



MINUTES – TUESDAY, NOVEMBER 17<sup>TH</sup>, 2020 – 10:00 AM – VIA ZOOM

Call to Order: The meeting was held via Zoom and was called to order at 10:03 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:

Dave Clemans

David Craig

Leslie Gimeno

Peter Lomax

Freeholder Will Morey

Attendance Others:

Barbara Ernst, Scott Mullen, Joe Molineaux

Municipal representatives identified in presentations

Annie Salvatore (HCSV)

Approval of Minutes: Mr. Lomax indicated that the minutes from the October 27<sup>th</sup> meeting had been distributed via email. Mr. Clemans made a motion to approve the minutes, as written. Mr. Craig 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.

Financial Report: Mrs. Ernst said that she had not yet received an updated Financial Report from the Treasurer's Office.

Correspondence:

- Email dated 11/6/20 from Mr. Doan to Barbara Ernst requesting that the Open Space Board consider partnering with the Green Acres Program and the Nature Conservancy to purchase the 161-acre Stone Harbor Golf property from Apache Development
- Email from Colleen Crippen to Ms. Gimeno dated 11/6/20 providing additional information regarding the Clem Mulligan Sports Complex application
- Correspondence provided by Mike Zumpino to Ms. Gimeno confirming that the Franklin Street School project had been awarded \$3.447m in support of the library portion of the project, and that the City's and County's share of the project cost would be reduced equally in the amount of the grant

Presentations:

SFCE 20-01 – Avalon Bay Park Marina – Borough of Avalon:

Scott Wahl, Borough Administrator, introduced himself and described the project as being a direct result of the Creative Placemaking Initiative. The Borough seeks to use the CP elements in its reorganization of the recreational and water access improvements while employing strategies to increase resiliency and resource conservation. Scott Taylor from Taylor Design Group used a Powerpoint presentation to provide details on the 3.5 acre parcel located along the bayside of Ocean Drive spanning the area between 53<sup>rd</sup> – 57<sup>th</sup> Streets. The site currently has an existing marina, boat ramp, and fishing pier/overlook. He said that the ADA access to public amenities as well as the dockmaster building were substandard, and issues related to eroding shoreline and inadequate flood resiliency were also present. There is also currently no connectivity between the marina area (at the north end of the site) and the kayak park to the South.

He described the concept plan for the north end of the site which includes ADA upgrades to the existing dock and provision of an accessible kayak launch. The perimeter of the site will be raised to 7.1' to meet the Borough's flood mitigation requirements. A new graded entry walkway, raised boat ramp, waterfront walkway, and a designated bicycle parking area with fixit station are planned. At the south end of the site, a new meandering walkway, seating overlooks, living shoreline, pollinator/habitat improvements, turtle curb, and kayak storage will be created. Creative Placemaking elements (coastal family) such as benches, information kiosks, signage, etc. will be included throughout the site. Mr. Taylor provided an overview of the cost estimate breakdown, indicating which elements are included as part of the Open Spaces grant request. He said that the total project cost is \$5.5 million, and the grant request is \$1.1 million. In response to a question from Mr. Craig, Mr. Taylor stated that the Borough would be working to identify potential other funding sources, and it was possible that NJ Fish & Wildlife (who attended the Joint Permitting Meeting) would be interested in funding a portion of the site that relates to their mission. He further clarified that regardless of those or other identified funds, the Borough is prepared to move forward with the project.

In response to questions regarding user fees at the site, Mr. Wahl said that the boat slips (28 slips) are open to the public and are reserved annually, and that there is no fee for the kayak storage (50-60 kayak capacity). He said that the boat ramp charges a \$10 launch fee for summer/daylight use and that these nominal fees are used to pay the dockmaster to enhance public safety at the site. Mr. Craig asked about vehicular parking capacity, with Mr. Wahl responding that 5 new parking spots would be added to the existing 10, and that there is capacity for 25-30 trailer spots. Mr. Wahl indicated that when the parking lot is full, vehicles/trailers can use Ocean Drive. In response to a follow-up question, Mr. Wahl stated that the site is open to the public, and only a small percentage of Avalon residents use the site; it is mostly used by county residents. He then noted that there are seasonal restrictions on parking boats on the streets.

In a series of questions and answers, Mr. Wahl provided the following insight:

- He did not expect usership to rise based on improvements
- There is no overnight parking permitted on the site; it is for day-use only
- Borough will continue to monitor need for dredging and will do touch-up dredging to ensure ease of access, when necessary

- Kayak launch options include the new ramp or the beach at the north end of the site; 1 new ADA accessible launch is adequate
- Finger piers adjacent the boat ramp were designed for ease of loading/unloading people and baggage; conceptual design of 3' wide piers may change based on DEP and USACOE permitting process
- The Borough was supportive of including public art into the site design
- Kayak launch would be dismantled during winter months to prevent damage
- Cross-walk design can be altered to reflect wave pattern from Creative Placemaking Plan
- When back bay waters rise above 7.1', they will flow into adjacent streets; County is continuing to work to make improvements to stormwater management and capacity in the area

With no further questions from the Board or the Public, Mr. Craig thanked Mr. Taylor and Mr. Wahl for their presentation.

