

Open Space Board Meeting – OPEN SESSION

Tuesday, February 28th , 2017 – 10:00 am

Freeholders Meeting Room, County Administration Building

4 Moore Road, Cape May Court House, New Jersey

Board Member Attendance: David Clemans

Neil Byrne

David Craig

Leslie Gimeno

Others In Attendance: Others as listed on Sign in Sheet

Call to Order: Mr. Craig called the meeting to order at 10:02.

Pledge of Allegiance: Mr. Craig led the Pledge of Allegiance

Open Public Meetings Act: The Open Public Meetings Act Statement was read by Mr. Craig.

Roll Call: Dave Clemans, Neil Byrne, Dave Craig, Leslie Gimeno

Minutes: The minutes of January 24th were approved by a motion by Mr. Byrne, seconded by Mr. Clemans, with all other members being in favor.

Chairman's Report: None

Director's Report: None

Financial Report: None

Correspondence:

- 1) Email from Jack Gibson, Dennis Township Engineer, asking for the Board to consider funding contingency costs associated with approved elements of the Township's recent application. Mr. Craig said that this request would be considered later in the meeting.
- 2) Email from Patrick Rosenello, Executive Director of the Wildwood BID, updating the Board on the progress at Byrne Plaza. He said that the BID is optimistic that the Plaza will be open by July 1, 2017.
- 3) Email from Paul Dietrich, Upper Township Engineer providing an update on the Bayview Avenue Boat Ramp project, indicating that no work had occurred in January due to the weather.

Presentations:

SF 16-05 – Upper Township – Harbor Road Bike/Pedestrian Gateway

Mr. Craig welcomed Mr. Dietrich and asked him to provide an overview of the Township's application. Mr. Dietrich said that the Township was seeking funds to establish a Gateway along Harbor Road to provide connectivity with the new multi-use path being constructed by the Turnpike Authority on the Great Egg Harbor Bridge. He described the amenities in the Harbor Road area as a guarded bathing beach, fishing pier, boat launch, and small parking area. He stated that the Township had been coordinating with the Turnpike Authority on the plans, which include a pavilion / rest station, parking area, sidewalk, bike stands, benches, lighting, and striping to create bicycle lanes on Harbor Road and Route 9 to Marmora. He indicated that the NJDOT was considering plans to extend bicycle lanes southward to Seaville. In response to a question from Mr. Craig, Mr. Dietrich said that the Township's proposal is to install lanes to Roosevelt Boulevard because the Township felt that was a scope that could reasonably accomplish in the short term as the first phase of the project. He indicated that the Township was also in negotiations with a property owner to purchase a former gas station site at the corner of Roosevelt Boulevard and Route 9 as a possible waypoint.

Board members questioned the cost estimate and the financial participation of the Township and the NJ Highway Authority. Ms. Gimeno asked Mr. Dietrich to revise the cost estimate to correlate each element of the project with the funding source. Mr. Dietrich generally discussed other area amenities, and said that the bathing beach was handicapped-accessible as the calm waters of the bay enabled the Township to extend an ADA mat down into the water.

LA 16-09 – Mildred Kujawa Living Trust – Block 19.03, Lot 23, Sea Isle City

Mr. Andrew Simmons introduced himself as an attorney from Hankin Sandman representing the Mildred Kujawa Living Trust. He referred the Board to a Resolution from the City of Sea Isle City encouraging the Open Space Board to purchase the property. He said that putting the property into the public domain would help with flood protection, and expanded public access to the wetlands.

In response to a question from Mr. Craig, Mr. Simmons said that the property was approximately 7,500 square feet and was landlocked. He said that having this property and others similar to it included in the public domain (and therefore not developable) was a requirement of the NJDEP for possibly providing

sewer service to the area. In response to a question from Mr. Craig, Mr. Simmons said that the tax-assessed value of the lot is \$17,600, and that it is deed restricted as the leach field for the septic system to the adjacent lot fronting Ocean Drive.

