

Warren County Municipal and Charitable Conservancy Trust Fund Committee
Department of Land Preservation
P.O. Box 179
Oxford, New Jersey 07863
(908) 453-2650

September 8, 2014 Minutes

The regular meeting of the Warren County Municipal and Charitable Conservancy Trust Fund Committee held September 8, 2014 at the office of the Department of Land Preservation, 500 Mt. Pisgah Avenue, Oxford, New Jersey was called to order by Chairman Charles Fineran at 7:30 p.m. noting that adequate public notice was provided in accordance with the Open Public Meetings Act.

Members Present: Tim Bodine Beth Calabrese Louis Cartabona
 Ellen Demeter Desiree Denker Charles Fineran
 Joel McGreen Nancy Miller David Smith
 Jean Smolha Todd Tersigni

Absent: None

Staff: C. Tierney, T. Kaminski

Others Present: See Attached sheet

Minutes:

The minutes of the meeting of July 7, 2014 were approved on a motion by Mr. Cartabona and seconded by Ms. Demeter with corrections noted to add Carol Schwar of Alpha Council under others present in the minutes. Motion passes.

Mr. Tierney presented the Committee with an extension request for the grant on NJ Interlocking Towers. They are requesting an extension due to delays in getting approvals for applications with the State. Mr. Tierney advised the Committee that grants may be extended for a period of up to 12 months and recommended granting a 6 month extension for this project, noting that a second 6 month extension could be granted in the future depending on the circumstances. Ms. Smolha made a motion to grant the extension to NJ Interlocking Towers which was seconded by Ms. Calabrese. Mr. Tersigni abstained. Motion passes.

Correspondence:

None.

Chairman Fineran went over the MCCTFC procedure for Grants: 1) Applicant submits an MCCTFC application, 2) Applicant attends a site visit, and 3) Applicant delivers a presentation before the Committee determines which projects and the level of funding to recommend for Freeholder approval.

After talking about the applicant's three step process, Chairman Fineran asked the Committee to consider deeming the Blirstown Township's Footbridge Park Expansion application incomplete because the applicant failed to attend the site visit. Ms. Demeter stated that a representative should have made him or herself available. Mr. McGreen stated that he would normally be the alternative contact member for Ridge & Valley Conservancy, who represents Blirstown Township's application, but that he was visiting the site as an MCCT member at the time. Nevertheless, he said that he tried to answer questions by the other MCCT members that day regarding the application. Mr. McGreen thought it was too harsh to reject the application. Mr. Tersigni made a motion to strike the Footbridge Project from the grant applications. Ms. Demeter seconded the motion. Some members wanted to discuss it before roll call.

Mr. Cartabona appreciates all the comments and the Board's position and wanted to make sure that there the MCCT or its Administrator did not fail to communicate the date and time of the visit. He

also inquired whether there was anything which was not shown at the site visit. Ms. Miller stated that there were questions regarding DEP clearance to remove the garage at the site visit. Chairman Fineran stated that Mr. McGreen and Mr. Tierney both called Mr. Canace, but there was no response. Chairman Fineran said that he called Sue Beall on Monday after the site visit and that there was no explanation as to the no show and that he contacted Mr. Tierney several times as well and there was no communication about the no show. Mr. Tierney stated that he called Mr. Canace this morning and that Mr. Canace explained that he confused this site visit with one he had in another county. Mr. Canace, seated in the audience, asked if he could have an opportunity to speak for himself and explained to the MCCT members that it was a mistake on his part and that he had another presentation in another county and got the dates confused. He said that Joel McGreen was the alternate contact for the project and was on site that day to answer questions. He acknowledged his mistake, but expressed that denying the application solely for this reason was extremely punitive. He stated that he wouldn't have the DEP letter on site and his missing the site visit wasn't intentional. He was at the other location which was remote and there was no cell reception and he was waiting for the other committee to show up, which they did not since he got the dates mixed up. Mr. Canace said that he is willing to take the blame and it wasn't intentional, but that it is unfair to the project and would like to know from Mr. Tierney if this elimination is procedurally legitimate. Ms. Demeter mentioned that there was a schedule conflict according to Sue Beall. Mr. Canace said that was for a different date and event, the Alpha Borough application. Mr. McGreen reiterated that if he had not been on the MCCT, he would have been there waiting and, in essence, had done and said the same things that he did on the bus that he would have done as the representative at the site visit and is that this is unfair.

Roll Call: (Yes is for rejecting the Footbridge Park application)

Ms. Denker – yes; Ms. Miller – yes; Mr. Fineran – yes; Mr. Tersigni – yes; Mr. Bodine – yes;
Mr. Cartabona – no; Mr. Smith – no; Ms. Demeter – yes; Mr. McGreen – no; Ms. Smolha – yes;
Ms. Calabrese – yes

Motion carries. Application of Footbridge Park Expansion by Blairstown Township deemed incomplete because of the oversight of no representative at the site visit.

