



Great Swamp Watershed Association

Meeting of the Board of Trustees

January 24, 2022

9:00 a.m. – Zoom Video Meeting

Agenda

- Approval of Board Minutes from 11/29/2021 Meeting, review of Annual Meeting Minutes
- Election: Board Chair, vice chair, treasurer
- Election of board members to second three year term: Reed Auerbach, Kate Barry, Jordan Glatt, Eric Inglis, Dot Stillinger
- Thank you to trustees rotating off the board: Matt Krauser, Teresa Lane, Nic Platt, Chris Obropta
- Election of new advisory council members: Matt Krauser, Teresa Lane, Nic Platt, Roger Jones
- Re-election of advisory council members: Kathy Abbott, Thelma Achenbach, Astri Baillie, Jose Barquin, Len Berkowitz, David Budd, Brenda Curnin, Andrew DeLaney, Jay DeLaney, Jr., Dr. William Diehl, Russ Furnari, Sally Glick, Jeff Grayzel, Claire Griffin Miller, Pam Harding, Jane Kendall, Cathy Lee, John Neale, Alan Pfeil, Kathy Pfeil, Adam Psichos, Jon Rafalowski, Fran Schultz, Gerry Scully, Julia Somers, Frank Stillinger, Kit Stinson
- Thank you to advisory council members rotating off the council: Chris Allyn, Peter Birnbaum, Susan Deeks, John Donofrio, Mary Horn, Drew Maldonado, Jeff Webb
- Election of committee chairs and volunteer for committees
 - Finance
 - Development
 - Education and outreach
 - Land preservation and advocacy
 - Land and water stewardship
- Ad hoc committees
 - Trusteeship and governance
 - Capital campaign
 - Potential name change
- Finance Report

- Investment presentation- Clark Wagner
- Executive Director Report
- Potential fiduciary opportunity for river side trails in Chatham Borough
- Development Report
- Tentative music fest date May 22, 2022

- Other Business
- Next meeting dates: Monday April 11 9AM zoom, Friday June 17 8AM in person executive and finance committee budget review, Monday June 27 8AM in person board meeting
- Adjourn

Please remember to sign and return the annual conflict of interest and code of conduct and ethics

Upcoming events

Great Swamp Watershed Association Profit & Loss Budget Performance

Accrual Basis

December 2021

	Dec 21	Budget	% of Budget	Jul - Dec 21	YTD Budget	% of Budget	Annual Budget
Ordinary Income/Expense							
Income							
4% Fund Transfer Draw	0	0	0%	58,027	48,000	121%	48,000
401K Operational Reserve BD	0	0	0%	0	0	0%	20,000
Advocacy Operational Reserve BD	0	0	0%	0	20,000	0%	20,000
Annual Event	350	0	100%	154,551	136,250	113%	136,250
Corporate	30,000	35,000	86%	65,000	72,000	90%	96,500
Covid Based Assistance PPP ERTC	0			146			
Foundation Support	26,518	45,000	59%	157,718	116,400	135%	265,900
Government Grants	758	0	100%	758	600	126%	600
Handling Income as Agent	0	0	0%	8	0	100%	0
Individual - Membership	22,111	20,267	109%	47,803	44,020	109%	89,280
Individual Major Donors	41,100	35,000	117%	93,415	91,000	103%	200,000
Individual Trustee Giving	4,291	8,000	54%	15,998	9,350	171%	32,000
Music Fest Event	0	0	0%	60	0	100%	47,810
Other incomes misc	194	33	590%	578	447	129%	38,344
Programs - Education & Outreach	1,366	435	314%	3,342	1,490	224%	17,600
Restricted Individual Donations	100	0	100%	10,500	10,000	105%	10,000
Stewardship Restricted	0	0	0%	500	0	100%	0
Total Income	126,787	143,735	88%	608,404	549,557	111%	1,022,284
Gross Profit	126,787	143,735	88%	608,404	549,557	111%	1,022,284
Expense							
Administrative Expense	12,513	8,538	147%	59,819	50,530	118%	110,090
Administrative Payroll Total	61,558	64,333	96%	324,918	330,998	98%	671,996
Advocacy / CAGs / Other	-200	0	100%	3,363	20,000	17%	20,000
Annual Event Expenses	84	0	100%	38,353	37,975	101%	37,975
Development Expense	978	92	1,067%	1,686	24,550	7%	54,900
Education and Outreach	306	521	59%	938	3,925	24%	7,700
Hyde and Watson Grant Exp	1,594	0	100%	8,297	7,400	112%	7,400
Mailing	843	4,343	19%	2,823	6,420	44%	14,840
Membership	631	1,075	59%	2,957	9,800	30%	16,800
Merchandise	0	1,000	0%	0	1,000	0%	21,000
Music Fest	155	0	100%	1,506	0	100%	18,100
Stewardship	557	242	230%	12,661	4,650	272%	16,396
Stewardship Land Acquisition	0	0	0%	813	700	116%	825
Uncategorized Expenses	0			1			
Water Quality	833	1,867	45%	3,826	12,200	31%	29,500
Water Testing - Well	0	0	0%	0	0	0%	2,000
Total Expense	79,853	82,010	97%	461,961	510,148	91%	1,029,522
Net Ordinary Income	46,935	61,724	76%	146,443	39,409	372%	-7,238
Other Income/Expense							
Other Income							
Deferred Inc. -accrual reversal	0	0	0%	29,833	67,500	44%	67,500
Pilgrim Pipeline Restricted	0	0	0%	212	0	100%	0
Save Noe Pond	0	0	0%	95	0	100%	0
Total Other Income	0	0	0%	30,140	67,500	45%	67,500
Net Other Income	0	0	0%	30,140	67,500	45%	67,500
Net Income	46,935	61,724	76%	176,583	106,909	165%	60,262

**Great Swamp Watershed Association
Profit & Loss Budget Performance**

December 2021

1. Unrestricted Foundation:
Guildford is \$15k v buget of \$3.5; Fred Fatzler and Summit Foundation were not in budget and came at \$4k and \$6.5k, respectively.
Restricted Foundation:
Mary Reinarhd Stackhouse is \$1k5 v budget of \$10k and Glasser Foundation arrived earlier than expected at \$10k
2. Software - timing; purchase of new Air conditioners
3. impact of two open positions
4. Timing - Capital Capaign funds of \$20k not spent yet
5. We received \$2k over budget.
6. timing
7. Lumber purchases totaled \$8k - increased cost will be offset by funds from Steve Gruber; Chainsaw Safety Training \$2k; Kayaks \$1k

