

**WARREN COUNTY MUNICIPAL AND CHARITABLE CONSERVANCY
TRUST FUND COMMITTEE**
500 Mt. Pisgah Avenue
Oxford, NJ 07863

**MINUTES OF THE MEETING OF
September 10, 2018**

CALL TO ORDER: Todd Tersigni opened the meeting at 7:30 p.m., read the Open Public Meeting Notice, and led the Pledge of Allegiance.

ROLL CALL:

Members Present: Jean Smolha	Todd Tersigni	Nancy Miller	Robert Vetrecin
Charles Fineran	Daniel Kubik	Ingrid Gray	Timothy Bodine
Susan Beall	David Smith	Carren Thomas	

Members Absent: Richard Ohl

Guests: Richard Gardner, Paul Sterbenz, Mark Young, Mary Renaud, Lisa Strutin, Bob Giordano, Mike Finelli, Joseph Watters, Joseph Flynn, Muriel Walter, Deborah Hrebenak, Donna Becker, Michael Margulies, Laurel Napolitani, John Socker, Laurie Rapisardi, Martin Den Blyker, Les Coleman

Staff Present: Corey Tierney, Christina Roberts

Minutes: The July 2, 2018 minutes were reviewed. Mr. Fineran motioned, seconded by Ms. Miller to approve the minutes as presented. Motion carried.

PRESENTATIONS

Second & Hardwick Street Improvement Project - Paul Sterbenz provided an overview of the project to reset existing slate curbs and the construction of new, tinted concrete vertical curb and granite block curbs as part of the Second Street/Hardwick Street Improvement Project. Both street segments are within the Town's Historic District, which is listed on both the state and national registers. The resetting of existing slate curbs with a 4-inch reveal and the tinting of new curbs and sidewalks is a requirement of the State Historic Preservation Office and will comply with the Secretary of Interior Guidelines.

Belvidere Community Center - Mark Young noted the historic significance of the building and reviewed the programs offered and average number of visitors at the Community Center. The Center has received an estimated 3,000 visits since opening earlier this year. The floors are currently carpeted, but the carpeting is in poor condition. The request is to have the original hardwood floors on the first floor of the building restored and finished with polyurethane. Regarding the polyurethane, there was discussion about the number of coats and quality of materials to be used. Mr. Young assured the Committee that the work will be performed by a local, experienced, and reputable flooring contractor.

Rutherford Hall - Joseph Flynn reviewed the previous MCCTFC grants received for the restoration of Rutherford Hall. Part of the 2015 grant was shifted over to complete the 2013 roof project that cost more than anticipated. The 2018 request is for the balance of work that could not be completed with the 2015 grant funds. This grant request includes completion of the site work and underground drainage, complete the repairs to the copper gutters, and installation of new downspouts. Rutherford Hall offers year-round programming, tours, camps, and event space to the community. Since the beginning of 2018, this site has received over 12,000 visitors.

Reigelsville Station - Martin Den Blyker and Michael Margulies provided some history on the Reigelsville Station, which was destroyed by fire in 1969. The grant request is to reconstruct the station, historically accurate, on the existing foundation to increase awareness of railroading and for future use in Rail Excursions. The station would contribute the renewal of an area which serves as a gateway into Warren County and New Jersey from across the restored Reigelsville Bridge. Mr. Margulies explained that the proposed historic reconstruction of the station would comport with the Secretary of Interior Guidelines. There is a 2/10 mile section of track that needs repair before the site can be accessible by trail. There was discussion about when these track repairs would be made and the applicants estimated that this would be done in the coming years, parallel to the reconstruction of the station. There was also discussion about establishing a future connection to Milford in Hunterdon County, which would create a 15 mile long railroad along the Delaware River from Phillipsburg. Mr. Den Blyker reported that the Delaware River Railroad Excursions, which the applicant organization operates, serves 100,000 visitors per year.

Mount Bethel Community Center - Mr. Margulies of Eclectic Architecture explained the history behind the church built in 1844 and the restoration that was done with the previous grant. The grant application is for the completion of structural repairs, restoring finishes, provision of a functioning HVAC system, update electrical throughout the building, reestablish plumbing system, installation of an accessible restroom, and providing an accessible means of egress. They would like to obtain a certificate of occupancy once the majority of work is completed so the building can be used as a community center. In order to obtain a CO, the municipality is currently working with a civil engineer to install septic, parking and adequate access, which the applicant is confident will be completed.

Eckel's Autogiro Port - Mr. Margulies gave an overview of Earle S. Eckel, a prominent local entrepreneur and the original owner of the Autogiro Port, which was the first of its kind in the US. A short video from the site of the first air mail flight in an autogiro was shown. The request is to repair the framing and building envelopes, and repaint exterior of the smaller building, circa 1931. The building is currently used by the road department and would continue as such, with the possibility of hosting scheduled events at the site. There was a discussion about how people would visit and interpret the sign if it's being used by the road department and whether such visits would be covered the township's insurance, which Mr. Margulies said he would look into. Mr. Margulies explained that the equipment is stored inside the buildings and that visitors could interpret the site while outside.

Adam Wandling Blacksmith Shop - Michael Margulies noted that the blacksmith shop was built in 1817 and is situated along the Morris Canal in Meadowbreeze Park and is included in the Township Historic District. The request is to restore the roof of the building, the addition of a ground gutter of stone to avoid storm water damage, and installation of gutters and snow guards. It was suggested if a forge was installed, it could be used as both an educational and historical site.

Independence Township Senior Center - Donna Becker and Mike Finelli provided some history and an overview of the current use and repairs needed at the Senior Center. The grant request is to repair the roof, windows, interior plaster in the entryway, repointing of the masonry, and exterior painting. The building is currently a senior center, but once repairs are completed, the Town would like to

expand its usage to become a community center, with other municipal, public, and/or educational purposes.

NEXT MEETING: The next meeting is scheduled for October 1, 2018. Applicants are invited back to the October meeting to answer any questions the Committee may have.

ADJOURN

There being no further business, Mr. Fineran motioned, seconded by Ms. Miller to adjourn the meeting at 9:13 p.m. Motion carried.

Respectfully Submitted,



Christina Roberts
Administrative Clerk