

**POINT PLEASANT BOROUGH  
OPEN SPACE ADVISORY COMMITTEE  
MONDAY, FEBRUARY 25, 2008  
6:00 p.m. – 6:54:15 p.m.**

**ATTENDEES:**

**Roger Prytko – Council Chairman  
Susan Rogers – Council Liaison  
Mary Bernstein – Member  
Ellie Milewski – Member  
Greg Zyry – Member  
Fred Bryant – Member  
Joanne Goetting – Member  
Richard Morris – Alternate #1  
Scott Conklin – Alternate  
John Kaklamanis  
Liz Hirschel – Committee Secretary  
Chris Constantino – Liaison Environmental Commission**

**ALSO IN ATTENDANCE:**

**Leah Yasenchek and Beth Lander with  
Brownfield Redevelopment Solutions, Inc.**

- Pledge of Allegiance to the Flag
- Statement of Chairman

This regular meeting of the Open Space Advisory Committee was called to order by the Chairman and is held under the provisions of the Open Public Meetings Act; please be advised that adequate notice of this meeting was provided to the public by posting of this notice in the Borough Hall and advertised in two newspapers, which are “The Ocean Star” and “The Observer”.

- Roll Call taken.

(Roger Prytko)

Motion to approve 1-28-08 Minutes of Meeting, with Fred Bryant acknowledging and seconded by Ellie Milewski.

- **Committee Reports**
  - **Osborn Cemetery**

(Fred Bryant)

We had the County down there today for the last time this month. We have cleaned up a bit and Greg is going to cut down some of the trees. They have been digging out some of the roots and stuff like that. We have a survey now, but we have about 90% of the survey completed there are still two (2) points that are missing that haven't been marked, all the other points have been marked on the ground. We do know that there is approximately 6 feet of incursions onto our property. I believe it's the guy that lives on Harold Lane, I believe his name is Gunner or something like that. We know that his fence is there and that Ray Mears entire shed which is approximately 10' x 20' and is totally on our cemetery property. So we took down his fence which he agreed to because he even acknowledged it was about 5 feet or more on our property. Now the other ones that we don't know about we will have to wait on until we locate the other 2 pins that are down in the corner. But once we get that located, Rich, Greg and I are pretty much assured that the fence that is now running east and west is also about 5 feet on our property.

(Susan Rogers)

Is there a way we can get that survey printed and completed with the names and addresses of the incursions, so that we can get a copy of it to the Borough Attorney so he can get started working on that right away?

(Richard Morris)

He's given me what he's done so far. But it's not the final one. Once he does, I will get it to you.

(Roger Prytko)

Who is doing the survey?

(Fred Bryant & Richard Morris)

(Fred)...Richard's uncle, Albert Morris. He's been doing surveys on that property since 1952. But like we said, we know that there is incursion of those fences on our property and we can assume that Council is going to say hey get them off there.

(Richard)...Actually, Albert said when he does the survey he will write the names of the surrounding properties on the survey. (Fred) ... Another thing we found that is very interesting is that there is a stretch of property that is west of our imaginary line, with a couple of trees on there that don't belong to us or to one of the neighbors. Their property has not been run to the lot lines, it has been run straight back and that's it. So they throw all of there stuff over the fence, and it isn't our property, so we can't say anything to them like don't do that.

(John Kaklamanis)

Are you going to cut down those trees?

(Fred Bryant)

Yes, we are going to cut them down. Not the ones on their property. We are going to cut down 3 more trees on our property and they will be taken down, because they are overhanging, like the Sassafras and Sycamores, and other weed like trees. So basically we are doing fine. We have given a budget of what we need in the way of fencing and we also got Richard working on some stuff for making monument stones, then the only other thing is we should look into is putting in a water line in under our own property rather than taking it from Ray Mears or from somebody else. Otherwise we will not be able to properly maintain the property.

(Roger Prytko)

Why don't you and Rich approach Dennis with that? Let him know he has my blessing.

(Susan Rogers)

Does the budget that you just gave to Scott Conklin indicate just a short term or long term requirement?

