

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

MINUTES OF THE MEETING OF
September 14, 2020

CALL TO ORDER: Mr. Tersigni opened the meeting at 7:43 p.m., read the Open Public Meeting Notice, and led the Pledge of Allegiance.

ROLL CALL:

Members Present: Todd Tersigni Desiree Denker Nancy Miller
 Charles Fineran Ralph Fiore Terry Urfer
 Cindy Neumann Richard Evans Timothy Bodine
 Louis Cartabona David Smith Jean Smolha

Staff Present: Corey Tierney, Christina Roberts

Guests: Michael Margulies, Joel McGreen, Alan Hunt, Beth Styler-Barry, Donna Marie, Mark Young

Minutes: The August 3, 2020 minutes were reviewed. All members present approved the minutes as presented with Mr. Smith abstaining. Motion carried.

PUBLIC COMMENT

PRESENTATIONS

Five of the nine applicants provided presentations to the Committee and answered questions. Presentation slides have been included for reference.

Asbury Mill – Mr. Hunt provided the Asbury Mill presentation. Ms. Miller inquired why they moved the fire escape from east side of the building. Mr. Hunt explained that it was no longer code-compliant from a building code perspective and was visible from three sides, so the relocation of the fire escape would make it less visible from the road and more aesthetically pleasing for the historic district.

Mr. Urfer asked what the minimum amount grant funding is that they could accept since their request is for approximately 80% of the available funding. Mr. Hunt said accepting smaller funding amounts tend to be less economically efficient and can leave projects unfinished until more funding is received. If funds were reduced, they would prioritize the stair tower and elevator shaft; the plumbing, electrical, and some interior work would be eliminated for this round of funding.

Belvidere Community Center – Mr. Young provided the Belvidere Community Center presentation for the replacement of the oil boiler to a natural gas boiler and hot water heater.

Mr. Margulies provided the last three grant application presentations.

Hope Community Center – Ms. Miller asked if the windows are being replaced with the original type. Mr. Margulies said the application includes the windows being completely removed and the frames replaced.

Mount Bethel Community Center – Mr. Fiore inquired what the projected use of the building is. Mr. Margulies said it will be used a community center.

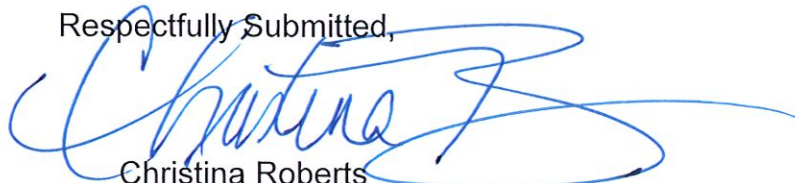
Port Colden School House – Mr. Fiore inquired if the plaster cracks coincide with the structural separation in the lathe. Mr. Margulies said the second floor has settled a bit and separated. When they repair the area between the front stair wall and museum area, they won't be taking out all of the deflection, so movement will be arrested to prevent the cracks from opening up again.

PUBLIC COMMENT

Next Meeting: The next meeting is scheduled for October 5, 2020 via WebEx, on which applicant presentations to the Committee will continue.

There being no further business, Ms. Miller motioned, seconded by Mr. Fineran to adjourn the meeting at 8:51 p.m.

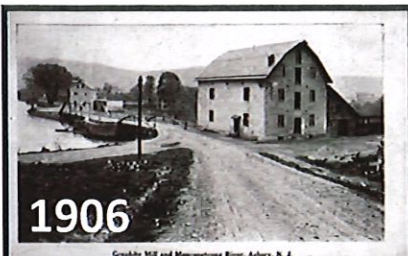
Respectfully Submitted,



Christina Roberts
Administrative Clerk

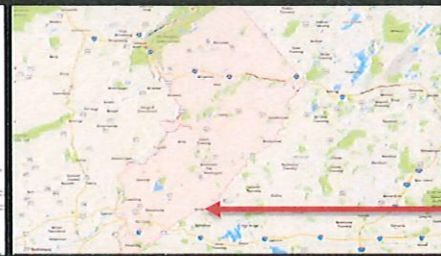
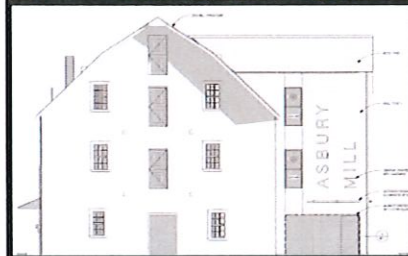


Musconetcong Watershed Association



1906

Courtesy Mill and Musconetcong River, Asbury, N.J.



Vision of Restoring the Asbury Mill

1. The Asbury Mill is a functioning, vital, contributing part of the community by being open nearly everyday of the year.
2. Its upkeep and operations are financially sustainable.
3. Residents and visitors understand the region's significance and that its historical, cultural, and natural resources are worth conserving.



Adaptive Reuse Phase IIIA Goals

- Increase usage of public spaces by creating a seasonal meeting and event space
- Complete exterior fabric for code compliant stairway and ADA-required Elevator Tower
- Design and install an exterior interpretive sign



- Well
- Plumbing
- Wastewater connections
- Ground floor bathroom & kitchenette
- Electrical

