



OPEN SPACES

CAPE MAY COUNTY

MINUTES – TUESDAY, FEBRUARY 22, 2022 – 10:00 AM

COMMISSIONERS MEETING ROOM

OPEN SESSION

Call to Order: The meeting was called to order at 10:00 am.

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

Statement Pertaining to the Open Public Meetings Act: Mr. Lomax read the statement.

Attendance Board Members:

David Craig

Leslie Gimeno

Neil Byrne

Peter Lomax

Commissioner Will Morey joined in progress at 10:10

Attendance Others:

Barbara Ernst, Scott Mullen, Lauren Purdom, Joe Molineaux

Approval of Minutes: Mr. Byrne made a motion to approve the open session minutes of January 25th; Mr. Craig seconded the motion; all in favor with the exception of Mr. Lomax, who abstained. The Closed session minutes will be considered at the next meeting.

Chairman's Report: In the interest of time, Mr. Lomax did not offer a report.

Director's Report: Mr. Mullen/Mrs. Ernst did not have a report.

Financial Report: The financial report dated 1/31/22 was reviewed by Mr. Mullen, with a balance of approximately \$11.2 million being available.

Correspondence:

- Email from Ms. Gimeno from G. Callahan, NJ Department of Community Affairs, Office of Policy and Regulatory Affairs, dated 2/2/22 regarding Jake's Law Playground UCC Amendments indicating that the comment period for the proposed rules has closed and are currently under review.
- Email from Lou Belasco, Cape May City, to Mr. Mullen dated 2/15/22 indicating that the City is working on a preservation plan for the Allen AME Church
- Letter from Nancy Sittineri, Middle Township, to Mr. Mullen dated 2/18/22 providing an update on 3 projects (Railroad Ave. Park, Ockie Wisting, and Avalon Manor) and requesting a one-year extension for each project

Presentations:

HP 21-04 – Historic Cold Spring Village – Rehabilitation and Preservation of 3 Buildings (Hand House, Dennisville Inn, Norton House): John Ryan introduced himself and thanked the Board for the opportunity to present the project which involves the rehabilitation and restoration of 3 buildings. He described the 3 buildings as being centerpieces of the Village and said that proposed work includes exterior restoration through painting and siding repair. He also indicated that shutters and landscaping would be removed in locations where they are not historically accurate. Work to be completed is part of the HCSV's Historic Preservation Plan developed by Michael Calafati, architect, and is consistent with recommendations of Joan Berkey who inspects the buildings 3 times per year. He indicated that the total project cost is \$102,600, with a grant request of \$61,560 being matched by \$41,040 cash in hand. There were no questions from the Board or the public. Mr. Lomax thanked Mr. Ryan for his presentation and the very complete and thorough grant application package.

HP 21-05- Naval Air Station Wildwood – Hangar #1 Restoration: Bruce Fournier introduced himself and thanked the Board for the ongoing support of historic preservation projects and legacies throughout the County. Mr. Lomax thanked Mr. Fournier but noted that the Open Spaces Board are stewards of the County taxpayers' dollars and that any thanks and credit should be directed at them as they had the foresight of establishing the program.

Mr. Fournier said that the total project cost is \$181,352, with a grant request of \$108,811 being sought. He said that the required 40% match of \$72,541 was in hand and available. He described the work to be completed which includes shed roof replacement, 4 stairwell restorations, towers, north elevation restoration, and restoration of naval supply doors. In response to a question from Mr. Lomax, Mr. Fournier said that local contractors and suppliers were used as much as possible and that NASW had great experience with local craftsmen and machine shops in the past. Mr. Craig asked about the use of the 4 stairwells that are proposed to be restored. Mr. Fournier indicated that two on the north side are used by the public to access the interior 2nd floor space that had been the subject of a previous Open Spaces grant, with that area being less than a year away from a complete renovation. He said that the other 2 stairwells south side were not used by the public as they accessed storage areas. Mr. Byrne asked about the NASW Foundation, and Mr. Fournier provided an overview of membership. Commissioner Morey said that the County and DRBA are coordinating on some proposed site improvements that would rework the adjacent roadway and fencing, and would provide better bicycle/pedestrian access in the immediate area. Mr. Fournier said that the improvements seemed beneficial to all, with Commissioner Morey saying that partnerships are key.