(Fred Bryant & Richard Morris)

(Fred) .... Basically we figured it would be for a short term. (Richard) .... Right now we are talking about the fence which is the next step we would like to take, and I have talked to Paul from Sea Girt who didn't even know that the cemetery was there, so we met at the cemetery and he came up with a couple of good ideas. One was of a bronze plaque listing the name of the cemetery, along with the names and dates of everyone that is buried on there. He is very interested in what we are doing. He would also work with us to do any repairs that need to be made. (Fred) ..... So basically that is where we stand. It's going very well. I even talked to the Boy Scouts and spoke to this guy who works as the Project Administer for all of the Boy Scouts in this area and he came to talk to me at a meeting the other night and I told him by all means that I would love to work with them and have them help us.

(Roger Prytko)

So next month, you'll get back to us about the water and actually have some brochures or samples of fences?

(Fred Bryant)

Yes and we will provide our recommendations.

- **Canal Walk**

(Greg Zyry & Leah Yasanchek with BRS)

(Greg) ..... Basically we are doing all the engineering and the studies and it's in their hands. (Leah) ... We provided a draft of the report and we are doing some minor edits on it. Jeremiah with TRC Solutions will also be in attendance this evening and will be giving a presentation of the different surfaces, the different cross sections that they are recommending and then some of the projected costs and next steps. Just to be clear, please note that this is an architectural and field survey and not an engineering plan. The engineering plan is still going to be the next step. This is more conceptual by looking at different community access points and concepts of what it might look like and laying out what the next steps are going to be.

(Susan Rogers)

And I can tell you that I heard from the head of the Trails Grant today and they called to discuss our application, and one of the questions they had and I want to get back to her on, is if we would have access on the Canal Walk for canoes and kayaks? This was something that seemed important to them, and it would be nice if we could work around that to see if we can do something there that can help us get an additional \$25,000. And another thing they wanted to know was whether the Army Corp. of Engineers is approving or in favor of our project. So I need to reach out to Irv on that to make sure their on board. It won't hold up the application, but they want to know that the Army Corp. is on board.

(Richard Morris)

Well at the north end where the canal and the river come together you could get access there.

(Leah Yasenchek – BRS)

There are also two different things there to consider, and that is the Canal Walk study which is looking at the entire canal walk and all the access points along the entire canal and then there is the trail application which is also targeting the canal walk area.

(Roger Prytko)

Then there is the southern part that has the deteriorated slip area that we are going for grant monies so we can improve that as well.

(Susan Rogers)

And we are also looking into getting a Smart Growth Grant which would tie into Environmental program.

(Fred Bryant)

Are they looking to get money out of our historical preservation funds for this Canal Walk?

(Susan Rogers)

Yes, but Scott and I are going to work to try and take the numbers you just brought in and put together a preliminary budget, before we vote on our final budget. There are 3 new budget sessions coming up that are going to be brutal. And Jeremiah with TRC will incorporate that in the overall Canal Walk presentation tonight at the Open Public Session meeting.

(Chris Constantino – Liaison Environmental Commission)

I thought it was illegal to go in the canal with a craft or motorized vehicle?

(Roger Prytko)

Yes it is and that is a good point. That is why we have suggested that we try to use the north end where they can access the river and the southern end where they can access the bay. That's the way we have to keep it. You're absolutely right.

(Susan Rogers & Leah Yasenchek – BRS)

(Leah) .... So then the answer to her would be that it is not safe to have canoes or kayaks in the canal. Therefore..... (Susan) but we can tie it to the end of our riverfront park project, and then we will have access to the river.

- **Budget**

(Susan Rogers & Scott Conklin)

(Scott) ...I received a memo from David Maffei dated February 7, 2008, which was an up to date budget that the town feels is in the Open Space Account including any 2008 encumbrances to it. Currently now the balance as of 1-31-08 was \$30,980. There should be another allotment of money that goes back into the account for 2008 taxes which should be approximately \$67,000 which should bring the balance up to \$97,980 give or take. I just received some information on the cemetery's proposed cost of the fence and the marker and those 2 together are approximately \$20,000 leaving us with approximately \$77,980. The encumbrances that show from 2008 are payroll encumbrance, Brownfield Redevelopment encumbrance as well as Jonathan Green Turf encumbrances, which I'm not sure where that came from yet. (Susan) ....I'm not certain that Jonathan Green is going to be allocated against that and that it might get kicked back to recreation for consideration for field revitalization.

