



OPEN SPACES

CAPE MAY COUNTY

MINUTES – TUESDAY, JUNE 28TH – 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

Attendance Others:

Barbara Ernst, Scott Mullen, Joe Molineaux

Approval of Minutes: Mr. Craig made a motion to approve the minutes, Mr. Byrne seconded the motion. All in favor, with the exception of Ms. Gimeno, who abstained.

Chairman's Report: Mr. Lomax said that in the interest of time, he would forego a Chairman's Report.

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

Correspondence:

- Correspondence from James Bovasono to Ms. Gimeno dated June 9, 2022 regarding the Falkinburge House. Mr. Bovasono is seeking determination of consistency of planned improvements to the exterior of the structure with the Historic Preservation Easement that is in place between himself (as property owner) and the County.

Financial Report: The financial report dated 6/24/22 was provided, indicating an available balance of the Trust Fund to be \$14,437,652.60. In response to a question from Mr. Byrne, Ms. Gimeno confirmed that the fund is shared between the Open Spaces and Farmland Preservation portions of the program.

Presentations:

HP 22-01 – Tuckahoe Train Station Restoration – Township of Upper: Mr. Dietrich introduced himself and thanked the Board for the opportunity to provide a brief presentation on the Township’s application, which entails the roof replacement of the Station which is listed on the NJ State and National Register of Historic Places. He said that the building was listed on the registers in 1984, and the Township acquired the structure in the late 1990’s from NJ Transit. In 1997, the Township undertook restoration activities to return it to the 1900’s aesthetic. Since that time, additional improvements were the installation of handicapped accessible restrooms, a handicapped accessible ramp. He said that the building is actively used throughout the year, with train services being provide by the Cape May Seashore Lines. He introduced Bob Holden, Building and Grounds Coordinator for the Upper Township Historical Society, indicating that the Society leases office space in the building from the Township. In response to a question from Mr. Craig, Mr. Dietrich said that the Township does not make the building available for community events, meetings, etc. due to its small size and better suitability of other Township facilities. He confirmed that the re is no interior events space, but that the interior does have some displays and a ticket booth.

Mr. Dietrich described the work to be done as replacing the existing aged cedar shingle roof “in kind”. Mr. Lomax said that he and Mr. Dietrich had a conversation prior to the meeting whereby they briefly discussed the Township reaching out to the MAC regarding their experience with the ACROMAX system for their roofing projects to see if any of those products could potentially extend the life span of the proposed cedar roof.

Commissioner Morey asked for Mr. Dietrich to provide interior photos of the building, as well as a site plan or aerial with notations describing the overall site plan. Mr. Lomax inquired about existing rail services. Mr. Dietrich said that there is active rail on both sides of the building, with southbound freight service to Woodbine and Northbound freight/passenger service (limited) to Richland. He said that in addition to the historic building, there are also historic rail cars that are being worked on currently, including a yellow transport car that was restored by the historic society.

With no further questions from the Board, Mr. Lomax opened the floor to public comments. There were none.

HP 22-02 – Gandy House Restoration – Township of Upper: Mr. Dietrich said that the Gandy House is also on the State and National Historic Registers and that the project also involves the replacement of a cedar shingle roof. He said that the house and other structures on the site were moved there in the late 1990’s from other locations to recreate a historic county farmstead. Mr. Holden characterized the outbuildings as being historic. In response to a question from Mr. Craig, Mr. Holden described the main uses of the site as being the host of 2 festivals: Strawberry Festival in the Spring; and Apple Festival in the Fall. He said that tours of the site and the interior of the home and barns are offered during these events, and that interpretive signage is present on site for when the buildings are closed. Mr. Craig asked how the Township made this and other historic resources known. Mr. Dietrich said that the Township does have a historic site map that is made available and that there are public information/directional signage in some locations directing people to sites such as this and the train station. Mr. Dietrich said that the Gandy House is a bit of distance from other Township assets, but that one of the routes being assessed for the potential future bike path goes nearby.

Mr. Lomax asked about the need for a roof replacement. Mr. Holden said that there had been a leak that had caused some interior wall damage, but that the roof leak had been temporarily repaired by the Township and the interior wall had been restored. He said that only very limited visitation to the upper floors of the building was granted during festival times. Mr. Dietrich indicated that he would provide interior photographs and an overall layout of the site for the Board's reference.