CR 21-03 – Norbury's Landing – Middle Township: Mr. Lomax removed himself from the discussion, and Mr. Craig assumed the position of Chair. Mr. Craig welcomed Ms. Sittineri and Mr. Orlando and thanked them for their attendance. Ms. Sittineri thanked Mr. Craig for the opportunity to provide a project overview. She said that the Township had been successful in obtaining \$400,000 in Small Cities funding in support of the project. Mr. Orlando said that the project had evolved over the years, the site had been included in the Municipal Access Plan, and that the Township was in the process of obtaining CAFRA permits. Per NJDEP requirements, the proposed project is to develop a municipal park within the existing footprint of disturbance. Planned amenities include parking (including designated handicapped parking), placemaking in the Open Spaces Coastal theme (benches, picnic tables,

bike rack), landscaping, and an observation/bird watch scope. He indicated that the site would be a prime area for viewing the water/wildlife, sunsets, and picnicking and that the area was used on a regular basis in its current state. Mr. Orlando said that the Township anticipates bidding the project in early summer, with the project possibly being completed in Fall 2022.

In response to a question from Mr. Craig, Mr. Orlando said that the Township had not originally contemplated lighting at the site, but that low level bollard lighting would be appropriate. Commissioner Morey asked that a shade pergola be added. Ms. Gimeno asked about the type of landscaping and if irrigation would be warranted. After additional discussion, the Open Spaces Board made the following recommendations, which the Township agreed would be beneficial for the project: pergola sited so as to not block view from the parking area, additional benches, wayfinding signage kiosk showing locations of other area amenities, bollard lighting, pet waste station, and temporary irrigation system to aid in the establishment of the native landscaping. The Township was asked to provide the updated cost estimate and rendering to the Planning Department as soon as possible. With no further questions or discussion, Mr. Craig thanked the Township for their attendance.

Mr. Lomax resumed his position as Chair.

Public Comment – There was no public comment.

Closed Session: The Board entered into Closed Session at 10:55 am, upon a motion by Mr. Craig, seconded by Mr. Byrne. All members were in favor.

Open Session: The Board returned to Open Session at 11:45 upon a motion by Ms. Craig, seconded by Mr. Byrne.

Decisions on Applications:

HP 21-04 – Historic Cold Spring Village – Rehabilitation and Preservation of 3 Buildings: Mr. Craig made a motion to recommend the project for grant funding in an amount of \$61,560 towards a total project cost of \$102,600 (\$41,040 match required). Mr. Byrne seconded the motion. A Roll Call vote found all members to be in favor.

HP 21-05- Naval Air Station Wildwood – Hangar #1 Restoration: Mr. Byrne made a motion to approve the application, with the understanding that the only stairwells that will be eligible for funding are those that are accessible to the public or that lead to space previously restored with funds from the Open Spaces Program; Mr. Craig seconded the motion. The maximum grant award would be \$108,811, but that amount would be adjusted downward if stairwells did not meet the conditions outlined above. A roll call vote found all members to be in favor. (NOTE: Subsequent to the meeting it was confirmed by Mr. Mullen that only 2 of the staircases met the criteria for eligibility. Therefore, the total eligible project amount was reduced by \$25,000, making the grant recommendation \$93,811 – instead of the requested \$108,811.)

CR 21-03 – Norbury's Landing – Middle Township: The Board reached consensus that the project is eligible for funding and that funding would be recommended in support of the project. Ms. Gimeno was asked to reach out to the Township to request a revised plan and cost estimate upon adding the items recommended by the Open Spaces Board (shade pergola, additional benches, wayfinding signage kiosk showing locations of other area amenities, bollard lighting, pet waste station, and temporary irrigation system). It was determined that a vote would take place via email if the Township could provide the information in an expedited manner. (NOTE: The Township provided a revised cost estimate on 3/23 indicating a total revised project cost of \$685,840, with a grant request of \$230,256. An email vote of members had all to be in favor, with the exception of Mr. Lomax, who abstained.)

Resolution 2-2022: Amending the Shared Services Agreement with the Township of Middle providing one-year extensions to the Ockie Wisting, Avalon Manor Fishing Pier, and Railroad Avenue Creative Placemaking Implementation Grants. Mr. Craig made a

motion to approve the resolution; Mr. Byrne seconded the motion. A roll call vote found all to be in favor, with the exception of Mr. Lomax, who abstained.

Motion to Adjourn: Ms. Gimeno made a motion to adjourn at 12:02; Mr. Byrne seconded the motion. All in favor.