



MINUTES – TUESDAY, FEBRUARY 23<sup>RD</sup>, 2020 – 10:00 AM – VIA ZOOM

Call to Order: The meeting was held via Zoom and was called to order at 10:12 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:

Peter Lomax  
Dave Clemans  
David Craig  
Leslie Gimeno  
Neil Byrne  
Commissioner Will Morey

Attendance Others:

Barbara Ernst, Scott Mullen, Joe Molineaux  
Others as identified in presentations

Approval of Minutes: Mr. Lomax indicated that the minutes from the January 26<sup>th</sup> meeting had been distributed via email. Mr. Byrne made a motion to approve the minutes, as written. Mr. Clemans 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: The updated report had not yet been provided by the Treasurer's Office.

Correspondence:

- Email from Mike Voll, City Manager for Cape May City dated 1/13/21 to Mrs. Ernst explaining construction delays for War Memorial Park related to weather and COVID-related issues
- Email from Jody Alessandrino of MAC to Mrs. Ernst and Ms. Gimeno providing an update on the exterior roof improvements for Physick Estate outbuildings and requesting an extension

Public Comment: There were no members of the public present; no public comment was received

Application # LA 20-01 – Craft – Block 10, Lots 61 and 63, Upper Township: Mr. Lomax welcomed Mr. Craft and explained the review process. Mr. Craft thanked the Board for the opportunity to provide an overview of his property, which he described as being wooded lots in their natural state that border Belleplain State Forest. He indicated that he has not had any wetlands delineation, surveys or mapping done for the property and that there is what he believes to be a utility easement on site. He said that the property had been purchased in the 1970's by his father and acknowledged that although there would be access to the land via a paper street, he had no plans to develop it. In response to a question from Mr. Lomax, he also said that there are no trails present, and acknowledged that wetlands are presumed to be present. With no questions from the Board, Mr. Lomax thanked Mr. Craft for his attendance.

Application # PR 17-08 – Chestnut Street Park, Dennis Township: Mr. Lomax explained that the original application for improvements to the recreation facility and construction of a new building had gone through several iterations and that the Township had revised its design. He indicated that he and Ms. Gimeno had met with the Mayor and Township officials and had undertaken a thorough review of the project to see where cost savings could be made that would not affect the general aesthetic of the building or its function. Mr. DeBlasio reviewed some of the original estimates and actual costs. In summary, he said that the original estimate for all improvements at the site (which included the new building, septic system, football field lighting, bleachers, irrigation well, trail/bike linkage and signage) was \$1,114,000 (\$979k capital; \$90k architectural and engineering; \$45k construction management). The original Open Space award was \$1,020,000 and the Township had planned to contribute \$94k in matching funds.

With the enhanced aesthetics requested by the Open Spaces Board, the cost estimate for the building rose to \$1,097,000. Each item of the building was reviewed to see where costs could be reduced. Recommended exterior changes include: plain back side of building; shingle vs metal roof; downspout system vs high end gutter; composite wood vs. western red cedar; veneer stone facing vs hand split. Items that will remain include porch overhang and timber columns, exposed timbers on building exterior, transoms over windows, and front gable. Recommended interior changes include: lower grade sinks, removing bathroom in home locker room, use high impact drywall instead of tile; and using FRP in restroom instead of full wall tile. All of these recommendations and substitutes would offer the same functionality and life span as the original higher cost items.

The Board requested new building rendering and floor plans for future consideration. Mr. Craig asked about how the locker rooms would be used. Ms. Bishop said that there were 3 different age groups of football teams, and that the site would be used for hosting games on weekends and practices throughout the week.

Mayor Matalucci said that the Township would collaborate with the Football Association to see what they need, but that they had not yet been fully consulted because they didn't want to get their hopes up in case the project did not move forward. Ms. Bishop said that in preliminary discussions items such as lockers and benches would be needed, but exact number is not yet known, and there is currently no budget for these items.

Mr. Lomax asked for a summary of the cost reductions:

Exterior: Plain Rear of Building save \$5k; shingled roof save \$40k; downspout gutter system save \$10k; Composite wood beams save \$30k; Stone veneer save \$10k; downgraded door locks save \$3k

Interior: Sink downgrade \$15k; FRP and drywall \$25k; removal of locker room bathroom \$15k

Other: Use of public works for shed demolition: \$20k

Total: \$173,000 total savings

Upon a question from Mr. Lomax, Mayor Matalucci confirmed that the aforementioned changes will not impact the utility or function of the building, and that the Township was pleased with the changes.

Ms. Bishop added that the Township had also applied for a Small Cities Grant for approximately \$116,500 to cover ADA upgrades for some of the site amenities that had been planned. She indicated that the Township hopes to get a response in March, and that she would provide details on the grant request to the Board. In response to a question regarding HVAC, Ms. Bishop said that the Township had looked at alternatives, but the central system was still included in the plans.

Mr. Lomax asked about the possibility of moving the building footprint due to concerns about the paved driveway behind the building possibly encroaching on the adjacent lot. Ms. Bishop said they are still waiting for the survey to be completed. Mr. Lomax said that this is an important item that needs to be understood before the Open Spaces Board could make a decision on the project. Mr. Byrne asked if the building could be moved to accommodate ensuring that the driveway is on Township Property. Mr. Craig added that he has a hard time funding 2 empty locker rooms and asked for a locker room design, layout, and cost estimate. Mr. Lomax said he understood the Township's position in not wanting to spend extra money to design the locker rooms when the project funding was not yet confirmed. He assured the Township that the Open Spaces Board would not be putting this level of time and effort into a project if we were not interested in making it work. However, the Board needs a matured set of plans, a survey providing location of the buildings and driveway, a plan for furnishings, and a "bottom line" number. He further said that if the survey shows an encroachment, given that it is state land, there may be issues associated with a Green Acres ROSI which could be problematic.

Board members were asked to give their feedback on the project. All were supportive of the project but indicated that they would not be comfortable voting on the project until the additional information was received and reviewed.

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

Closed Session: The Board entered Closed Session at 11:31 per a motion by Mr. Clemans, seconded by Mr. Craig, with all members in favor.

Return to Open Session: The Board returned to Open Session at 12:38 per a motion by Mr. Byrne, seconded by Mr. Clemans, with all members in favor.

#### Decision on Application:

LA 20-01 – Craft – Mr. Byrne made a motion to decline the property due to it not meeting Program criteria and priorities for a land acquisition, with the main issues being lack of access and presence of wetlands. Mr. Craig seconded the motion; a Roll Call vote found all members to be in favor.

Some discussion ensued regarding developing a marketing plan for the Program with clear eligibility criteria to generate a higher volume of viable land acquisition applications. Mr. Lomax said that he welcomed any other Board Members' participation in the efforts, which would be undertaken by himself, Ms. Gimeno, and staff.

#### Resolutions:

6-2021- Amending terms of agreement between the County and the City of Cape May to provide an extension of time to 7/1/21. Motion by Mr. Craig; second by Mr. Clemans; All in favor.

7-2021- Amending terms of agreement between the County and MAC to provide an extension of time to 7/1/21 for their outbuilding project. Motion by Mr. Clemans; second by Mr. Byrne; All in favor.

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

Mr. Lomax thanked the Board for their participation in the policy discussions, and said that he was happy that we have turned years of discussion into action to help set expectations and to aid applicants in developing their projects.

Motion to Adjourn: Mr. Byrne made a motion to adjourn at 12:51; Mr. Craig seconded the motion. All in favor.