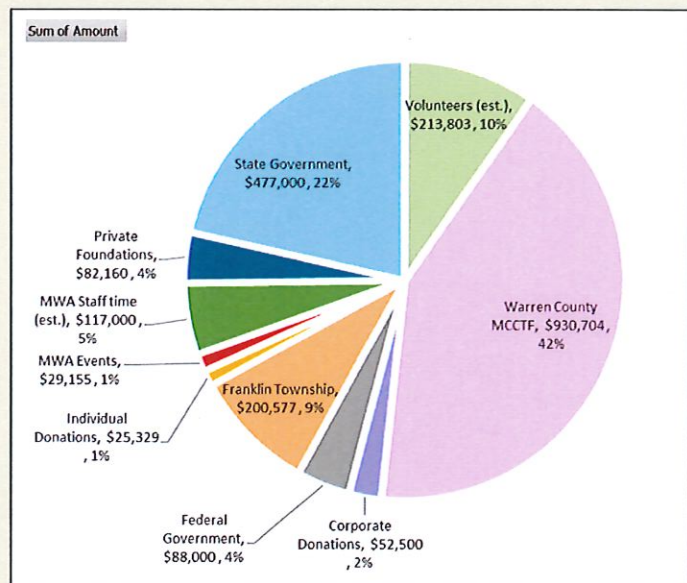
- Architectural design documents
- Construction permits
- Land Use Board approval
- Exterior stairway construction
- Elevator installation

Funding Request

PHASE IIIA Total: \$1,106,602

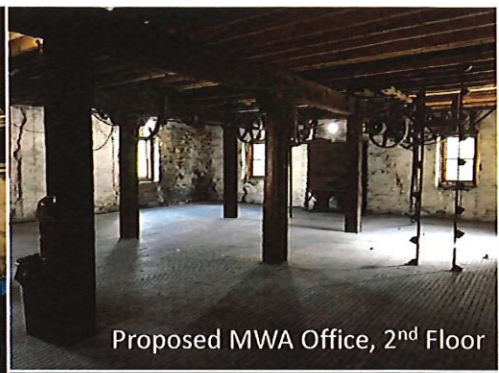
- NJ Historic Trust Request (2020): \$525,000
- MCCTFC Request: \$400,000
- Franklin Township Request (2020): \$100,000
- Hyde & Watson Foundation Request (2020-21): \$10,000
- Leavens Family Foundation Request (2020): \$10,000
- National Fish & Wildlife Foundation (2021): \$102,114