Old Business:

Presentations of the MCCTFC Grant Applicants

Frelinghuysen Forest Preserve Addition II

Applicant: Frelinghuysen Township

Project: Frelinghuysen Forest Preserve Addition II (Kids Camp Property)

Type: Open Space Acquisition Grant

Amount: \$275,000

Sandy Urgo of The Land Conservancy of NJ and Chris Kuhn, Deputy Mayor of Frelinghuysen Twp., gave the presentation for this project. This site is owned by Kids Corp and is the first priority for open space preservation in the township. Kids Camp is a 124 acre property that is located between two large preserved properties, Gnome Hollow and Frelinghuysen Forest Preserve, both of which were MCCTFC grant recipients. Once this section is preserved it would be a part of a 416 acre area of preserved land. The property is proposed for both passive and active recreation. There are approximately 30 structures which must be demolished, as well as an old in-ground swimming pool that will likely need to be filled in. The Lodge building will be used as a Community Center. This property is in the Highlands Planning Area, is identified in the Township's 2012 Open Space and Recreation Plan Update and includes habitat for state endangered species, a man-made pond, an uncategorized stream and existing trails. The Township is in the process of adopting a bond ordinance that will fund this acquisition, as well as developing a contract of sale agreement for the property. There are over 300 yards of road frontage along Lincoln-Laurel Road, and the land is developable for about 15-20 homes according to the landowners. The Land Preservation Department received the appraisal, which is available for MCCT members to review. The applicant responded that to the 40 -60% reduction request stating that if an award is made for this project at less than the amount requested, then the Township's debt and debt service payment on the project

will increase. The applicants indicated that this project will be funded with a Green Acres Grant of \$363,000, Municipal Open Space Fund of \$173,000, \$15,000 in Municipal Funds and \$100,000 from non-profit grants. Total project cost is estimated at \$926,000, with \$275,000 being requested from the County.

Mr. Tierney will make copies of the certification pages of the appraisals to hand out to the committee members.

First Presbyterian Church of Blirstown

Applicant: First Presbyterian Church of Blirstown

Project: Restoration of Stained Glass Windows

Type: Historical Restoration Grant

Amount: \$88,115

Pastor Harvey and Bryan Cornwell, church member, gave the presentation of the project. Pastor Harvey went over the history of the church that was established by John Insley Blair, a 19th century entrepreneur and philanthropist and will celebrate its 175th anniversary on October 18, 2015. The applicants are requesting funding for the restoration of the stained glass windows. Beth Gervasi explained that the church is used for musical recitals, birthday parties, wedding receptions, weddings, bridal showers, funerals and repasts. The Church hosts an early childhood education center that meets from September through June and two weeks in July. Blair Academy holds their Christmas Vesper service in the Sanctuary. It is also an outreach to the community hosting clothing giveaways, food and toy drives. Members asked about the current state of the storm windows. Applicant responded that the storm windows will be replaced.

Mr. Tierney, noting that there is a 25% match required for historic restoration grants, asked the applicant to clarify the amount being requested from the county, because the applicant wrote \$117,488 on page 2 of the application under "County MCCT Funds Requested". The applicants responded that the request is for \$88,116, or 75% of the total project costs. Mr. McGreen asked why this application is not deemed incomplete because applicant asked for full amount and didn't complete the application properly. He said there were two standards. Mr. Tierney directed the MCCT members' attention to the page of the application showing the church has the requisite cash on hand for the match; pointing out that the page reads "Source of 25% - Memorial/Special Gifts Fund." Ms. Demeter said that the applicant responded to the 60/40 reduction request that they would accept however much or however little the Committee determined. The Church members who were present agreed with this. This church is on the State and National Register of Historic Places.

Mt. Bethel Church

Applicant: Mansfield Township

Project: Mt. Bethel Church Acquisition & Restoration of Church

Type: Historic Acquisition and Historical Restoration Grant

Amount: \$154,931.25

Ms. Carren Thomas gave the presentation of the Mt. Bethel Church in Mansfield Township and went over the history of the church which was built in 1844 by Judge James Egbert. The presentation showed the dilapidated and poorly maintained inside and outside structure of the building. The plan for usage of the building would be for making a museum of artifacts from different Mansfield historical sites, as well as for public use by the boy scouts or as a Senior Citizen center. The downstairs would be used for meetings. They would need to go to DAR to help with the cleanup of the cemetery as well as volunteers. The church trustees currently own the church, but Mansfield Township has made an offer and is under contract. The Grant monies received would go to immediate roof repair.