(Fred Bryant)

I don't believe that should be up to the historical commission. I believe that the Board of Education should pay for that.

(Susan Rogers & Scott Conklin)

(Scott) ....Anyways, we still have to decide on the fence for the cemetery which is based on the pricing you gave me is \$16,500 from the 3 quotes. The marker which is roughly \$3,000 is a beautiful and a very nice idea, but that is definitely going to need more quoting. (Susan).... I think the marker can be tied into an informational grant which we are looking into... (Scott) So there is a good chunk of money, so the guess is will we survive the budget cycle? (Susan) .... The encumbrances are already taken out of the balance so the encumbrances that are already in there netted it down to \$30,980 and there were 3 separate encumbrances; (Scott) .... And they have them listed as Jonathan Green at \$2,000, Brownfield at \$12,800 and payroll of \$1,200. (Susan) ..... And that also does not take into account the grant money that has come into us, because we don't get that until we are completed with all of this. So we will have money coming back in on the Open Space Plan for \$6,000 and \$5,000 from the Garden Center which has to be transferred into this account as well.

(Richard Morris)

Price on the fencing is for 600 feet of fence, which if we do it the way we want to do it could be less than that. Because we went right on the property line and our thinking is to stay off the property line at least 4 or 5 feet, so we can work both sides of it to keep it cleared. And that would bring it a bit shorter plus I figured a 200 foot side and it is only 189 feet. So right there your 22 feet short.

(Susan Rogers)

Yeah, it's a start but you are still going to need more quotes.

(Ellie Milewski)

Can't you just use the property that is already encroaching? Why don't you just bring it to the line?

(Fred Bryant & Richard Morris)

(Fred) .... Probably not, in fact on the west side of the fence, there's no way to get in there. We are putting it in so we can clean the property on both sides of the fence and also clean the fence and make sure that none of the vines from the other properties are hanging over. (Richard).... Not only that but other people have fences on their property line and if we put ours up it will be right against it. (Fred) ..... And we could not maintain it.

(Roger Prytko)

So do we want to make a recommendation for this money?

(Susan Rogers & Scott Conklin)

(Susan) ...The situation is we have 3 scheduled dates in March for the budget and we will resolve at that point we are in a cutting mode not an adding mode. (Scott) ..... I did make a recommendation at the last budget hearing not to spend any money this year.

(Susan) ..... Also Open Space is not a part of our budget allocations, so is there a position that you would like us to convey back to them? (Scott) .... Well at least encumber another \$20,000 for the cemetery this year out of what's there. (Susan).... Do you want to reserve more than that? They can only take on available funding and they can't spend the '08 budget, so there is \$30,000 that is available for use. So how much do you want to reserve? We have to have rational thinking here.

(Fred Bryant)

From what I understand, the agreement was and I haven't seen it in writing was that we would be entitled to use it as long as the Mayor maintains it with private money.

(Ellie Milewski)

So, lets us say \$30,000 to allow us room for negotiating.

(Susan Rogers)

We should make a Motion to reserve the whole amount, second it and roll call it, so we have a list.

(Fred Bryant)

I would make a Motion that we reserve the entire \$30,000.

(Liz Hirschel – Committee Secretary)

| <b>RECORD OF VOTE</b>  | <b>YES</b> | <b>NO</b> |
|------------------------|------------|-----------|
| <b>Mary Bernstein</b>  | ✓          |           |
| <b>Ellie Milewski</b>  | ✓          |           |
| <b>Joanne Goetting</b> | ✓          |           |
| <b>Richard Morris</b>  | ✓          |           |
| <b>Fred Bryant</b>     | ✓          |           |
| <b>Scott Conklin</b>   | ✓          |           |
| <b>Greg Zyry</b>       | ✓          |           |

Motion to reserve the entire \$30,000 unanimously approved by Council.

- **Dead End Paper Streets**

(Ellie Milewski, Mary Bernstein & Greg Zyry)

(Ellie) ....Well, Dead Ends is a part of your Canal Walk, because they are all along the end where you are working, so basically at this time there is not much we can do. But I do have a list of Dead Ends that I can bring to the next meeting or I can fax it to you.