FUNDING HISTORY 1994-2020





Proposed Interpretive Center and Event/Meeting Space, Ground Floor



Proposed MWA Office, 2nd Floor



Proposed Rental Offices, 3rd Floor

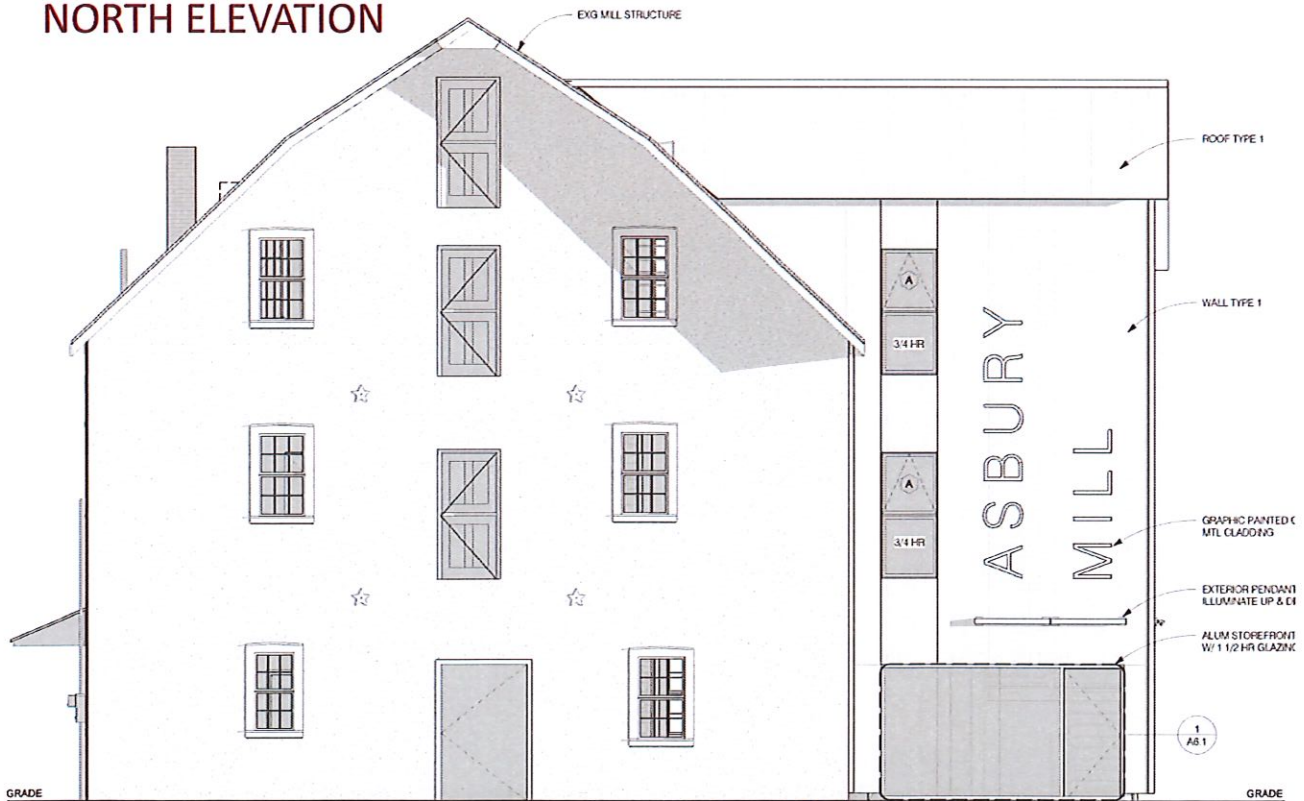


Proposed Interpretive Center, Basement

