

**POINT PLEASANT BOROUGH
OPEN SPACE ADVISORY COMMITTEE
JUNE 10, 2009
7:30 p.m. – 8:50:09 pm**

ATTENDEES:

**Jack McHugh – Council Liaison
Richard Morris – Member
Carol Eckenfelder - Member
Ellie Milewski – Member
Dawn Wagner – Member
Mary Bernstein – Alternate #1
Cortland Coleman – Alternate #2
John Kaklamanis – Council Member**

Also in attendance:

**Liz Hirschel – Committee Secretary
Chris Constantino – Liaison Environmental Commission**

- Call To Order

Mr. McHugh called the regular meeting to order and led us in the salute to the flag at 7:32 p.m.

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.

- Roll Call taken
- Approval of June 10th, 2009 Minutes of Meeting

Mr. McHugh asked for a Motion to Approve the Minutes. Ellie Milewski made the Motion. Seconded by Mary Bernstein. All in favor.

COMMITTEE REPORTS:

- **OSBORN CEMETARY**

Mr. Kaklamanis responded that he spoke to Jim Zydell and Greg Zyry about fencing the Cemetery and that there were no large trees or anything of substance that was cut down. He continued by saying the property owners at 3711 River Avenue, were upset that the trees were removed when they are trying to sell their home and asked if the Borough was going to plant any kind of hedge fence, which he responded by saying that he did not believe they were, and told them if the residents wanted to plant their own, they could do that themselves. Mr. Kaklamanis

informed them to call David Maffei, the Borough Administrator if they had any further questions.

Mr. Rogers informed Mr. Kaklamanis that the trees that were removed were dead, being held up by vines and on the verge of falling down and could have potentially fallen on someone(s) property, so that is why they were removed to prevent an accident from happening.

Mr. Coleman confirmed that the homeowners were notified and that all due diligence was done on this matter and no further action needed to be taken.

Mr. McHugh said the only thing that needs to be addressed will be the way we are going to put the fence, because if we are going to put it 5' off the property line, the homeowners might raise the issue about putting in a buffer in that space at their expense, so they don't have to look at the Cemetery. They could possibly come up with something like that, and we need to have an answer ready for them should that issue come up and if the answer is no that is fine.

Mr. McHugh also wanted it noted that it is truly remarkable how long it takes to get things done at the Government level with regards to the fence being put up around the Cemetery, because he said he called National Fence and they told him they could get it there within (3) to (5) days and he asked for a Proposal which they gave him within a (1/2) hr and we got it to Council within a week and it was approved, and since then it has been winding its way through the intricacies of Government financing. Ms. Milewski wanted to know who is in charge of this? Mr. McHugh said it went to Mr. Maffei(s) office, who he believes sent it to Mr. Seares, who in turn sent it to the CFO who created the purchase order and based on when they got the purchase order probably arrived at the fence company by Monday. He said he called the fence company today, but got no call back. So from the time they get the go ahead they can have it up in (3) to (5) days and he hopes it is up by Friday. So he will make the necessary follow up calls.

Mr. Morris noted that we had great momentum in the beginning and now it is at a stand still, so hopefully it will get back on track soon.

- **BENNETT CABIN**

Mr. McHugh noted that he went to the park and noticed the sprinklers on the front by the foundation of the Cabin and thought it would be a good idea to either re-locate or put caps on those sprinkler heads, because he feels it could potentially be a problem with the slab and you do not want those logs saturated. Mr. McHugh and Mr. Morris discussed putting some nice shrubbery between the building and the sidewalk to avoid any problems.

Mr. McHugh then asked what the status of the electrical work is? Mr. Morris said that he was going to approach Mr. Charlie McKeon to see if he would be willing to work with Jim Canzonier, and let Mr. Canzonier do the work with Mr. McKeon overseeing the project. Mr. Morris continued by saying that the materials are going to be donated, so he will make a list of what is needed and present it to Dan the Union Electrician who is to supply the materials.

Mr. McHugh confirmed that Ken Durrau responded positively to donating the necessary materials. Mr. Morris noted that we are in a good position with the supplies and that we are ready to move forward. Mr. Morris also stated that he went to Jaegar Lumber to ensure that an expense account had been established either in his name or the Town(s) to get the smaller items needed, but was told that it had NOT. He then asked if someone could up follow up to find out what the status of that is? Mr. McHugh said he will call Dennis, because he spoke to Mr. Maffei who confirmed that Dennis is the person he needs to speak to for anything that is needed. Mr. McHugh told Mr. Morris that he received an email confirmation from Mr. Maffei(s) office that went directly to Dennis to let him know where we were at, and this going back to when the fence was approved, "that Mr. Morris will contact you with regards to all requests for any supplies and that it is to be taken out of the Open Space Trust". Mr. McHugh said that he will call Jaegar to make sure that is readily available for him and what the procedure will be as far as recording keeping.