LA 16-10 – Crossan – Block 226, Lots 43.01, 43.02, Dennis Township

Mr. Crossan said that he was offering his property, which consists of 15 acres in Dennis Township, to the Open Space Board for consideration. He said that six acres of the property were buildable and that he had commissioned a wetlands delineation and a subdivision. He indicated that there is a campground on one side of the property and “state land” on the other, and that he was interested in having the tax assessment lowered on the property due to the presence of the delineated wetlands. Ms. Gimeno asked if Mr. Crossan would be willing to wait for a decision from the Open Space Board until March, as there was additional information that the Board typically uses in decisions on acquisition projects. Ms. Gimeno offered to gather additional information on the property (i.e. wetlands, adjacent property owners), and to provide to the Board for consideration and deliberation at the March meeting. She then explained the acquisition process and timing for approved projects. Mr. Crossan indicated that the land had been for sale for quite some time, and that he was amenable to the timeline presented by Ms. Gimeno, with a decision from the Open Space Board forthcoming in March.

LA 16-11 – Mulligan – Block 466.01, Lots 24.01, 24.02, 24.03, Middle Township

Mr. Craig stated that the applicant’s agent, Ms. Senico, was unavailable to attend the meeting and that the applicant had submitted comments regarding the property. Mr. Craig read the comments, which were: 1) the land has never been developed; 2) adjacent land includes forest, then meadow/open water which is valuable habitat; 3) land was farmed until 1960’s, then returned to natural state; 4) land preservation is important to protect against overdevelopment. Mr. Craig said that the property consisted of 3.88 acres; Ms. Gimeno described its location in the Green Creek area of Middle Township. The application reflects that the tax assessed value is \$173,900 and the asking price is \$85,000. Ms. Gimeno offered to gather additional information on the property (i.e. wetlands, adjacent property owners), and to provide to the Board for consideration and deliberation at the March meeting.

HP 16-05 – MidAtlantic Center for the Arts – Physick Estate Chimney #3 Restoration Project

Dr. Michael Zuckerman, Executive Director of MAC, introduced himself and thanked the Board once again for their overall support of the historic preservation community, indicating that other funding sources are “few and far between”. He said that the current application was a continuation of the previous application which represents MAC’s efforts to preserve all 5 Frank Furness-designed chimneys on the main Estate building. He said that the chimneys were beautiful, but that the unique design created engineering and preservation challenges.

The present application is for the restoration of Chimney #3. The work will consist of a five-step process including replacing missing mortar and repointing bricks. MAC is requesting \$18,000 in grant funds, and will provide the required 40% match (\$12,000). He said that if the project was funded, it would be

scheduled for work at the same time as the previously funded chimney in order to save money on staging costs and time of disruption on the site.

HP 16-06 – Naval Air Station Wildwood – Rehabilitation and Stabilization of Hangar Doors

Dr. Salvatore introduced himself and described the current project, which consists of the stabilization and rehabilitation of the lower 4' steel portion of 20 telescopic doors and all wooden plywood panels on the east and west sides of the hangar. The amount of grant funding requested is \$107,352, and the total project cost is \$178,920. Dr. Salvatore said that approximately \$4 million has been invested in restoration of the building over the past 20 years, and described its historic significance. Mr. Byrne said that he knows that window panes were recently restored, and asked about the current project and if it would result in fully operational doors. In response, Dr. Salvatore said that the doors would be made as operational as possible, but that the main objective was to preserve and to protect the doorways. Mr. Craig asked if the project entailed using the same materials as are currently in place. Dr. Salvatore said that they did plan to use the same materials, but that NASW would perform ongoing maintenance to ensure their longevity.