- **The Open Space Plan**

(Susan Rogers & Leah Yasenchek - BRS)

OK, this would be the time and you should all have a draft of it and hopefully you have all had an opportunity to read it and we do have some extra copies here if you need it. I know I have had several calls from Environmental Commission Members who are concerned specifically with lights at the Community Park and soccer fields at the Riverfront Park, even though they are mentioned in the draft, because Leah's responsibility was to take the information and compile it to produce this document which tonight at 7:00 p.m. we are going to discuss again and tweak one more time. But I tried to explain to everyone including the soccer and sporting groups that you have to voice your opinions and speak out on this, because it's going to carry a lot of weight and it's the only way for Leah to get the information to put it into this report. And as you will see it does talk about lights at Community Park which was a major issue during the development. It was ratified by Mayor and Council that it would not happen. And if you were at the last public meeting where soccer talked about how they desperately need Riverfront Park for soccer fields, you will see that they made it a point to be here to voice their concerns and to participate in the process. So if nobody wants to stand up and address sensitive issues or environmental issues, or if there is no opposition or discussion

on it, then they are going to get what they are asking for. That is why these groups are part of the process now and that is how it has happened, being part of the process.

(Fred Bryant)

Unfortunately for those who opposed this from the beginning, we were complaining against a recreation controlled program of soccer. That we do not want.

(Susan Rogers)

There was a reality to that, because there was a re-zoning of the property that gave a basis for passive recreation. It was written an ordinance and it was written in the re-zoning of that property and that I think that was the legal standing or the basis of the standing, versus whether you like soccer or not. It had a basis of the actual re-zoning of the property, then the environmental commission came across and said we are in an environmentally sensitive area. Because of the river, and other environmental issues that were brought up by the Commission they don't want to see it become an active recreation area. They made recommendations to Mayor and Council and I see that Chris is here tonight for that and he was here last time to talk about that.

(Richard Morris)

I have a question? On page 5, down at the bottom under "Policies" was our vote for one cent or half cent? And on page 12, down at the very bottom of the column it talks about "Turn of the Century homes on Arnold, Ellison, Davis & Trenton Avenues", there is a whole area on 88 that the homes go back to the 1700's and late early 1800's, when you turn on Bay Avenue, everybody knows that house, even though the house is in the shape it's in the bones of that house are really in good shape and that goes way back to the early 1800's maybe earlier and quite a few of those homes and even into Loveland town.

(Susan Rogers)

It was half a cent. So would you be able to provide Brownfield with some in depth information so they could expand on this. Because Leah and whoever was at the last meeting had an opportunity to email and phone in to her input and she got no response.

(Leah Yasenchek – BSR)

We got quite a few comments from people came back after the meeting and talking to us and that is where some of these comments come from, but we do need more specifics.

(Ellie Milewski)

I have a question? On River and Maxson Avenue Beaches you have them as active recreation. Is swimming and sitting on beach considered access?

(Susan Rogers)

Did we define active recreation in this? Because River and Maxson Beaches are not active recreation.

(Leah Yasenchek & Beth Lander – BSR)

(Leah) ...Well we defined on page 4, and this came out of the public meeting. It shows the definition of the categories and this is another area where we really need your help and input to decide if we classified these correctly. Because a lot of these we just kind of took our best guess by the descriptions that we have been given. (Beth) ....We did and beaches are not listed in any specific definition and maybe they should be listed elsewhere. We need comments on this type of classification, because if any are wrong we need to know about that. (Leah) ....So if you look at the definitions on page 4, maybe we need to add Beaches to Passive recreation.

(Scott Conklin)

I think McKenna Lake Park and McKenna Lake Fields should be one and the same. Another one is Beaver Dam Creek County Park and Beaver Dam Creek Park are also one and the same.

(Leah Yasenchek – BSR)

Okay I will combine those. And Trails are also in the active category.

(Susan Rogers)

Just call it McKenna Lake Field and note that both are considered fully active with baseball, soccer, etc. To me, field means active and park means passive. Then there is Heritage Park and Heritage Dam Park which are also one and the same. So let's just call it Heritage Park and its active.