**Great Swamp Watershed Association
Monthly Development Summary
as of December 31 2021**

	Actual Prior YTD (July - Dec)	Actual Dec	Goal Dec	Actual YTD (July - Dec)	Goals YTD (July - Dec)	Progress of Goals through Dec	Goals July '21- June '22	Progress to FY2022 Goals	Actual Prior Dec 2020	Actual July '20 - June '21
Individuals										
Trustees	\$9,512	\$3,928	\$8,000	\$21,040	\$9,350	225%	\$32,000	66%	\$7,500	\$30,792
- Capital Campaign	\$0	\$0	\$0	\$0	\$0	#DIV/0!	\$0	#DIV/0!	\$0	\$5,500
Major Gifts	\$90,083	\$51,850	\$35,000	\$106,695	\$91,000	117%	\$200,000	53%	\$41,970	\$218,688
Membership	\$41,515	\$20,853	\$20,267	\$45,556	\$44,021	103%	\$89,280	51%	\$17,894	\$84,317
Total Individuals	\$141,110	\$76,631	\$63,267	\$173,290	\$144,371	120%	\$321,280	54%	\$67,364	\$339,297
Institutions										
Corporations Restricted	\$47,000	\$43,000	\$35,000	\$63,000	\$45,000	140%	\$57,000	111%	\$35,000	\$49,500
Corporations Stewardship Rest.	\$0	\$0	\$0	\$0	\$0	0%	\$0	0%	\$0	\$2,000
Corporations Unrestricted	\$23,721	\$0	\$0	\$15,000	\$27,000	56%	\$39,500	38%	\$693	\$32,100
Foundations Restricted	\$80,500	\$21,100	\$30,000	\$65,700	\$71,400	92%	\$20,000	32%	\$45,500	\$109,375
Foundations Unrestricted	\$33,000	\$6,518	\$0	\$93,518	\$45,000	208%	\$123,000	76%	\$3,000	\$123,000
Total Institutions	\$184,221	\$70,618	\$65,000	\$237,218	\$188,400	126%	\$239,500	99%	\$84,193	\$315,975
Events/Merchandise										
Programs / Events	\$2,520	\$1,278	\$435	\$3,958	\$1,490	266%	\$17,600	22%	\$141	\$8,238
Gala	\$122,071	\$350	\$0	\$154,305	\$135,750	114%	\$136,250	113%	\$0	\$122,071
Music Festival	\$29,741	\$0	\$0	\$0	\$0	#DIV/0!	\$47,810	0%	\$0	\$72,544
Plant Sale	\$0	\$0	\$0	\$0	\$250	0%	\$37,950	0%	\$0	\$36,571
Merchandise	\$1,983	\$193	\$0	\$193	\$0	#DIV/0!	\$0	#DIV/0!	\$1,263	\$2,569
Total Events/Merchandise	\$156,314	\$1,821	\$435	\$158,456	\$137,490	115%	\$239,610	66%	\$1,404	\$241,993
Sub Total	\$481,645	\$149,071	\$128,702	\$568,965	\$470,261	121%	\$800,390	71%	\$152,961	\$897,265
Other										
Advocacy	\$0	\$0	\$0	\$0	\$20,000	0%	\$0	#DIV/0!	\$0	\$27,922
Corp - Onetime/Other	\$0	\$0	\$0	\$7	\$0	#DIV/0!	\$0	#DIV/0!	\$0	\$1,642
Gov Grants	\$0	\$0	\$0	\$0	\$600	0%	\$0	#DIV/0!	\$0	\$40,667
Restricted Individual Grants	\$0	\$0	\$0	\$10,000	\$10,000	100%	\$0	#DIV/0!	\$0	\$19,815
Other Total	\$0	\$0	\$0	\$10,007	\$30,600	0%	\$0	#DIV/0!	\$0	\$90,046
Grand Total	\$481,645	\$149,071	\$128,702	\$578,971	\$500,861	60%	\$800,390	72%	\$152,961	\$987,311

1. Anyone who has donated in the last 12 months + 2 month grace period is considered a member.
 Membership contributions include: new member donations, renewals, appeals, donations, memorial gifts, workplace giving, and monthly sustaining gifts. Excludes major gifts, trustee giving and gala related donations.
 2. Restricted gifts are contributions designated by the donor for a specific purpose.
 3. Includes corporate matching gifts.
 4. Per accounting requirement, some funds received in FY20 carried to FY21. Allergan \$2500 Corp-Restricted was moved into FY2021. Summit Foundation (Fnd-Restricted) \$6000, and Ogden Foundation - Major Gift \$6000 was moved into FY2021. The above report is only a reflection of those funds received in FY21.
 5. Includes all Gala revenue regardless of source. A major donor's Gala gift, for instance, will appear here and not under the Major Donor category.

**Great Swamp Watershed Association
Monthly Development Summary
as of November 30 2021**

	Actual Prior YTD (July - Nov)	Actual Nov	Goal Nov	Actual YTD (July - Nov)	Goals YTD (July - Nov)	Progress of Goals through Nov	Goals July '21- June '22	Progress to FY2022 Goals	Actual Prior Nov 2020	Actual July '20 - June '21
Individuals										
Trustees	\$2,012	\$10,590	\$450	\$17,151	\$1,350	1270%	\$32,000	54%	\$1,150	\$30,792
- Capital Campaign	\$0	\$0	\$0	\$0	\$0	#DIV/0!	\$0	#DIV/0!	\$0	\$5,500
Major Gifts	48,113	\$17,515	\$13,000	\$54,845	\$56,000	98%	\$200,000	27%	\$14,915	\$218,688
Membership	23,620	\$7,919	\$8,327	\$24,660	\$23,754	104%	\$89,280	28%	\$9,269	\$84,317
Total Individuals	\$73,745	\$36,024	\$21,777	\$96,656	\$81,104	119%	\$321,280	30%	\$25,334	\$339,297
Institutions										
Corporations Restricted	\$0	\$15,000	\$0	\$20,000	\$10,000	200%	\$57,000	35%	\$0	\$49,500
Corporations Stewardship Rest.	\$0	\$0	\$0	\$0	\$0	0%	\$0	0%	\$0	\$2,000
Corporations Unrestricted	\$15,028	\$0	\$0	\$15,000	\$27,000	56%	\$39,500	38%	\$54	\$32,100
Foundations Restricted	\$57,500	\$28,000	\$10,900	\$44,600	\$41,400	108%	\$20,000	223%	\$20,000	\$109,375
Foundations Unrestricted	\$67,000	\$19,000	\$0	\$87,000	\$45,000	193%	\$123,000	71%	\$15,000	\$123,000
Total Institutions	\$139,528	\$62,000	\$10,900	\$166,600	\$123,400	135%	\$239,500	70%	\$35,054	\$315,975
Events/Merchandise										
Programs / Events	2,379	\$887	\$185	\$2,680	\$1,055	254%	\$17,600	15%	\$1,855	\$8,238
Gala	122,071	\$100	\$0	\$154,210	\$135,750	114%	\$136,250	113%	\$1,189	\$122,071
Music Festival	29,741	\$0	\$0	\$0	\$0	#DIV/0!	\$47,810	0%	\$0	\$72,544
Plant Sale	\$0	\$0	\$0	\$0	\$250	0%	\$37,950	0%	\$0	\$36,571
Merchandise	\$720	\$0	\$0	\$0	\$0	#DIV/0!	\$0	#DIV/0!	\$720	\$2,569
Total Events/Merchandise	\$154,911	\$987	\$185	\$156,890	\$137,055	114%	\$239,610	65%	\$3,764	\$241,993
Sub Total	\$368,184	\$99,011	\$42,862	\$420,146	\$341,559	123%	\$800,390	52%	\$64,151	\$897,265
Other										
Advocacy	\$0	\$0	\$10,000	\$0	\$20,000	0%	\$0	#DIV/0!	\$0	\$27,922
Corp - Onetime/Other	\$0	\$0	\$0	\$7	\$0	#DIV/0!	\$0	#DIV/0!	\$0	\$1,642
Gov Grants	\$0	\$0	\$0	\$0	\$600	0%	\$0	#DIV/0!	\$0	\$40,667
Restricted Individual Grants	\$0	\$0	\$0	\$10,000	\$10,000	100%	\$0	#DIV/0!	\$0	\$19,815
Other Total	\$0	\$0	\$10,000	\$10,007	\$30,600	0%	\$0	#DIV/0!	\$0	\$90,046
Grand Total	\$368,184	\$99,011	\$42,862	\$430,153	\$372,159	62%	\$800,390	54%	\$64,151	\$987,311

