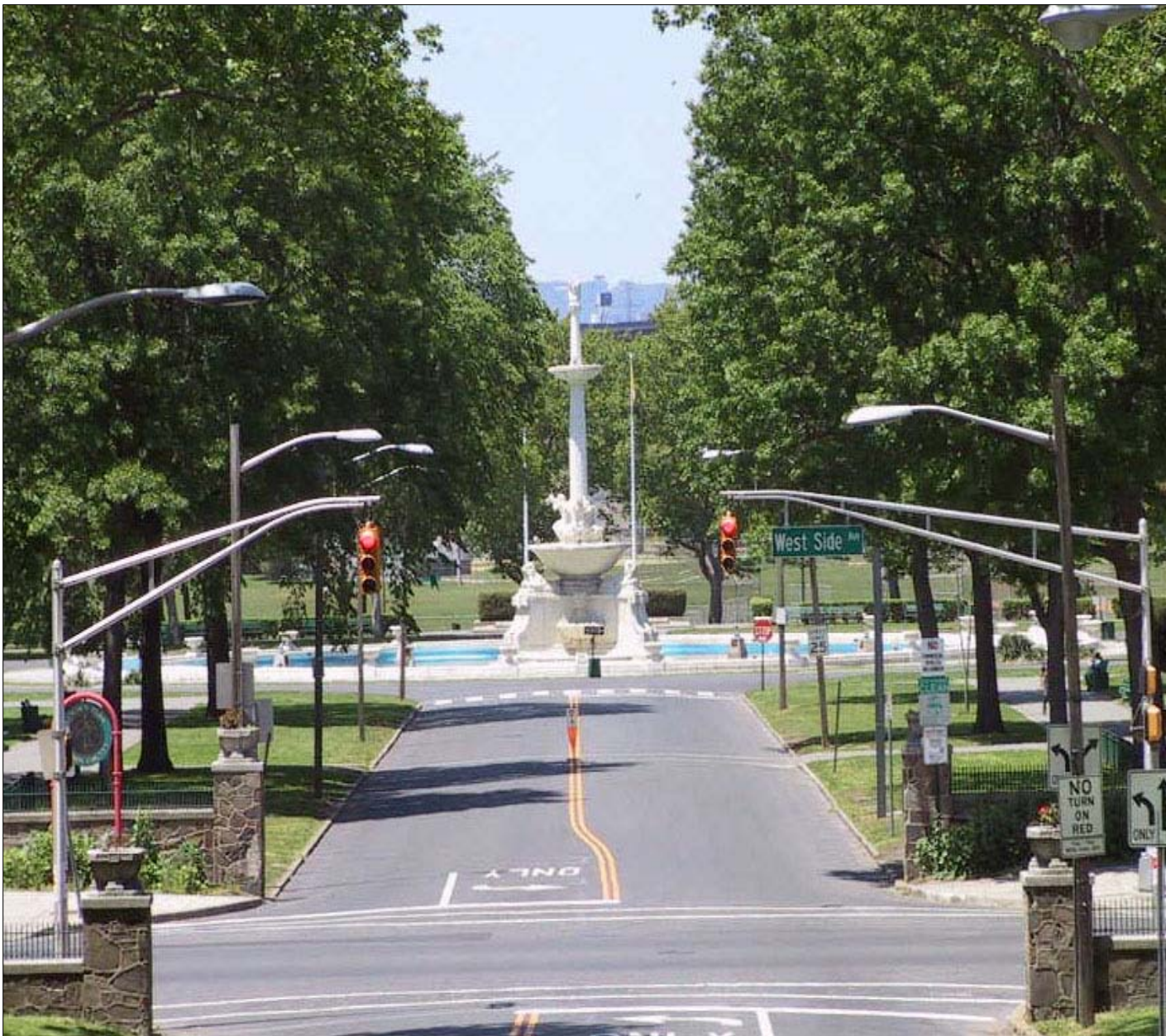


# HUDSON COUNTY OPEN SPACE, RECREATION & HISTORIC PRESERVATION TRUST FUND

## 2005 ANNUAL REPORT



Prepared By:  
The Hudson County Open Space Trust Advisory Board  
With the assistance of the  
Hudson County Division of Planning

