



# The County of Hudson

# 2014

## Open Space Advisory Board Recommendations Report

May 6, 2014





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## MESSAGE FROM THE OPEN SPACE ADVISORY BOARD

In 2011, the County Executive and the Board of Chosen Freeholders reinstated the .01 cent tax levy which funds the Hudson County Open Space, Recreation, and Historic Preservation Trust Program. This in turn made funding available to provide grants for the 2013-2014 funding cycle in the categories of open space acquisition, historic preservation rehabilitation plans and capital projects, and park and recreation improvements. Grants are made available to the County of Hudson, any of the twelve (12) Hudson County municipalities, the Hudson County Improvement Authority, and any local entities, non-profit corporations, and qualified charitable conservancies located within Hudson County that receive tax exemption under section 501(c)3.

As in years past, the Open Space Advisory Board received an overwhelming response from grant applicants, **with 28 applications requesting approximately \$12.7 million** in funding. Categorically, the advisory board received applications for **nine (9) Historic Preservation Projects requesting \$2,530,670.40 and nineteen (19) Park Improvement Projects requesting \$10,195,819**. In terms of project location by municipality: **Bayonne submitted (2); Guttenberg (1); Harrison (1); Hoboken (3); Jersey City (9); Kearny (2); North Bergen (2); Secaucus (2); Union City (2); Weehawken (2); and Hudson County submitted (2)**. The 2013-2014 funding cycle had \$4,606,424 of funding available. Each Letter of Intent was reviewed in depth by the advisory board in November of 2013. Additionally, the Division of Planning staff conducted one-on-one meetings and site visits with every proposed project. **The following report includes the County Executive's funding recommendations, funding guidelines of the Open Space, Recreation, and Historic Trust Fund, an explanation of the Open Space Advisory Board, a 2013-2014 application summarization chart and a brief description of each 2013-2014 full application.**



## **MISSION STATEMENT**

On June 26, 2003, the Hudson County Executive requested, and the Hudson County Board of Chosen Freeholders approved a resolution authorizing the placement of a public question (referendum) on the general election ballot for the establishment of a County Open Space, Recreation & Historic Preservation Trust Fund. On November 4, 2003, the ballot question was approved by a two-to-one majority of County voters.

The Board of Chosen Freeholders, by a resolution dated December 23, 2003, voted to establish the Hudson County Open Space, Recreation & Historic Trust Fund. The Trust Fund is funded through a property tax dedicated to acquire land for conservation, open space purposes, recreation facility enhancements, and historic preservation.

Entrusted by the County Executive and Board of Chosen Freeholders, the Hudson County Open Space Advisory Board has the responsibility to review, prioritize, and recommend projects for open space, recreation and historic preservation funding that meet the goals and objectives outlined in the Hudson County Open Space & Recreation Plan.

The Trust Fund is funded through a property tax assessment determined annually by the Board of Chosen Freeholders, at a rate not to exceed one cent (\$0.01) per \$100.00 of total County equalized valuation. All money collected through the property tax assessment is deposited into the Trust Fund.

The following pages (9-14) are an excerpt from the 2013 Funding Guidelines pages. 20-23. For the full version, please visit our website at <http://www.hudsoncountynj.org/open-space-recreation-and-historic-preservation-advisory-board/>

## **FUNDING GUIDELINES**

### **Eligible Applicants**

The following entities are eligible to participate in the application process for funding consideration from the Trust Fund:

1. The County of Hudson;
2. All Hudson County government agencies and its affiliates;
3. Any of the twelve (12) municipalities in the County of Hudson; and
4. Local entities, non-profit corporations, and qualified charitable conservancies located within the County of Hudson that have received tax exemptions under section 501(c) 3 of the 1954 Internal Revenue Code. Local entities are required to partner with the local municipality where the project is located.

### **Eligible Purposes**

Eligible purposes, as voted by referendum, and approved by the Board of Chosen Freeholders are:

1. Acquisition of land for conservation and recreation purposes.
2. Development and redevelopment of land existing or acquired for recreational, cultural, tourism and/or conservation purposes.
3. Preservation of historic properties, including the acquisition and historic preservation planning activities of such properties for historic preservation, this includes historical capital projects and historical rehabilitation plans or
4. Payment of debt service on indebtedness issued or incurred by the County of Hudson for any of the purposes stated in (1), (2), (3), or (4).

### **Eligible Costs**

The following costs are deemed to be consistent with the purposes and intent of the Trust Fund and shall be eligible for application:

1. The acquisition of land for conservation and recreation purposes. Note- applicants are required to place the County on the deed when purchasing the property.
2. Construction management and/or construction administration of an Open Space Trust funded recreation or historic capital project or rehabilitation plan.
3. Up to 50% of the costs of preparing a historic preservation plan for the preservation, rehabilitation, restoration or reconstruction of a historic property under the Secretary of the Interior's Standards for the Treatment of Historic Properties. Such projects must result in the completion of site/construction plans related to all proposed historic preservation activities.

## Ineligible Purposes

The following purposes are considered ineligible to receive funding:

1. Any maintenance, care, custodial, or policing expenditures associated with active and passive recreation, and historic sites.
2. Lands that are and will remain predominantly covered by buildings or structures not appropriate for environmental education, recreational use, or historic preservation.
3. Activities that will have a significant adverse impact on environmental resources or open space values.
4. Items that were not listed in the original grant agreement between the County and the applicant.
5. Sweat equity, an interest of increased value in a property earned from labor by the owner toward upkeep or restoration.
6. Soft costs, such as architectural design, engineering, planning, surveying, permitting, fees, legal, administrative, or environmental costs.
7. The preparation and completion of historic preservation studies with the aim of obtaining a Certification of Eligibility from the New Jersey Historic Preservation Office or for the purposes of determining the eligibility or the nomination of a property or structure for the State or National Register of Historic Places.

## Allocation

The Trust Fund will be funded through a property tax assessment to be determined annually by the Board of Chosen Freeholders, at a rate not to exceed one cent (\$0.01) per \$100.00 of total County equalized valuation.

1. All of the money collected through the property tax assessment will be deposited into the Trust Fund and shall thereafter be disbursed for the following types of projects:
  - a. Land Acquisition Projects,
  - b. Development/Redevelopment Improvements for Recreation Conservation Projects,
  - c. Historic Preservation Capital Projects and Rehabilitation Studies
2. Applicants shall not request more than \$2,000,000 for a regional Open Space Acquisition or more than \$1,000,000 for a local Open Space Acquisition. Regional acquisitions are deemed to serve the residents of two or more communities as defined by municipality, zip code or public high school. Local acquisitions are deemed to serve the residents of only one community as defined by municipality, zip code or public high school. An exception will only be considered based upon the extraordinary nature of the acquisition and its merit.
3. Applicants shall not request more than \$1,000,000 for a regional Recreation, Conservation, Historic Preservation Capital or Rehabilitation project, or more than \$500,000 for a local Recreation,

Conservation, Historic Preservation Capital Project or Rehabilitation Plan. Regional projects are deemed to serve the residents of two or more communities as defined by municipality, zip code or public high school. Local projects are deemed to serve the residents of only one community as defined by municipality, zip code or public high school. An exception will only be considered based upon the extraordinary nature of the project and its merit.

4. Any unexpended funds allocated to a specific project and determined by the County of Hudson as no longer needed for that project will return to the Trust Fund.
5. Indebtedness by the County of Hudson for eligible purposes as stated above will be set aside in an amount equal to the annual debt payment requirement prior to the annual allocation determination for new applications/projects.

### **Advisory Board Review and Recommendation**

The Hudson County Division of Planning shall provide staff support and technical assistance to the Advisory Board.

The Advisory Board shall:

1. Schedule a timeline for the Letter of Intent process. Initial letter of interest will be submitted by interested applicants prior to full proposal. A Letter of Intent Form will be created for their use. Applicants must demonstrate how their project meets the new goals and objectives outlined in the 2013 Reexamination Report. They must have all required documentation, list matching funding, and show how the project is shovel ready.
2. Schedule one-on-one meetings with the applicant and Open Space support staff and at least one member of the Hudson County Open Space Trust Fund Advisory Board to review applicant's Letter of Intent. Once the Letter of Intent is deemed complete, applicant will be required to submit a full application to the Advisory Board.
3. Determine application completeness and eligibility according to the program statement approved by the Hudson County Board of Chosen Freeholders.
4. Review each application and rank each application according to the criteria established in said program statement and the 2013 Open Space Reexamination Report.
5. Forward the Advisory Board's recommendations to the County Executive for his/her consideration and funding allocation.
6. Upon final approval by the Board of Chosen Freeholders, the Advisory Board shall prepare an annual report.

## **County Executive's Submission of Proposed Projects**

1. Upon receipt of the Advisory Board's recommendations by the County Executive, the County Executive shall formulate funding allocations for eligible projects for a 30-day review period.
2. The County Executive shall submit the Advisory board's recommendations with his/her funding allocations to the Board of Chosen Freeholders for its consideration.

## **Freeholder Funding Approval**

1. Upon the release of the County's Executive's funding allocations, the Division of Planning shall schedule at least one public hearing held at least thirty (30) days after the transmittal of funding recommendations in accordance with N.J.S.A. 40:12-15.1 et seq., to solicit public comment on the proposed grant award recommendations.
2. In accordance with N.J.S.A. 40:12-15.3b the Board of Chosen Freeholders shall authorize final approval for the project funding no earlier than 45 days after the public hearing.

## **Grant Agreement**

1. Applicants that have been approved for funding will have two (2) months from the date of Freeholder approval of the required Hudson County funding resolutions to execute a Grant Agreement with the County.
2. Upon execution by both parties of the grant agreement, projects are expected to progress at a reasonable pace, subject to the specifics of a particular project. After two (2) years from the Freeholder award date, any unexpended award funds remaining will be forfeited and returned to the Open Space Trust Fund.
3. The Grant Agreement shall include a phased punch list for eligible costs. Reimbursement of funds through the County of Hudson will only be processed after a site inspection for each phase.
4. Throughout the life of the grant, awarded applicants will be required to submit quarterly progress reports to the Hudson County Division of Planning
5. A deed of conservation easement or historic preservation restriction held by the County of Hudson shall be filed with the Office of the County Register upon completion of land acquisition, park and recreation improvement, or historic preservation capital project or rehabilitation plan.
6. Applicants must agree to place any funded parkland on the NJ Recreation and Open Space Inventory (ROSI) before final payment of grant monies. No change in use or diversion of funds shall be allowable for any funded park or recreation project without following the procedures set forth in the grant agreement.