1. Anyone who has donated in the last 12 months + 2 month grace period is considered a member.
2. Membership contributions include: new member donations, renewals, appeals, donations, memorial gifts, workplace giving, and monthly sustaining gifts. Excludes major gifts, trustee giving and gala related donations.
3. Restricted gifts are contributions designated by the donor for a specific purpose.
4. Per accounting requirement, some funds received in FY20 carried to FY21. Allergan \$2500 Corp-Restricted was moved into FY2021. Summit Foundation (Fnd-Restricted) \$6000, and Ogden Foundation - Major Gift \$6000 was moved into FY2021. The above report is only a reflection of those funds received in FY21.
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Grant Recap January 2022

	BUDGET	ACTUAL	VARIANCE	NOTES
Corporate Restricted				
PSEG	\$ 25,000.00	\$ 5,000.00	-\$20,000.00	Awarded in Sept. Was told that they got an "astounding number of applications with a limited budget", as an explanation for the discrepancy.
Bayer Fund	\$10,000.00	\$ 30,000.00	\$20,000.00	Award notification in November. Education in schools and wraparound program at BGCPP, awarded in December
MTN DEW Outdoor Grant	\$0.00	\$ -	\$0.00	Applied for \$5000 in November for CMA restorations Did not receive.
First Energy/JCPL	\$4,500.00	\$ 13,000.00	\$8,500.00	Met with new external relations director in November and she encouraged me to apply for a larger amount for Environmental Education. Awarded in December.
Bristol Myer-Squibb	\$10,000.00	\$ 15,000.00	\$5,000.00	Award notification in November. Education in schools and wraparound program at BGCPP. Awarded in December.
Corporate Unrestricted				
Wells Fargo	\$0.00	\$ 15,000.00	\$15,000.00	General Operating Support - awarded in July
Foundation Restricted				
Marta Heflin Foundation	\$ 5,000.00	\$ 6,200.00	\$1,200.00	CMA Stewardship - awarded in July
Thomas Glasser Foundation	0	\$ 10,000.00	\$10,000.00	Awarded in September. Kayaks for water quality programs.
New Jersey Future	\$	\$ 625.00	\$625.00	Adopt-A-Catch Basin program in Paterson, awarded in July
Tyler Foundation	\$20,000.00	\$ 20,000.00	\$0.00	Environmental Education, awarded in December
Meerwarth Foundation	\$15,000.00	\$ 15,000.00	\$0.00	Environmental Education, awarded in November
Summit Foundation	\$0.00	\$ 6,518.00	\$6,518.00	Test the Tap and Rain Garden supplies, awarded in December
Roxiticus Foundation	\$0.00	\$ 2,000.00	\$2,000.00	Water Quality Programs, awarded in December
Watershed Institute	\$8,500.00	\$ -	-\$8,500.00	Translating educational material into Spanish. Did not receive despite a very favorable response to our LOI.

Invest in Others- Grants for Good	\$0.00	\$	\$	-	\$0.00	Applied for \$20K thru Kevin Sullivan for Environmental Education. Did not receive. Applying again in January.
Hyde & Watson	\$ 7,400.00	\$	\$	13,000.00	\$ 5,600.00	Applied in August - office and remote equipment - award notification in October
Unrestricted Foundation Support						
Bauer Foundation	\$ 20,000.00	\$	\$	20,000.00	\$0.00	General Operating Support - awarded in July
Mazer Foundation	\$ 7,000.00	\$	\$	8,000.00	\$1,000.00	General Operating Support - awarded in July
Guilford Foundation	\$ 3,500.00	\$	\$	15,000.00	\$11,500.00	General Operating Support - awarded in July
Stackhouse Foundation	\$ 15,000.00	\$	\$	15,000.00	\$0.00	General Operating Support - awarded in November
Frelinghuysen Foundation	\$ -	\$	\$	750.00	\$750.00	General Operating Support - awarded in November
Fred Fatzler Foundation	\$ 3,000.00	\$	\$	4,000.00	\$1,000.00	General Operating Support - awarded in November. Thanks fo Nic Platt!
Victoria Foundation	\$ 25,000.00	\$	\$	25,000.00	\$0.00	General Operating Support - awarded in August
TOTAL	\$178,900.00			\$239,093.00	\$60,193.00	
Other						
\$\$\$ Request						
Leavens Foundation					\$ 10,000.00	Proposal sent in October, pending - PFAS Testing.
Cornell Douglas Foundation					\$ 15,000.00	GOS, applying in January
Invest in Others- Grants for Good					\$ 20,000.00	Environmental Education, applying in January
F.M. Kirby Foundation					\$ 35,000.00	GOS, applying in January
Provident Bank Foundation					\$ 5,000.00	GOS, applying in February
Kearny Bank Foundation					\$ 5,000.00	Environmental Education, applied in December, pending
Investors Bank					\$ 7,500.00	GOS, applying in January
TOTAL					\$ 97,500.00	

Executive Director report for January 24, 2022

I hope you all had enjoyable, safe, and healthy holidays and remain well!

As I write this on January 12, Val and I have three interviews scheduled for the office manager/event planner position. Sandra and Hazel have several (possibly eight) interviews scheduled for the water quality/education associate position. For the record, although Angie did not work out, Ginger VanRyzin has been a super star!

We have held winter/spring program planning meetings. It continues to be challenging to decide whether to have any in person indoor programs. Our hikes have been selling out. As of January 12, we have almost 100 people signed up for our landscaping for a healthy environment zoom program.

We have also been discussing long range downstream programming.

I continue to work on grants and reports with Lynne.

Val and I planned and held a wine & cheese fundraiser on December 8. Almost 50 people attended!

I met with several potential donors including: Conor Evans from Wohlsen Construction- potential advisory member, Michael Soriano-now former Mayor of Parsippany, and Amalia Duarte-Mendham Township Committeewoman.

I held various discussions regarding preserving Irene's Spring Tree Farm in Mendham. Nothing new to report.

I held various conversations regarding Drew Forest Preserve.

I met with Refuge staff for collaboration talks.

Lynne and I met or spoke with individuals from several organizations regarding downstream programming, especially in Newark.

Lynne and I had a conference with the ED of Victoria Foundation regarding the future of our funding and Victoria's new direction.

I've held meetings with various staff members.

