



OPEN SESSION: Tuesday, March 28th, 2023 – 10:00 am
County Administration Building – 4 Moore Road – CMCH, NJ

Call to Order: The meeting was called to order at 10:03 am.

Roll Call:

Neil Byrne
Cindy Chemerys
Peter Lomax
David Craig
Commissioner Will Morey
Leslie Gimeno

Others: Barbara Ernst
Scott Mullen

Open Public Meetings Act: Mr. Lomax read the Open Public Meetings Act Notice

Flag Salute: Mr. Lomax led the flag salute.

Minutes from February 28th: Ms. Chemerys made a motion to accept the minutes; Mr. Craig seconded the motion. All in favor, with the exception of Mr. Byrne and Commissioner Morey, who abstained.

Chairman's Report: Mr. Lomax indicated that he would forego a report.

Director's Report: In the absence of Mrs. Ernst, Mr. Mullen provided an update on the regional bike path. He indicated that a contract had been awarded to Zone Striping (Glassboro, NJ) and a preconstruction meeting had been held. The company has a targeted start date of 5/1/23, with work anticipated to take 9 days. They will work in segments to apply

the thermoplastic pavement markings which will consist of the mileage marker system (in 1/10 mile increments) and names of cross-streets. Mr. Mullen indicated that Mr. Lockwood, Director of Facilities and Services, has been helping to coordinate the project, and that representatives from each of the 3 Townships would also be available during the work period.

Correspondence: There was no correspondence.

Financial Statement: Mr. Mullen provided an overview of the Financial Statement. He said that 8 projects had moved from Schedule B (recommended) to Schedule A (encumbered/approved), and that the available balance shared between the Open Spaces Board and CADB is \$10,066,284.75. He also indicated that due to the ratable base, the fund took in almost \$1.5m in the last quarter.

Final Application Presentation: PR 22-03 – Dog Park – Sea Isle City: Mr. Byrne recused himself from the Board for this application. Mr. Lomax said that this was the first project that had undergone the workshop process and that the City is in attendance to provide an overview of the final application. He thanked the City on behalf of the Open Spaces Board for working collaboratively to address the issues and to make adjustments to the project accordingly. He recognized that the process was long and complicated, but that a substantially better project would be the result.

Mr. Previti provided an overview of the City's project which has incorporated all of the comments provided by the Open Spaces Board. He said that the City had also been in touch with the manufacturers of all of the equipment to be used and thanked Mr. Mullen for his assistance in that regard. If the City were to obtain the recommendation of the Open Spaces Board today, the final construction plan would be ready by the end of April. Elements of the project include a 2-section dog park (1 for small dogs; 1 for larger dogs) each with a pavilion, and beachgoer amenities that include a large pavilion, table, benches, bike rack/fix it station, etc.

Mr. Eaton reviewed the site plan and indicated that the paint chip testing facility had been incorporated into the park design as a piece of public art and that the Dupont company is very excited about the prospect of being featured in that manner. That company is doing the relocation to the new location; the City was able to confirm in writing from the NJDEP Green Acres Program that this action would not trigger a mitigation requirement.

Mr. Eaton said that the landscape plan removed the crepe myrtles in favor of Eastern Red Cedars and that the dog park ground cover would be beach sand. He confirmed that the large pavilion would have picnic tables, waste receptacles, and water fountain. After some discussion regarding parking, it was agreed that the only parking designation would be that for handicapped spaces and that dedicated dog park parking was not necessary due to its location.

Mr. Eaton reviewed the cost estimate which was broken down based on 75% grant, 25% match, with the City providing funding for all of the soft costs. Roughly, this is \$818,000 Open Spaces request; \$386,000 City funding.

In response to a question related to accessibility, Mr. Previti said that the park would be open dawn to dusk and that there would be no membership or other registration requirements for the dog park. He indicated that the City will be checking the site daily for any issues that may arise.

When asked about the project schedule based on final design being complete in April, Mr. Previti said that the City intends to go out to bid as soon as possible after the decision of the Board of County Commissioners. He indicated that if work begins in the summer, a portion of the project could be done, with construction being completed in fall/winter.

Mr. Previti said that the Program Priority application for the dune observation deck and crossover was also moving forward, with the City having authorized their consultant to schedule a pre-application meeting with the NJDEP. Timing

for that project, including a full application to the Open Spaces Board, would be reflective of the NJDEP feedback on what permits would be required.

Mr. Lomax thanked Mr. Previti and Mr. Eaton for their presentation and work throughout the course of the application process and indicated that the City would receive correspondence from the Planning Department after the Open Spaces Board deliberations.

LA 23-02 – Upper Township Block 567, Lot 28 – Vanderslice: Mr. Lomax said that he had visited the site which contains a dilapidated historic home and is located at the north side of the entry road to the Osprey Point Development (Route 9) in Upper Township. He said that on the south side of the entry road is a township park which has a small parking lot, walking paths, and the Osprey Point sign. He said that the property owner, Mr. Vanderslice, had asked if the Township was interested in purchasing his property for the purpose of adding it to the park.

Mr. Lomax thanked Ms. Chemerys, Ms. Berkey, Ms. Gimeno, and Mr. Mullen for volunteering to meet township officials (Administrator, Engineer, Committeewoman Hayes, Mayor Newman) and Osprey Point representatives for a site visit. Although there was no option to see the interior of the house, Mr. Mullen said that the site visit was helpful from an eligibility standpoint. Ms. Chemerys said that the Township Park looks like part of the Osprey Point development and that if the Township did not have any plans to enhance the existing park and the Vanderslice property, it did not seem to merit acquisition by the Open Spaces Program. Mr. Mullen said that the Township did not indicate any interest in restoration and/or operation of the historic house and that the discussion had centered on land to add to the park. Ms. Gimeno said that the Township park doesn't seem to serve in that capacity. She agreed with Ms. Chemerys' point that the park looked more like the entrance to Osprey Point and indicated that the roadway leading to Osprey Point was not a Township street, but rather Osprey Point's driveway. Mr. Lomax reminded the Board that the property is a .6 acre plot of land with a dilapidated historic structure; the asking price is \$119,000. He indicated that our Board had reviewed the application and had conducted a site visit, so we are in a position to reach a decision on the project.

Mr. Byrne made a motion to recommend the application to the Board of County Commissioners; Mr. Craig seconded the motion. A roll call vote was taken with all members voting "Nay"; therefore, the application is declined. Mr. Mullen was asked to send a letter to the applicant, copying the Township on this decision.

Public Comment: There was no public comment.

Closed Session: The Board went into Closed Session at 11:02 upon a motion by Mr. Craig, seconded by Ms. Chemerys. All in favor.

Open Session: The Board returned to Open Session at 12:28 upon a motion by Mr. Byrne, seconded by Ms. Chemerys. All in favor.

Decision on Application: PR 22-03 – Dog Park – Sea Isle City: Mr. Craig made a motion to recommend the application to the Board of County Commissioners in the amount of \$820,000 in support of the total project cost of \$1,137,537.50; Ms. Chemerys seconded the motion; A roll call vote found all members to be in favor, with the exception of Mr. Byrne, who abstained.

Adjournment: The Board adjourned at 12:34 upon a motion by Ms. Chemerys, seconded by Mr. Craig.