7. Failure to uphold any other aspects of the executed grant agreement may result in the forfeiture of funds. Unused funds will revert back to the Trust Fund.
8. Applicants must seek Open Space Advisory Board approval for any deviations from the original grant agreement. Deviations that are above 10% of the total funded project cost will require Freeholder Board approval. No deviations will be approved in the last 6 months of the grant agreement.
9. The grant recipient may request one (1) year extension. The extension shall be granted at the discretion of the County. Extension requests will be considered in cases of natural disasters or other unforeseen circumstances in which the applicant had no control over. If the applicant fails to complete the project within the 1 year time frame, the grant agreement and the unused funds shall be forfeited.
10. Reprogramming of funded projects are granted at the discretion of the County. Only municipalities are allowed to request a reprogramming to a shovel-ready project within the same municipality. Shovel ready projects are considered projects that have a selected contractor in place or are under construction. Reprogramming can only be awarded to Park Improvement projects and Historical Capital projects. No more than 50% of the total funded project award amount can be used for reprogramming.
11. Applicants that have been approved for a grant award from the County shall fund all costs incurred in connection with the acquisition of any land or interest therein, including, but not limited to the costs for appraisals, wetland delineations, environmental assessment, engineering, property survey, title search, legal expenditures, structure demolition and removal, and other such costs associated with the acquisition of land or interest therein.
12. Banking or stockpiling of Trust Fund grants is not permitted. Failure to complete the project within the grant contract time period will result in forfeiture of the grant for failure to comply with the terms of the Trust Fund grant agreement.
13. Two months prior to the dedication/rededication/opening ceremony of the project, the applicant must contact the Division of Planning.
14. Temporary construction signage specs will be provided in the applicant's grant agreement.
15. Permanent signage specs will be provided in the applicant's grant agreement.

## **Interest on Investments**

Any interest earned on the investment of funds of the Trust Fund shall be retained within the Trust Fund to be used for Trust Fund purposes as described herein.

## **Open Space Advisory Board**

The Trust Fund Advisory Board consists of 9 members appointed by the County Executive with the advice and consent of the Board of Chosen Freeholders. Advisory Board members are representatives of county government, conservation, environmental, historic preservation, parks and recreation, and business communities.

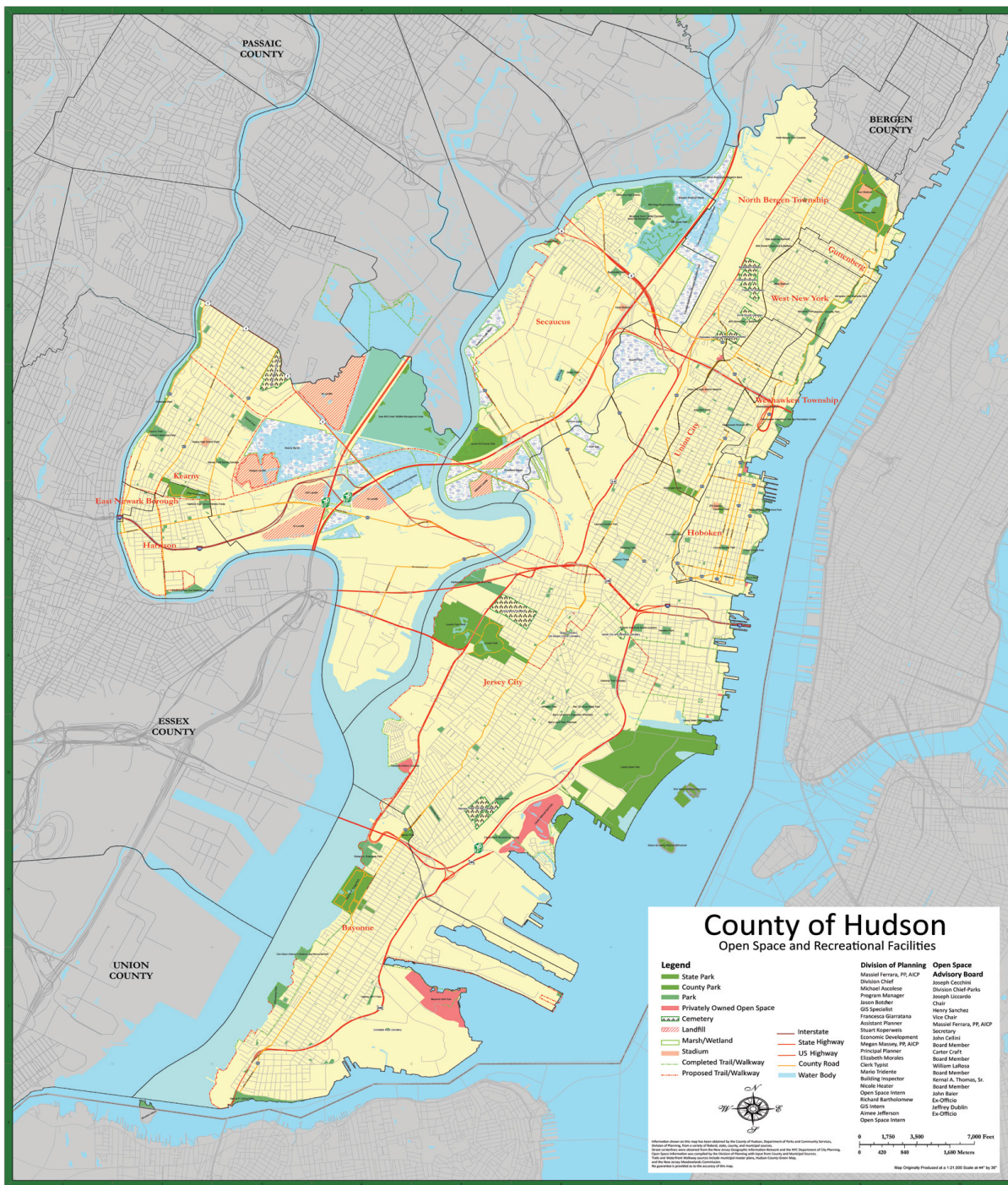
The primary responsibility of the Open Space Advisory Board is to systematically review applications for funding consideration for the Trust Fund. The Advisory Board assists with prioritization and recommendation of projects for open space, recreation, and historic preservation purposes.

A final report ranking and prioritizing projects with recommendations is submitted to the County Executive and Freeholder Board for their respective for consideration.

2014 Review Schedule	
Letter of Intent	August 30, 2013
One-on-One Meetings/Site Visits	October-November 2013
Full Application	January 17, 2014
Advisory Board Recommendations Report	February 13, 2014
County Executive Recommendations	April 24, 2014
Public Hearing on Funding Recommendations	June 12, 2014
Anticipated Approval by Board of Chosen Freeholders	August 14, 2014

## 2013-2014 Application Review Process & Letter of Intent

The following page is the Letter of Intent Checklist followed by a table listing the 14 Letters of Intent that were not recommended to full application in December. The comments section to the far right of the chart indicates the reasoning behind each application not moving forward. Recommendations for full application were based on the submission of all required checklist items, a local match from the municipality, the priority of the municipality and whether the project was deemed “shovel-ready”. The Division of Planning staff and Open Space Advisory Board reviewed and discussed each application to determine its completeness and the recommendations were presented to the County Executive for his final determination.



**LETTER OF INTENT CHECKLIST**

<ul style="list-style-type: none"> <li>Current copy of <u>municipal tax map</u> (printed to 11" x 17" size) identifying block and lot to be acquired.</li> </ul>	Required		
<ul style="list-style-type: none"> <li>Current copy of Green Acres <b>Recreational and Open Space Inventory (ROSI)</b></li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Site Plans</b>, including landscape design and any floor plans. Plans should be prepared by a licensed professional (i.e. architect, engineer, planner, landscape architect, etc.) Site plans should identify all existing and proposed facilities and any areas of grading, drainage, or proposed tree clearing.</li> </ul>	Required		
<ul style="list-style-type: none"> <li>Breakdown of construction and maintenance <b>cost estimates</b> including operations plan, prepared and signed and sealed by a licensed professional.</li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Property ownership or lease</b> documents.</li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Phased construction punch list</b> (ONLY items on this list will be reimbursable by HCOSTF grant)</li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Contract documents</b> that include the credentials of the project team.</li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Operation plan-</b> time line of phases</li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Non Profits-</b>letter of endorsement from host municipality as well as an agreement that if selected for funding the municipality will partner with the local nonprofit as a co-grantee on the grant agreement</li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Property appraisal</b> prepared in accordance with NJ DEP Green Acres Scope of Work for Appraisal Services, available online at the following webpage: <a href="http://www.nj.gov/dep/greenacres/appscope.pdf">http://www.nj.gov/dep/greenacres/appscope.pdf</a></li> </ul>	Required		
<ul style="list-style-type: none"> <li><b>Preliminary assessment</b>, as defined by N.J.A.C.7:26E-3.1, conducted on the property to identify the presence of any potentially contaminated areas of concern. The report should be conducted in accordance with NJ DEP Green Acres requirements available online at: <a href="http://www.nj.gov/dep/greenacres/prelim.htm">http://www.nj.gov/dep/greenacres/prelim.htm</a></li> </ul>	Required		
	Yes	No	N/A
<ul style="list-style-type: none"> <li><b>Municipal resolution</b> authorizing the application (required for full application)</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><u>Aerial map</u>, if available. An aerial map may be generated using the <b>NJ DEP i-Map</b> environmental mapping tool available on the web at: <a href="http://www.state.nj.us/dep/gis/depsplash.htm">http://www.state.nj.us/dep/gis/depsplash.htm</a></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><u>Property survey</u> signed and sealed by a NJ Licensed Land Surveyor. The survey should be prepared according to the NJ DEP Green Acres Standard Scope of Survey Services, available online at following webpage: <a href="http://www.nj.gov/dep/greenacres/survey/scope.html">http://www.nj.gov/dep/greenacres/survey/scope.html</a></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Digital images, photographic slides, and/or prints of the project site, if available.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><u>Letters of support</u> (i.e. municipal officials, local planning and zoning boards, neighborhood associations, residents).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Please review the <u>Americans with Disability Act (ADA) Standards for Accessible Design</u> guidelines available on the web at: <a href="http://www.ada.gov/adas-t94.pdf">http://www.ada.gov/adas-t94.pdf</a> If applicable, have they been included in the Conceptual Site Plan?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><u>For Historic Preservation projects:</u> Adherence to the Interior Standards <a href="http://www.nj.gov/dep/hpo/3preserve/preserve.htm">http://www.nj.gov/dep/hpo/3preserve/preserve.htm</a></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Hudson County Open Space, Recreation & Historic Preservation Fund