I continue to spend a lot of time on Rolling Knolls. I have spoken with the property owner's attorney several times and had a winter view tour with the Refuge staff and our consultants. I am trying to arrange for a new CAG facilitator and schedule a CAG meeting to review some material prepared by the consultants.

Other than that, we are gearing up for spring!

Overview

As we mentioned in the last Stewardship report, the primary focus of our work in 2021 was to create and maintain accessible trails. To maintain hiking access we are continuing to have to build and rebuild elevated boardwalk. We had a very successful post thanksgiving workday, with over 24 individuals and families showing up to help blow leaves off the trails, edge the trail system for easier navigation, and as always carry out lumber ready for boardwalk construction. We also removed all the rotted boards and broken tools and other waste to the street which Harding DPW collected, sprucing up the site ahead of winter.

In preparation for our solstice hike at the property on December 21, we held an inpromptu workday on a random Friday in mid-december, and were gratified by the 14 hearty souls who attended and lugged planks out to the rear of the property ready for new construction. This saved our staff and retired weekly volunteers a huge job! The 25 plus participants at the solstice hike were truly appreciative of the new high boards they got to walk on dry footed for the first time! And in the chilly temperatures of early January, our workdays have not stopped!!



Post-Thanksgiving Workday- Mulching trails



We braved the below freezing temperatures last week to create a new elevated section of boardwalk right at the entrance to the property. Check out stalwart volunteers Steve Gruber and John Kramer looking ready for anything as they cabled down boardwalk to prevent it floating away in high water!

We encourage you to take a hike at the property to see all the improvements carried out in 2021- especially if there is snow, it is a beautiful hike!





From an incredibly wet September and October, November and December have been extremely dry, and precipitation for the last two months of the year was at record lows. You would never know from the conditions at the CMA, and the water holding capacity of the new vernal habitat is amazing. Now that conditions are freezing up, the water present will remain until spring, and we anticipated another huge increase in spring breeding amphibians at the site.

We had our final one year on USDA NRCS EQUIP engineering site inspection in early December. This inspection ensured we had completed our final plantings- spreading seed and planting shrubs on the raised ditch plugs and around some of the vernal habitat. (All the work had been completed during our October workdays) and that the restoration was holding up. Given the damage caused by hurricane Ida, the engineers were surprised the site was in as good condition as they found it. There is some erosion occurring at a couple of sites, but nothing we could have anticipated, planned

for, or controlled given the volume of water at the site. We are now awaiting our final payment, and the project, after 11 long years is complete!

After another site walk with Treotech forester Jon Raffelowski to determine liability trees around the property, we have contracted with them to remove the ~ 14 trees that pose a danger to hikers, or to trail infrastructure. Treotech will drop the trees safely to the ground, but not cut or remove them, and this will save us a huge cost. Stewardship staff will then put our new chainsaw training skills to the test to remove the downed wood. The cost is around \$5300, which although expensive, is a necessary expense to maintain the safety on the trails. There are several dead ash to be removed. They are currently safe for the loggers to climb to cut, whereas if we wait to remove them and they become unsafe to climb, the cost for removal will increase dramatically. The work will take place in early February, and the trails will be closed during this time.

If any trustees would like to help with chainsaw work of the downed trees at the CMA, we will be holding several chainsaw days in February and March. Please reach out to Hazel hazele@greatswamp.org for more information

GSWA is due for the five year re-accreditation process with the Land Trust Alliance, and Ginger and myself have begun to prepare the pre-application files. The reaccreditation process is mainly to ensure that best practices are still being

followed, but since there have been two acquisitions since the last accreditation there is lots to ready for the process.

We are currently updating our management plans for all the parcels and ensuring our site inspection reports meet all the LTA requirements. All documents for the new parcels need to be organized and scanned into electronic files which is a time consuming process. LTA will select two properties, one fee and one easement for a more detailed appraisal, so we are trying to ensure all our files are up to date and correct. This is helping Ginger to learn more about the parcels we own and the stewardship process out of the field! Having owned the parcel for a year, we are now in the process of ensuring that the Kent property gets properly registered for Tax exempt status.







Views of the Passaic River Park where we will work with Passaic Boys and Girls club students. Planning session in December

Overview:

After several successful late November and December public programs, including a sold-out solstice hike at our own CMA and a well-attended holiday Children’s hike at Jockey Hollow, we are now in full planning mode for the first half of 2022, laying the groundwork for our public and school programs for the second half of the year, and planning for the 2022 Plants for Pollinators sale which will take place in April this year.

Despite schools being in person this fall, the rise of the Omicron variant has put many schools plans into disarray, and our programming

scheduled for

those schools is having to pivot as quickly as the schools are. Several public-school systems including Paterson and Newark public schools are currently remote, and programs intended as in person learning are either on pause or being shifted to remote sessions.

We have worked hard over the last weeks to finalize all the various videos begun last year for use in remote programming, and the final three programs are now, after much back and forth with the videographer, finished and ready for use. We have

produced Spanish translations for 4 of the videos to be able to offer dual language instruction. We need to offer age-

appropriate programming which utilizes these videos as part of a part live/part asynchronous offering, and which can be modified based on the background knowledge of the group we are teaching. We are now crafting worksheets



and activities that complement the videos and make the live portion of our programming most relevant. This is taking a considerable amount of time to plan and re-plan!!

We began our programming with the boys and Girls club of Newark, which is based in a charter school, and so not currently remote. Our first program in December was well liked and we plan to offer the same 6-week program of activities that we will also offer to the Passaic Boys and Girls club. When schools are remote, the boys and



a 30 person hike at the historic Rife Camp Park overlooking the Manhattan Skyline!

Girls club switches to emergency care for children of many different schools, complicating our intended participant group.

We have conducted programming with St Michaels school 4th and 5th grade, the 4th and 5th grade of Luis Munoz School and the NBGC based in Spark academy over the last weeks. This weekend Hazel will present to the SENCER Mid Atlantic States conference on our programming and Ginger leads



Rain garden work

Our obligation to work with two schools to educate students and install rain gardens at the sites is still proceeding, although some of our education may need to be offered remotely. The two schools are Summit Elementary school (Likely Franklin school), and PS 30 in Paterson. Our newly completed green infrastructure video and plant choice cards can luckily help us to begin this education, even if it needs to be done remotely over the winter. We can then finish the program in person once we are allowed onto the school properties and able to be outside with students. As part of the plant sale this spring we will offer buyers the opportunity to support this work with “plant it forward” sections on the website where they can make a donation to cover the cost of plants for these schools.



Plants for Pollinators Plant Sale

Much has been accomplished in the planning for this years Plants for pollinators plant sale- to be held April 1-22. We have determined that we are most successful when we reach out to those who purchased plants last year, and to the constituent groups of the 17 plant sale partners with relevant and timely native plant and pollinator information.

We determined to offer three webinars to ready participants for the sale. The first will be held on January 25 and will be given by Jersey Friendly Yards. We already have more than 130 participants registered for this free workshop held over zoom. The second webinar in February will focus on the needs of the pollinators, and the third, given by myself, will be offered on the kickoff day of the plant sale itself, and will highlight the plant sale and the reasons behind the work. Three Pollinator friendly newsletters have also been created and will be distributed each of the

next three months to build interest.