Mr. McHugh then asked Mr. Morris for an update on the Chinking and Mr. Morris said that once some progress has been made on the cabin, he will call Ted Robinson to see if he wants bring the guys down from Vermont to see what we are doing, because they are going to be surprised at how much space is between the logs, because this is not going to be like any of the newly constructed and pristine log cabin homes you see around. This was primitively built by teenage boys when Harry O'Dell and Herman Bennett and Herman(s) brothers cut the logs on the Beaver Dam Creek and built this cabin which has been taken apart twice already.

Mr. Morris noted that it is going to be important to know where to get the supplies, because this is not your typical build. These logs get wet, then dry out and there is so much movement that the material that they originally used just deteriorated quickly, so Ted said it would be better to use synthetic. Mr. McHugh said that will be the best way to go, because with a project like this it, it has to be done right.

Mr. McHugh then wanted to confirm that the estimate from Joe Martin for the heating & cooling had been received and whether it would be all electric? Mr. Morris confirmed that it was and that it was a Sanyo Unit. He also noted that he read in the paper that there was some question whether they were going to put heating or air in the Cabin? Mr. McHugh said he was not sure what was in the paper, but it is something that did not have to be allocated right now, and that he is not aware of any discussions asking why we did or did not need heating and cooling.

Ms. Milewski asked how the Cabin was to be used and Mr. Morris noted that there has been no specific used designated. But Mr. Morris did say that he was thinking about using the smaller space in the Cabin to display Herman Bennett(s) antiques, the kiosk for the Town and the other section to be set up with display cases, so for example; if the quilters in the Town want to put up a display, or the Boy Scouts want to use to put up a display, etc. He was thinking about having interesting revolving displays, so this way the space is not stagnant and so that it attracts visitors.

Mrs. Eckenfelder wanted to know if there would be an alarm system. Mr. Morris was not sure if it would. Mr. McHugh said it might be a good idea to install something simple and cost effective like sensors in a few places, or something with a siren as opposed to a monitored system. Mrs. Eckenfelder then asked if the Park would be closed at certain hours, and several Members

commented that you can not lock the Park and that we have curfews. Mr. McHugh said that the rules for both Parks are 10 PM and after that no one is allowed to have access, which also happens to be the curfew time, and that there was a talk about dawn to dusk with plenty of outcry from the public about that. Ms. Milewski commented that after a certain time all the adults leave and the kids converge, Mr. Kaklamanis then interjected by saying that there isn't that much crime or vandalism in this Town to merit that kind of concern.

Ms. Milewski noted that there are instances that occur that need attention like the restrooms being locked and being not being able to use the facilities, so they relieve themselves on the trees. So that is a problem. The restrooms need to be accessible, so they don't have to go to the Lifeguards to get the key then walk back to unlock the doors. Mr. McHugh noted that the Park is still under the supervision of the contractor and is actually not yet open to the Public use, even though No Trespassing sign were posted and removed.

Mr. Kaklamanis noted that Warren Plum had made a mention that signs need to be posted and that Bob was going to call Eagle Construction to see that something was done about that.

- **CANAL WALK/CANAL PARK**

Mr. Coleman said he would defer to Mr. Constantino about this project and Mr. Constantino said he emailed Monica Chasten who is the side Project Manager assisting Austin Gerard with the Army Corp. of Engineers and that he sent her some pictures and information about the bulk heads along the strip from Canal Street and Howe and about the fencing, but that she has been extremely busy as she oversees all the projects along the Intercoastal waterways, because that is where all the money went to. He said he will follow up with her. He also said that he got prices of approx. \$2,000 per linear foot for steel sheeting of the bulk heads which is not cheap.

Mrs. Eckenfelder wanted to know from Mr. Constantino about the area where bulk heads that are deteriorating at the south end where the tires are disposed? Mr. Constantino said Ms. Chasten did not know exactly what they were doing and that they were still deciding where to go, because they still had some issues they were trying to address where the pipes had eroded, which could undermine the back of the bulk heads. He said they have addressed some of the ones that were down at the end and (1) of the big areas that they were concerned about is right under Route 88 Bridge. Mr. Constantino informed Mrs. Eckenfelder that \$1 Million dollars was allocated for that and \$2.6 million allocated for the rest of the Canal. So what happened was the last repairs that were done the old way, where they would send divers into chambers that would lock most of the water out so they could do the work in a semi-dry environment, which was a little more money to do because it was newer, but it has become more main stream, so it caused a hold up because the company that provided the equipment changed the specifications, so they would be forced to go back and re-do the drawings for approval, have to weigh their options for costs and may consider going back to the traditional method, because they have to be shovel ready to move forward and if they have to go to spec they are afraid of losing funding.