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## HUDSON COUNTY EXECUTIVE

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Thomas A. DeGise

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## HUDSON COUNTY BOARD OF CHOSEN FREEHOLDERS

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## CONTRIBUTING STAFF

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**Division of Planning**  
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**HUDSON COUNTY OPEN SPACE ADVISORY BOARD  
DEPARTMENT OF PARKS, ENGINEERING AND PLANNING  
DIVISION OF PLANNING  
BRENNAN COURT HOUSE  
583 NEWARK AVENUE  
JERSEY CITY, NEW JERSEY 07306  
(201) 217-5137**

**THOMAS A. DEGISE**  
COUNTY EXECUTIVE

**SARAH CREW**  
CHAIR

**BOBBIE D. MORGAN**  
VICE CHAIR

September 28, 2005

Dear Friends:

The Hudson County Open Space Advisory Board received 18 applications for funding for the Open Space, Recreation and Historic Preservation Trust Fund. Over the summer, the board hosted presentations by all eighteen applicants and conducted site visits to all eighteen locations.

The board found that while all of the projects were worthy, there was not enough money to go around. In fact, the board received requests for nearly \$25 million in funding in contrast to the \$10 million which was available this year. The board employed a rigorous point system to score and rank the proposals. Successful applications were "project ready," exhibited strong local support, and had to fit within the Open Space Trust Fund formula (no less than 50% for acquisition, no more 25% for park improvements, and no more than 25% for historic preservation).

Enclosed is a copy of the Hudson County Open Space Trust Fund 2005 Annual Report. The board conducted a public hearing at 7:00 pm on September 13, 2005 in the Lincoln Park Administration Building in Jersey City, NJ. The public hearing gave members of the general public and applicants an opportunity to comment on the "Draft" report and appeal its findings and recommendations. Finally, on September 28, 2005 the board voted to forward the report to the County Executive and Board of Chosen Freeholders for their respective consideration.

Sincerely,

Sarah Crew  
Chair

Bobbie Morgan  
Vice Chair

# Our Mission



*Bayonne Park and Marina*

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.



*Ellis Island*



*Apple Tree House, Jersey City*

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



*Fisk Riverview Park, Jersey City*



*North Hudson Park, North Bergen*

Entrusted by the Board of Chosen Freeholders, the Hudson County Open Space Trust Fund Advisory Board, has the duty 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.



*Donnelly Park, West New York*

# Program Statement

## **Eligible Projects under the County's Open Space Trust Fund:**

- Acquisition of land for conservation and recreation purposes
- Development and redevelopment of land existing or acquired for recreational and/or conservation purposes
- Preservation of historic properties, including the acquisition of such properties for historic purposes

## **Who's Eligible?**

- Hudson County Agencies
- The Hudson County Improvement Authority
- All of the twelve (12) municipalities in Hudson County
- Local entities, non-profit corporation and qualified charitable conservancies located in Hudson County that have received tax exemption under section 501(3)C of the 1954 Internal Revenue Code

## **Open Space Trust Fund 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, who participate in the approval process by reviewing, prioritizing and recommending projects for funding. Advisory Board members are representatives of county government and conservation, environmental, historic preservation, parks and recreation and business communities.

## **Open Space Trust Fund Allocation**

- 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 will be deposited into the Trust Fund and shall be apportioned approximately in the following manner:
  - No less than 50% for Land Acquisition Projects
  - No more than 25% for Development/Redevelopment, Improvement for Recreation or Conservation Projects
  - No more than 25% for Historic Preservation Projects

# Application Review Process & Schedule

Dissemination of the applications to municipalities and non-profit organizations	April 15, 2005
Mandatory Pre-submission conference for interested parties	April 27, 2005
Deadline for submissions of applications	June 15, 2005
Technical Assistance meeting by the Open Space Trust Fund Advisory Board	June 29, 2005
Applicant presentations to the Open Space Trust Fund Advisory Board	July 11, 2005 July, 13, 2005 July 15, 2005
Site visits by the Open Space Trust Fund Advisory Board	August 1, 2005 August 2, 2005
Open Space Trust Fund Application Review Meetings	August 5, 2005 August 10, 2005
Open Space Trust Fund Draft Report Meeting	September 7, 2005
Public Hearing on the Draft Report	September 13, 2005
Open Space Trust Fund Final Report Meeting	September 28, 2005
Submission to the Board of Chosen Freeholders for approval	To be determined
Notification sent to the applicants	To be determined

# Open Space Acquisitions



Mill Creek overlooking the "Petrillo Site", Secaucus

## **Acquisition of the "Petrillo" Site, Secaucus**

The Town of Secaucus plans to acquire a vacant parcel known as the "Petrillo" site. The site will connect existing recreation and open space developments to create a seamless riverfront passive and active recreational park.