28 individual native plants and 6 different kits will be offered to meet a range of typical yard conditions. This year we will have kits for shade, rain gardens, and sunny sites. We will offer Pollinator Pathway decals to allow purchasers to highlight how their plantings help offer habitat for pollinators. All plants are ordered- more than \$25,000 worth of material!! If we sell as well as last year, this will prove to be a huge fundraiser as well as a mission relevant and educational event and a great partner friend raising! This year, all ten of the towns within- Great Swamp will participate as well as Native plant chapters in downstream communities of Essex County and in Parsippany and Mendham. We will have 24 partners up from 17 last year.

Public Programming

We have a busy winter and spring of public programming, including Maker events such as a beeswax cover class, and several hikes around the region. We will offer a full moon hike in February, our annual pub quiz – either remotely or in person Omicron dependent and many other hikes, talks and walks.

Education associates past and present got a chance to meet at a recent workday at the CMA, where Adam Palmer and Ginger carried lumber together!! WE have been helped by several past interns during recent workdays, and several of them have applied for the vacated associate position. We have reviewed and scheduled interviews for the first round of candidates scheduled for 19/20 January for the part time Water quality and Education associate position, and hope to find a qualified candidate who will settle into the job.



GSWA Board of Trustees Meeting
Minutes
11.29.2021

Tony DellaPelle convened a meeting of the Board of Trustees at 6:11 p.m. in the Great Swamp Watershed Association Offices at 568 Tempe Wick Road Morristown. Board members present included Kate Barry, David Naidu, Stacey Valentine, Ralph Jones, Eric Inglis, Reed Auerbach, Kevin Sullivan, Dot Stillinger, Chris Obropta, Clark Wagner, Guy Piserchia and Lisa Stevens. Advisory Council members included Kathy Pfeil, Alan Pfeil, Adam Psychos, Frank Stillinger, Sally Glick, and Russ Furnari. Staff members included Sally Rubin, Sue Levine, Wade Kirby and Val Thorpe.

Tony called for the approval of the previous Board Meeting Minutes dated September 13, 2021. *Reed Auerbach made a motion to approve the Minutes which was seconded by David Naidu. All in favor. None opposed. The motion carried.*

Val then reviewed the financial results from our Fall Gala which included:

Underwriters: \$47,000

Silent Auction: \$33,036

Advertising: \$9,750

Cash donations (at the Gala): \$5,074

Gala net income is approximately \$116,000 and exceeded budget (approximately \$98,000 budgeted net).

Sue Levine then delivered her Finance Report.

Financial Oversight policy was amended as follows with finance committee approval:

1. Approvals amended: two approvals for checks over \$10,000 versus two signatures. Currently, internal policy (not bank policy) requires dual signatures required in excess of \$10,000. During Covid and for practical reasons for on-line bill pay, it should be changed to read two approvals for over \$10,000.
2. Added: For expenditures over \$50,000 three approvals will be required to include the Executive Director, The Finance Director and either the Chairman of the Board or Treasurer.

Audit review and discussion:

1. Leases - leases are a new ASU requirement. We have asked the auditor to include a footnote as our lease has an easy out clause.
2. Functional Expenses - The capital campaign expenses of \$42k were included in Development. We had the auditor move \$9k for Strategic Plan to Programming and split the difference between Management and Development.

The Finance Committee approved the audit report with the two noted revisions.

We request the board to approve the audit report with those two revisions. Motioned: Kevin Sullivan 2nd: Chris Obropta. All in favor. None opposed. The motion carried.

Endowment Value as of 11.29.21 is \$1,487,972 and the Operational Fund Value as of 11.29.21 is \$321,912:

1. Clark did a review of the Endowment and Board Designated Invested Funds with the Finance Committee, and we reviewed the holdings versus targets. The Finance committee agreed we needed a rebalance. We discussed the bond market and implications. Although the rebalance recommendation would be 5% moved from equity to bonds, we agreed we would move 2.5% or \$40,000 for the Endowment. For the Board Designated Invested Funds we agreed to make the full adjustment proposed.
2. For the next Finance Committee meeting – we will review the ESG results and assess whether we should change our holdings %.
3. Clark has agreed to do the Endowment presentation for the January Board Meeting. Thank you Clark!!!

October YTD – Operational Revenue was \$392K; Operational Expense was provided in the board packet at \$321K and now corrected to \$298k:

1. Per the Budget Deficit Policy – there was no Gala Trigger
2. There were some corrections made to expenses – some bills were double counted, YTD revenue is ahead of budget and expenses below budget with a net operational improvement over budget of \$67K.

Sue stated that over the past ten years the endowment has grown from \$700,000 to \$1.4 million. She then explained the “trigger policy” whereby anticipated revenue is eschewed for one reason or another. If revenue is off by more than 10% based on the various triggers, a finance committee meeting is held to discuss and re-evaluate expenditures. Revenue is tracked on a monthly basis.

Dot Stillinger stated that we are not in the business of making money, but rather spending money to save the planet. Kevin Sullivan spoke about the importance of a strong endowment. Chris Obropta spoke on behalf of the staff and the extra hours required to execute certain programming, i.e., the native plant sale. Sally advised the board that staff bonuses will be given in December. Sally informed the board of the recent loss of Angela Oviedo, a programming staff member who preferred a work environment with more consistent structure. Sally also spoke about the conservative philosophy with which new staff members are hired based upon the anticipated number of hours worked each week. Consideration is given to hiring new staff members as well as land preservation/stewardship as dictated by the Strategic Plan. Tony endorsed the focus of those two areas.

Kathy Pfeil was concerned about pollutants on the road, i.e., salt, etc. and their detrimental impact on water quality. Russ Furnari raised the question of the cost of stewardship. David Naidu stated that partnering with other organizations could be feasible through the recent Infrastructure Plan: a “wish list” to help with federal funding.

Tony then called for approval of the Financial Oversight Policy. *Dot Stillinger made a motion to approve which was seconded by Clark Wagner. All in favor. None opposed. The motion carried.*

Sally then reviewed a Memorandum of Understanding with the Township of Chatham relevant to the Rolling Knolls Superfund Site. Tony explained the full ramifications of the memorandum. Our goal is for the property to be available to the public for passive recreation and should be considered a reasonably anticipated future use. The EPA is not being particularly supportive at present. The CAG (Community Advisory Group) currently has a grant from the EPA for a consultant. Sally will need to apply for additional funds.

The Irene Spring Tree Farm is a beautiful property in Mendham Township that had been zoned for ten acres; now reduced to five acres. 30 days remain to contest the zoning ordinance. GSWA could act as a fiduciary for neighbors who wish to contest the zoning and/or wish to work to preserve the property. An environmental assessment could be conducted if the property owner consents. There are wetlands on the property and three headwater streams of the Passaic River. Dot said the property satisfies three conditions that qualify it for preservation, and she recommended that we serve as a fiduciary subject to GSWA's vetting. *Dot motioned and Kevin seconded for GSWA to serve as a fiduciary for the Irene Spring Tree Farm. All in favor. None opposed. The motion carried. It should be noted that Eric Inglis, a resident of Mendham Township, recused himself from the discussion and vote.*

A geocaching event will be hosted by John Neale on Saturday, December 3rd at our CMA. Please attend! We will host a "Wine and Cheese Friend raiser" at headquarters on Wednesday, December 8th from 5:30 - 7 p.m. This is our first in person event since COVID. Please come and bring friends.

