• County Cultural & Heritage Commissions
Zoning

- Transfer of Development Rights
- Non-Contiguous Cluster
- Redevelopment Plans
Tax Incentives

• Historic Tax Credits
  – Federal
  – State
• PILOTs
• Tax Abatements
• Revaluation Freeze
HPC in Action:
City of Plainfield
Truell Hall ~ Mrs. J.H. Truell purchased the property in 1906 and named it Truell Hall. Plumbing was replaced, heat was installed in all rooms, and the woodwork was painted white to coordinate with the interior redesign.

No liquor was served (against advice). Mrs. Truell died in 1910.

Her husband tried to run the hotel until it was put up for sale in 1913 for an asking price of $100,000.

Truell Hall closed October 1913.
This imposing 33 room mansion was completed in 1887 by New York banker Henry Pearl Talmadge, one of the founding fathers of the Plainfield Library. The house took 3 years to build at a cost of $45,000. The residence was originally located on Belvidere Avenue in Netherwood Heights until its fiery demise in 1969.

Photo courtesy of the Plainfield Public Library
George Woodhull Endicott was a direct descendant of the first Colonial Governor of the Massachusetts Colony. He was a prominent Plainfield physician and, upon its opening in 1881, was appointed to the position of Surgeon at Muhlenberg Hospital. (shown above)

Photo courtesy of the Plainfield Public Library
International flavor sets this turn-of-the-century American Foursquare home apart, thanks to style choices by notable past resident Harry Kuniichi Tetsuka.

The son of a famous Japanese potter, Tetsuka owned a successful import business before joining the Morimura Brothers — the manufacturer and importer of Noritake pottery, an enduring favorite of collectors.

www.netherwoodheights.com
The main station in Plainfield was established in 1839 by the Elizabethtown & Somerville Railroad. The westbound building was replaced several times finally in 1875 with the three-story Richardsonian structure. It offered multi-line ticketing and was open 24/7. The upper stories of the westbound station were removed in 1952 and the building and tunnel closed in 1960. The remaining building structure was removed and replaced in 2000 with an expanded shelter, high platform, and elevator.
The above photos depict how the Netherwood Station and the Main Station appear today. The stations are currently operated by New Jersey Transit and are part of the Raritan Valley Line. The New Jersey Transit Raritan Valley Line boasts an average ridership of over 10,500 riders per day.
Questions & Discussion?

Hon. Paul J. Muir  
Executive Director, Red Mill Museum Village  
director@theredmill.org

Barton Ross, AIA AICP LEED AP  
President, Barton Ross & Partners, LLC  
barton@bartonross.com

William H. Michelson, Esq.  
Attorney at Law  
whmichelson@gmail.com

Courtenay D. Mercer, PP AICP  
Executive Director, Preservation New Jersey  
cmercer@preservationnj.org

www.PreservationNJ.org