

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

**MINUTES OF THE MEETING OF  
September 12, 2016**

**CALL TO ORDER:** Chairman Tersigni opened the meeting at 7:31 p.m., read the Open Public Meeting Notice, and led the Pledge of Allegiance.

**ROLL CALL:**

<b>Members Present:</b>	Jean Smolha	Todd Tersigni	Cindy Neumann	Nancy Miller
	Charles Fineran	David Smith	Ethel Conry	Timothy Bodine
	Wendy Buttgereit	Steve Zarbatany	Lori Ciesla	Hal Bromm

**Guests:** See attached sign-in sheet

**Staff Present:** Corey Tierney, Christina Roberts

**REORGANIZATION and APPOINTMENTS**

**MINUTES:** The July 11, 2016 minutes were reviewed. Charles Fineran motioned, seconded by Nancy Miller to approve the minutes as presented. Motion carried.

**PRESENTATIONS**

Chairman Tersigni noted that tonight's meeting is intended to give applicants the opportunity to deliver their presentations to the Committee.

All applicants were requested to provide a revised scope of work based on 50% of their total grant request, prior to the next meeting. Applicants are invited back to the October 3<sup>rd</sup> MCCTFC meeting to provide any further clarification or answer any questions the Committee may have.

**Alpha Borough Open Space** - Bob Canace from Ridge & Valley Conservancy discussed the application for Alpha Borough Open Space. The Borough would like to acquire the property to land-bank, but at some point in the future it may create a passive recreation park with a playground, a walking trail, and possibly an area for dogs depending on funding. The property is Green Acres approved and ideal for parkland. If preserved, the development of 46 housing units could be circumvented.

**Tucci Open Space** - Joseph Alessandrino from The Nature Conservancy (TNC) presented. The Tucci property is 97.24-acres and less than one mile from TNC's Blair Creek Preserve. It is located near the Delaware Water Gap National Recreation Area and part of a network of protected lands that stretches from the Water Gap all the way to the White Lake Natural Resource Area. TNC's goal over the next 10 years is to preserve an additional 9,000 acres of forest adjacent to "Bobcat Alley," a 32,000-acre conservation corridor that connects the Highlands and the Delaware Water Gap/Kittatinny Ridge Mountains. This will allow for bobcats and other wildlife to move freely throughout the corridor.

**Union Station** - Ken Miller and Robert Hooper provided an overview of work done on Union Station thus far. Mr. Miller explained that this request is to complete the street level of the station's interior and restore the exterior to its original brick color. Once completed, the building would be available for non-profit groups or schools to use for meetings or educational purposes at no cost. For-profit groups could also use it for a nominal fee.

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**Roseberry House** - Frank Greenagel and Michael Margulies discussed the application for the Roseberry House and gave an overview of progress made with previous grants. Their 2016 request is to repoint the remainder of the building and install an HVAC system so it can be used year-round. The Phillipsburg Area Historical Society intends for the building to be used as an active venue for educational and cultural events.

**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. The request is to restore the roof of the building. Nancy Miller inquired what the building would be used for once completed. Mr. Margulies said it could be used for educational and historical demonstrations.

**Eckel's Autogiro Port** - Mr. Margulies provided a brief history on Earle Eckel, a prominent entrepreneur and original owner of the Autogiro Port, which was the first of its kind in the US. The request is to repair the siding, carpentry work, and repaint exterior. The building is currently used by the road department and would continue as such, with perhaps a small museum of artifacts on display from Mr. Eckel's grandson.

**Mount Bethel Church** - Mr. Margulies explained the history behind the church built in 1844 and the restoration that was done with the previous grant. The grant application is for repointing of the entire building, replacement of windows, and the restoration of doors. Also included is the provision for a new electrical service, reestablishment of heating and plumbing systems, and the development of a preservation plan to guide all subsequent work. Once completed, the building will be used for meeting space and as a community/senior center.

**St. James Lutheran Church** - Mr. Margulies provided an overview of the restoration work done with the previous grant. This year's request is to restore the Sophia Sharps stained glass window, dated approximately 1879. Ms. Sharps was a notable member of the church and community at that time.

**Van-Nest Hoff-Vannatta** - Mr. Margulies gave a summary of the extensive work done on the property with previous years' grants. This application would cover carpentry repairs, painting of Wagon House #3, and restoration of cellar level stall doors. A barn in Harmony Township is being deconstructed and the owner is donating similar cellar stall doors, bucks, and hardware.

**NEXT MEETING:** The next meeting is scheduled for Monday, October 3, 2016.

**ADJOURNMENT:** There being no further business, Charles Fineran motioned, seconded by Nancy Miller to adjourn the meeting at 9:04 p.m.

Respectfully Submitted,



Christina Roberts  
Administrative Clerk