



# OPEN SPACES

## CAPE MAY COUNTY

Will Morey, Freeholder

Leslie L. Gimeno, PP, AICP, Planning Director

Barbara Ernst, Division Director

### MINUTES – TUESDAY, SEPTEMBER 22<sup>ND</sup>, 2020 – 10:00 AM – VIA ZOOM

Call to Order: The meeting was held via Zoom, and was called to order at 10:05 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:

Neil Byrne

Dave Clemans

David Craig

Leslie Gimeno

Peter Lomax

Freeholder Will Morey (joined at 10:08)

#### Attendance Others:

Barbara Ernst, Scott Mullen, Joe Molineaux

Approval of Minutes from July 28, 2020: This item was tabled for future consideration.

Chairman's Report: Mr. Lomax indicated that preliminary work had been done on a draft policy to define future municipal partnership requirements. Mr. Lomax and Ms. Gimeno will work with Mr. Mullen to develop a draft for the Open Spaces Board's consideration in anticipation of a January 2021 roll-out.

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

Treasurer's Report: Mrs. Ernst said that there had not been much activity in June or July due to COVID-related issues, and said that as of 7/31 the current available balance is just over \$14.8 million.

Correspondence:

- 1) Email dated 8/3/20 from Mrs. Ernst to Nancy Lawrence of the Green Acres Program answering a question posed by Mrs. Ernst regarding the transfer of municipal Green Acres ROSI-listed land to the County. The response was that municipalities are able to transfer lands listed on their municipal ROSI to the County. Further, that land will remain on the ROSI, but it will not trigger any additional County properties (beyond those already encumbered) to be listed on the County ROSI.
- 2) Email dated 8/25/20 from Mrs. Ernst to James Strassenburgh requesting reimbursement to the Open Spaces Trust fund in the amount of \$6,150 to cover the costs of appraisals done on Mr. Strassenburgh's property which he had offered to the Open Space Program. Due to COVID, Mr. Strassenburgh was provided with copies of the 2 appraisals, which is not standard operating procedure for the Open Spaces Program. Mr. Strassenburgh subsequently withdrew his application, and so Mrs. Ernst was requesting reimbursement.
- 3) Email dated 8/26/20 from Middle Township (N. Sittineri) to Mrs. Ernst requesting an extension for the Township's Rio Grande Park project, which is currently under construction.
- 4) Email dated 9/19/20 from Middle Township (N. Sittineri) to Ms. Gimeno requesting to amend the Township's current pending Creative Placemaking Application to reflect an additional \$5,000 to fund a kiosk for the disc golf course.

Presentations:

HP #20-01 – MAC – Physick Estate Outbuildings – Mr. Jody Alessandrine introduced himself, Bob Russell (HMR Associates), and Melissa Payne (COO) and thanked the Board for the opportunity to present the project. He gave some historical background on the 1879 Physick Estate and updated the Board on the restoration work that has occurred on the site. Mr. Alessandrine indicated that the Estate's outbuildings are in need of restoration (in keeping with the Estate's Historic Preservation Plan), and that work would include exterior painting (including scraping, sanding, caulking) of the buildings including shutters, cornices, etc. Windows would be repainted and that panes would be re-glazed and sills replaced, as necessary. He indicated that the roofs of these buildings had been funded the previous year as Phase 1; this year Phase 2 would complete the restoration.

When asked about the timing of the project, Mr. Alessandrine indicated that they have a contractor on board (Eastern Industrial Services) and it would be beneficial to have both Phase 1 and Phase 2 completed at the same time, likely in the 1<sup>st</sup> Quarter of 2021. The total cost estimate for Phase 2 is \$111,000, with a request for \$66,678 in grant funding and a \$44,452 match being provided.

In response to a question from a Board Member regarding the use of the outbuildings, Mr. Alessandrine said that all of the buildings had a purpose from the original estate, and plaques on each of the buildings provides information on what those uses were. Some of the buildings have been adaptively reused for other functions, while retaining their original appearance inasmuch as possible. Mr. Alessandrine confirmed that the proposed restoration work was consistent with the site's Historic Preservation Plan, and that MAC is also working on a 5-year capital plan.

With no further questions from the Board or the public, Mr. Lomax thanked Mr. Alessandrine for his presentation.

HP #20-02 – Naval Air Station Wildwood – Roof Area A Replacement – Mr. Bruce Fournier introduced himself and Michael Calafati, the historic preservation architect. He indicated that the rehabilitation of NASW Hangar #1 is continuing, and that the main hangar roof restoration was key to the function of the building as a museum. The current project is for a complete restoration of the roof by removal of all 4 layers of the original gypsum Board, which have been saturated by infiltrating moisture and that have added more weight on the truss system has been designed to hold. Once the gypsum board has been removed, corrugated steel, roof membrane, and R-30 insulation will be put down. This method has been approved by the NJ Historic Trust. It is anticipated that the project, if funded, would be done during the Fall of 2021 in 2 phases, where museum artifacts would be shifted to the opposite side of the hangar than is being worked on. The cost will be approximately \$26/s.f. and the roof will come with a 20-year guarantee. Mr. Lomax asked about any FAA review or approvals. Mr. Calafati said that the roof is required to stay white in color, with Mr. Fournier

adding that a beacon lite is required to be installed on the top of the roof. Mr. Calafati added that gutters on the long sides of the building and downspouts have been included in the scope and cost estimate. Mr. Lomax asked if the matching funds were in place; Mr. Fournier said that they have a pending application with the NJ Historic Trust and that they will likely get word on a positive outcome in January. This will enable the Fall 2021 construction timeframe to be coordinated. With no further questions from the Board or the public, Mr. Lomax thanked the NASW representatives for their presentation.