Guttenberg Waterfront

## **Guttenberg Waterfront Park**

The Town of Guttenberg plans to acquire land at 7100 River Road to create a passive waterfront park. The Town won a court case allowing the right to purchase the property, but must close before March 16, 2006.



Excerpt from Hoboken's New Open Space Initiatives Plan

## **1600 Park Ave, Hoboken**

The City of Hoboken plans to purchase vacant property at 1600 Park Ave for passive and active recreation. The new park will connect the waterfront park to a "Linear Park" (behind Monroe St.) to create a circuit of parks that the city calls a "green circuit."

# Open Space Acquisitions



*Maple Street, Weehawken*

## **Maple Street Garden, Weehawken**

After much success with the public garden located at 3800 Park Ave. The Township of Weehawken plans to acquire vacant land located at 2800 Palisades Avenue for a public garden. The public garden will provide passive and recreational opportunities for the surrounding neighborhood and adjacent elementary school.



*North Street Youth Soccer Field, Bayonne*

## **North Street Youth Soccer Field, Bayonne**

The City of Bayonne seeks to purchase a vacant lot located on North Street between Avenue A and Newark Bay for active recreation. The lot will be designed to accommodate 3 youth soccer fields.



# Historic Preservation



*Loew's Theatre, Jersey City*

## **Loew's Theatre, Jersey City**

The Friends of Loew's Theatre are seeking funds for the interior restoration of the theatre. Included in their request, is funding for the stage repairs and upgrades, air circulation and conditioning, fire escapes, entrance façade repair, and marquee roof. The repairs are intended to expand the usability of theatre.



*Ferry Terminal, Ellis Island*

## **Interior Restoration of the Ellis Island Ferry Terminal**

The nonprofit group, Save Ellis Island, Inc. submitted an application for the restoration of the interior of the Ferry Terminal. The Ferry Terminal is a fine example of Art Deco design and will serve as a grand entrance for tourists and educational historical tours of other Ellis Island buildings.



*Apple Tree House, Jersey City*

## **Apple Tree House, Jersey City**

The City of Jersey City is seeking funds to preserve, restore and rehabilitate the Van Wagenen (Apple Tree House) site. Upon completion of the restoration efforts, the house will serve as a historic museum for Jersey City.

# Park & Recreation Improvements



*North 40 Park, Bayonne*

## **North 40 Park, Bayonne**

The City of Bayonne has worked with the NJ Dept. of Transportation and NJ Dept. of Environmental Protection to lease property along the Newark Bay for a passive waterfront park. The park's design includes an environmental/educational walkway for bird watching and wetlands appreciation, as well as an amphitheatre.



*Hudson River Waterfront Walkway,  
Weehawken Cove*

## **Hudson River Waterfront Walkway**

Hudson County is seeking to construct an esplanade at the Weehawken Cove. The project will connect existing sections of Hoboken walkway with future sections in Weehawken.



*Harbor View Park, Bayonne. Courtesy of the  
Bayonne Local Redevelopment Authority*

## **Harbor View Park – The Peninsula at Bayonne Harbor, Bayonne**

The Bayonne Local Redevelopment Authority is seeking funds for the development of a 2-acre waterfront park. The park will include passive recreation and feature the 100-foot tall monument “To the Struggle Against World Terrorism” by world-renowned artist Zurab Tseretelli. The monument is a gift from the City of Moscow to the residents of Hudson County.

# Park & Recreation Improvements



*Camp Liberty Pool, Jersey City*

## **Renovation of Camp Liberty Pool**

The Educational Arts Team, Inc., a nonprofit organization, applied for funds to repair the facility's pool. Camp Liberty provides summer camp programs to youth from Jersey City, Bayonne and other parts of Hudson County.