<b>Type</b>	<b>Project Title</b>	<b>Municipality</b>	<b>Requested Amount</b>	<b>Local Share Amount</b>
Historic Preservation	Hoboken City Hall Sustainability & HP Imp project	Hoboken	\$216,000.00	\$12,500.00
Historic Preservation	Old Town of Bergen Monument Reconstruction	Jersey City	\$528,000.00	
Historic Preservation	Restoration of Penthouse Structures at Main Library	Jersey City	\$500,000.00	\$489,000 Capital Improvement Bond and 20% local share from City
Historic Preservation	Temple Beth El Sanctuary Roof Replacement	Jersey City	\$278,800.00	
Historic Preservation	Jersey City Monuments Restoration	Jersey City	\$137,000.00	
Historic Preservation	Phase III- Stabilization of the Powerhouse	Jersey City	\$400,000.00	
Historic Preservation	Peter Woodland Memorial Restoration Project	Jersey City	\$20,000.00	

Other Share Amount	Previous Open Space Funding	Project Total Costs	Recommendations
\$37,500.00 Historic Trust		\$266,000.00	<b>Not shovel ready.</b> Missing items: a plan, contractor, construction punch list, operation plan, property survey or letters of support.
\$10,000.00 Private funding	\$25,000	\$528,000.00	<b>Not shovel ready and no municipal funding.</b> \$500,000 cap on historic capital projects. Applicant has spent down private funding. No local match from City. Not a priority of the City. Applicant needs to spend down original grant of \$25,000. Missing items. It is recommended that the applicant work with the Jersey City Architecture Department.
	\$400,000	\$889,000.00	<b>Not shovel ready.</b> Received \$400,000 from Open Space Trust Fund in 2012. There is no stockpiling allowed. The contractor has not been selected and no money has been spent down on the original grant award. Not a priority for the City for funding. 20% local match from City. Missing items: construction punch list and operation plan.
\$60,000.00 Private funding		\$444,600.00	<b>Not shovel ready and no municipal funding.</b> Missing items: COE. Does not demonstrate adherence to the Secretary of Interior Standards and NJ Historic Standards. Applicant withdrew application.
		\$273,900.00	<b>Not shovel ready and no municipal funding.</b> Missing items: local match from City, COE from NJSHPO. Deferred maintenance does not fall under the Trust Fund. Statues are not listed on the historic register--does not qualify for Historic Preservation project.
		\$4,131,000.00	<b>Not shovel ready and no municipal funding.</b> Missing items: local share and other share amount, site plan, cost estimates, phased construction punch list, operation plan, aerial map, and images. There is no concept plan and the applicant needs to settle ownership issues with Port Authority.
\$15,000.00 fundraising		\$35,000.00	<b>Not shovel ready and no municipal funding.</b> Private funding has been spent down. Missing items: property ownership, phased construction punch list, contract documents, endorsement from municipality, aerial map, property survey, COE from NJSHPO. Nonprofit group would need to partner with City and require a local share.

Hudson County Open Space, Recreation & Historic Preservation Fund

Type	Project Title	Municipality	Requested Amount	Local Share Amount	Other Share Amount
Park Improvements	City of Bayonne Newark Bay Greenway	Bayonne	\$705,035.00		\$400,000.00
Park Improvements	Pershing Field Youth Development Park	Jersey City	\$1,000,000.00		\$150,000.00 Cal Ripken
Park Improvements	Rogers Playground	Kearny	\$255,765.00		
Park Improvements	North Hudson County Passive Park with Hiking Trail	Hudson County	\$160,000.00		
Park Improvements	JJ Braddock Multi Use Active/Passive Facility	Hudson County	\$500,000.00	\$5,000,000.00	\$2,400,000.00
Park Improvements	Liberty Park	Union City	\$250,000.00	\$100,000.00	
Park Improvements	Lincoln Park Lake and Stephen R Gregg Pond Improvement	Hudson County	\$500,000.00	\$1,350,000	\$1,300,000 Green Acres



Previous Open Space Funding	Project Total Costs	Recommendations
\$250,000	\$1,105,035.00	<b><u>Has an alternate source of funding.</u></b> Negotiating a plan with Developer. Applicant has alternate source of funding. Require DEP permits and updated proposed costs, aerial map, property survey and images.
	\$2,200,000.00	<b><u>Not shovel ready and no municipal funding.</u></b> Expecting \$150,000 from Cal Ripken grant. Missing Items- site plan, tax map, ownership, construction punch list, contract documents, operation plan, endorsement letter from municipality, property survey and letters of support.
	\$510,885.00	<b><u>Not shovel ready and no municipal funding.</u></b> Missing Items: site plan, cost estimates, property ownership, construction punch list, contract documents, operation plan, property survey, images and letters of support.
	\$2,500,00.00	<b><u>Not shovel ready and no County funding.</u></b> Working with APA chapter community services to come up with a concept plan for site. Missing items: property ownership, phased construction punch list, contract documents, operation plan, endorsement letter from County, and property survey. It's recommended that the applicant apply when design is completed.
	\$7,996,254.78	<b><u>Has an alternate source of funding.</u></b> Already have \$5 million from County budget and \$2.4 million from Green Acres. Project has not gone out to bid. Missing Items: contract documents, operation plan, aerial map, property survey and letters of support.
	\$350,000.00	<b><u>Not shovel ready.</u></b> Missing items: property ownership, construction punch list, contract documents, operation plan, and property survey. Looking to update playground equipment.
\$1,086,000.00	\$3,136,250.00	<b><u>Has alternate sources of funding.</u></b> The County has contributed \$1,350,000 from budget. Project is receiving \$1.3 million from Green Acres. Missing items: tax map, site plan, property ownership, contract documents, operation plan, property survey, images and letters of support.

## **2013-2014 OPEN SPACE FULL APPLICATION SUMMARIES**

Arranged by Funding Category and Municipality

Applicants whose projects were recommended for full application submitted the full application on January 17, 2014. The full application included additional narratives, an initial finance sheet, cost estimates, a municipal resolution endorsing the project, and a required checklist for the 3 eligible categories for funding: Acquisitions; Park Improvements; and Historic Preservation. The 2013 funding guidelines encouraged partnerships between non-profit 501 c (3) s and their local municipalities. The partnership ensures that the municipality is included in the application process and grant agreements if awarded.

The following section includes a description of the 14 full applications with a summary breakdown of costs, municipal match, and additional grants awarded to the project. The Board met for two days in February to review each application for completeness and to determine if the project was "shovel-ready". Recommendations from the Open Space Advisory Board are included for each application below the cost breakdown. Board recommendations were made with regard to eligible costs for reimbursement through the trust fund, public accessibility, and additional activities to be considered on site. **Out of the 14 full applications, 13 are being recommended for funding as per the County Executive letter dated April 24, 2014.**

# 2014 Open Space Advisory Board Recommendations

● Project name      — Municipal boundaries





COUNTY OF HUDSON



**OFFICE OF  
THE COUNTY EXECUTIVE**

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**THOMAS A. DE GISE**  
COUNTY EXECUTIVE

April 24, 2014

Mr. Joseph Liccardo, Chairman  
And Board Members  
Hudson County Open Space Trust Fund Advisory Board  
C/o Division of Planning  
Meadowview Campus  
595 County Avenue  
Secaucus, NJ 07094

Dear Chairman Liccardo & Members of the Board:

Thank you, Mr. Chairman, and Advisory Board Members for your continued diligence and hard work in evaluating applications for funding consideration from the Hudson County Open Space Trust Fund. Your dedication and volunteer time spent for this difficult task is truly appreciated.

After review of your Recommendations Report, the following is the list of projects and funding award recommendations I will make to the Board of Chosen Freeholders. The original recommendations have been increased due to additional funding from recalculation amounts required for open space debt requirements through the open space trust fund.


2014 HCOSTF AWARD AMOUNTS

PROJECTS	APPLICANT	MUNICIPALITY	PROJECT TITLE	COUNTY EXECUTIVE RECOMMENDATIONS
PI-04-14	Town of Harrison	Harrison	Harrison Library	269,450.00
HP-01-14	Hoboken Free Public Library	Hoboken	Hoboken Public Library	124,000.00
PI-12-14	Hackensack Riverkeeper, Inc	Secaucus & Bayonne	Hackensack River Paddle Trail - Signage	10,474.00
PI-11-14	Town of Guttenberg	Guttenberg	Guttenberg Community Center - Building	300,000.00
PI-15-14	Town of Guttenberg	Guttenberg	Guttenberg Community Center - Rooftop	300,000.00
PI-07-14	City of Hoboken	Hoboken	Hoboken Cove & Boathouse	500,000.00
PI-05-14	City of Jersey City	Jersey City	Berry Lane - Phase III	1,000,000.00
PI-06-14	Town of Kearny	Kearny	Riverbank Park - Dog Run	175,000.00
PI-09-14	Town of Secaucus	Secaucus	Mill Creek Park Shelter - viewsheds	250,000.00
PI-02-14	City of Union City	Union City	Ellsworth Park	500,000.00
PI-04-14	Township of Weehawken	Weehawken	Arricale Field Park	277,500.00
PI-14-14	City of Jersey City	Jersey City	Caven Point	400,000.00
PI-10-14	Town of North Bergen	North Bergen	76th Little League Field	500,000.00
<b>TOTAL REQUESTED:</b>				<b>4,606,424.00</b>

An equal opportunity employer

April 24, 2014  
Chairman Joseph Liccardo  
Page 2

Sincerely,

A handwritten signature in black ink that reads "THOMAS A. DeGise". The signature is written in a cursive style with some capital letters.

Thomas A. DeGise

Cc: Abraham Antun, County Administrator  
Cheryl Fuller, CFO  
Donato Battista, County Counsel  
Massiel M. Ferrara, County Planner

## **Open Space Historic Preservation Restoration of Harrison Library and Plaza**

### **Project Description**

The Town of Harrison seeks funds for improvements to the Harrison Library Plaza. The proposed Plaza project activities include the restoration of the library and plaza stairs, replacement of hand and guard rails, walkway reinforcements, masonry restoration, column replacement, architectural trims and wall panels, landscaping, interior plaster restoration of reading room and mezzanine. The Town will also prepare a Historic Preservation Plan in order to continue the restoration of the building in accordance with the US Secretary of Interior's Standards.