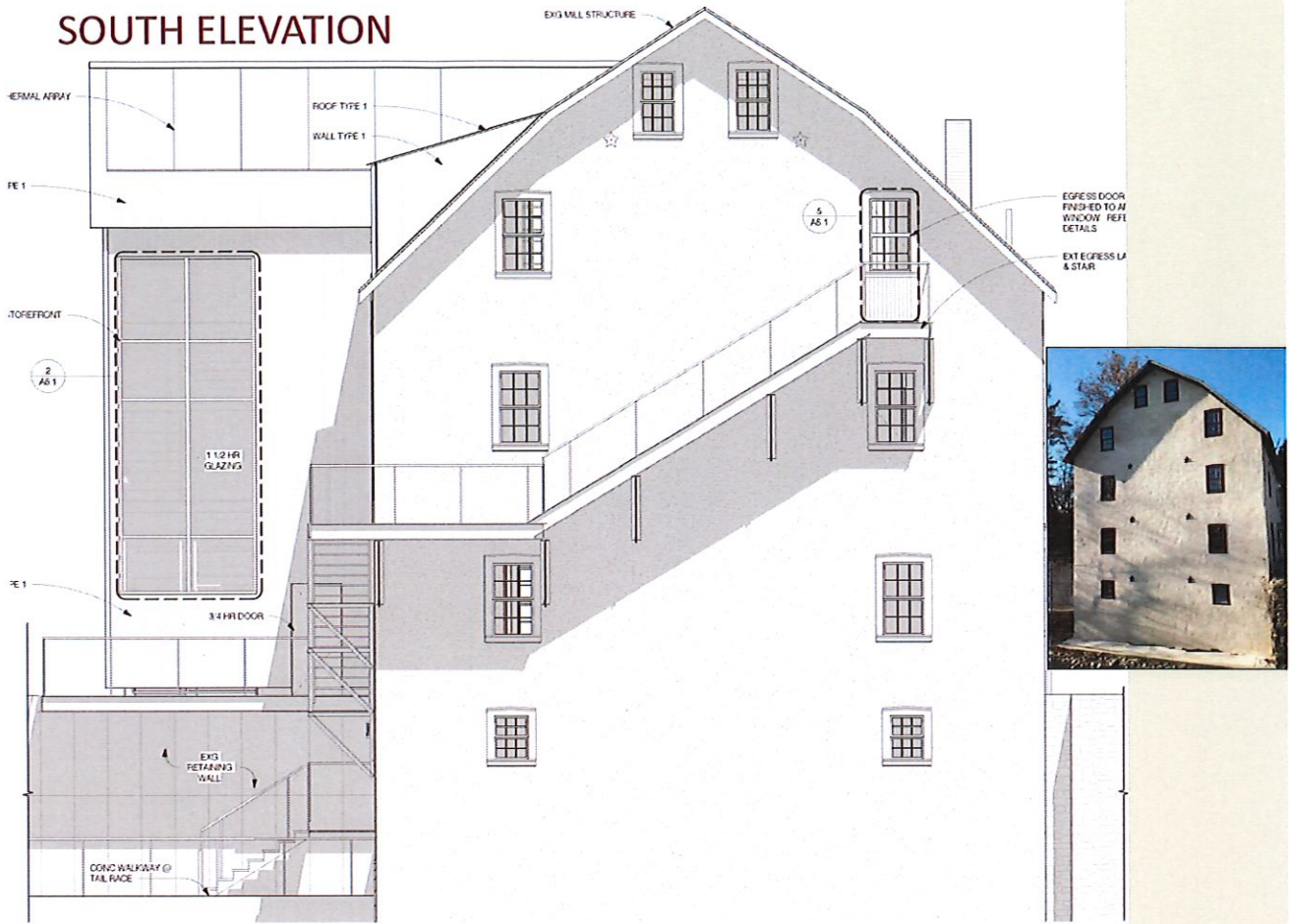


Proposed Storage Area, 4th Floor

NORTH ELEVATION

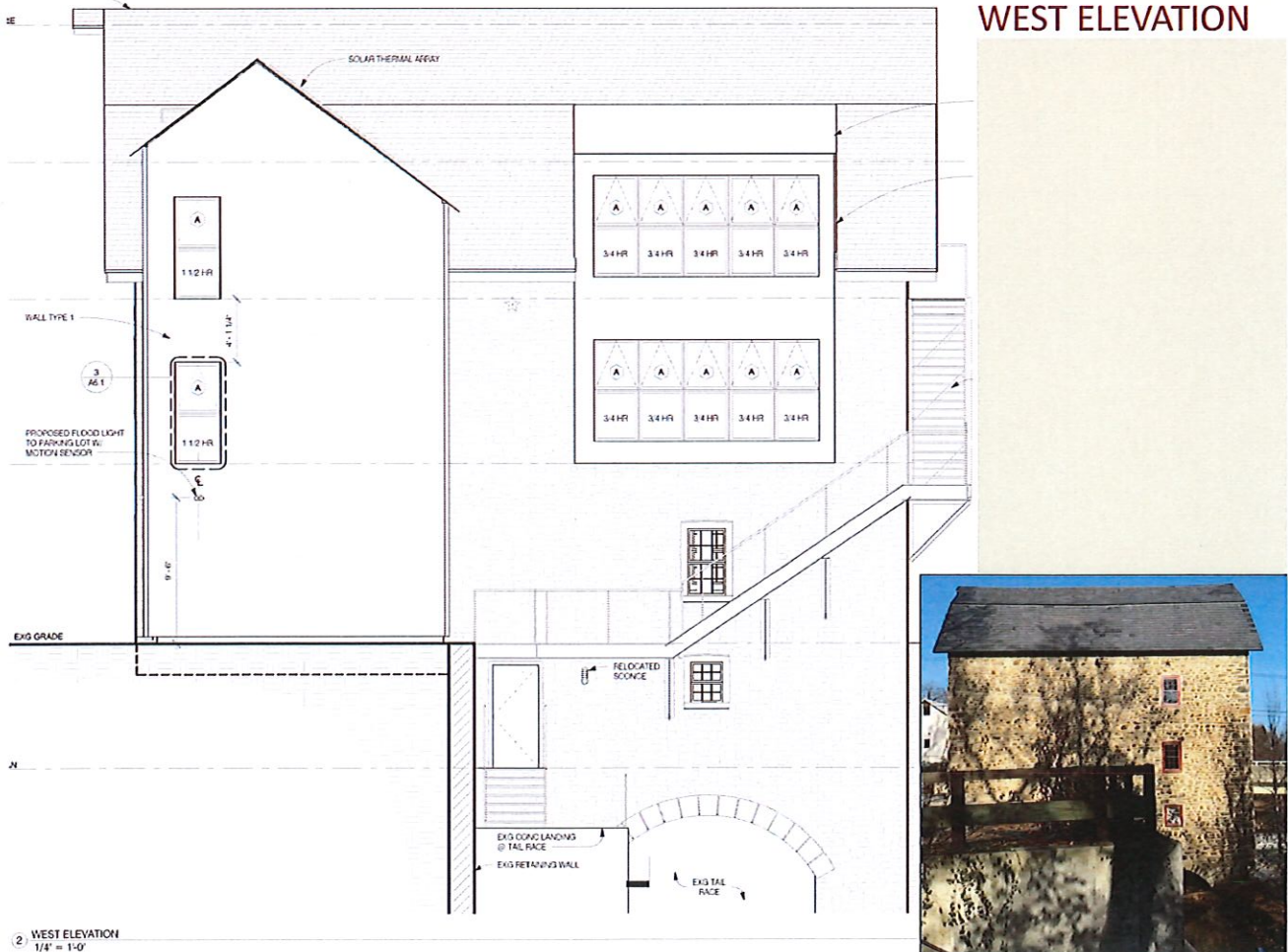


SOUTH ELEVATION



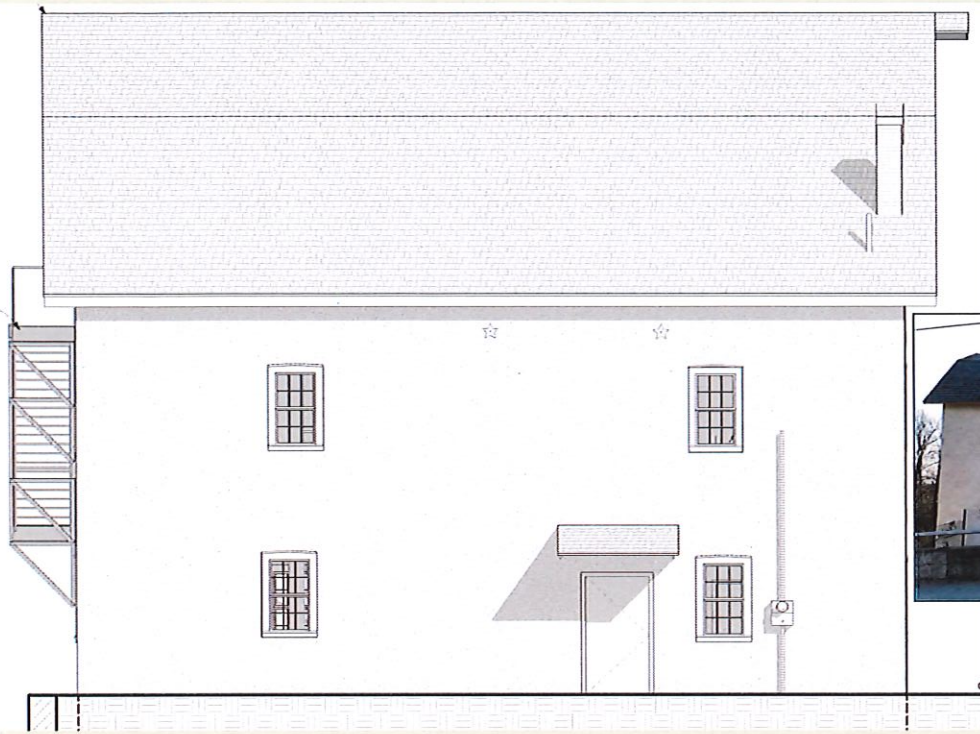
1 SOUTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION

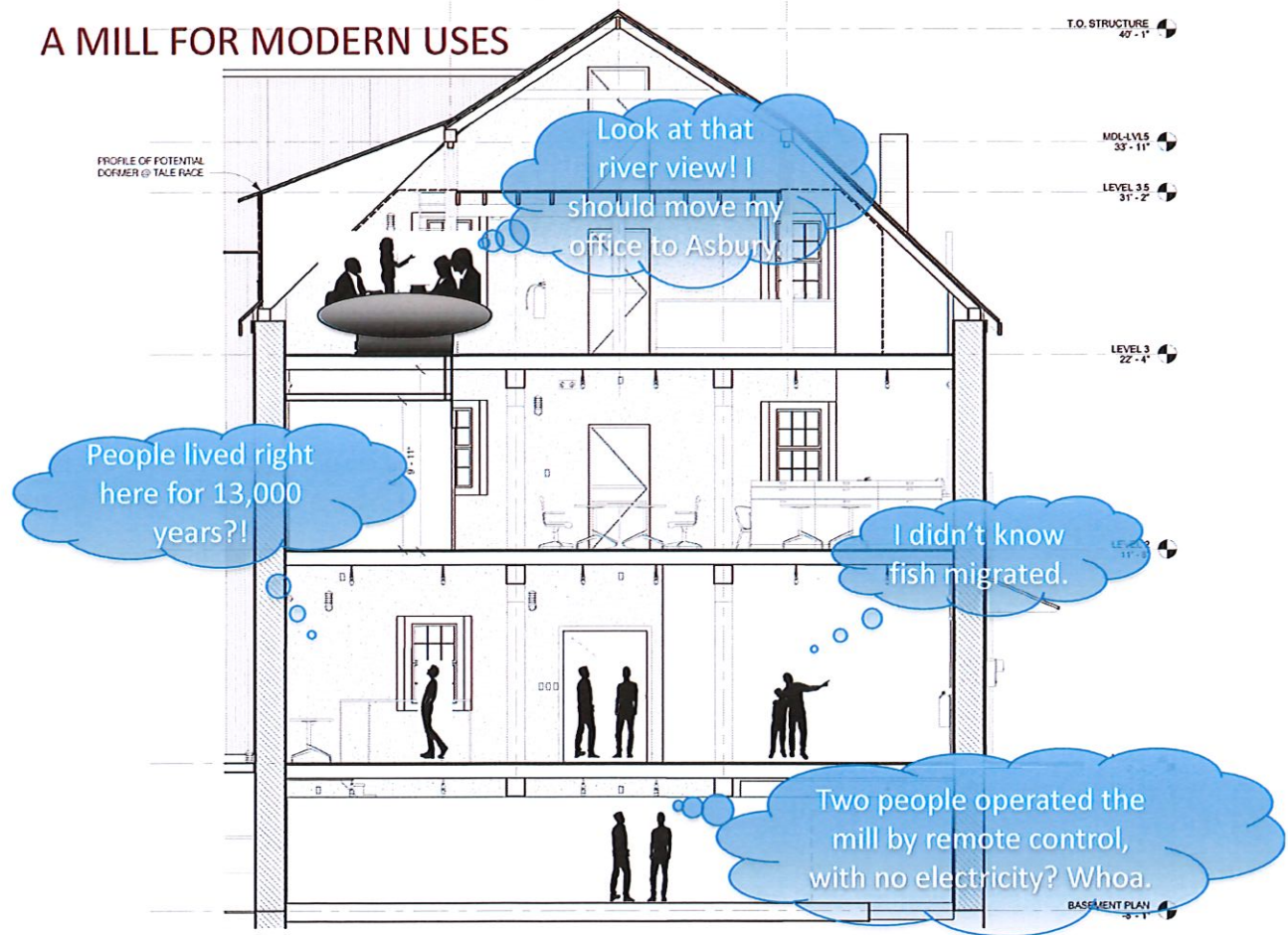


2 WEST ELEVATION
1/4" = 1'-0"

EAST ELEVATION



A MILL FOR MODERN USES



2 Section B
1/4" = 1'-0"

Warren County Department of Land Preservation
Municipal and Charitable Conservancy Trust Fund

Grant Application for Oil-to-Gas Conversion

at

the Community Center @ Belvidere

301 Second Street, Belvidere NJ



1

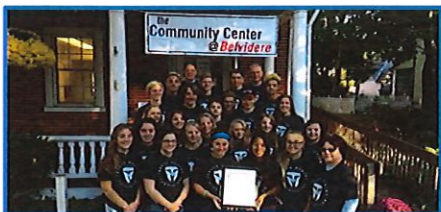
The Center's Creation



May 2017 at United Presbyterian Church



Assessing library contents for dispersal



Travis Manion Foundation service weekend

February 2017

Roundtable participants pursue creating a community center

March 2017

United Presbyterian Church hosts opening of The Center

Spring & Summer 2017

The Center opens weekly with shared hosting by United Presbyterian Church, United Methodist Church and Boy Scout Troop 141

July 2017

Discussion with Town representatives to create a center in the vacated Free Public Library of Belvidere building at 301 Second Street

August 2017

Town approves plan to convert 301 Second Street to The Center and allows the Advisory Committee to manage the dispersal of books and media to in-county agencies, organizations and residents

October 2017

Travis Manion Service Weekend when over 50 students and residents cleaned, painted and groundskept the property

2

The Center's Creation



December 2017

The Center officially opens in its new home

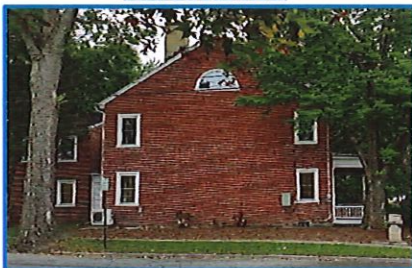
- Educational, Cultural & Recreation
- Activities
- Supply drives
- Strategy Games & Trivia Nights
- Painting and photography exhibits, art class, coloring, crafting, sculpting
- Tutoring Titans and Mentoring Mondays
- Victorian Days Tea, Art Show & Walking Tour
- Belvidere Environmental Commission Lecture
- Series and Recycling Program
- CC@B Book Club
- Nutrition and healthy living, yoga and tai chi classes
- Cancer Support Group
- Education Partnerships with Rutgers Extension
- Service and NJ Fish & Game
- Lehigh Valley Chess Club
- WC2FD Amateur Radio Club
- Movie Screenings with Country Gate Players and Belvidere Recreation Commission
- Meeting space for organizations
- Holiday themed events

3

History of 301 Second Street



2nd Street view



Greenwich Street view
Federal-style features include double-chimneyed gable and 3rd story lunette window

1833

John P. B. Maxwell constructs the house for his bride a year before Warren County's incorporation. It is then sold to the William P. Robeson family

1937

Jennie Crane Jackson donates the property for the creation of The Free Public Library of Belvidere. For a period, the building also serves as the town hall.

December 2016

The Town of Belvidere closes its library after a referendum to join the Warren County Library system

December 2017

The building opens as the Community Center serving Belvidere and the surrounding communities with educational, cultural and recreational programming

2018 - present

The Center offers a wide range of activities including education wellness, entertainment, games, social awareness, support groups as well as a sheltering space during bad weather. Attendance exceeds 2,000 in 2018, 5,000 in 2019 and exceeds 2,000 this year to date.