*Advisory Board members at Bell Playground, Kearny*

## **Development/Reconstruction of Bell Playground**

The Town of Kearny requests funding to update and redesign the playground and equipment to accommodate toddlers, younger children and handicapped individuals. The design also includes upgrades for increased security, lighting and landscaping.

# Successful Projects are....



*Suzanne Mack (Bayonne Local Redevelopment Authority) explaining the Memorial Park design at Harbor View Peninsula, Bayonne*



*Anthony Iacono, Town Administrator, describing Secaucus' integration plans for the "Petrillo" Site, Secaucus*



*Elizabeth Jeffery, (Save Ellis Island, Inc.) describing the interior repairs to the Ferry Terminal Building, Ellis Island*

During the review process, the Open Space Trust Fund Advisory Board found that many of this year's successful projects exhibited the following qualities:

- Consistent with local master plans, county and state plans
- Well organized, beautifully designed and exhibited creative planning
- Locally supported and well-funded
- Project-ready and had detailed post-construction management plans
- Strongly supported by community organizations like "Friend of" groups



*Colin Egan (Friends of Loew's Theatre) describing plans to update the lighting equipment, Loew's Theatre, Jersey City*



*Bob Drasheff, Planning Consultant, explaining how the Maple Street Garden will be modeled after Park Ave. Pocket Park, Weehawken*



*Guy Cattrillo, Historical Preservation Official, presenting the restoration plans for the Apple Tree House, Jersey City*

# Recommended Open Space & Historic Preservation Projects

Open Space Acquisitions									
Applicant	Project Name	Total Costs	Amount Requested	Amount Recommended	Amount Recommended- % of Total Cost	Recommended Bonding (\$5.75M)	2004 Trust Fund Amount (\$3.5M)	Green Acres (\$1.2M)	
Secaucus	Acquisition of the "Petrillo" Site	\$6,000,000.00	\$2,000,000.00	\$2,000,000.00	33.33%		\$2,000,000.00		
Guttenberg	Guttenberg Waterfront Park	\$1,375,000.00	\$1,375,000.00	\$1,200,000.00	87.27%		\$300,000.00	\$900,000.00	
Hoboken	1600 Park Ave Acquisition	\$7,100,000.00	\$2,000,000.00	\$2,000,000.00	28.17%	\$1,600,000.00	\$100,000.00	\$300,000.00	
Weehawken	Maple Street Garden	\$525,000.00	\$325,000.00	\$325,000.00	61.90%		\$325,000.00		
Bayonne	North Street Youth Soccer Field	\$665,088.00	\$285,088.00	\$285,000.00	42.85%		\$285,000.00		
<b>TOTAL:</b>		<b>\$15,665,088.00</b>	<b>\$5,985,088.00</b>	<b>\$5,810,000.00</b>		<b>\$1,600,000.00</b>	<b>\$3,010,000.00</b>	<b>\$1,200,000.00</b>	
<b>TRUST FUND(50% Min):</b>		<b>169.35%</b>	<b>64.70%</b>	<b>62.81%</b>		<b>27.83%</b>	<b>86.00%</b>	<b>100.00%</b>	

Historic Preservation Projects									
Applicant	Project Name	Total Project Costs	Amount Requested	Amount Recommended	Amount Recommended- % of Total Cost	Recommended Bonding (\$5.75M)	2004 Trust Fund Amount (\$3.5M)		
Jersey City	Apple Tree House	\$2,445,109.00	\$600,000.00	\$600,000.00	24.54%	\$600,000.00			
Save Ellis Island, Inc.	Interior Restoration of the Ellis Island Ferry Terminal Building	\$2,824,460.00	\$600,000.00	\$400,000.00	14.16%		\$400,000.00		
Friends of Loew's, Inc.	Restoration and Renewal - Loew's Jersey Theatre	\$3,316,200.00	\$1,221,500.00	\$600,000.00	18.09%	\$600,000.00			
<b>TOTAL:</b>		<b>\$8,585,769.00</b>	<b>\$2,421,500.00</b>	<b>\$1,600,000.00</b>		<b>\$1,200,000.00</b>	<b>\$400,000.00</b>		
<b>TRUST FUND(25% Max):</b>		<b>92.82%</b>	<b>26.18%</b>	<b>17.30%</b>		<b>20.87%</b>	<b>11.43%</b>		