### **Summary**

Project Name: Restoration of Harrison Library and Plaza  
Applicant: Town of Harrison  
Municipality: Harrison  
Total Project Costs: \$366,950  
Amount Requested: \$316,450

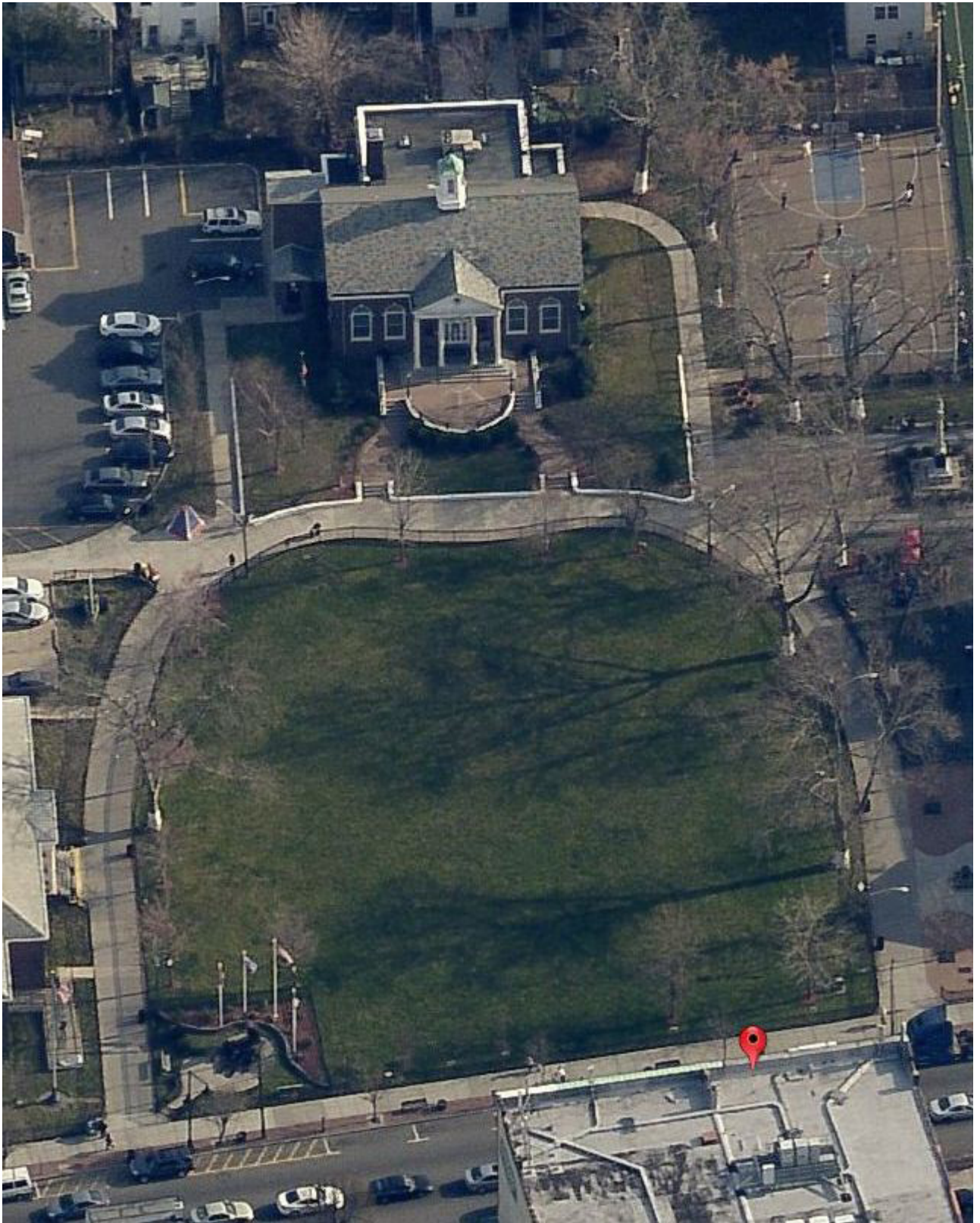
Municipal Match: \$50,500 from Capital Funds  
Total Match: \$50,500

### **Recommendations**

**The Board recommends this project for funding.** The Board recommends the Town make the bowling green in front of the library publicly accessible during daytime hours and seeks cultural grants to provide a farmers market, arts market, as well as provide outdoor furniture to promote reading and passive recreation.

**County Executive Recommendation: \$269,450**





Harrison Public Library and Plaza  
South side of Harrison Avenue, between Frank E. Rogers Boulevard and 5<sup>th</sup> Street

## **Historic Preservation Hoboken Free Public Library Reading Garden**

### **Project Description**

The Hoboken Library is seeking funding to renovate the backyard garden space that is inaccessible to the public currently. The project will include construction of paving stone surface with several seating options and garden plantings. This is part of a larger historic restoration project for the library building.

### **Summary:**

Project Name: Hoboken Free Public Library Reading Garden  
Applicant: Hoboken Free Public Library  
Municipality: Hoboken  
Total Project Costs: \$2,500,000  
Amount Requested: \$141,000

Local Match: \$1,400,000 in library reserves  
Other Match: \$750,000 NJ Historic Trust  
Total Match: \$2,150,000

### **Recommendations**

**The Board recommends this project for funding.** The Board recommends that the line item for garden chairs and tables for \$17,000 be removed as a fundable line item. Benches and tables that are anchored to the ground are recommended and will be eligible for reimbursement through the grant. During site inspection, it appeared that there was no public access from the street to the proposed reading garden. The Board recommends the applicant put in signage that directs visitors to the new amenity.

**County Executive Recommendation: \$124,000**





Hoboken Public Library  
North side of 5<sup>th</sup> Street, between Park Avenue and Willow Avenue

## Park Improvements Hackensack River Paddle Trail

### **Project Description**

The applicant seeks funding for a signage project for 4 sites- City Park on 16th street in Bayonne, Rutkowski Park in Bayonne, Veterans Park in Bayonne and Mill Creek Point Park in Secaucus. The proposed signage will bring public awareness of, and access to the 23-mile Hackensack River Paddle Trail by providing Orientation and Wayfinding signage. The orientation signs will include embedded fiberglass to resist fading, vandalism and weather.

### **Summary**

Project Name: Hackensack River Paddle Trail  
Applicant: Hackensack Riverkeeper/Bayonne/Secaucus  
Municipality: Bayonne and Secaucus  
Total Project Costs: \$12,928  
Amount Requested: \$10,774

Municipal Match: \$2,154 in-kind labor -Bayonne  
Municipal Match Cost of labor and installation -Secaucus  
Total Match: \$2,154

Previous Hudson County Open Space Trust Fund Awards:

2008: Hackensack River Water Trial Stop- Laurel Hill Park \$16,265  
Total Previous Grants: \$16,265

### **Recommendations**

**The Board recommends this project for funding.** The Board recommends that the Orientation signage include Braille. The applicant should contact St. Joseph's School for the Blind to assist with production.

**County Executive Recommendation: \$10,474.00**



**City Park, Bayonne  
16th Street near Avenue A**



**Veterans Park, Bayonne  
West 25<sup>th</sup> Street and Park Road**



**Mill Creek Point Park, Secaucus  
Millridge Road**



## Park Improvements Guttenberg Community Center

### Project Description

Construction of a 3-story community center will serve as an extension to the Anna Klein school and will be used as classrooms as needed and an all-purpose room. Atop the community center will be an outdoor rooftop park. The structure will have an indoor public basketball court and gym. The project will be ADA compliant and elevator access to rooftop. The Town has a shared services agreement with the Board of Education. Classrooms will be used during the day until 3PM and space for recreational activities will be available after 3PM for the general public.

### Summary

Project Name: Guttenberg Community Center  
 Applicant: Town of Guttenberg  
 Municipality: Guttenberg  
 Total Project Costs: \$20,233,320  
 Amount Requested: \$500,000

Municipal Match: \$14,000,000 (Bonding)  
 Other Match: \$3,651,000 (SDA Grant)\*  
 Total Match: \$17,651,000

*\*The SDA grant is contingent upon Guttenberg bonding for the remaining amount required to complete the project.*

Previous Hudson County Open Space Trust Fund Awards:

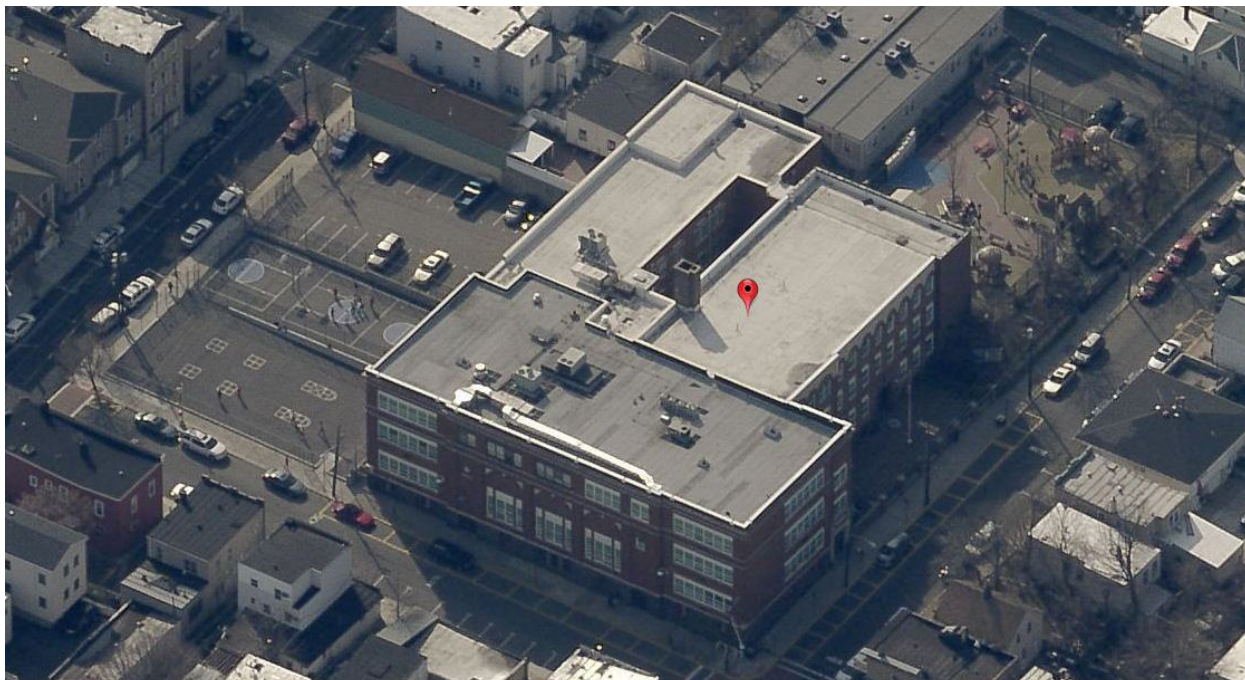
2007: Acquisition Guttenberg Community Center	\$540,000
2009: Guttenberg Community Center	\$100,000
2010: Guttenberg Community Center	<u>\$100,000*</u>
Total Previous Grants:	\$740,000

