

Department of Community Development  
Engineering Office

Nicole S. Shapiro, PE, PP, CME  
Director of Community Development  
& Township Engineer



Parminder Sumal, PE, PP, CME  
Assistant Engineer

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**MEMORANDUM OF MEETING**

**TO:** Meeting Attendees & Project Website

**FROM:** Nicole S. Shapiro, PE, PP, CME  
Director of Community Development  
Township Engineer

**DATE:** April 17, 2019

**SUBJECT:** Proposed Cottrell Farm Park

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**PURPOSE**

**OF MEETING:** 2<sup>nd</sup> Public Information Meeting

**DATE, TIME & PLACE:** Monday April 8, 2019@ 7:00pm  
Old Bridge Township  
One Old Bridge Plaza, Courtroom

**IN ATTENDANCE:** Attendance Sheet Attached

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**ITEMS OF DISCUSSION:**

1. Nicole Shapiro, Director of Community Development & Township Engineer, began the meeting by discussing the need for this 2<sup>nd</sup> Public Meeting for the Proposed Cottrell Farm Park. As part of a recently submitted (3/30/19) NJDEP Green Acres Application for Park Development via the Urban Aid Program to obtain a grant from the State of New Jersey Green Acres Program a public hearing specific to questions about the application and the proposed park improvements needs to occur and is the basis for this public meeting.
2. Ms. Shapiro gave a brief description of the location of the project and gave greater details on the need for the public hearing.
3. Ms. Shapiro continued the meeting by giving a timeline of the project history, as follows:
  - Cottrell Farm was acquired using funding from Middlesex County, NJDEP Green Acres, & Old Bridge Township Open Space Trust Fund and other entities
  - Middlesex County (60%) and Old Bridge Township (40%) jointly acquired Cottrell Farm on March 31, 2011.
  - In 2015, Middlesex County retained an LSRP to prepare a Preliminary Assessment and Site Investigation Report, Remedial Investigation, Remedial Action Report and Response Action Outcome

- In 2016, Middlesex County retained an Architect to perform a conditions assessment on all existing building.
  - In April 2017, Old Bridge Township entered into a Conservation Management Agreement with Middlesex County for the maintenance, security, preservation and improvements
  - In Summer 2017, Conceptual Plan and Presentation prepared and presented to the County, Council & Planning Board
  - In Spring 2018, RFP prepared and Design Consultants awarded project
4. The project was reviewed by outside agencies and stakeholders and the conceptual design was refined and advance to Phase 1 Contract Documents.
  5. Project meetings to date were reviewed.
  6. Final conceptual plan was presented at the meeting and main features of the park reviewed, as follows: Restoration of buildings, walking paths and fitness par course, picnic pavilion, Gazebo, amphitheater, splash pad, playground, community gardens, Grande plaza, landscaping, lighting, and parking lots with associated stormwater management features, curb, and sidewalk.
  7. Next steps are to complete Phase I contract plans and specifications, publicly bid and award and begin phase I project in late Spring 2019.
  8. Before Ms. Shapiro turned the meeting over to the Council President to open for Public and Council comments she read the official public notice into the record (attached). She noted that the time of the meeting was advertised to begin at 7:00pm. Ms. Shapiro also stated that she was in the courtroom beginning at 7:00pm and asked any audience member that entered the room if they were here for the public hearing for Cottrell Farm Park, to which all responded no.
  9. She invited the public to look at the project website at [www.oldbridge.com/cottrellfarm](http://www.oldbridge.com/cottrellfarm) and for those watching on Old Bridge TV they can submit their comments in writing to Nicole Shapiro by Friday April 12<sup>th</sup>, 2019. (**Note: no comments were received**).
  10. The meeting was then opened to Public for comments and then the Council. It should be noted only one member of the public commented.

#### **COMMENTS FROM THE PUBLIC:**

1. John Miller asked if this was a capital improvement project and how much will it cost. Ms. Shapiro stated that it is a multi-phased project and she does not have the total project cost detailed as of yet. Phase 1 will be 1.2 million for the site improvements and \$800k for Building Rehabilitation. Phase one includes interior and exterior rehabilitation to the farm house and only exterior rehabilitation to the Red Barn, CMU Garage and Stone Garage.

#### **COMMENTS FROM TOWNSHIP COUNCIL:**

1. Councilman Tony Paskitti asked if there was any opposition to this project at the first Public Hearing. Ms. Shapiro stated that she believes there was only one, from the previous farmer who

had a lease on the property to farm before the County acquired. She couldn't remember his comments verbatim but he seemed to want the property to remain as a park.

