

**Open Spaces Board Meeting – OPEN SESSION**

Tuesday, August 27<sup>th</sup>, 2019 – 10:00 am

Intermediate Meeting Room, County Administration Building

4 Moore Road, Cape May Court House, New Jersey

**Board Member Attendance:** Neil Byrne (joined meeting in progress at 10:02)  
David Craig  
Peter Lomax  
Freeholder Will Morey (joined meeting in progress at 10:03)  
Leslie Gimeno  
Dave Clemans

**Others In Attendance:** Scott Mullen

**Call to Order:**

Mr. Lomax called the meeting to order at 10:00.

**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:**

David Craig, Peter Lomax, Leslie Gimeno, and Dave Clemans were in attendance. Mr. Byrne and Freeholder Morey joined the meeting in progress.

**Adoption of Minutes:**

Mr. Clemans made a motion to approve the minutes from June 26th, as written. Ms. Gimeno seconded the motion. A roll call vote found all members in favor.

**Financial Report:** Mr. Lomax gave an overview of the Financial Report and indicated that the fund balance after encumbrances and recommendations is approximately \$11.8 million.

**Director's Report:** None

**Correspondence:**

- Email dated 8/26/19 from Jack Gibson to Ms. Gimeno regarding the Academy Road project (Land Acquisition 18-02), indicating that he will provide an update on the project in the near term.
- 2 Emails dated 8/26/19 from Mr. Zumpino to Mr. Lomax and from Mr. Graham to Mr. Lomax related to the revised concept for the Woodbine EcoPark to incorporate an all-inclusive playground. Mr. Lomax stated that the concept would be discussed, and further design iterations would occur before the concept is finalized.

**Chairman's Report:**

Mr. Lomax indicated that the Creative Placemaking Initiative is moving into its' roll-out phase. Ms. Gimeno added that the Plan had been formally adopted by the Freeholders. Mr. Lomax indicated that Ms. Gimeno is exploring options to have professional design assistance for municipalities to integrate the Creative Placemaking Plan elements into past and future Open Spaces projects, as this is now a mandatory element of projects funded through our program.

**Presentation:**

HP 19-02 – MidAtlantic Center for the Arts – Preservation of Physick Estate Outbuildings: Melissa Payne represented MAC and described the project which focuses on the 8 outbuildings (2 barns, dove cove, office, privy, hill house, playhouse, and maintenance). The wood roofs will be restored with the Acromax product, which is being applied to the main estate building, and it has a 10-year warranty. Matching funds will be provided via fundraising, with the majority of funds being already in-hand.

SF 19-01 – Upper Township – Beesley's Point Park: Township Engineer Paul Dietrich introduced himself and Mayor Palombo and thanked the Board for the opportunity to present this project, which is the demonstration site for the Creative Placemaking project. Mr. Dietrich indicated that this will be a gateway for the new bike/ped facility leading to/from Atlantic County. This application reflects the costs of the new site design, including Creative Placemaking elements, and replaces the previous application

and \$500,000 grant award. Timing for the project includes submission of permits in Fall 2019, construction in Spring 2020 and opening in Summer 2020. Improvements employ the coastal family of CP elements and include: pavilion; bike fix-it station; restrooms; water filling station; shade structure/overlook; beachfront boardwalk; benches; shade structure; beach mat/ADA water access; gateway and other signage; lighting; multi-use path to connect to Route 9; and re-decking and new railing on dock. Mr. Dietrich said that a pre-application meeting with the County, Mr. Lomax, and representatives from NJDEP had been held over the summer, and that NJDEP did not raise any major concerns with respect to the proposal.

PR 18-02 – Borough of Woodbine – EcoPark Modifications for All Inclusive Playground: Bruce Graham introduced himself, the Mayor, and Mike Zumpino and described a design enhancement that would replace a standard playground with a “Jake’s Law” all-inclusive playground. He said that the Borough is not seeking additional funding from the Open Spaces Program, they are just looking for consensus on the concept as the Borough intends to apply for a grant from the Small Cities Program for the supplementary funding. The Mayor clarified that there is already \$150,000 earmarked in the EcoPark budget for a playground; the Small Cities Grant would provide an additional \$400,000. A draft design was distributed and reviewed, with Mr. Graham explaining the various elements and accommodations for individuals with disabilities. He indicated that the goal was to fit the playground into the woodland aesthetic of the site and to have it blend in.