\*Reprogrammed to Guttenberg/North Bergen Park

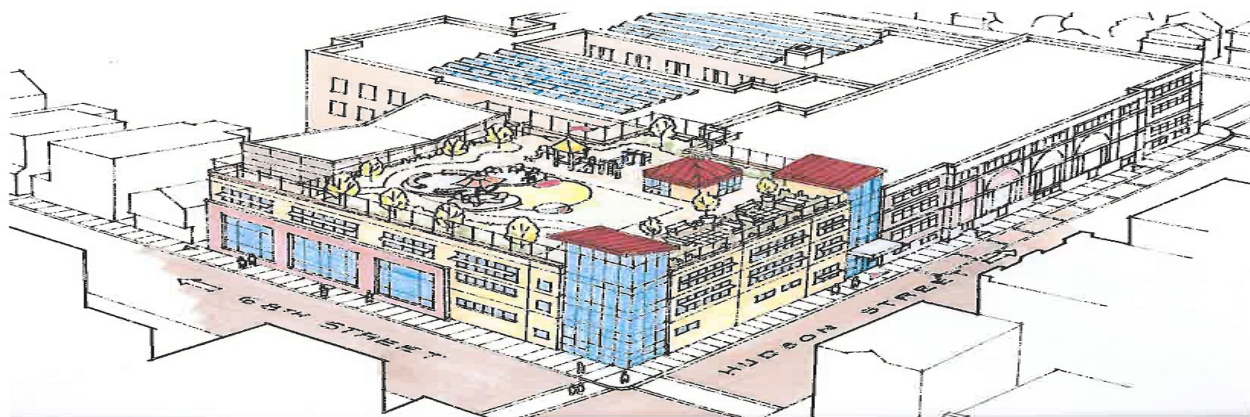
### Recommendations

**The Board recommends this project for funding.** The Board recommends that funding be limited to the specific Block and Lot of the proposed Community Center. Total project costs include renovations to the existing school building. Funding should be restricted to sections of the building that are accessible to the public throughout the day (i.e. media room). First floor will include a media room and gym with bleachers and a stage. The gym will be open to the general public after 3 PM. The public has access to the stairwell and elevator to access the rooftop playground. The second floor has classrooms that will be used as adult group activity rooms after 3 PM during the week, on the weekends, and during the summer. The third floor has classrooms that can be used for group activities but the Town has to give notice to use these rooms. The third floor rooms can be used throughout the summer.

**County Executive Recommendation: \$300,000**



**Guttenberg Community Center, Guttenberg  
Anna Klein School- South side of 69<sup>th</sup> Street between Hudson Avenue and  
Palisade Avenue**



## **Park Improvements Guttenberg Community Center Rooftop Playground**

### **Project Description**

Applicant proposes a public rooftop park and playground on the proposed Community Center. The playground will be accessible to the public via elevator and stairwell 7 days a week during daylight hours. The park design will include group play activities, playground equipment, outdoor garden, picnic table and gazebo.

### **Summary**

Project Name: Guttenberg Community Center  
Applicant: Town of Guttenberg  
Municipality: Guttenberg  
Total Project Costs: \$20,233,320  
Amount Requested: \$500,000

Municipal Match: \$14,000,000 (Bonding)  
Other Match: \$3,651,000 (SDA Grant)  
Total Match: \$17,651,000

*\*The SDA grant is contingent upon Guttenberg bonding for the remaining amount required to complete the project.*

Previous Hudson County Open Space Trust Fund Awards:

2007: Acquisition Guttenberg Community Center	\$540,000
2009: Guttenberg Community Center	\$100,000
2010: Guttenberg Community Center	<u>\$100,000*</u>
Total Previous Grants:	\$740,000

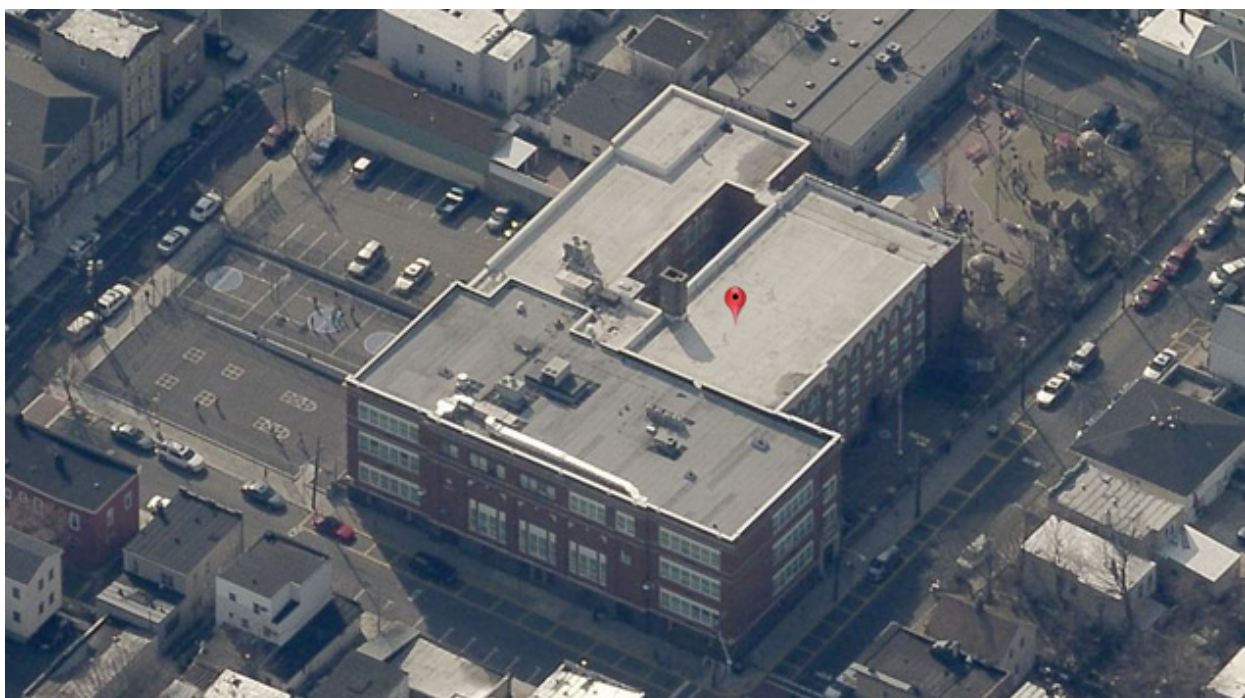
\*Reprogrammed to Guttenberg/North Bergen Park

### **Recommendations**

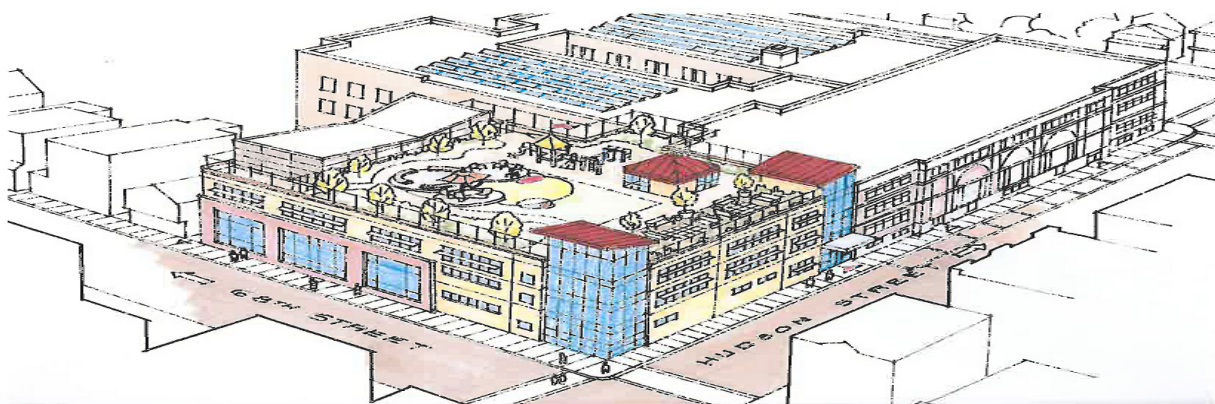
**The Board recommends this project for funding.** The Board recommends ensuring safe and easy access to the rooftop playground. The Board questioned whether the rooftop could be funded if the Community Center was not funded by the Open Space Trust. The Town plans to go out to bid for the entire project in June with a ground breaking in September. The Community Center including the playground is expected to open in December 2015 which is in line with the 2 year timeframe for an Open Space Trust Fund grant.

**County Executive Recommendation: \$300,000**





**Guttenberg Community Center, Guttenberg  
Anna Klein School- South side of 69th Street between Hudson Avenue and  
Palisade Avenue**



## **Park Improvements Hoboken Cove Park and Boathouse Development**

### **Project Description**

The City is re-designing Hoboken Cove Park through the HUD Rebuild by Design process to incorporate resiliency measures into the park. The application includes additional funding for the boathouse construction. Once completed, the City will operate and maintain the facility and work with the Hoboken Cove Community Boathouse and Stevens Sailing Club on programming.