Tony announced that he is willing to serve his second year as Board Chair (originally he thought he was going to have another obligation taking his time in 2022) and asked the board to become better in three areas:

- Recruitment of younger board members
- Working downstream
- Seeking more ethnic diversity on the board

He then adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Wade Kirby
Director of Development

Annual Meeting Finance Minutes November 29, 2021:

1. FY 2021 was a challenging year for everyone. During the pandemic both the community and the GSWA staff out did themselves. We held
 - Two music fests – rain and shine
 - An incredible plant sale
 - Corporate and foundation support was above prior year and budget
 - Major Donors, membership and trustee giving was above prior year and budget
 - The EQIP project was added and largely completed with successful results in retaining more water at the CMA
 - And even the Zoom Gala was a home run
 -

We ended the year with a total operational revenue of \$1.2M and expenses of \$1.1M. Other income for Cares Act Funds (PPP1 and ERC) and Dividends, Interest and Gains on Investments was \$0.5M, for a change in net assets of \$0.7M.

2. Other financial news:
 - a. The Investment account balance at 6.30.21 was at \$1.7M.
 - b. At a prior annual meeting we were asked to evaluate investments that are focused on sustainability. Investment policies have been reviewed and modified, and we now include holdings that are evaluated for their environmental, social and corporate governance scoring.

Noe Pond Club to stay as Silverman Group reaches deal to sell property

- By CLAUDIA CEVA Editor January 14, 2022

CHATHAM TWP. - The Noe Pond Club is here to stay.

Scott Readlinger and Lawrence Palumbo, Madison residents and longtime club members, recently formed Noe Pond, LLC to purchase the 35-acre lot on Southern Boulevard from the Silverman Group of Basking Ridge, the current owners, and ensure it remains as a swim club and valuable open space property.

The purchase agreement has all but been finalized between the two companies as of Friday, Jan. 14, according to Palumbo.

Along with recreational swimming, the club will offer a competitive swim team, summer camp program, tennis and paddle tennis.

Noe Pond, LLC, will also work with Chatham Township to make any necessary improvements to the facilities.

Should the purchase not be closed by this summer, Palumbo said the club will remain in operation with "no interruption" for all members.

Additionally, Chatham-based Boxcar has been tapped to run the operations side, processing membership dues, hiring staff and overseeing the club's day-to-day operations.

Boxcar CEO Joe Colangelo said his team is "excited" to be involved in the venture.

"We've spent four years getting to know the residents of Chatham and Madison through our commuting services and look forward to helping make summers even better at Noe Pond Club," he said. "Clubs like this are an integral part of what makes suburban communities special. I love that this spot has such a long and storied past and I'm thrilled that Boxcar can be part of its future."

Saving Noe Pond

Palumbo said the main goal of forming Noe Pond, LLC with Readlinger was to keep the club open and stop any potential development from happening, empathizing with the concerns brought about by both the "Save Noe Pond" group and the Great Swamp Watershed Association (GSWA).

"For the community at large, I think it was a win - I think they'll view it as a win," he said.

The Silverman Group purchased the site, which is located across from the Fairmount Country Club, in December 2020 and the news was not taken lightly by residents in the Chathams, Madison and Florham Park making up the majority of its membership.

The purchase inspired residents from those various towns to form the "Save Noe Pond" grassroots movement advocating against major development on the property.

A rally was held to help spread the word about the movement in mid-January 2021, drawing more than 100 supporters braving the frigid temperatures.

The Silverman Group allowed the club to operate during the summer through a lease agreement with a group of members including Readlinger, as there were no immediate plans for redevelopment on the site, according to both planning and zoning board records in Chatham Township.

Chatham Township Committeewoman Stacey Ewald said the Silverman Group had been in talks with ownership at the former Charlie Brown's restaurant site across from the Hickory Square shopping center down the street on Southern Boulevard to develop an affordable housing plan with the Noe Pond property, but it fell through.

The township now owns the Charlie Brown's site instead.

Environmental Impact

The GSWA did its due diligence, hiring an environmental consultant through Clean Waters Consulting, LLC, in Ringoes, to conduct a study of the site and the potential impact any development may have on the immediate area, including the Great Swamp Wildlife Refuge which sits adjacent to the site.

Stephen Souza, the consultant, advised against developing the land because it contains wetlands, and the potential harm development would cause to the Black Brook flowing along the eastern side of the property and in his report from May 11.

GSWA Executive Director Sally Rubin said in September, based on Souza's report, the association would be advocating for the land to "not in any way be developed."

'Great News'

Readlinger and Palumbo released a joint statement announcing the pending purchase of the property on Friday afternoon.

"We are delighted at the opportunity to preserve Noe Pond as open space and a club for area residents," the two said. "As members of Noe, our one and only objective is to ensure that this Chatham institution remains a family gathering place for years and years to come."

Excitement has already begun to build on social media regarding the announcement, particularly among members and supporters of the "Save Noe Pond" group.

"Best news of the month," one Facebook user exclaimed on the "Save Noe Pond" page. "Thank you to all involved."

Another Facebook user said, "That's great news for our communities."

Kudos to the Borough for recent steps toward River Road improvement.

Now* is the ideal time to envision the Redevelopment Area as including a wide, beautiful natural area & walking park along the incredible ~3,000-foot riparian edge of the Redevelopment Area.

**early in the Redevelopment Plan Process*

Such natural places create magnificent “win-wins” with well-planned adjacent development

- **Win-Win!** The Borough has the leadership and ethos to accomplish this. Council, Planning Board and Planner can create a strong vision for how much this would:
 1. Draw 21st Century business owners, tenants, etc.
 2. Be a public amenity for all Borough residents (existing and new, at all income levels),
 3. Protect and improve water quality, air quality, natural diversity and the future of our planet.
- **Our Passaic River** is not only a timeless treasure that is recovering from past decades of degradation, but also a water source for ~2,000,000 New Jersey residents. High Quality natural buffers purify rivers. Stronger natural river buffers also offer storm/flood protection, carbon sequestration, superior habitat.
- **Significant Grant Money Available:** A natural area plus a park-like walking path will attract significant County and State dollars and be an incredible Example Project statewide and beyond....from the planning grants to the preservation, restoration and trail-creation phases.