PR 20-01 – Mulligan Field Recreation Complex – Township of Lower: Mr. Lomax resumed his position as Chair and thanked the Township for their attendance. Ms. Crippen introduced herself, Mr. Carr, and Mr. Harkins from Mott McDonald. She described the existing Mulligan Field as being the largest green space in the heart of the Villas residential areas. Indicating that the site is popular with people from the surrounding areas, but that the existing site layout and amenities needed to be reorganized and upgraded. Planned improvements include a new concession stand, hockey rink, general sports field, baseball upgrades, walking path, and 50 designated parking spaces, including ADA accessible spaces. The Township will be using the Creative Placemaking Woodlands Theme for the amenities.

Mr. Lomax thanked the Township for the additional information that was provided, which included the site visual and key indicating the location and type of improvements being proposed. He said that reconstruction of existing amenities is not the focus of our program, as we focus on new recreational opportunities. He understands that the current application seeks to make improvements to a facility that has been in place for many years, and that site reorganization and creative placemaking are being proposed.

Mr. Harkins described the current park as having a hockey rink in the middle, which does not provide for a good use of space. The rink is over 28 years old and has outlived its useful life; therefore, the Township is proposing to remove it and to construct a new rink in a different location to the west, which would allow for the construction of a new soccer/multipurpose field. The existing playground would also be removed, and replaced with new ADA-accessible playground units: one for the 2-5 age group; and one for the 5-12 age group. Both would have the appropriate ground surface treatments. Modifications to the Creative Placemaking shade structure would be made to ensure full visibility through the structure. Similar modifications were being proposed for the hockey rink which would include plexiglass instead of the standard board system.

He then described the plans to remove the existing multi-purpose building and to replace it with a new pre-fabricated building that would house restrooms, maintenance/storage, and a concession area. Parking areas will be defined, and a continuous walking path will be constructed around the perimeter of the site. He described the plan for fencing and landscaping, and was agreeable to providing connectivity to the basketball courts from the walking trail.

There was some discussion related to the drainage from the multi-purpose field which appeared to be draining to the baseball infield. Mr. Lomax asked the Township to consider providing additional trash receptacles at the park entry points.

Questions related to the need for a soccer field, which is the driver of the site reorganization, were answered indicating that there is a great demand for field space due to a large number of program participants and limited field space in the Township.

Details of the application and grant request were reviewed. The Township indicated that the total project cost had risen from the original \$1.98 million to \$2.236 million (final design) that included additional security cameras, creative placemaking amenities, and other amenities that emerged from the maturation of the design. Ms. Crippen said that the Township had been successful in obtaining a \$400,000 grant from the Small Cities Community Development Block Grant Program, and that these funds were dedicated to specific project components (parking, walkway, path lighting).

In response to a question from Mr. Lomax about how the park is used, Ms. Crippen said that it is in the center of a densely populated residential neighborhood and is heavily used since the area is walkable. She anticipates even greater usage when the amenities and ADA improvements are made. She gave an example of the soccer program being introduced to the site, which has 300-400 participants in both Fall and Spring. She indicated that the multi-use nature of the field would open up the possibility of lacrosse using the site, as well.

With no further questions from the Board or the public, Mr. Lomax thanked the Township officials for their presentation.

LA 20-01 – Nanavati Land Acquisition - The applicant was not present, so the application was tabled on a motion by Mr. Craig, seconded by Mr. Clemans, with all in favor.

SFCP 20-03 – Creative Placemaking – Dennis Township Bike Path Amenities: Ms. Gimeno said that the content of the signs was still being worked on, but that the signage location, type, and amenities had all been determined by the Township. Mr. Craig made a motion to approve the project in the amount of \$40,500 conditioned upon receipt of the complete signage package and confirmation that this dollar figure – in addition to the Phase 1 grant – would be sufficient to complete the construction of the path and the provision of the amenities and signage, as presented. Mr. Clemans seconded the motion. All members were in favor.

Program Updates: Mr. Lomax said that work continued to progress on concepts to be contemplated by the Board which include partnerships, site naming, sign packages, plaques, and visual/key elements.

Public Comment: There were no members of the public present.

Closed Session: The Board entered Closed Session at 11:30 per a motion by Mr. Craig, seconded by Mr. Clemans with all members in favor.

Return to Open Session: The Board returned to Open Session at 12:28 per a motion by Mr. Craig, seconded by Ms. Gimeno, with all members in favor.

Decisions on Applications:

PR 20-01 – Mulligan Field Recreation Complex – Township of Lower: Mr. Craig made a motion to recommend the application subject to staff evaluation of eligible costs and the development of a revised cost apportionment indicating how costs would be attributed (which elements would be shared by the CDBG Grant, the County, and the Township); Ms. Gimeno seconded the motion, adding that the Open Space Board would be provided with the cost apportionment document prior to formal vote on the grant amount. All Board members were in favor of this course of action.

SFCE 20-01 – Avalon Bay Park Marina – Borough of Avalon: Mr. Lomax recused himself from consideration of this item; Mr. Craig assumed Chair of the meeting. Mr. Craig recommended approving this item in the amount requested (\$1,110,576.71) with the condition that the Borough actively engages in the process for adding Public Art to the site within the next 12 months. Ms. Gimeno seconded the motion. All members were in favor. Mr. Lomax did not participate in the vote.

Public Comment – There were no members of the public present.

Motion to Adjourn: The Board adjourned at 12:34pm, upon a motion by Mr. Craig, seconded by Ms. Gimeno.