### **Summary**

Project Name: Hoboken Cove Park and Boathouse Development  
Applicant: City of Hoboken  
Municipality: Hoboken  
Total Project Costs: \$1,787,000  
Amount Requested: \$500,000

Municipal Match: \$250,000 Municipal Open Space  
Other Match: \$100,000 for environmental remediation  
Other Match: \$937,000 Green Acres  
Total Match \$1,187,000

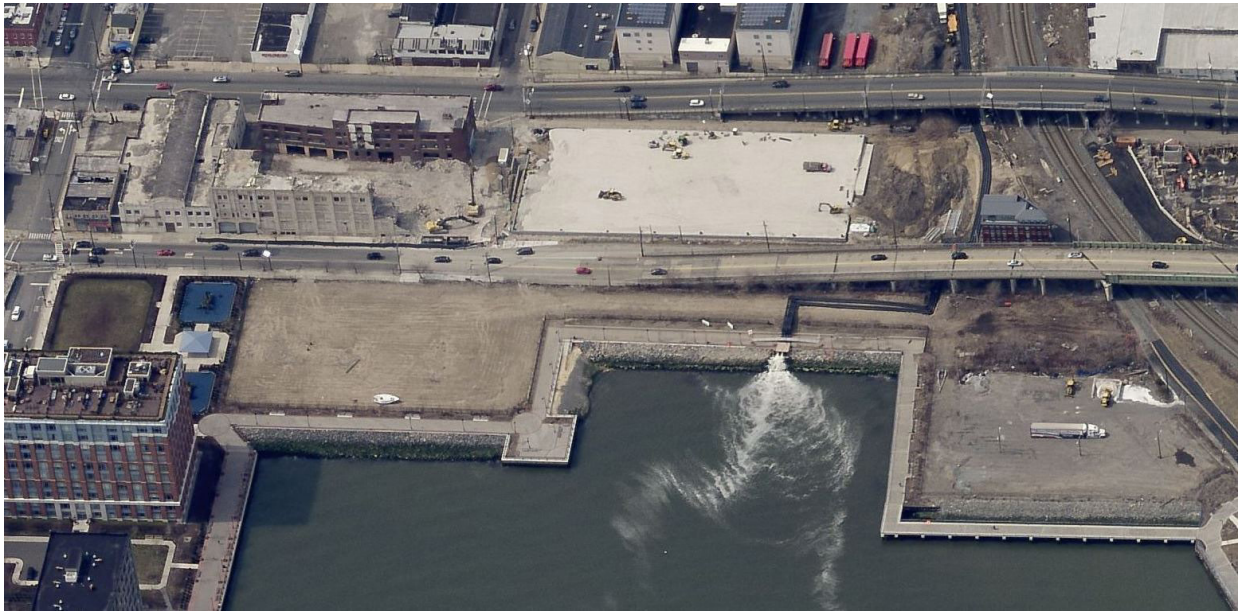
Previous Hudson County Open Space Trust Fund Awards:  
2007: Hoboken Cove Boathouse \$100,000  
2009: Hoboken Cove Park Development \$350,000  
Total Previous Grants \$450,000

### **Recommendations**

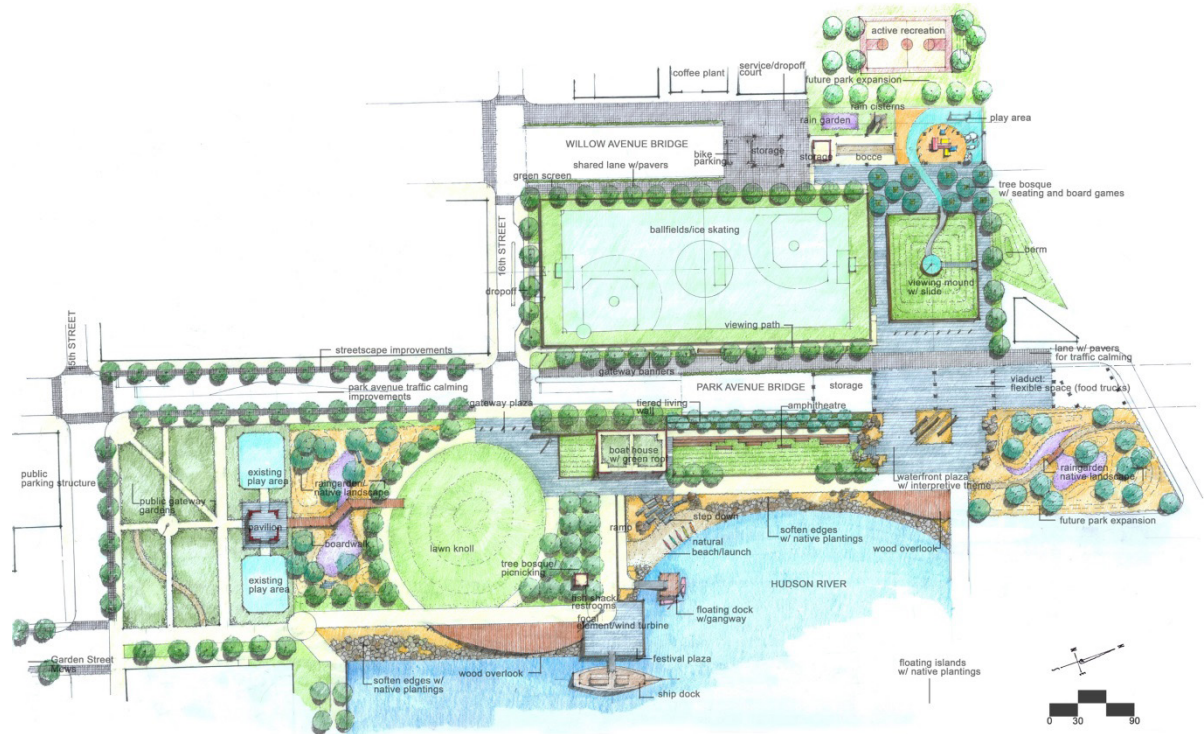
**The Board recommends this project for funding.** The Board recommends additional pedestrian measures to ensure safe crossing between 1600 Park and Hoboken Cove. Recommendations include additional signage and lighting. The City should continue working with the County to work on additional safety measures for Park Avenue.

**County Executive Recommendation: \$500,000**





### Hoboken Cove Park and Boathouse, Hoboken Maxwell Place Park- East side Sinatra Drive North south of 11<sup>th</sup> Street



#### Master Plan for 1600 Park and Hoboken Cove

Scale: 1"=30'-0"

## **Park Improvements The Reinvention of Paulus Hook Park**

### **Project Description**

The applicant seeks funding to integrate the existing four corners of Paulus Hook into one unified urban park. The park consists of approximately 10,000 square feet. The design of the park will provide one corner as a safe, creative space for children to play which will also include an amphitheater for the public to watch films, music, and cultural performances. Another corner will contain a fenced play area for toddler-age children while the other 2 corners will be for passive recreation. The overall design of the park will provide areas for creative play, historical appreciation, educational interaction, and passive recreation. The project is currently in Phase I. The cost estimate for Phase I and II is \$610,000 and will include demolition, site work and the SW corner play area.

### **Summary**

Project Name: The Reinvention of Paulus Hook Park  
Applicant: Historic Paulus Hook Association  
Municipality: Jersey City  
Total Project Costs: \$1,000,000  
Amount Requested: \$300,000

Municipal Match: \$0  
Other Match: \$50,000 NJ Historic Trust  
Other Match: \$150,000 Green Acres  
Other Match: \$100,000 Private Funding  
Total Match: \$300,000

### **Recommendations**

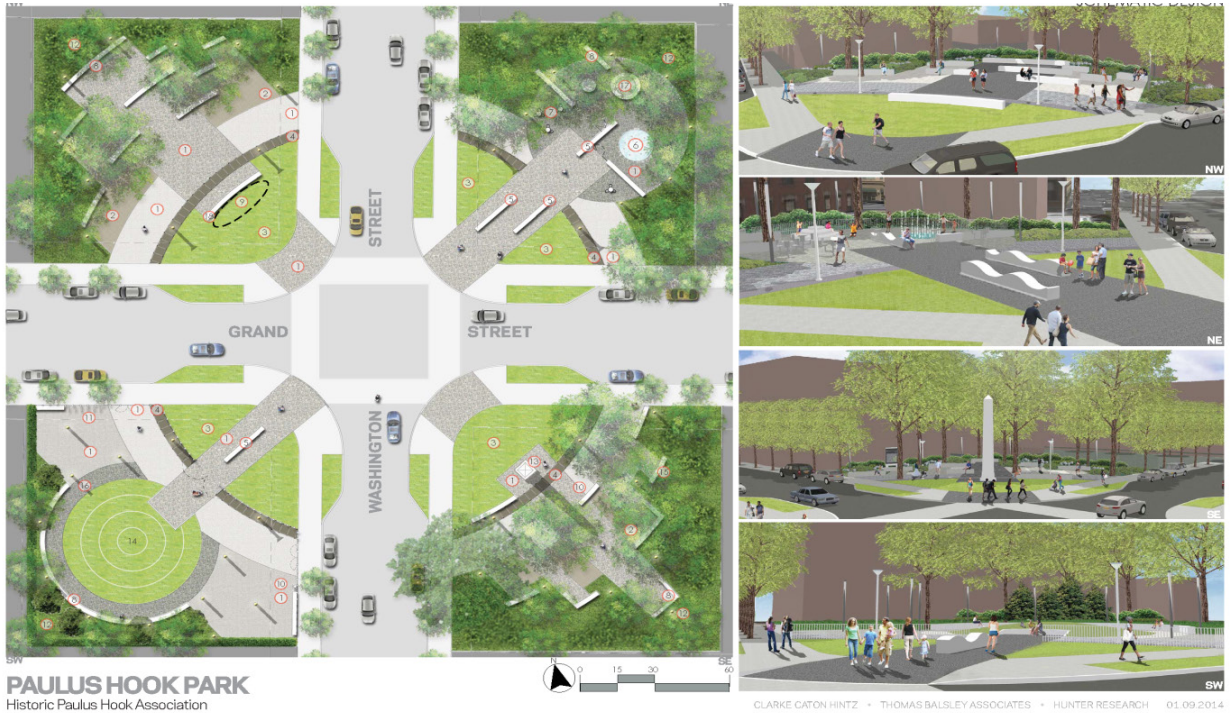
**The Board does not recommend this project for funding.** The Board highly encourages the applicant to commission an archaeological study in line with the recommendations from the Hunter Research, Inc. report. Consideration should be given to including the local community in the process of archaeological research. A plan should be created as to how any archaeological findings will be displayed and catalogued.

