

Open Space Board Meeting – OPEN SESSION

Tuesday, February 26th, 2019 – 10:00 am

Intermediate Meeting Room, County Administration Building

4 Moore Road, Cape May Court House, New Jersey

Board Member Attendance:

Neil Byrne

David Craig

Peter Lomax

Leslie Gimeno

Others In Attendance:

Barbara Ernst

Scott Mullen

Others listed on the attendance sheet

Call to Order:

Mr. Lomax called the meeting to order at 10:01.

Pledge of Allegiance:

Mr. Lomax led the Pledge of Allegiance.

Open Public Meetings Act:

The Open Public Meetings Act Statement was read by Mr. Lomax

Roll Call:

Neil Byrne, David Craig, Peter Lomax, and Leslie Gimeno were in attendance.

Approval of Minutes:

Mr. Byrne made a motion to approve the minutes; Mr. Craig seconded the motion. All members were in favor.

Chairman's Report:

Mr. Lomax said that in the interest of time, he would forego the report.

Director's Report:

There was no Director's Report.

Financial Statement:

Mr. Lomax said that the current available fund balance is \$7.8 million.

Correspondence:

Mr. Lomax said that there were a number of correspondences that he would summarize for the record:

- Correspondence dated 2/22/19 from the City of Cape May requesting a 1-year extension for Lafayette Street Park, Phase III
- Correspondence dated 2/14/19 from the City of Cape May requesting a 1-year extension for the Cape May Stage Project. Mr. Byrne suggested that the Open Space Program condition any final approval for this project on a Certificate of Completion by the municipal construction office, which should address any previous violations at the State level.
- Email from Barbara Ernst to Triad Associates regarding the Goshen Volunteer Fire Company, indicating that the project was in jeopardy of losing its Open Space Funding. Ms. Gimeno added that she had reached out to the Middle Township Administrator with similar information, and asking if the Township was inclined to get involved in the grant, as the Open Space Board will likely be taking action to cancel the grant at its meeting in March. Ms. Gimeno said that the Administrator replied that Township Committee would discuss the matter at their meeting in early March and that she would provide feedback.
- Middle Township sent a letter to Ms. Gimeno and Mrs. Ernst dated 1/24/19 which outlined the status and estimated dates for completion for the Township's four current Open Space Projects: Bikepath North (8/20); Panther Park (10/19); MLK Tennis Courts (6/19); and Avalon Fishing Pier (late Fall, 2019).
- Email from Ms. Gimeno to Mrs. Ernst providing copy of an email sent to Stone Harbor regarding options for their bike path project.
- Email from T. Poussart to Mrs. Ernst dated 2/6/19 expressing concern over potential use of Open Space funding for the Lower Township Aquatic Center
- Email from John Reilly regarding the impending demolition of a property located at 310 Cape May Avenue in Cape May Point, with an accompanying undated article from the Cape May Star and Wave
- Letter from Waters Edge Environmental offering lots for sale in Avalon Manor; the offering was part of a permit application requirement whereby the property owner is required to solicit letters of interest for purchase of the property prior to filing the permit application to NJDEP.

The properties are assessed at \$150,000, and front Sterback Harbor in Avalon Manor. If no letters of interest are received within 90 days, the property owner can proceed with permitting. Mr. Lomax indicated that Mrs. Ernst had written notes on the letter that indicated that in order to be developed, there would need to be sewer extension, CARFRA permit, and bulk variance approvals

Presentations:

Mr. Lomax thanked representatives from HCSV and NASW for their patience as the Board took care of housekeeping matters.

HP #18-05 – Naval Air Station Wildwood – Roof, Door, and Window Restoration: Dr. Salvatore thanked the Board for the opportunity to present the NASW project, and shared the exciting news that the “Navy’s best airplane used in World War 2”, a Hellcat, was going to be loaned to NASW from the Pensacola Air Museum. He said this was a great honor, and that it would be a big draw to the Museum.

Dr. Salvatore said that the current project had multiple components: Restoration of the roof is planned to resolve a gap has emerged; restoration and preservation of the final three (of 24) telescopic doors; and restoration of 5 windows (each containing 16 lights). All of these are part of ongoing restoration programs for the hangar, which has an overall maintenance and inspection program funded via NASW. In response to a question from Mr. Craig, Dr. Salvatore said that each of the 4,400 windows are inspected every 3 months, with caulking and individual pane replacements being undertaken as compromised panes are discovered.

