

**WARREN COUNTY MUNICIPAL AND CHARITABLE CONSERVANCY
TRUST FUND COMMITTEE**

500 Mt. Pisgah Avenue
Oxford, NJ 07863

**MINUTES OF THE MEETING OF
September 11, 2017**

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	David Smith
	Charles Fineran	Ethel Conry	Timothy Bodine	Carren Thomas
	Steve Zarbatany	Susan Beall		

Members Absent: Robert Vetrecin

Guests: Bob Canace, Michael Margulies, Joel McGreen, Greg Socha, Matthew Hall, Reverend Bernard Kelly, Ken Kutzman, Luann Beatty, Diane Hull, Jennifer Lamberti, Alan Hunt, Beth Styler-Berry, Charlotte Morris, David Morris

Staff Present: Corey Tierney, Christina Roberts

Minutes: The July 3, 2017 minutes were reviewed. Mr. Fineran motioned, seconded by Ms. Conry to approve the minutes as presented, with Mr. Smith abstaining. Motion carried.

PRESENTATIONS

Bobcat Ridge - Bob Canace from Ridge & Valley Conservancy reviewed the application for Bobcat Ridge (Rasich property). Mr. Canace explained that the property is home to many migratory species, helps improve water quality by keeping the land forested, would add to the existing open space greenway, and helps expand and preserve the bobcat corridor. Ridge & Valley Conservancy has also secured funding from other various sources, so they are only requesting 15% of the total project cost from the MCCT.

Shabbecong Mountain Preserve - Greg Socha from the Trust for Public Land gave an overview of the application. If not preserved as open space, the property is in danger of becoming 40 single-family homes per settlement agreement. The owner is also proposing 300+ multi-family homes contingent on the Borough's affordable housing obligation. The property is habitat to several native species of turtles and birds. Mr. Fineran asked if the Borough was in compliance with COAH housing and if the property was preserved as open space, would courts object? Matthew Hall, Washington Borough Manager, explained that they are in the process of adding more COAH units downtown and as long as they are fulfilling their obligations in town, the courts should not have any issues. Mr. Fineran asked if the Borough could get something in writing from the attorney to assure the Committee that the property won't be in jeopardy of being developed if awarded funding for open space.

Asbury Mill - Alan Hunt, Executive Director of the Musconetcong Watershed Association, gave an overview of the application for exterior masonry work, masonry repair around the windows, Architect's Master Use Plan, and Project Management. The MWA intends to convert the Mill into museum space and office space, leaving much of the machinery in place for interpretation. An elevator will be installed on the parking lot side and a fire escape will also be installed, as required by code.

St. James Lutheran Church - Michael Margulies from Eclectic Architecture, provided an overview of the restoration work done with the previous grant funds. This is a resubmission of their 2016 application for the restoration of the Sophia Sharps stained glass window that did not receive funding in last year's grant awards. The church was built in 1834 and the window, dated 1879, is now approximately 140 years old and showing signs of fatigue. While the restoration of the window is not considered an emergency, the applicants believe it is urgent because damage from the lead sagging and causing glass to break will likely cause more areas to need repair, therefore increasing the cost of the project. Ms. Sharps was a notable member of the church and community at that time.

First Presbyterian Church of Hackettstown & Presbyterian Chapel - Michael Margulies

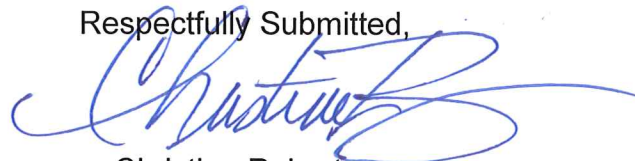
- Presbyterian Chapel was built in 1819. The existing slate roof is estimated to be approximately 150 years old and is in urgent need of replacement. The application proposes replacement with Inspire, the synthetic slate material that was used on Shippen Manor and Mount Bethel Church.
- First Presbyterian Church - The application is for building envelope stabilization and restoration, primarily for the street-facing elevation and entire steeple. Areas of water damage will be addressed and mold will be remediated, as well as plaster restoration. The sides of the church will be encapsulated in vinyl siding to protect the school children from lead paint exposure, until funding becomes available for the rest of the exterior.

NEXT MEETING: The next meeting is scheduled for October 2, 2017. 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. Thomas to adjourn the meeting at 8:38 p.m. Motion carried.

Respectfully Submitted,



Christina Roberts
Administrative Clerk