HP 16-07 – Historic Cold Spring Village – Preservation and Stabilization of HCSV Buildings

Kate Devaney and Maegan Pollinger introduced themselves on behalf of HCSV. Ms. Devaney described the current grant application as seeking support for work on three significant buildings at the Village, the Ewing-Douglass House, Ezra Norton House, and the Hathorn House. All of these structures are in need of preservation work including carpentry and painting; their preservation is integral to the Village in that all three are of significant architectural significance and serve important educational and functional purposes. Ms. Pollinger provided details on the history of the structures, and Ms. Devaney reviewed the specifics of the funding request of \$26,000 and the total project cost of \$43,632. In response to a question by Mr. Craig, Ms. Devaney said that the selected painting contractor has a large amount of experience dealing with historic structures, and that he came recommended from Ms. Joan Berkey.

Public Comment:

Mr. Craig asked if there was any public comment. Mrs. Annie Salvatore thanked the Board and expressed her gratitude for the County's support of Historic Preservation through the Open Space Program. She said that it "made all the difference in the world" with respect to the work that those in the Historic Preservation community do.

There was no further public comment.

Closed Session:

At 10:51, Mr. Byrne made a motion to go into Closed Session. Mr. Clemans seconded the motion.

Open Session:

The Board returned to Open Session at 11:32 upon a motion by Mr. Byrne, seconded by Ms. Gimeno.

Decisions on Applications:

SF 16-05 – Upper Township – Harbor Road Bike/Pedestrian Gateway

Board members were generally supportive of the project, but agreed that additional details were needed on the budget prior to making a decision on the project.

LA 16-09 – Mildred Kujawa Living Trust – Block 19.03, Lot 23, Sea Isle City

Ms. Gimeno made a motion to decline moving forward with the acquisition; Mr. Clemans seconded the motion. A Roll Call Vote found the following members in favor: Mr. Craig, Mr. Clemans, Ms. Gimeno; Mr. Byrne abstained.

LA 16-10 – Crossan – Block 226, Lots 43.01, 43.02, Dennis Township

Board members reached consensus to request that Ms. Gimeno provide additional information on the property prior to deliberating on the application. Application was tabled.

LA 16-11 – Mulligan – Block 466.01, Lots 24.01, 24.02, 24.03, Middle Township

Board members reached consensus to request that Ms. Gimeno provide additional information on the property prior to deliberating on the application. Application was tabled.

HP 16-05 – MidAtlantic Center for the Arts – Physick Estate Chimney #3 Restoration Project

Ms. Gimeno made a motion to recommend the project to the Board of Chosen Freeholders for funding, as proposed; Mr. Byrne seconded the motion. A Roll Call vote found the following members in favor: Mr. Craig, Mr. Byrne, Ms. Gimeno; Mr. Clemans abstained

HP 16-06 – Naval Air Station Wildwood – Rehabilitation and Stabilization of Hangar Doors

Mr. Byrne made a motion to recommend the project to the Board of Chosen Freeholders for funding, as proposed; Mr. Clemans seconded the motion. A Roll Call vote found the following members in favor: Mr. Clemans, Mr. Craig, Mr. Byrne, Ms. Gimeno.

HP 16-07 – Historic Cold Spring Village – Preservation and Stabilization of HCSV Buildings

Ms. Gimeno made a motion to recommend the project to the Board of Chosen Freeholders for funding, as proposed. Mr. Byrne seconded the motion. A Roll Call vote found the following members in favor: Mr. Craig, Mr. Byrne, Ms. Gimeno; Mr. Clemans abstained.

SF 16-04 – Dennis Township – Request for additional \$20,000 in funding for contingencies

Mr. Byrne made a motion to recommend an additional \$20,000 in funding for the project to support contingencies, as requested; Ms. Gimeno seconded the motion. A Roll Call vote found all members in favor.

Other Business:

The final discussion on the Branding project resulted in the Board asking Ms. Gimeno to explore options with regard to obtaining professional services and proposals for Board consideration.

Adjournment: Mr. Byrne made a motion to adjourn the meeting at 11:40 pm. Mr. Clemans seconded the motion. All in favor.