Mr. Byrne asked about the cost estimates for each of the program components and if they were broken out separately. Dr. Salvatore said that they were, and provided approximations of the costs, which were confirmed by Ms. Gimeno per the application document during the writing of these minutes: Roof \$17,000 (\$10,650 Open Space / \$7,100 NASW); Doors \$29,325 (\$17,595 Open Space; \$11,730 NASW); and Windows \$7,975 (\$4,785 Open Space; \$3,190 NASW).

Mr. Craig asked if the doors would be to working order, and if so, if they would be opened during the year. Mrs. Salvatore said that they would work very well, but that due to issues related both to weather and the need to safeguard the museum’s collection, they would be opened only when conditions permit. Dr. Salvatore reminded the Board that the NASW Hangar is the largest all-wood building east of the Mississippi, and is a gem.

With no other questions from the Board or the public, Mr. Lomax thanked the representatives for their attendance.

HP #18-06 – Historic Cold Spring Village - Preservation of Spicer Leaming House: Mr. John Ryan introduced himself as the Assistant Director of Historic Cold Spring Village. He thanked the Board for their continued support of the Village, and said that the most current funded project was progressing nicely. He described the Spicer Leaming House (c. 1820) as being the largest building in the Village. He

said that when the building was moved to the site in 1977, it was placed on a cement pad with a cinderblock foundation. He indicated that the settling of the concrete over time has compromised the structure, with the floor sinking and sagging in areas, as well as the decay of the foundation beams and floor joists. The current project consists of the following elements: raise the structure; demolish existing concrete foundation; install a new brick pier foundation (15 piers – period appropriate); and replace foundation beams and floorboards. This will result in the stabilization of the structure, and will also enable air flow underneath the building. He said that the cost estimate for the project is \$128,000, with a request of \$76,800 in Open Space funds, and the balance to be matched by HCSV.

Mr. Byrne asked if the renovations would include elements of ADA compliance. Mr. Ryan said that ADA accessibility would be addressed on both of the entrances to the house and that code-compliant ramps will be constructed in house. Mr. Craig asked what the condition of the soil was around the structure. Mr. Ryan said that it is packed dirt and part of the project includes regrading the area around the building once it is placed on the new foundation.

Mrs. Salvatore gave a brief history on the families who built the house. She then responded to Mr. Lomax's question regarding project scope by indicating that the perimeter beams and brick piers that will be installed are period-appropriate, and that the increased airflow under the house that this would bring will help aid in the long-term preservation of the structure. Mr. Lomax asked if the cash match to be provided by HCSV was "in-hand"; Mrs. Salvatore replied in the affirmative. She indicated that the work is planned for the winter of 2019-2020, and that the Village is trying to wrap up all of its Open Space-funded projects because the financing mechanism provided (single reimbursement upon successful completion of each project) is difficult for them to handle financially. She said that the next focus is the completion of a long-term preservation plan for the Village (buildings and grounds), and that this project is funded via a \$37,000 grant from the NJ Historic Trust.

With no further questions from the Board or the public, Mr. Lomax thanked Mrs. Salvatore and Mr. Ryan for their presentation.

Closed Session:

The Board went into Closed Session at 10:31 am, upon a motion by Mr. Craig, seconded by Mr. Byrne.

Return to Open Session:

The Board returned to Open Session at 10:43, per motion by Mr. Craig, seconded by Mr. Byrne.

Decisions:

Resolution #2-2019: Cape May Stage – Cape May City: Mr. Craig made a motion to provide a 1 year extension to the City of Cape May for the Cape May Stage project, with the new expiration date of 3/14/19; Mr. Byrne seconded the motion. All members were in favor.

Resolution #1-2019: Lafayette Street Park – Cape May City: Mr. Craig made a motion to provide a 1 year extension to the City of Cape May for the Lafayette Street Park, Phase III, with the new expiration date of 2/22/20; Ms. Gimeno seconded the motion. All members were in favor.

HP 18-06 – Historic Cold Spring Village - Preservation of Spicer Leaming House: Mr. Byrne made a motion to recommend the project, as presented, to the Board of Chosen Freeholders, in an amount not to exceed \$76,800; Mr. Craig seconded the motion. A Roll Call Vote found all members to be in favor.

HP #18-05- Naval Air Station Wildwood – Roof, Door, and Window Restoration: Mr. Craig made a motion to recommend the project, as presented, to the Board of Chosen Freeholders, in an amount not to exceed \$33,030; Mr. Byrne seconded the motion. A Roll Call Vote found all members to be in favor.

Public Comment:

There was no public comment.

Adjournment:

Mr. Byrne made a motion to adjourn the meeting at 10:49. Mr. Craig seconded the motion. All in favor.