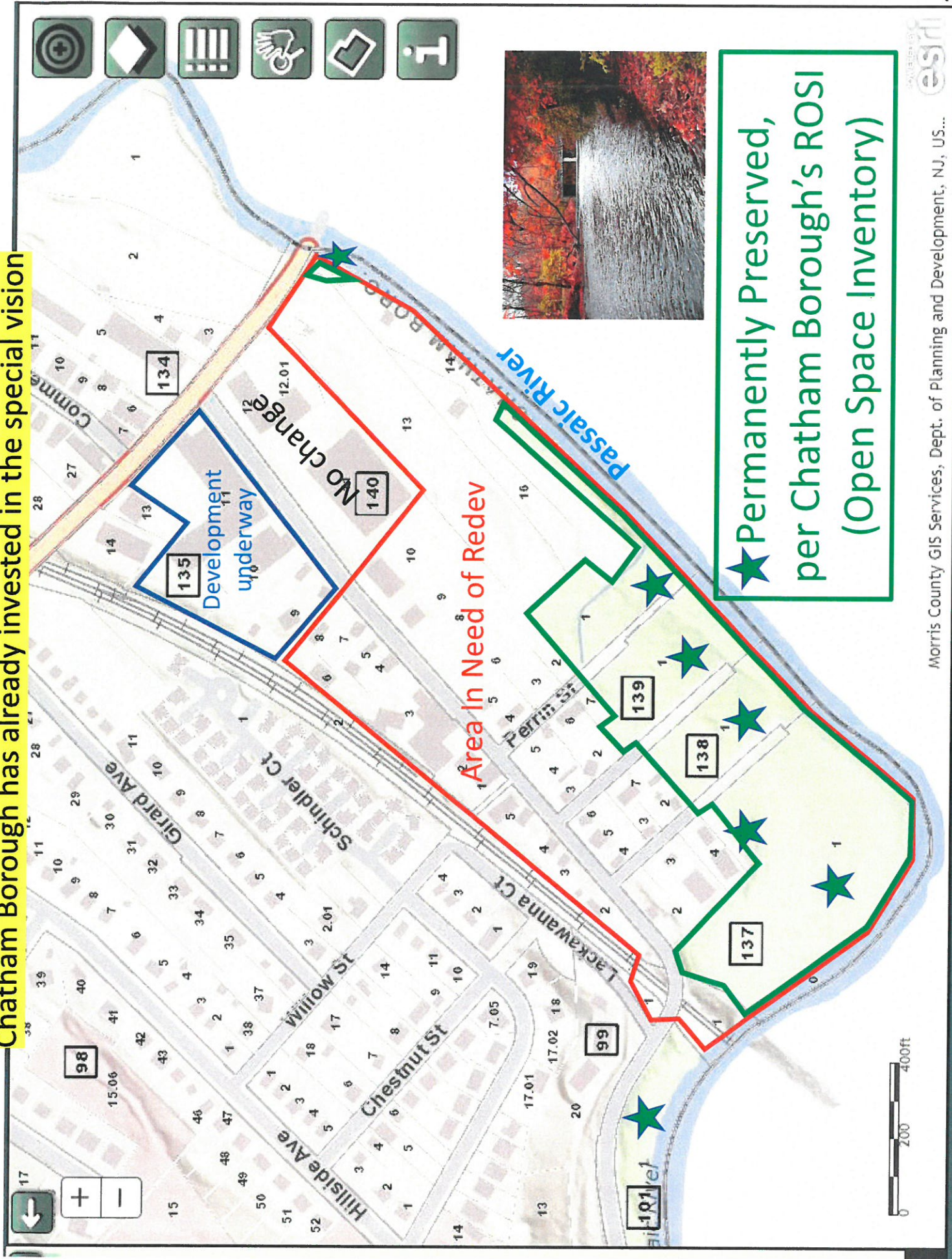
Now is the ideal time to envision the Redevelopment Area as including a wide, beautiful natural area & walking park along the incredible ~3,000 riparian feet of the Redevelopment Area.

- **Developer Appeal:** The Borough can create a plan that requires new developers to chip-into a Borough's Open Space Fund to preserve a natural & park area for public access, adding further to the appeal of the redevelopment, and everyone.
- **Trending Upward:** There is a growing number of examples of NJ towns and cities truly valuing their riverfront for all that it offers. Places like Saddle River, Hackensack, Hoboken, Jersey City, and a quickly-growing number of places nationwide as well.
- **Connectivity:** The River Road area is well connected to other Passaic River-side preservation, which further increases its amenity value. (People like the option of longer and more varied walks)
- **Private Contributions.** I would also like to help form a private endowment specifically for this purpose. For the past 13 years I have enjoyed fundraising for such wonderful and long-lasting purposes -- as a part of a broader, proactive plan utilizing public dollars and developer cooperation.



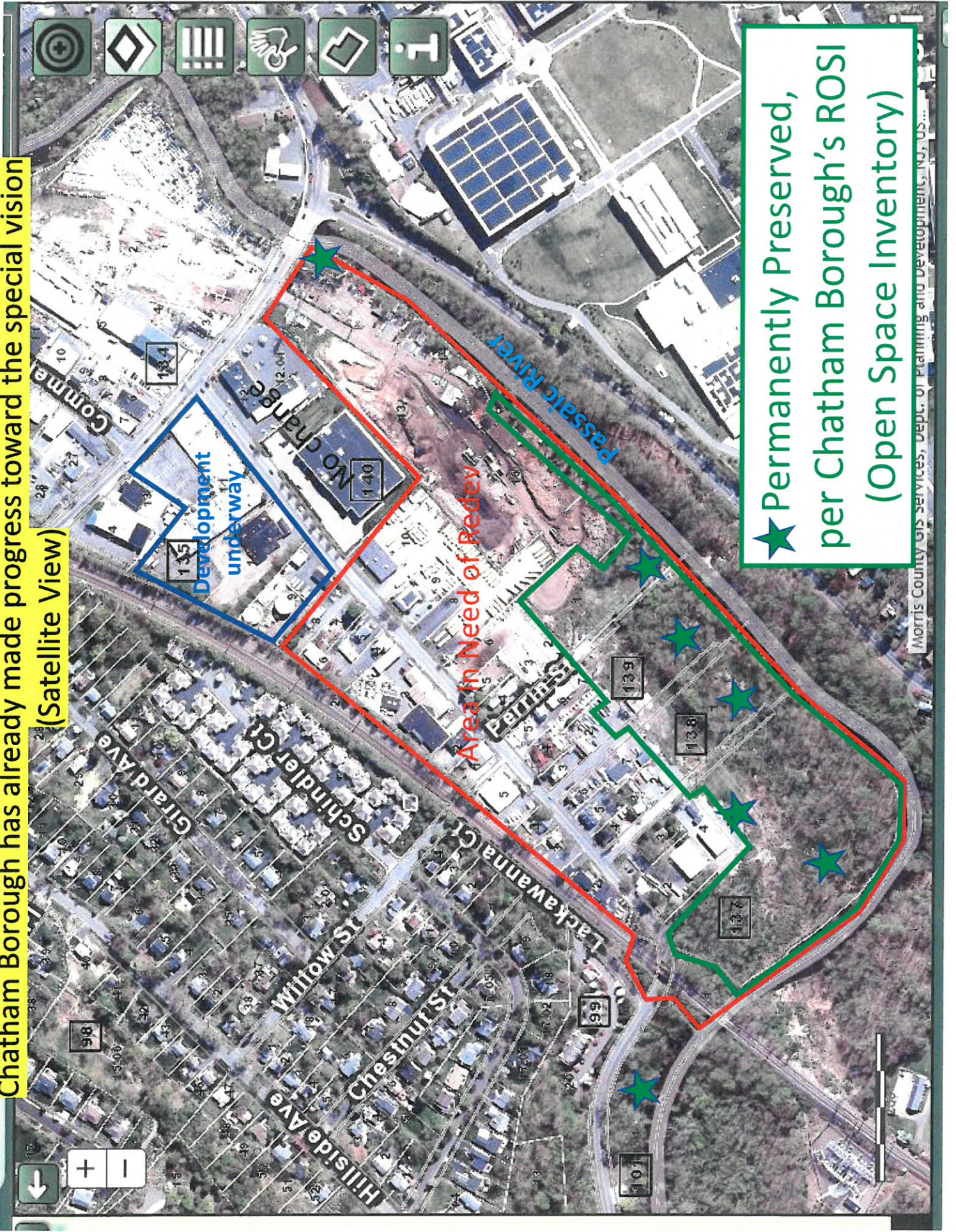
View from Stanley Park

Chatham Borough has already invested in the special vision



★ Permanently Preserved, per Chatham Borough's ROSI (Open Space Inventory)