SFCP 20-01 – Middle Township – Ockie Wisting Creative Placemaking – Mr. Lomax recused himself from the Board, and Mr. Craig assumed the Chair. Nancy Sittineri introduced herself and Vince Orlando, Engineer, and thanked the Board for the opportunity to be considered for additional creative placemaking amenities for the Ockie Wisting Site. She indicated that it is an 81-acre parcel in Rio Grande that was purchased by the Township in part with Green Acres funding, and that it hosted a wide variety of amenities including wildlife observation areas, gazebo, amphitheater, playground, and parking lot. She said that there had been a great public/private partnership with a number of partners along the way including the Open Spaces Program, Cape Express Soccer Club (that had developed soccer fields and amenities on site), and the CMC Disc Golf Association (that developed a Disc Golf Course). Ms. Sittineri said that the current application was requesting to add Creative Placemaking woodland-themed amenities to the site that include lighting, flagpoles, signage, banners, wayfinding, trail kiosks and other items that will tie this site to the County-wide Creative Placemaking theme, as well as to the Rio Grande Park which is a few miles away. She said that the amenities would enhance the park and would enable the hours of the park to be expanded via the new lighting which would be beneficial to soccer and community-related events such as the popular summer concert series. She said that the total project cost is \$230,175, with \$225,175 being requested in grant funds (\$220,175 in grant application; \$5,000 in supplemental funding per email request for disc golf kiosk) and that the projected annual maintenance costs for the site and amenities of \$28,000 would be borne by the Township. Mr. Craig asked about the lighting, and Mr. Orlando said that they are low-level lighting, not high-level parking lot lights. There were no further questions from the Board or the public, so Mr. Craig thanked the Township for their application and presentation.

SFCP 20-02 – Middle Township – Avalon Manor Fishing Pier – Mr. Lomax remained recused; Mr. Craig continued to Chair the meeting. Ms. Sittineri provided background of the site, which was transferred from the County to the Township in 2007. He indicated that the pier had been reconstructed with support from the Township, the Open Spaces Program, and the NJDCA Small Cities Program, and that it is currently complete and usable. She said that the current application was to add Creative Placemaking – Coastal Themed amenities to the site and to brand it as part of the Open Spaces Program. Cody Stanford, Project Engineer, said that the project had already included some elements of Creative Placemaking including the use of hard lumber and cable handrail. This application would provide funding for site furnishings which include litter receptacles, benches, bike racks, and wayfinding signage. With no questions from the Board or the public, Mr. Craig thanked the Township representatives.

Mr. Lomax resumed Chairmanship of the meeting, thanking Mr. Craig for his guidance, and Mr. Molineaux for providing the Zoom technical support.

Short discussion ensued regarding the Township's request for an extension to the Rio Grande Park project. Township officials stated that the construction of the park was well underway, and that COVID-related delays were necessitating the extension.

Public Comment: Mr. Molineaux confirmed that there were no members of the public in attendance on the Zoom, nor were there any individuals in the waiting room.

Closed Session: Mr. Byrne made a motion to go into closed session at 11:07; Mr. Craig seconded the motion. All in favor.

Return to Open Session: The Board returned to Open Session at 11:20 per a motion by Mr. Clemans, seconded by Mr. Craig, with all members in favor.

Discussion: Mr. Lomax asked Mr. Alessandrine, who rejoined the meeting in Open Session, to provide a quick update on the re-branding efforts undertaken by MAC. Mr. Alessandrine said that the "MidAtlantic Center for the Arts" had undergone extensive process to examine their organizations and mission, and that they are now focused on the idea of MAC representing Museums, Art, and Culture. Board members were encouraged to explore the new website and to reach out to Mr. Alessandrine with questions or comments.

Decisions on Applications:

HP #20-01 – MAC – Physick Estate Outbuildings – Mr. Craig made a motion to recommend funding in the amount of \$66,678 in support of the project, as requested; Mr. Byrne seconded the motion. A roll call vote found all members to be in favor with the exception of Mr. Clemans, who abstained.

HP #20-02 – Naval Air Station Wildwood – Roof Area A Replacement – Mr. Craig made a motion to recommend the project for funding in the amount of \$240,000, as requested, pending proof of matching funds. Mr. Clemans seconded the motion. A roll call vote found all members to be in favor.

SFCP 20-01 – Middle Township – Ockie Wisting Creative Placemaking – Mr. Craig made a motion to recommend the application for funding in the amount of \$225,175, as requested. Mr. Byrne seconded the motion. A roll call vote found all members to be in favor, with the exception of Mr. Lomax, who abstained.

SFCP 20-02 – Middle Township – Avalon Manor Fishing Pier – Mr. Byrne made a motion to recommend the application for funding in the amount of \$24,600. Mr. Craig seconded the motion. A roll call vote found all members to be in favor, with the exception of Mr. Lomax, who abstained.

Resolution 7 -2020 – Amending the Shared Services Agreement with the Township of Middle for Rio Grande Park to grant a 6-month no cost time extension – Mr. Craig made a motion to approve the resolution; Mr. Clemans seconded the motion. A roll call vote found all members to be in favor, with the exception of Mr. Lomax, who abstained.

Mr. Lomax thanked Mr. Molineaux again for his time and efforts in running the Zoom meeting.

Motion to Adjourn: Mr. Craig made a motion to adjourn the meeting at 11:35; Mr. Byrne seconded the motion. All in favor.