2. Councilwoman Dr. Anita Greenberg- Belli started by stating that this project is a long time coming with the time and money spent to acquire the property, the environmental investigations to ensure the property is usable and the planning and engineering time spent on design. It would be disservice to have spent all this time and money on acquiring and not invest the Capital dollars. She is happy to see the progress, the openness and diversity of the project.
3. Councilwoman Debbie Walker is happy to see the buildings will remain and that the public will get to use this property.
4. Council President Sohor stated this project is in her ward and she is happy that it is moving forward with the first phase. She is happy with the openness of the process and that we had two public hearings.
5. Himanshu Shah, Business Administrator, commented that the town has many athletic fields and this will be the first part that is geared towards users of all ages.
6. Councilman John Murphy asked if there will be something that requires residents to get a permit to use the park or can they just walk on. Mr. Shah had responded by stating that there may be areas like the Community Gardens where people will sign up but there will be no restrictions to access during park open hours.
7. The Mayor closed the meeting by stating it would be awful to let these buildings and property deteriorate and with that will be the loss of a piece of the town's history. He is proud he is a part of this project and Council should feel the same.

We believe the foregoing record to be an accurate summary of the discussion and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) working days of receipt. Without notification, we will consider these Minutes to be a record of fact.

Respectfully Submitted,



Nicole S. Shapiro, PE, PP, CME  
Director of Community Development  
& Township Engineer

**TOWNSHIP OF OLD BRIDGE  
NOTICE OF PUBLIC HEARING**

**TAKE NOTICE** that the Township of Old Bridge in the County of Middlesex, State of New Jersey, Mayor and Engineering Department in accordance with N.J.A.C. 7:36-12.2 of the Green Acres Regulations, seeks to file a Local Government Assistance Application for Park Development via the Urban Aid Program to obtain a grant from the State of New Jersey Green Acres Program for the development of recreational facilities at the proposed Cottrell Farm Park, located at the northeast corner of Cottrell Road and County Route 516/Matawan Road. The grant will allow for the construction of recreational facilities at the Park, including a splash pad, playground, community gardens, memorial walkway, walking trails, fitness par course, amphitheater, picnic pavilion, great lawn and related amenities.

Pursuant to N.J.A.C.7:36-12.2(b), a second public hearing to obtain comments on this Green Acres Application will be held as follows:

Monday, April 8, 2019 at 7:00 p.m.  
Old Bridge Township Municipal Complex  
Court Room  
One Old Bridge Plaza  
Old Bridge, New Jersey 08857.

All information submitted by the Township of Old Bridge to the Green Acres Program in support of this application is available for public inspection at the Old Bridge Engineering Department located at One Old Bridge Plaza, Old Bridge, NJ 08857, during regular business hours.

The public may speak at the public hearing, or submit written comments to the Township Engineer, at any time through the close of the public hearing. Address any written comments to: Nicole Shapiro, Township Engineer; Township of Old Bridge Engineering Department; One Old Bridge Plaza, Old Bridge, New Jersey 08857. Verbal comments may be given at the public hearing. Each speaker will have the right to comment once for a period not to exceed five (5) minutes.



## ATTENDANCE SHEET

Cottrell Farm Meeting  
Administration Building – Court Room  
Old Bridge Township  
April 08, 2019 @ 7:00 PM

Name	Company/Department	Telephone/Email
John Milner	SP4	milnerjh@yahoo.com
NICOLE SHAPIRO	DIR OF COMM. DEVELOPMENT TOWNSHIP ENGINEER	732-721-5600 x 2330 NSHAPIRO@OLDBRIDGE.COM
TONY PASKITTI	WARD 5 COUNCILMAN OLD BRIDGE	732-721-5600 X 2243 TPASKITTI@OLD BRIDGE.COM
Eleanor Walker	COUNCILWOMAN Old Bridge	732 7784360 SOPERFECT1@aol.com
Anita Greendey-Bellini	COUNCILWOMAN O.B.	732-754-6051 agbelli@aol.com
KENNETH LOZIER ESQ	Asst. Township Mgr.	732-607-7907 KLozier@oldbridge.com
Mary R. Jan	Council President	732-672-9457 mjan@oldbridge.com
STELLA WARD	Township CLERK	Sward@oldbridge.com 732-721-5600 EXT. 2211
Mark Ruzzoli	Council Ward 4	201-705-6463 ebrown@oldbridge.com
Edina Brown	Council, Ward 3	973-964-8055 ph. ebrown@oldbridge.com
BRIAN CAHILL	COUNCIL AT LARGE	732-514-6830 bcahill@oldbridge.com
David Mewin	WARD COUNCIL	732-742-8214 DMewin@oldbridge.com
John Murphy	COUNCIL WARD 6	732 277 4025 JEMURPHY@OLD BRIDGE.COM