4

2018 Flooring Grant

Existing conditions



Carpeting before restoration



Restoration underway

Restored hardwood floor



Completion of floor restoration



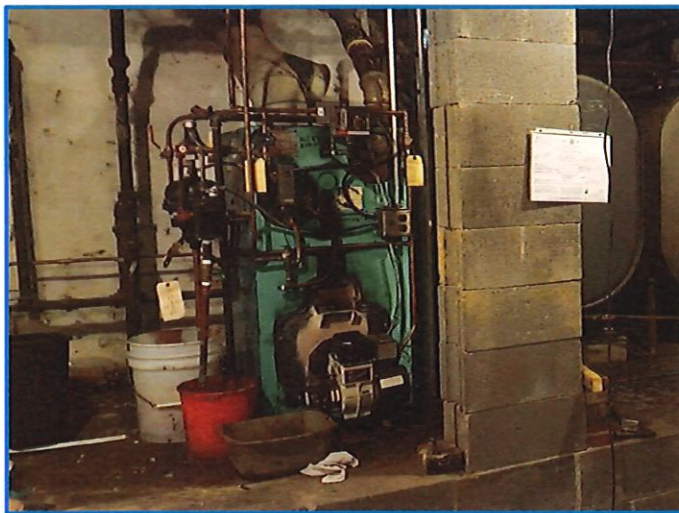
Restored flooring with art show & caroling

5

Oil - to - Gas Conversion

Scope of Work

Remove existing oil-fired steam boiler that provides building hot water and heat through a network of steam radiators and replace with a natural gas-fired steam boiler and natural gas-fired hot water heater to more efficiently provide heat and hot water. The cost of this work is \$8,675.



Existing oil-fired boiler



8/27/20 gas connection completed



New Burnham Natural Gas Steam Boiler



New Bradford White gas-fired water heater

6

Oil-to Gas Conversion Cleaning

2020 - Present conditions

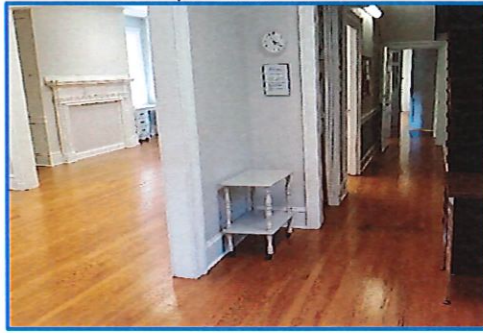


Soot coating on all interior surfaces: ceilings, walls, flooring and furniture

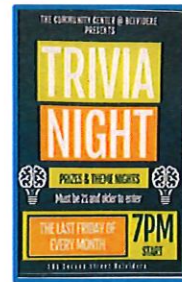
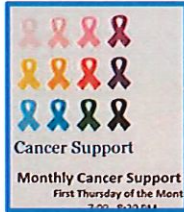
Thorough cleaning.

Oil-fired steam boiler malfunction coats surfaces throughout the Center with soot. Cleaning of our two occupied floors will include walls, ceilings and our recently restored hardwood floors at a cost of \$5,474.

2019 "pre-sooted" conditions



CC@B conditions before oil burner malfunction



Hope Community Center

Township of Hope



Warren County Municipal and Charitable Conservancy Trust Fund - 2020 Grant Round Application

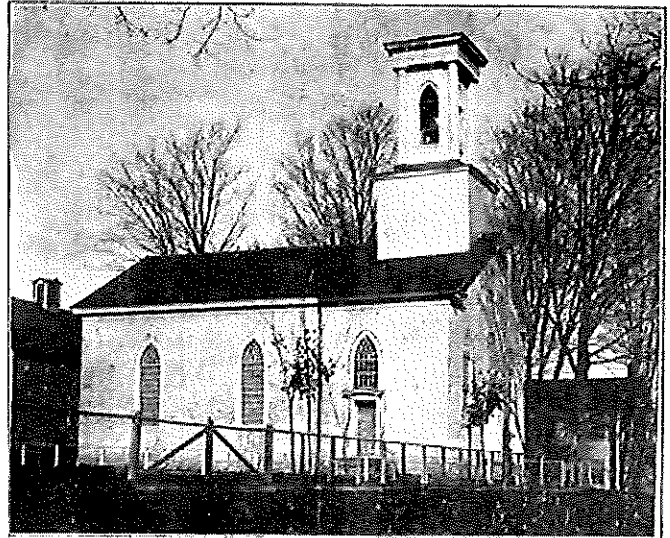
History

- 1769 Moravians settle and begin the village of Hope
- 1782 General Washington and troops dine at the Moravian Log Tavern
- 1841 masonry building Christian Church
- 1844 ME stone church built



History

- 1950s the non-profit group “Hope Community Center” acquires and renovates
- 1973 Hope Historic District listed on the National Register of Historic Places
- 1977 The Township of Hope acquires the building to maintain its public use



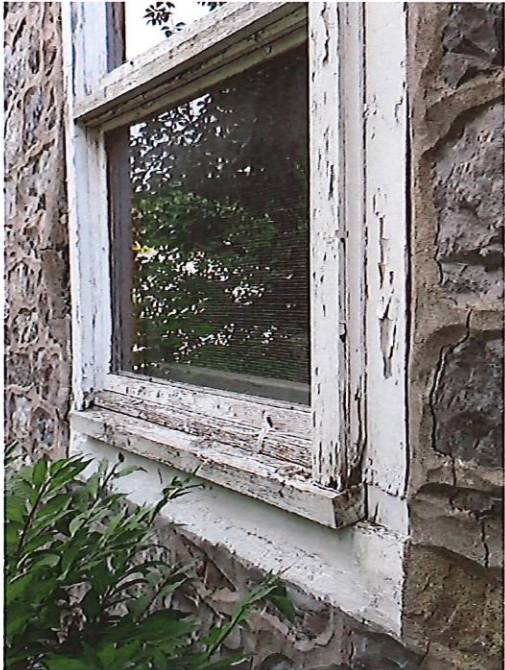
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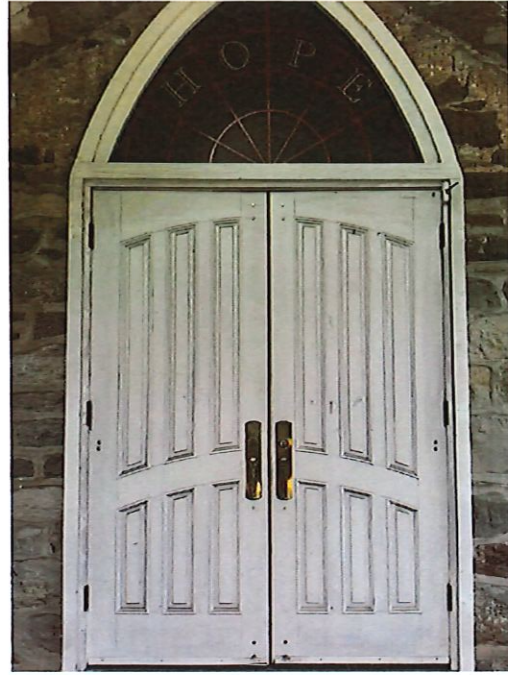
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Project Budget \$150,000

