



# OPEN SPACES

## CAPE MAY COUNTY

MINUTES – TUESDAY, AUGUST 23<sup>RD</sup> – 10:00 AM

COMMISSIONERS MEETING ROOM

OPEN SESSION

Call to Order: The meeting was called to order at 10:01 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

Peter Lomax

Commissioner Will Morey

#### Attendance Others:

Barbara Ernst, Scott Mullen

Approval of Minutes: Mr. Craig made a motion to approve the minutes of June 28<sup>th</sup> (open and closed sessions); Ms. Gimeno seconded the motion. All in favor.

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. Mr. Mullen indicated that the office is working with our Purchasing Department to obtain a quote from a State contract vendor for the thermoplastic application of a mileage marker system for the regional bike path system. He hopes to bring it to the Open Spaces Board for recommendation at the next meeting. Mr. Lomax said that the need for the mileage system arose from safety concerns raised by Lower, Middle, and Dennis Townships and their respective law

enforcement, as sections of the trail are in fairly remote locations and path users may have difficulty orienting themselves. Mr. Mullen said that markers would be placed on the trail in 1/10 mile increments (with 0.0 being located at the parking area adjacent Ferry Road in Lower Township and 17.2 being at the northern terminus of the trail). Mr. Mullen said that we are also getting cost estimates for stop bar and street crossing name markers for the entire trail. Mr. Craig asked how the mile marker 0.0 was established. Ms. Gimeno said that the decision was made based on the trail characteristics and expectations of users, with that core area of the peninsula spine being a paved path on a separate right of way. When asked about timing, Mr. Mullen said he hoped to have the cost estimate available for the Board to review at the September meeting.

#### Correspondence:

- Email dated 8/18/22 from Ward Brainard to Ms. Gimeno asking the Board to reconsider his offer of donation of his property located in Del Haven. Mr. Lomax said that we will discuss the matter later in the meeting.
- Letter from Mrs. Ernst to the Nature Conservancy asking about their interest in a parcel in the Whitesboro section of Middle Township that the property owner has offered to the Open Spaces Program
- Email dated 8/10/22 from Jody Alessandrino to Ms. Gimeno regarding questions related to an application to the Historic Preservation Program
- Email dated 8/4/22 from Ms. Gimeno to County Administration related to the NJDEP's acceptance of an alternate Open Space parcel for mitigation purposes related to improvements at the Park Zoo. Mr. Lomax said that the original parcels offered would have been detrimental to the future development and redevelopment of the Park Zoo.
- Email from Ms. Gimeno to Paul Dietrich (UT Engineer) and Kim Hayes (UT Committee) providing feedback from a site visit conducted with them, Mr. Lomax, and Mr. Mullen. The focus of the improvements is in the northerly portion of Amanda's Field recreation complex adjacent Route 50.
- Email from Connie Mahon (Wildwood Crest Administrator) to Ms. Gimeno dated 8/8/22 requesting additional site furnishings for the Crest Arts Pavilion project.
- Email from John Ryan of HCSV dated 8/8/22 to Mr. Mullen providing the fee schedule for the Grange Hall

Financial Report: The financial report dated 7/1/22 indicating an available balance of \$14,184,336.59. Mr. Mullen said this amount does not reflect "Schedule C" which are pending applications before the board awaiting decisions.

#### Workshop – PR 22-04 Diamond Beach Park – Lower Township:

Colleen Crippen introduced herself, Cody Stanford, and Mike Laffey and provided an overview of the Township's plan for Diamond Beach Park, which she said was designed to offer "multigenerational amenities". She indicated that the property is currently a park, but just has outdated playground equipment on the lot which is located at the corner of E. Rochester and Seaview Ave. Planned improvements include:

- Playground with poured safety surface
- Restrooms
- Bicycle Racks
- Fitness Stations
- Pickleball Courts
- Shade Structure
- Benches
- Native Landscaping (no irrigation)
- Existing park will be gaining 5,000 s.f., with balance of vacant land to the north being sold to ICONA

#### Discussion points included:

- Use of Coastal Placemaking Family

- Need additional details on the Shade Structure, including materials and colors; 6 total benches should be shown underneath the shade structure
- Fitness equipment will include outdoor elliptical machines and pull up bars and will have safety surface underneath
- Pickleball courts will be 1<sup>st</sup> come 1<sup>st</sup> served; due to site constraints, only 2 will be built
- Restrooms building will be locked at night; design needs to be vetted and consistent with Creative Placemaking Plan; add a water bottle fill station; add exterior lighting
- Community feedback has been provided throughout the development of this multi-generational concept, which was discussed at council meetings for last 9 months; the Township has also provided project information via social media platforms
- Fencing styles – use 1 fence style throughout the site – fence consistent with Creative Placemaking Plan; consider playground safety fencing, perimeter fencing, and possible gates; pickleball fence should be same materials but higher height.
- Lighting: Pathways should have bollard lighting; creative lighting techniques such as up-lighting of landscaping or landscape buffer used to minimize neighborhood impacts
- Landscaping should include irrigation system; if artificial turf is being contemplated anywhere on site, our Board needs to see samples
- Park Entrances: areas should have appealing surface treatments that distinguish them from surrounding surface treatment materials
- Details are needed for the playground and fitness stations, including equipment and surface treatments
- A robust signage package is needed which includes taxpayer recognition, wayfinding adjacent the bike path, and directional signage to generate interest in the site
- Buffer Area – An evergreen hedge along the fence line to the north to buffer park from sounds and headlights must be provided
- Add bicycle fix it station on site near bike path
- Add dog waste station on site

Mr. Lomax thanked the Township for attending the workshop and indicated that the Board will discuss the project further and will provide feedback to aid the Township in concept development and project refinement.

Public Comment – There was no public comment.

Closed Session: The Board entered into Closed Session at 10:49 upon a motion by Mr. Craig seconded by Ms. Gimeno.

Open Session: The Board returned to Open Session at 12:21 upon a motion by Mr. Craig, seconded by Ms. Gimeno.

PR 22-04 – Diamond Beach Park – Lower Township: Mr. Craig made a motion to send a letter to Lower Township indicating our Board’s willingness to recommend moving forward with a partnership with regard to the park at a dollar amount to be determined and to provide feedback from the workshop. Ms. Gimeno seconded the motion. A roll call vote found all to be in favor.

HP 22-04 Historic Cold Spring Village – Restoration of 5 Buildings: Mr. Craig made a motion to reaffirm the Board’s recommendation to move forward with a partnership for this project in the amount requested, with the HCSV having satisfied the conditions of our previous recommendation. Ms. Gimeno seconded the motion. A roll call vote found all to be in favor.

Public Comment: None

Motion to Adjourn: Mr. Craig made a motion to adjourn at 12:22; Ms. Gimeno seconded the motion. All in favor.