# Recommended Park & Recreational Improvement Projects

Park & Recreation Improvements Projects									
Applicant	Project Name	Total Project Costs	Amount Requested	Amount Recommended	Amount Recommended- % of Total Cost	Recommended Bonding (\$5.75M)	2004 Trust Fund Amount(\$3.5M)		
Bayonne	North 40 Park Project	\$5,899,000.00	\$600,000.00	\$600,000.00	10.17%	\$600,000.00			
	Hudson River Waterfront Walkway at Weehawken Cove-								
Hudson County	Weehawken/Hoboken	\$2,600,000.00	\$515,000.00	\$515,000.00	19.81%	\$500,000.00	\$15,000.00		
Bayonne Local Redevelopment Authority	Harbor View Park "The Peninsula at Bayonne Harbor"	\$1,130,220.00	\$500,000.00	\$500,000.00	44.24%	\$500,000.00			
Educational Arts Team, Inc	Renovation of Camp Liberty Pool	\$164,000.00	\$25,000.00	\$25,000.00	15.24%	\$25,000.00			
Kearny	Development/ Reconstruction of Bell Playground	\$781,692.00	\$390,846.00	\$200,000.00	25.59%	\$200,000.00			
<b>TOTAL:</b>		<b>\$10,574,912.00</b>	<b>\$2,030,846.00</b>	<b>\$1,840,000.00</b>		<b>\$1,825,000.00</b>	<b>\$15,000.00</b>		
<b>TRUST FUND(25% Max):</b>		<b>114.32%</b>	<b>21.96%</b>	<b>19.89%</b>		<b>31.74%</b>	<b>0.43%</b>		

# Project Scores

Based on the application point values, below are the final scores assigned to each 2005 Open Space Trust Fund Application.

Open Space Acquisitions			Maximum Points: 108
Applicant	Project Name	Score	Percentage Score
Secaucus	Acquisition of the "Petrillo" Site	95.25	88.19%
Guttenberg	Guttenberg Waterfront Park	77.5	71.76%
Jersey City	PRR Harismus Stem Embankment	73.25	67.82%
Hoboken	1600 Park Ave Acquisition	61.125	56.60%
Weehawken	Maple Street Garden	59.75	55.32%
Bayonne	North Street Youth Soccer Field	44.875	41.55%
Park Improvement			Maximum Points: 101
Applicant	Project Name	Score	Percentage Score
Bayonne	North 40 Park Project	93.25	92.33%
Hudson County	Hudson River Waterfront Walkway at Weehawken Cove-Weehawken/Hoboken	86.875	86.01%
Bayonne Local Redevelopment Authority	Harbor View Park "The Peninsula at Bayonne Harbor"	74	73.27%
Jersey City	Reservoir 3: An Urban Oasis	60.5	59.90%
Downtown Boathouse, Inc.	Hoboken Cove Boathouse	58.375	57.80%
Kearny	Development/ Reconstruction of Belgrove Drive Playground	47.5	47.03%
Educational Arts Team, Inc	Renovation of Camp Liberty Pool	47	46.53%
Kearny	Development/ Reconstruction of Bell Playground	46.25	45.79%
Jersey City Dept. of Recreation	Caven Point Soccer Field Restoration	40	39.60%
Historic Preservation			Maximum Points: 64
Applicant	Project Name	Score	Percentage Score
Jersey City	Apple Tree House	59	92.19%
Save Ellis Island, Inc.	Interior Restoration of the Ellis Island Ferry Terminal Building	55.625	86.91%
Friends of Loew's, Inc.	Restoration and Renewal - Loew's Jersey Theatre	55.5	86.72%

# Advisory Board Members



*Chairwoman Sarah Crew, Environmental Board Member*



*Vice- Chair Bobbie Morgan, Parks & Recreational Board Member*



*Jacob DeLemos III, HC Division of Housing & Community Development*



*William LaRosa, HC Office of Cultural & Heritage Affairs*



*Joseph Liccardo, Business Community Board Member*



*Henry Sanchez, Historic Preservation Board Member*



*Thomas McCann, HC Division of Parks*



*Stephen D. Marks, HC Division of Planning*