Mt. Bethel Church is listed on the National and State Registry of Historic Places. The amount requested is \$154,931.25. The cost of acquisition is \$45,000 and the cost of restoration is \$176,575, for a total project cost of \$221,575. Applicants indicated they have the requisite matching funds of \$66,643.75. This is the sum of \$22,500 (50% of the \$45,000 acquisition cost) and \$44,143.75 (25% of the \$176,575 restoration cost).

Vass Farmstead – Straw Barn Removal

Applicant: Hardwick Township Historical Society

Project: Straw Barn Removal

Type: Historical Restoration Grant

Amount: \$18,000

Al Carrazone, of the Hardwick Township Historical Society gave the presentation on the Vass Farmstead Barn removal. Mr. Carrazone stated the State of NJ, Division of Fish & Wildlife own the property and that Hardwick Township Historical Society has a 20 year lease for the property. The State recently gave permission to remove the straw barn, provided they store the interior timber framing. The historical significance on the Farmstead is 1812-1922, the time period of the three generation Vass Family ownership. In 1922, the straw barn was converted to a dairy barn under former owner, Emile Van Riper. The stanchions are not salvageable. The Society made the determination to remove the Straw Barn because the appearance would not be as it evolved during the period of significance and that to do otherwise would be significantly more costly. The removal of this barn will not affect the other barn which has already been restored, as it is no longer physically connected. The current use of the Vass Farmstead site is for historical and cultural use and as a learning center.

Vass Farmstead is listed on the National and New Jersey Historic Registers for Historic Places. The grant amount request is \$18,000. The applicant stated that in their revised scope of work, only receiving 40% in monies would financially hinder their ability to totally remove the Straw Barn since they do not know the full extent of the costs associated with an Archeological investigation of the area surrounding the barn. However, 60% of the monies combined with volunteer help would allow them to remove the Straw Barn. This is the final phase of the restoration of the Vass Farmstead.

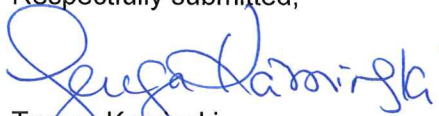
New Business: None

Chairman Fineran asked if there were any public comments to be made before closing the meeting. No comments from the public.

The next site visit is Saturday, September 20, 2014 at 9 am.

Adjournment: A motion was made by Ms. Demeter, seconded by Mr. Cartabona and motion passed to adjourn the meeting at 9:15 p.m.

Respectfully submitted,



Teresa Kaminski
Confidential Assistant

MCCTFC
mtg. 9/8/14

Please sign in

<u>Name</u>	<u>Twp or Affiliation</u>
Sandy Urzo	The Land Conservancy of NJ / Frelinghuysen
David Morris	St James Lutheran "Straw" P'burg
Rev. John Van HANEGAN	St James Lutheran "Straw" P. burg
Polly Newbold	I
Charlotte Morris	St James Lutheran "Straw" P'burg
Paula Bappert	Mt Bethel Church
Melissa Watters	Mt. Bethel Church
Jim Watters	Mt. Bethel Church
ANDREW PARKE	MT. BETHEL CHURCH
Loei DABKOWSKI	Mt. Bethel Church
Carren Thomas	Mt. Bethel Church
CAROL APPLEBY	UNITED METHODIST CHURCH - WASHINGTON
Rev. Jean McMullan	United Methodist Church - Washington
CANDACE LEWIS	United Methodist Church, Washington
Bob May	United Methodist Church in Washington
GLENN ODD	MT. BETHEL CHURCH
ERIK FARGO	WASHINGTON FIRST PRESBYTERIAN CHURCH
Michael Margulies	ELECTIC ARCHITECTURE
Shirley Kocher	Mansfield Twp.
Bob Canace	RVC w. Blairstown Twp
Herman Steemaker	Mayor, Blairstown
David Conrad	First Presbyterian Church - Blairstown
JAMES McLAIN	FIRST PRESBYTERIAN CHURCH - BLAIRSTOWN
Carol McLain	First Presbyterian Church Blairstown
Roberta Haebler	First Presbyterian Church Blairstown
Christopher Kuhy	Frelinghuysen Township

I.

9-8-14

Elizabeth Gervasi	Presbyterian Church Blairstown
Anika Wulster	First Presb. Church, Blairstown, NJ
Nancy Bain	First Presbyterian Church Blairstown
Deborah Albrecht	First Presbyterian Church of Blairstown
Jeanette O'Brien	First Presbyterian Church Blairstown
Rev. David Harvey	First Presbyterian Church, Blairstown, NJ
Bryan Cornwell	First Presbyterian church Blairstown NJ
Al Carazone	Vass House
Dawn Smith	Mt. Bethel Church - Resident Mansfield
Kathy Todd	Mt. Bethel Church - Port Murray ^{TWP}
Tid Tomaszewski	- Major "
Joe Walters	- Deputy Mayor