PR 15-01 – City of Cape May – Lafayette Street Park Design Modification for Water Feature: City Engineer Tom Thornton introduced himself and John Saple. Mr. Thornton said that the City had taken the Open Space Board’s advice and had asked Mr. Saple to design a water feature for inclusion in the Lafayette Street Park’s design. The modified design had the fountain at the center of the plaza to serve as a gathering point and passive park element to compliment other park features which are geared towards active recreation. Mr. Thornton said that the design was for a 30’ diameter with an upper and lower pool to create cascading water. It’s a chlorinated circulating system that has a granite cap on both tiers with flagstone veneer that will be drained in the winter. Mr. Lomax indicated that the City has a well thought out aesthetic and that care would need to be taken in order to integrate Creative Placemaking elements.

LA 01, 02, 03, 04, 05 – James Strassenburgh – Ocean View: Mr. Strassenburgh introduced himself and said that he was divesting himself of his properties in Ocean View and was offering several properties to the Open Space Program.

- LA 19-01 – Block 269, Lot 8 – vacant land east of Garden State Parkway (4.62 acres)
- LA 19-02 – Block 253.03, Lot 54.02 – Land only (7.4 acres)
- LA 19-03 – Block 253.03, Lot 55 – 3-story residence; 2 outbuildings; Quonset hut; windmill; vineyard (12.62 acres)
- LA 19-04 – Block 252, Lot 2 – Land only (1 acre)

LA 19-05 – Block 245 Lots 1.02 and 2; Block 252 Lots 1 and 4.03 – cabin, vineyard, land, lake – (41.4 acres) *Note: These properties were part of an estate; Alma George has right of first refusal for 30 days after an offer letter; ½ ownership in common of Magnolia Lake*

Mr. Strassenburgh said that it is his desire to have the land preserved and not to be developed. Mr. Lomax indicated that it was unusual for the Open Space Program to acquire lands with structures. Mr. Lomax said that if the Open Space Board were inclined to move forward with recommending the property, we would likely need to resolve issues related to the right of first refusal and engage in a dialogue with the co-owner. Mr. Strassenburgh indicated that if there is positive recommendation by the Board, he would like to have appraisals done rather than using the tax assessed value or other appraisals that he had obtained previously as part of the division of the estate, as they are out of date.

**Closed Session:** Mr. Byrne made a motion to go into Closed Session at 11:40 am. Mr. Clemans seconded the motion; All in favor.

**Return to Open Session:** The Board returned to Open Session at 11:57 upon a motion by Mr. Clemans, seconded by Mr. Byrne.

#### **Decisions:**

HP 19-02 – MidAtlantic Center for the Arts – Preservation of Physick Estate Outbuildings: Mr. Byrne made a motion to fund the project, as requested; Ms. Gimeno seconded the motion. All members of the Board voted in favor, with the exception of Mr. Clemans, who abstained.

LA 18-02 – Borough of Woodbine – EcoPark Phase 2 & 3 Design Modification for All Inclusive Playground: Mr. Clemans made a motion to send a letter of support for the grant application to the NJ Department of Community Affairs, with the condition that ongoing dialogue be conducted to integrate Creative Placemaking elements and to ensure context sensitive design fitting with the Ecopark aesthetic. Use of native plantings and natural materials in the playground area is desired. Ms. Gimeno seconded the motion; a Roll Call vote found all in favor.

SF 19-01 – Upper Township – Beesley’s Point Park: Mr. Byrne made a motion to fund the project, as requested, and to pull the previously approved project (SF 16-05) once this project has been approved by the Freeholder Board. Ms. Gimeno seconded the motion. A roll call vote found all in favor, with the exception of Mr. Lomax, who abstained.

Decisions on the Strassenburgh Land Acquisition applications and the Cape May City Lafayette Street Park water feature were not made. These projects will be discussed at the September Open Spaces Board meeting.

**Public Comment:**

There was no public comment.

**Adjournment:**

Mr. Byrne made a motion to adjourn the meeting at 12:00. Mr. Clemans seconded the motion. All in favor.