**Action Plan:** The full amount requested will give the applicant the opportunity to complete Phase I and II of this project. However, with no municipal allocation, it will be difficult for the applicant to complete Phase III which is estimated to be \$390,000 plus design work for Phases I and II at \$90,000 which the Trust Fund would not reimburse. The Board recommends the applicant coordinate with the City in seeking additional grant monies for this project.





### Paulus Hook Park, Jersey City Intersection of Grand Street and Washington Street



## **Park Improvements Berry Lane Park- Phase III Stabilization**

### **Project Description**

The Jersey City Redevelopment Agency seeks funds to proceed with construction of Area 5 Multi-Purpose Field. Area 5 consists of a multi-purpose synthetic turf field (soccer and baseball), sports lighting, landscaping, trees, park furniture, bleachers, scoreboard, curbing, fencing and permeable pavers. Area 5 will be part of Phase III development of the overall 17 acre park.

### **Summary**

Project Name: Berry Lane Park- Phase III Stabilization  
Applicant: Jersey City Redevelopment Agency  
Municipality: Jersey City  
Total Project Costs: \$2,916,654  
Amount Requested: \$1,600,000

Municipal Match: \$784,600 Capital Funds  
Other Match: \$1,000,000 CDBG  
Total Match: \$1,784,600

#### Previous Hudson County Open Space Trust Fund Awards:

2007: Berry Lane Park Acquisition	\$3,200,000
2008: Berry Lane Park Expansion	<u>\$1,200,000</u>
Total Previous Grants	\$4,400,000

### **Recommendations**

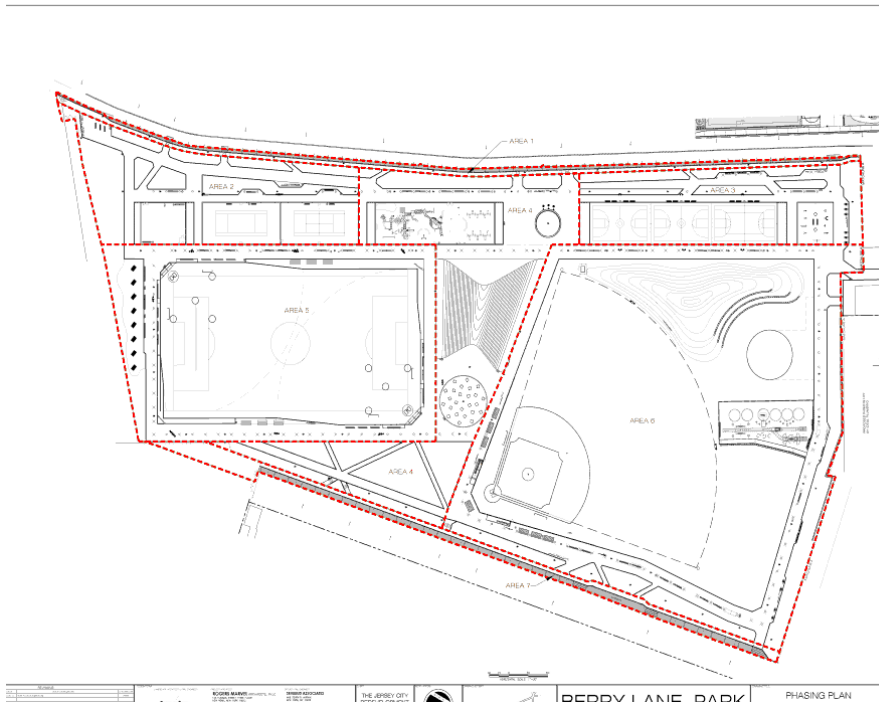
**The Board recommends this project for funding.** The park will create an underserved community with passive and active recreation. It is a significant "brownfield to greenfield" project that will result in the creation of approximately 17 acres of new open space in Jersey City. The applicant requests \$1.6 million through the Trust Fund. The *2013 Funding Guidelines* state, "Applicants shall not request more than \$1,000,000 for a regional Recreation, Conservation, Historic Preservation Capital or Rehabilitation project. Regional projects are deemed to serve the residents of two or more communities as defined by municipality, zip code or public high school." Given its access to mass transit, the Historic Morris Canal and broad base of potential users, the Board deems the project as a regional asset and recommends the applicant receive \$1 million as per the Hudson County Open Space Trust Fund Funding Guidelines.

**County Executive Recommendation: \$1,000,000**





**Berry Lane Park, Jersey City**  
**Foot of Berry Lane, off of Communipaw Avenue**  
**between Garfield Avenue and Woodward**





## **Park Improvements Dog Park Construction at Riverbank Park**

### **Project Description**

This project provides for the construction of a .39 acre off-leash dog park at Riverbank Park in order to address the community's request for such a facility. The plan provides for the development of an underutilized section of Riverbank Park. The proposed facility would be open during normal park hours and would be maintained by the Town DPW department. The facility would consist of two separate areas, one for small dogs, one for large dogs at approximately .15 acres and .24 acres respectively. Local handicap parking, access to adjacent town parking to the south through sidewalks are also proposed.

### **Summary**

Project Name: Dog Park Construction at Riverbank Park  
Applicant: Town of Kearny  
Municipality: Kearny  
Total Project Costs: \$270,000  
Amount Requested: \$175,000

Municipal Match: \$95,000  
Total Match: \$95,000

### **Recommendations**

**The Board recommends this project for funding.** The Board recommends that the Private Developer of the subdivision across from Riverbank Park contributes to the Dog Park construction since many of their residents will be bringing their dogs to the park. Consideration should be made in connecting to the Passaic River in future park development project.

**County Executive Recommendation: \$175,000**



**Riverbank Park Dog Park, Kearny  
West Side of Passaic Avenue between Park Avenue and South Midland Avenue**

## **Park Improvements Mill Creek Park Shelter Installation**

### **Project Description**

The Town proposes to install a gazebo and supporting receptacles, landscaping, benches, and tables within Mill Creek Point Park, located along the Secaucus Greenway, and offering viewsheds and direct passive and active recreational access to Mill Creek and the Hackensack River. This project is ready for construction, will be maintained by Secaucus DPW, and will comply with all relevant ADA standards.

### **Summary**

Project Name: Mill Creek Park Shelter Installation  
Applicant: Town of Secaucus  
Municipality: Secaucus  
Total Project Costs: \$289,866  
Amount Requested: \$252,813

Municipal Match: \$37,053 Capital Funds  
Total Match: \$37,053

### **Recommendations**

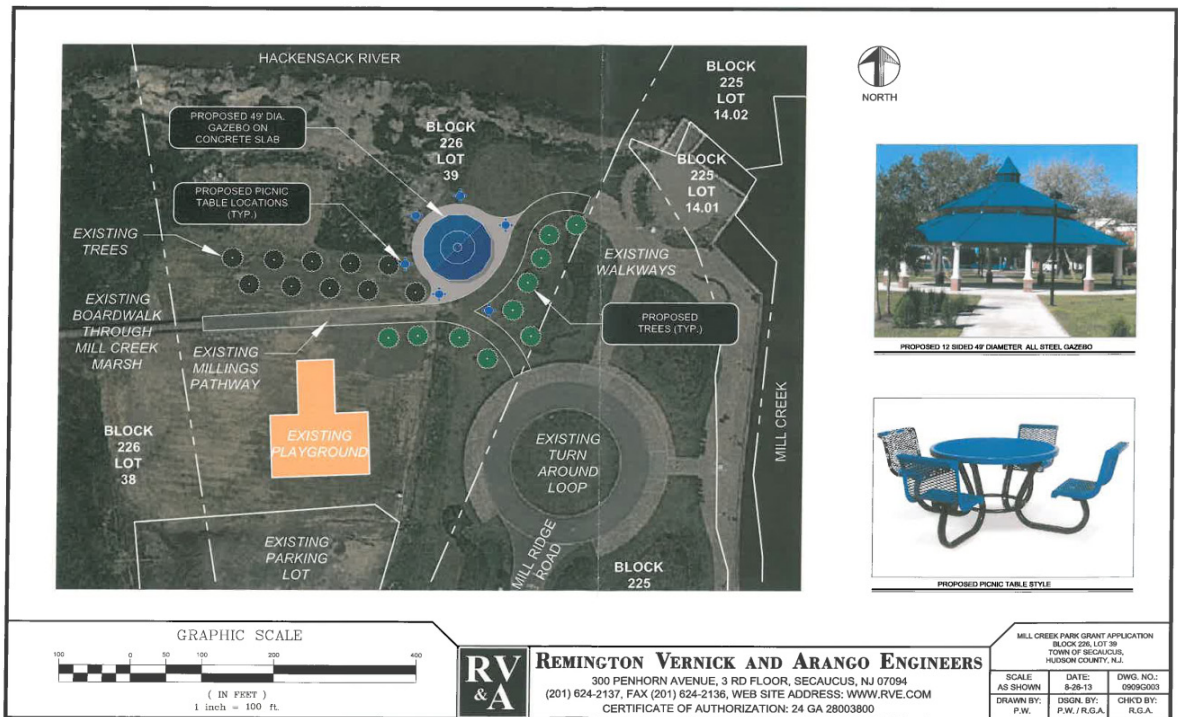
**The Board recommends this project for funding.** In viewing the cost estimates for this project, the construction contingency costs found are not consistent with the Funding Guidelines. The Board recommends that contingency costs should not be funded through the Open Space Trust Fund.

**County Executive Recommendation: \$250,000**





### Mill Creek Point Park, Secaucus Millridge Road



## Park Improvements Ellsworth Park

### Project Description

The project will involve the rehabilitation of Ellsworth Park to convert the facility from a primarily passive use, with one small area of playground equipment, to a multi-purpose facility with water features, a picnic area and a bandshell/amphitheater. The project will also include grading and drainage improvements and landscaping; the site is already handicapped accessible, although accessibility will be improved. The plans are nearly completed and the City will be ready to go out to bid upon the approval of the project by Green Acres and the County. The facility will be maintained by the City's parks department with existing staff.