(Fred Bryant)

It's a mix of a lot of things its active, passive and it's also for dog trails. So I believe it is more active than passive.

(Beth Lander – BSR)

Most of the names that are on this list are from DEP and their lists are old and it's a matter of trying to figure out what these names refer too.

(Susan Rogers)

I think Campbell Park should be classified as passive and the word “library” listed in parenthesis.

(Fred Bryant & Richard Morris)

(Fred) ...I think they took the letters off that Campbell Park sign. (Richard) .....They might have, but the family is still in town, I think it would be nice to leave the sign there even if we have to redo it.

(Joanne Goetting)

I have a question under active it says “Children’s Play area” does that mean playground? Because on that little beach, we have a little bit of a playground not much.

(John Kaklamanis)

I was talking to a parent today who went up to Beaver Dam Park where the new sod was planted, and low and behold he told me that there was a traveling latino soccer game going on.

(Chris Constantino – Liaison Environmental Commission)

I would like to say that on page 2 under “Setting and Population” where it describes the waterways that border Pt. Pleasant, I believe we need to take another look at the mentioning of Metedeconk and the wording of those rivers and that can be located on the 5<sup>th</sup> line down, if you think that needs mentioning? Then on page 7, Oakwood Courts, should that even be listed in there?

(Roger Prytko)

Yeah, I believe that Public Works is storing equipment there right now. On page 10, on Canal Street we have that listed as private. We own that at the end by the boat ramp where it’s cut out.

(Leah Yasenchek & Beth Lander – BSR)

(Leah) ...The Borough owns a very small piece of property there. There is a larger piece of property that is privately owned that is being used as kind of a turn around right by Carver’s Boat Works. (Beth) .... Are you referring to Carver’s Boat Works? ...  
(Leah) ....So we actually own Carver’s Boat Works?

(Roger Prytko)

Yes that is correct. The Borough owns that at the end of Canal Street, right where it goes to the Canal there is a piece of land about 75 feet, plus that cut out for the boat slip. It was dedicated to the Borough and we paid \$10,000 for improvements.

(Susan Rogers)

Does anyone else have any specific comments as to the contents? You will have time to review it and get your comments back to Leah and hopefully you will stay for the Open Public Session and listen in on what's happening and make your comments. Because after this one we will be finalizing the plan that will then go to the Mayor and Council for consideration. So it's very important that you comment.

(Greg Zyry)

On page 11, "Acme Parking Lot" isn't that being redeveloped for gas or something like that?

(Susan Rogers)

OK yeah, we will take that off.

(Beth Lander – BRS)

Are there any other ones that need to be taken off?

(Greg Zyry)

Yeah, what about Areba Oil which is the 9<sup>th</sup> one down from the top? And then on page 10, some of the Marsh Islands, you have block 299.03, (2) of them are private and I believe (2) of them the Borough owns as well. I didn't see them listed under Marsh/wetlands.

(Susan Rogers)

Maybe you should get in touch with Leah, because you seem to be in tune with that.

(Leah Yasenckek – BSR)

Essentially there are a couple of different tables in here; the first table shows the properties that are publicly owned that are protected that are on the County/State inventory as Open Space, and the next table we have are properties that have been identified as being used for some sort of recreational purpose and they may be publicly owned or they may be privately owned and in a lot of instances we don't know where they are, let alone in what category they should be in, if they are being rebuilt for something else, or whether they should even be on this list. So this is where we need your help to sort through that. This is why they are on 2 different tables.

(Ellie Milewski)

I have another question about the percentage of active vs. passive in town?

(Leah Yasenchek – BSR)

We don't have that as of yet, because we need clarification on these categories before we can do that, otherwise it would be meaningless. So once we have that we will be able to generate that.

(Ellie Milewski)

On page 11, I see that you only have Riverfront Park under "Historic".

(Leah Yasenchek – BSR)

If you look on page 12 you will see more. So if we need to list addresses of specific areas that need historic protection or anything like that, these are the things that we need to think about.

(Roger Prytko)

Is there anything else? Any new business? Nothing?

(Susan Rogers)

We need a Motion to Adjourn?

(Scott Conklin)

Motion to Adjourn.

(Greg Zyry)

Seconded.

With all Members in favor.