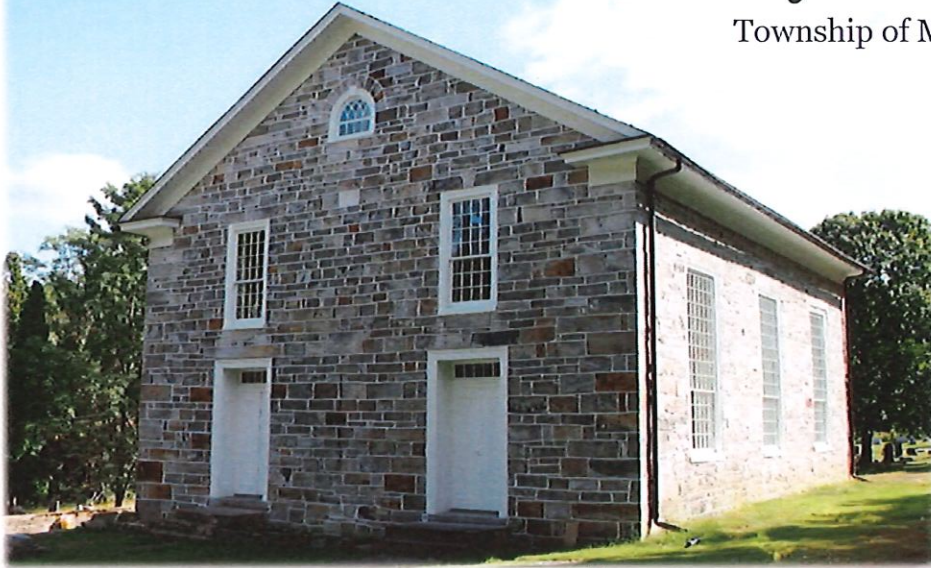
MCCTF 2020 request \$112,500

Township 2020 match \$ 37,500



Mount Bethel Community Center

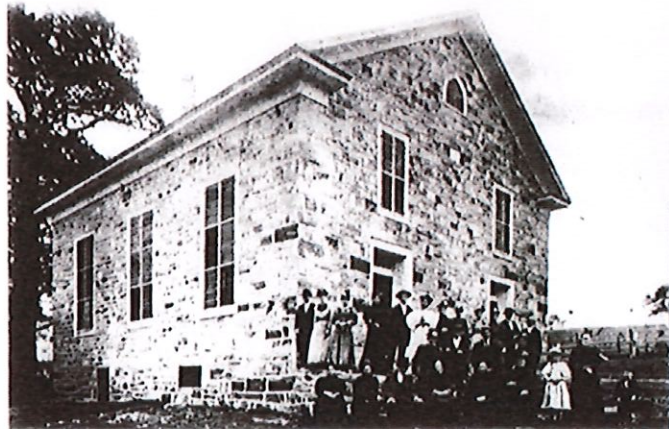
Township of Mansfield



Warren County Municipal and Charitable Conservancy Trust Fund - 2020 Grant Round Application

History

- 1788 land purchase by Dr. Robert Cummings
- 1809 Rev. Francis Asbury names Mouth Bethel
- 1844 ME stone church built
- 1980 property is listed on the National Register of Historic Places
- 2014 Township of Mansfield buys church



Previous Work & Need



Previous Work & Need



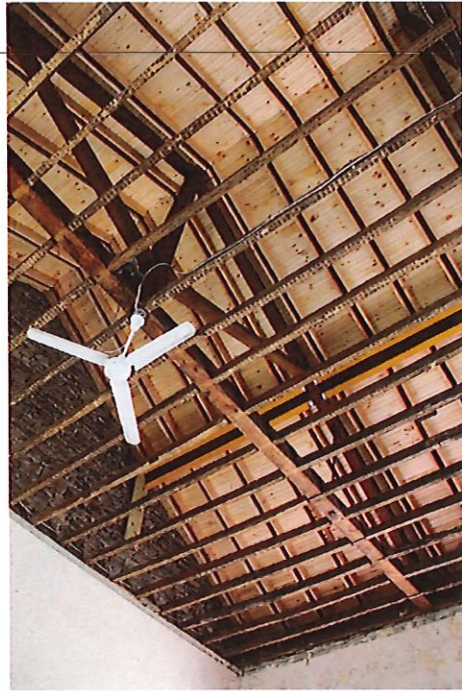
Previous Work & Need



Previous Work & Need



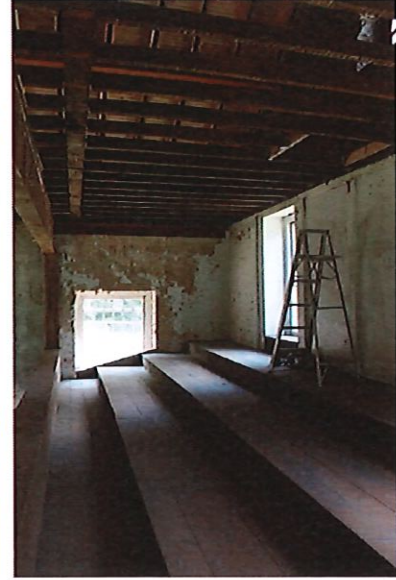
Previous Work & Need



Previous Work & Need



Previous Work & Need



Need

Total Budget for Remaining Work		\$480,000
Total secured funding:		\$320,000
<i>MCCTF in 2018</i>	\$150,000	
<i>Township in 2018</i>	\$ 50,000	
<i>State grant in 2019</i>	\$120,000	
Total funding needing to be secured:		\$160,000
<i>MCCTF 2020 request</i>	\$120,000	
<i>Township 2020 match</i>	\$ 40,000	