### Summary

Project Name: Ellsworth Park  
Applicant: City of Union City  
Municipality: Union City  
Total Project Costs: \$3,542,169  
Amount Requested: \$500,000

Municipal Match: \$1,792,169 Capital Funds  
Other Match: \$1,000,000 Green Acres  
Total Match: \$2,792,169

Previous Hudson County Open Space Trust Fund Awards:  
2012: Ellsworth Park \$250,000  
Total Previous Grants \$250,000

### Recommendations

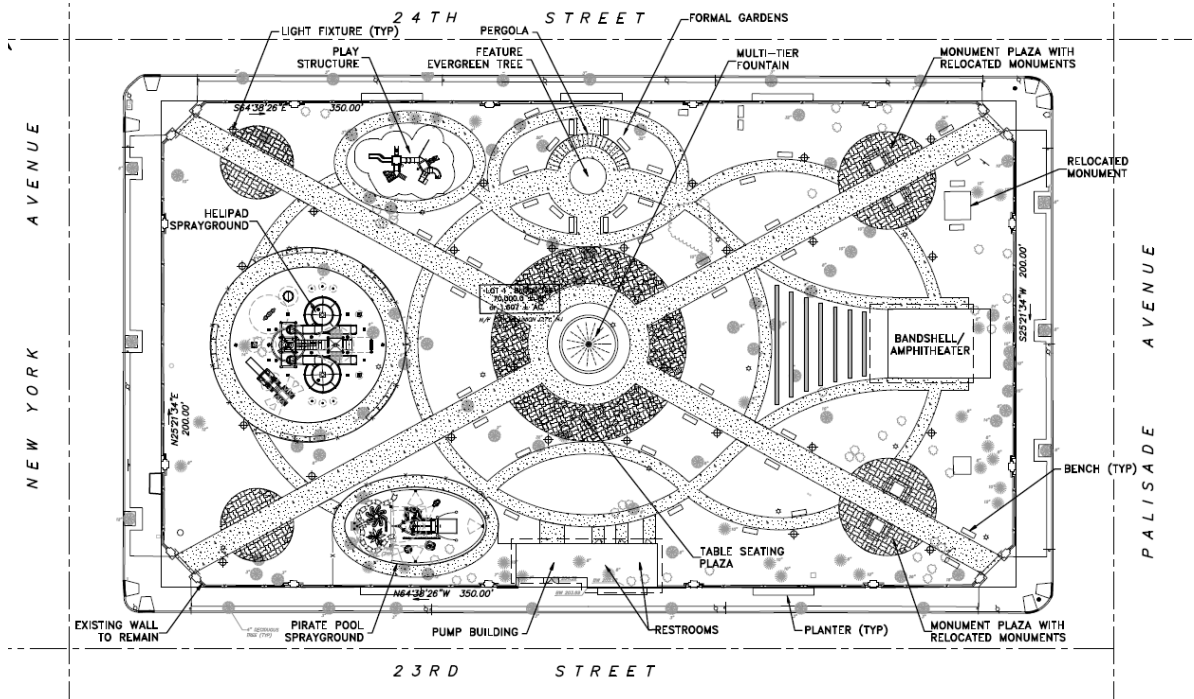
**The Board recommends this project for funding.** It recommends that the City look to a shared services agreement with neighboring towns and schools for use of the amphitheater/bandshell for events.

**County Executive Recommendation: \$500,000**





**Ellsworth Park, Union City  
Between 23<sup>rd</sup> and 24<sup>th</sup> Streets, west of Palisade Avenue  
and east of New York Avenue**



## **Park Improvements Arricale Field Park**

### **Project Description**

This is the site of the Township's only little league baseball field. As a heavily used site, it is in need of significant modernization and upgrades. The field is located at the Pathmark shopping plaza in Weehawken which services many county wide residents. The planned upgrades will extend the usage of the field and decrease maintenance costs. Upgrades include a new artificial turf field with new underground drainage; new fencing and seating as well as new batting cages.

### **Summary**

Project Name: Arricale Field Park  
Applicant: Township of Weehawken  
Municipality: Weehawken  
Total Project Costs: \$471,975  
Amount Requested: \$300,000

Municipal Match: \$171,975 Capital Funds  
Total Match: \$171,975

### **Recommendations**

**The Board recommends this project for funding.** In viewing the cost estimates for this project, the construction contingency costs found are not consistent with the Funding Guidelines. The Board recommends that contingency costs should not be funded through the Open Space Trust Fund.

**County Executive Recommendation: \$277,500**



## Arricale Field Park, Weehawken



West side of Highwood Avenue, between Highwood Terrace and Liberty Place

## **Park Improvements Caven Point**

### **Project Description**

The Caven Point Recreation Complex-Capital Improvements project will rehabilitate the grass soccer field that has fallen into disrepair. Due to overuse and lack of soccer facilities in Jersey City, the grass soccer field has been almost completely destroyed and is covered in large patches of dirt, mud and rocky terrain. The ability to complete this project will afford a large number of inner-city residents the opportunity to play the game of soccer as well as provide an open area for students to exercise.

### **Summary**

Project Name: Caven Point  
Applicant: City of Jersey City  
Municipality: Jersey City  
Total Project Costs: \$1,005,000  
Amount Requested: \$400,000

Municipal Match: \$0  
Other Match: \$150,000 US Soccer Federation  
Promised Funding: \$200,000 Goya\*  
Promised Funding: \$180,000 Snowflake foundation\*  
Promised Funding: \$100,000 CarePoint Health\*  
Total Current Match: \$150,000  
Total Promised Match: \$605,000

\* Contingent on receiving HCOSTF Grant.

### **Recommendations**

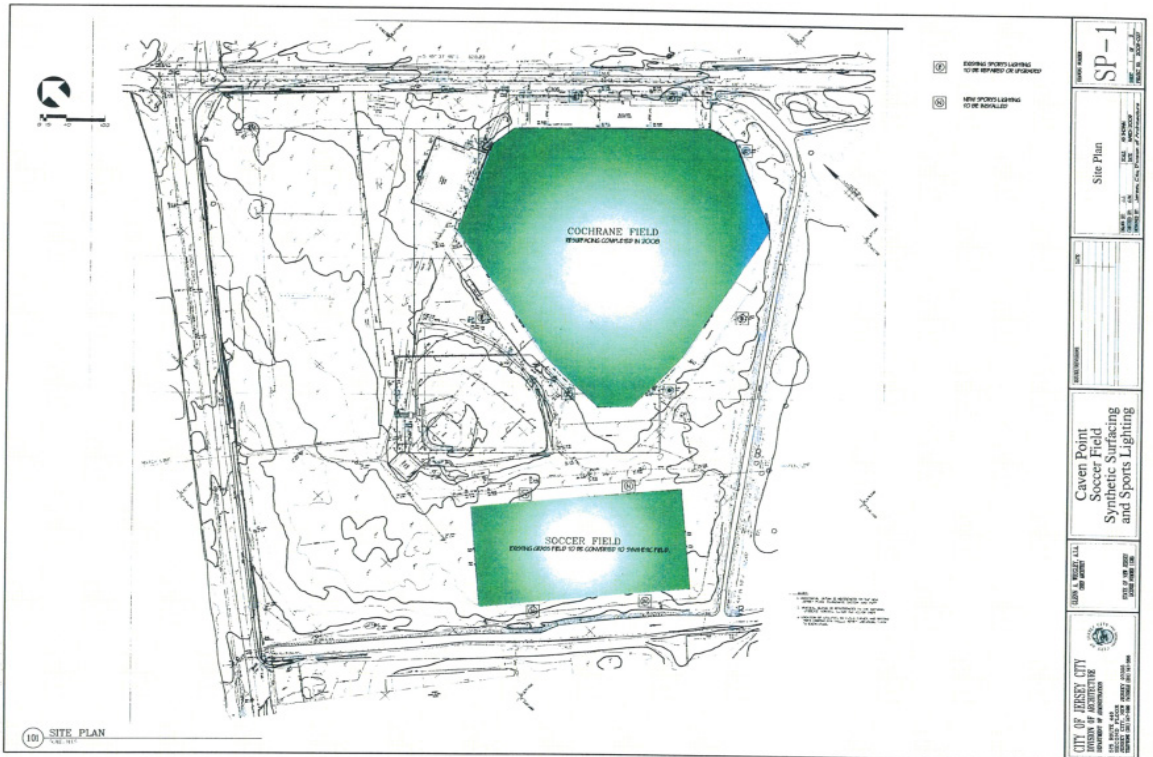
**The Board recommends this project for funding.** In viewing the cost estimates for this project, the project management cost is not consistent with the Funding Guidelines. The Board recommends that the project management line item not be funded through the Open Space Trust Fund. The Funding Guidelines state that the Trust Fund does not reimburse soft costs. Please note that the \$200,000 donation from Goya is contingent upon receiving \$400,000 from the Open Space Trust Fund. The \$180,000 donation from Snowflake foundation has yet to be received by the City. The \$100,000 donation of from CarePoint Health is contingent upon receiving \$400,000 from the Open Space Trust Fund. If awarded, it is recommended that the applicant submit all promised funding verification letters within 6 months of contract. If money has not been committed, the applicant will forfeit the trust fund money since it would no longer be deemed "shovel ready".

**County Executive Recommendation: \$400,000**





**Caven Point Recreational Field Improvements, Jersey City**  
**Caven Point Road, southwest of Chapel Avenue**





## **Park Improvements 76<sup>th</sup> Little League Field Improvements**

### **Project Description**

This construction-ready project includes installation of artificial grass and other alterations to the 76th Street Little League field, making it suitable for not just youth baseball, but for girls softball. Upgrades will lower maintenance costs and allow for higher volume of users. The site will be maintained by town with programming shared by Township and Little League.

### **Summary**

Project Name: 76<sup>th</sup> Street Little League Field Improvements  
Applicant: Town of North Bergen  
Municipality: North Bergen  
Total Project Costs: \$1,398,492  
Amount Requested: \$500,000

Municipal Match: \$98,492 Capital Funds  
Other Match: \$800,000 CDBG  
Total Match: \$898,492

### **Recommendations**

**The Board recommends this project for funding.** The full application includes the construction of a new field house at a total requested amount of \$500,000. In viewing the cost estimates for this project, the construction contingency cost is not consistent with the Funding Guidelines. The Board recommends that this line item not be funded through the Open Space Trust Fund. The Funding Guidelines state that the Trust Fund does not reimburse soft costs. The 2013 Funding Guidelines states that soft costs are not eligible for reimbursement through the Trust Fund.

**County Executive Recommendation: \$500,000**



76<sup>th</sup> Street

**Little League Field, North Bergen  
Between Durham Avenue and Smith Avenue**