With no further questions from the Board or the public, Mr. Lomax thanked Mr. Dietrich and Mr. Holden for their attendance.

HP 22-03 – Roof Area B Replacement – Naval Air Station Wildwood: Bruce Fournier, COO of Naval Air Station Wildwood introduced himself. He reminded the Board that the NASW Foundation owns the building – which is on the State and National Historic Registers - and has a ground lease with the County/DRBA. He introduced Michael Calafati, a historic preservation architect who has done long-range planning and historic preservation work on the Hangar. Mr. Fournier described the “main high” roof project as being the largest and most vital project for long-term sustainability of the Hangar. As the project is very large, it was split into Areas – A & B. “A” is the north side which was supported by the Open Spaces Program and work is scheduled to begin in October 2022. The current application addresses Area B, which is the remainder.

Mr. Fournier said that the Hangar was built by the Navy in 1943 as a training facility for those serving in the Pacific front. The mission of NASW is to restore the hangar, honor those who died during training exercises, and to educate the public about the site's history. He said that NASW's original preservation plan was done in 1995 and updated in 2003 and 2022 and that the work proposed is consistent with the plan.

Mr. Fournier indicated that a combination of funding sources would be used in support of this project. A grant application in the amount of \$473,530 is pending with the NJ Historic Trust; he anticipates a decision on this in September. The Open Spaces grant request of \$240,000 is also being supplemented with NASW Foundation funds of \$233,530.

Mr. Calafati was asked about the “seam” where Areas A&B meet and what the restoration work entailed. He responded that the Areas have 2 different slopes. Four layers of damaged gypsum board will be removed, which will reduce the load on the structural beams below. R-30 insulation will be added, and roof placed on top. Doing the work in sections is beneficial not only from a cost perspective, but also from a collection management perspective, as museum inventory below the work area is shifted during construction.

The architectural drawings for Area A are being completed now, with prices due on 7/7 and bids due four weeks after that. September mobilization is anticipated, with a 10-week anticipated construction period. This schedule was timed with museum operations. Mr. Lomax asked how confident NASW is with the cost estimates in the current application, given the volatility of costs and supply chain issues. Mr. Fournier said that the museum has reserve funds to accommodate overages, if necessary. He added that all indications is that this will be a very strong summer for visitations, noting that the French Canadians have returned. Mr. Calafati added that the Area B project is scheduled for completion by the end of 2023. With no further questions from the Board or the public, Mr. Lomax thanked Mr. Fournier and Mr. Calafati for their presentation.

HP 22-04 – Restoration of 5 Buildings (Grange, Ewing-Douglass, Mechanics Hall, Octagonal Poultry House, Tuckahoe Shop) – Historic Cold Spring Village: Mr. John Ryan, COO of HCSV introduced himself and provided an overview of the Village's preservation efforts. He said that there is a preservation plan in place (authored by architect Michael Calafati) and that each building undergoes tri-annual inspections by Joan Berkey. He provided a summary of the work to be done on each of the structures: Grange – repaint front and rear exterior; Mechanics Hall – repaint front and restore rear fascia boards; Ewing-Douglas – restore windows and walls around windows and fix joists/floorboards; Tuckahoe Shop – replace sagging front porch and restore trim/gutter woodpecker damage; Poultry House – repair wood siding. Mr. Ryan provided clarification that in some cases only certain sides of buildings needed to be painted (instead of whole exteriors) and that some of the restorations were necessitated by the installation of mini split AC systems and removal of old window air conditioning units.

When questioned on the use of the Grange, Mr. Ryan said that the 1st floor is a restaurant, and the 2nd floor is event space (weddings, showers, education / community events). In response to a question from Mr. Lomax, Mr. Ryan said that the fees charged for the use of the space depend on the types of events being held. Mr. Ryan indicated that he will provide a copy of the schedule to Ms. Gimeno. With no further questions from the Board or the public, Mr. Lomax thanked Mr. Ryan for his presentation.

Public Comment – There was no public comment.

Closed Session: The Board entered into Closed Session at 10:50 upon a motion by Mr. Byrne, seconded by Ms. Gimeno.

Open Session: The Board returned to Open Session at 12:59 upon a motion by Mr. Craig, seconded by Mr. Byrne.

Public Comment: None

Motion to Adjourn: Mr. Craig made a motion to adjourn at 1:00; Mr. Byrne seconded the motion. All in favor.

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