Port Colden Schoolhouse

Township of Washington &
Washington Township Board of Education



Warren County Municipal and Charitable Conservancy Trust Fund - 2020 Grant Round Application

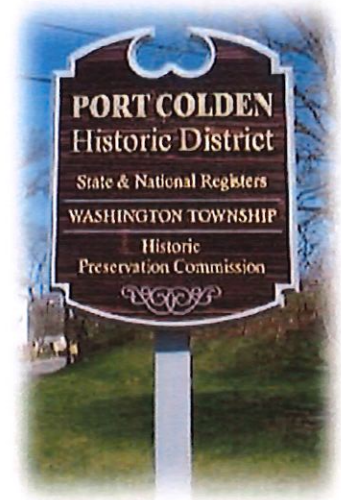
History

- 1831 – Morris Canal completed. A small village along the canal took the name Port Colden to honor the President of the Morris Canal Company, Cadwallader D. Colden. Incline Plane 6 West was on the edge of the village.
- 1830s – Investment comes in anticipating growth to a large town.
- 1840 – St. Matthew’s Hall, now known as Port Colden Manor, built as a school. In 2019, it was listed as one of New Jersey’s 10 Most Endangered Historic Sites
- 1874 – Village contained a hotel, several stores and smithies, a schoolhouse, a boat yard, a distillery and thirty-five houses



History

- 1870s – the railroads had overtaken canals and the
- 1900s – oil fuel replacing coal and motor vehicles
- 1924 – the Morris Canal is abandoned
- 1937 – Port Colden described as a “ghost town”



History

The Port Colden Schoolhouse

- Built in 1869 during the heyday of the village
- Influenced by the Italianate and Gothic Revival styles
- Exceptional example of the 19th century movement to build schools
- Used as the local community assembly hall



History

The Port Colden Schoolhouse

- 20th century, School District acquires the schoolhouse and basin
- Basin infilled to accept the Port Colden Elementary School
- The “Old Schoolhouse” maintained for offices and a museum



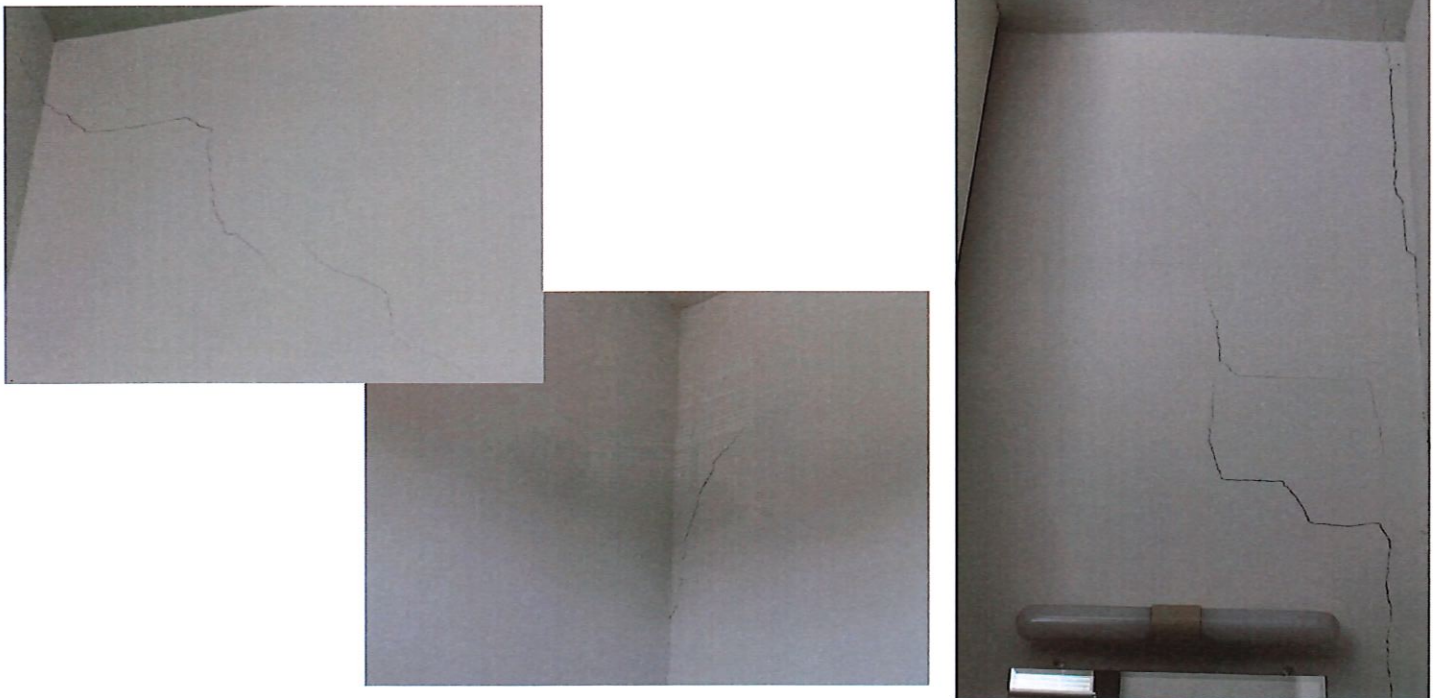
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Need



Need



Need



Need

Project Budget	\$160,000
MCCTF 2020 request	\$120,000
Township 2020 match	\$ 40,000