(Members discuss who is responsible for the repairs, which areas of the bulk head repairs would be the most cost effective to do and what area whether North or South would benefit most).

Mr. Constantino said he will see Ms. Chasten at tomorrow's meeting and try to get an update, noted they are interested and want our input, and that he will get back to the Committee once he has more information. Mr. Constantino mentioned that they are still trying to determine the chain of command, but that he will attempt to get the name and phone number for the lead contact so that the main person at the Borough can make the necessary phone calls to get things moving forward.

(Ms. Milewski and Mr. Constantino discuss which properties are Leased and which are owned outright along South Street and the east side of the Canal)

Mr. McHugh asked Mr. Constantino if a Letter of Support from Mayor and Council would help and Mr. Constantino said "yes". But does not know what the scope of the letter would pertain to, and said that Ms. Chasten might already have one. But that it would be a good idea to incorporate in the letter some ideas of the areas that we would like to see addressed by acknowledging how truly happy and appreciate we are at being a recipient of the Grant money and that we are excited about finally being able to address our public safety concerns and our hopes for where we would like to see some of that money go" before they decide that for us.

Mr. McHugh, Mr. Constantino and Mr. Coleman discuss who that letter should be addressed to, who should present the letter and when it should be presented).

- **NEW BUSINESS:**

- **ARIBA OIL SITE**

Mr. Constantino said he spoke to Bob Forsythe who spoke to the consulting company that is working for Mr. Contardi who is the owner of the property, and he said they are in the process of finalizing the plans, and that they do not have a problem in giving us an electronic copy of the Report, but said they will have to go through the proper channels to get permission to do so. He continued by saying it could be a lengthy process because they are planning on excavating on site and possibly towards the middle of the road. He said they are considering their options of either removing the material from the road or doing Bio-Remediation of the bacterial agents. Mr. Coleman asked if that would extend the time line for the clean up? Mr. Constantino it's not as bad on the roads, noted that the majority of the work is to be completed on site, but that none of this is official yet.

Mr. Coleman said he emailed Mr. Maffei(s) office about getting a copy of the Site Investigation Report, but that he saw him in public and Mr. Maffei confirmed he received the email, but that to the best of his knowledge he did not think there was a Report. (Liz Hirschel the Open Space Secretary will follow up with Susan Rogers to see if there is in fact a report).

Mr. Eckenfelder wanted to know if the Open Space Committee was recommending that we purchase that property, because the Kennel property along Canal Street would be a better option to buy. Mr. Coleman said that our only interest was to make sure that it gets cleaned up. Mr. McHugh commented that he spoke to Mr. Contardi(s) attorney and found out that his property has been the subject of several discussions now, and validated that the clean up will

take approximately 2 or 3 years, and is being paid for by insurance money. So after the property has been cleaned up he is intent on selling the property, which he states are 4 conforming lots worth \$1 million dollars. Says it's his retirement fund and has no intention of giving it away. (Several Members discuss what the property is zoned and what the property could actually be worth).

Mr. Coleman notes that we would probably have to defer this issue to the Environmental Commission, and that our only interest in it is to see that it gets cleaned up and is put back into proper use.

(Several Members have discussions about the cost of field maintenance at the Parks, the quality of the work and materials used at Riverfront Park, who should be responsible whether it's CMX who designed it, or the contractor for repairs directly linked to shoddy work, i.e. (7) missing ballisters, the dangers and liabilities associated with that problem if they are not fixed right away and about the vandalism that has occurred there)

Mr. Coleman wanted to know if the cost for repairs and maintenance at the Park could be tied to the Open Space Fund? Mr. McHugh said as a former contractor who knows a little about this, he has some ideas how to handle this at a relatively low cost, but that he is looking for any deviations from the specs or plans to see if the contractor(s) can be held accountable for the repairs needed and whether the contractor has passed final inspection.

Mr. Kaklamanis noted that another way to ensure that the contractor(s) correct any problems would be to review if we are holding any payments and that we could possibly say to them that they need to fix the problem before final payment is released, or even file a Motion to force them to do the repairs properly. Mr. McHugh said that he is not as worried about fixing the problem as he is about the long term liabilities the Town will have with maintenance and upkeep.

Ms. Milewski wanted to know about the well water that comes out of the sprinklers and whether it has been tested for radiation? Mr. McHugh doesn't believe it has. Mr. Constantino said he believes if it was for food it would be. Mrs. Eckenfelder notes that there are kids playing there.

Mr. McHugh asked if there was any other new business? All Members said no, at which time he asked for a Motion to Adjourn.

- **ADJOURNMENT**

Motion to Adjourn was made by Ellie Milewski. Seconded by Carol Eckenfelder. All Members in favor. Meeting was adjourned at 8:50:09 p.m.