Chatham Borough has already made progress toward the special vision (Satellite View)



★ Permanently Preserved,
per Chatham Borough's ROSI
(Open Space Inventory)

Chatham & DEP Database: parcels are permanently preserved open space

<https://www.nj.gov/cgi-bin/dep/greenacres/facproc.pl>

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- Forms & Regulations
- Open Space Database
- Success Stories
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- Contact Us
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Open Space Database

Facility Name: if followed by - DIV = parcel was entirely diverted; if followed by - P/DIV = parcel was partially diverted; and if followed by - COMP = parcel was a compensation piece for previous diversion.

Interest: CR: Conservation Restriction; Fee: Fee Simple; Lease: Leased land

Type: M - Municipal; C - County; N - Non Profit

County: MORRIS **Municipality:** CHATHAM BORO

Block	Lot	Facility Name	Interest Type
100	1	HILLSIDE AVE CONSERVATION AREA	FEE M
101	1	STANLEY PARK	FEE M
129	1.01	SHEPARD KOLLOCK PARK	FEE M
129	40	SHEPARD KOLLOCK PARK	FEE M
137	1	JAMES AND PERRIN CONSERVATION AREA	FEE M
137	5	JAMES AND PERRIN CONSERVATION AREA	FEE M
138	1	JAMES AND PERRIN CONSERVATION AREA	FEE M
139	1	JAMES AND PERRIN CONSERVATION AREA	FEE M
140	1	JAMES AND PERRIN CONSERVATION AREA	FEE M
20	19	WOODEND PARK	FEE M
33	16	GARDEN PARK	FEE M
34	1	BROOKSIDE GROVE	FEE M
40	5	WUHALA WOODS	FEE M
42	3	WUHALA WOODS	FEE M
43	5	WUHALA WOODS	FEE M
56	15	MEMORIAL PARK	FEE M
99	1.18	HILLSIDE AVE CONSERVATION AREA	FEE M

The above information is the Recreation and Open Space Inventory (ROSI) on file with Green Acres. Please note that Green Acres relies on the accuracy of the information provided to us by the Local Unit(s) in maintaining the accuracy of our database. Since it is the responsibility of the Local Unit(s) to ensure compliance with Green Acres rules, it is strongly recommended that you confirm this information with the Local Unit(s).

[back to search](#)

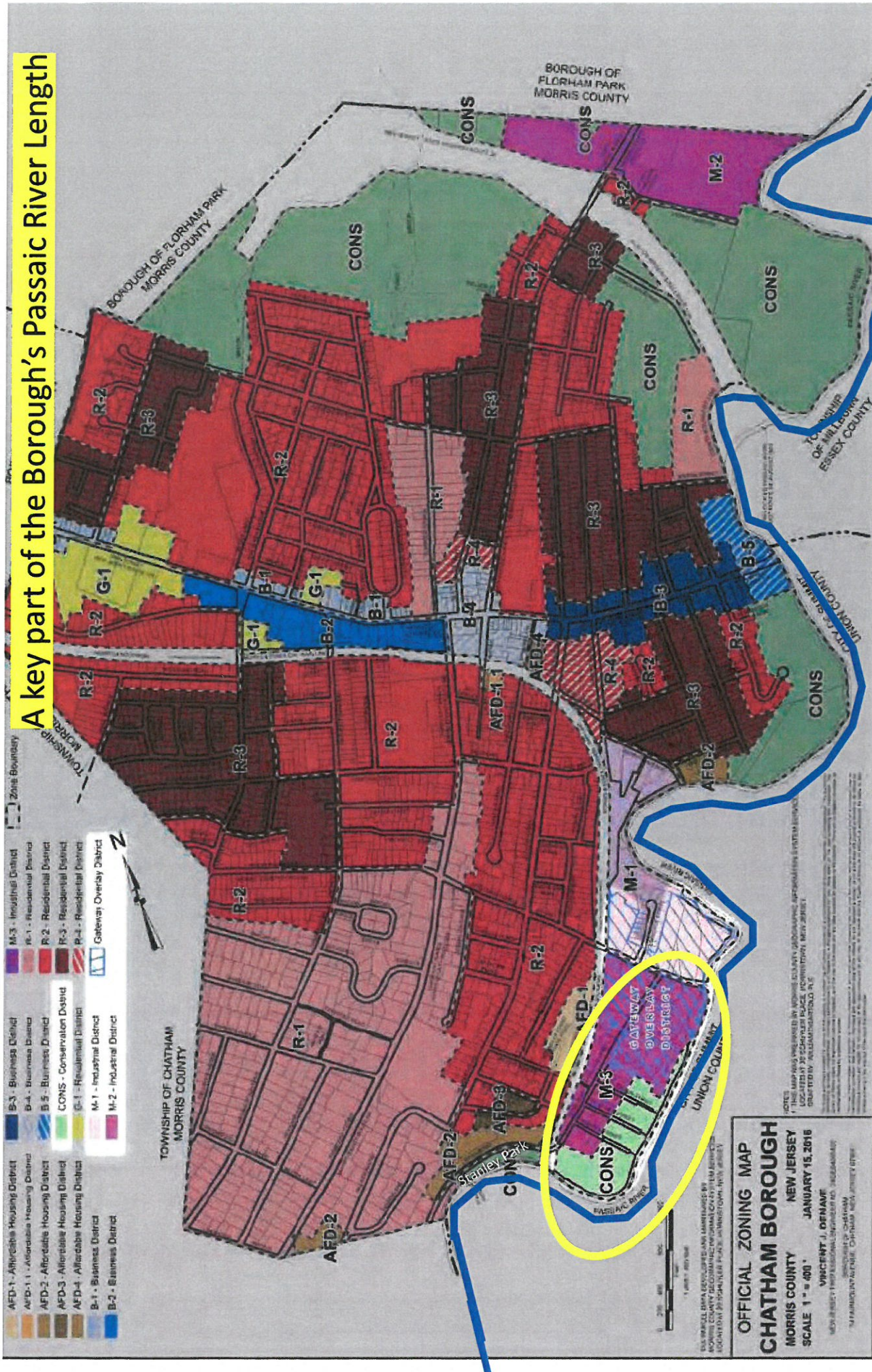
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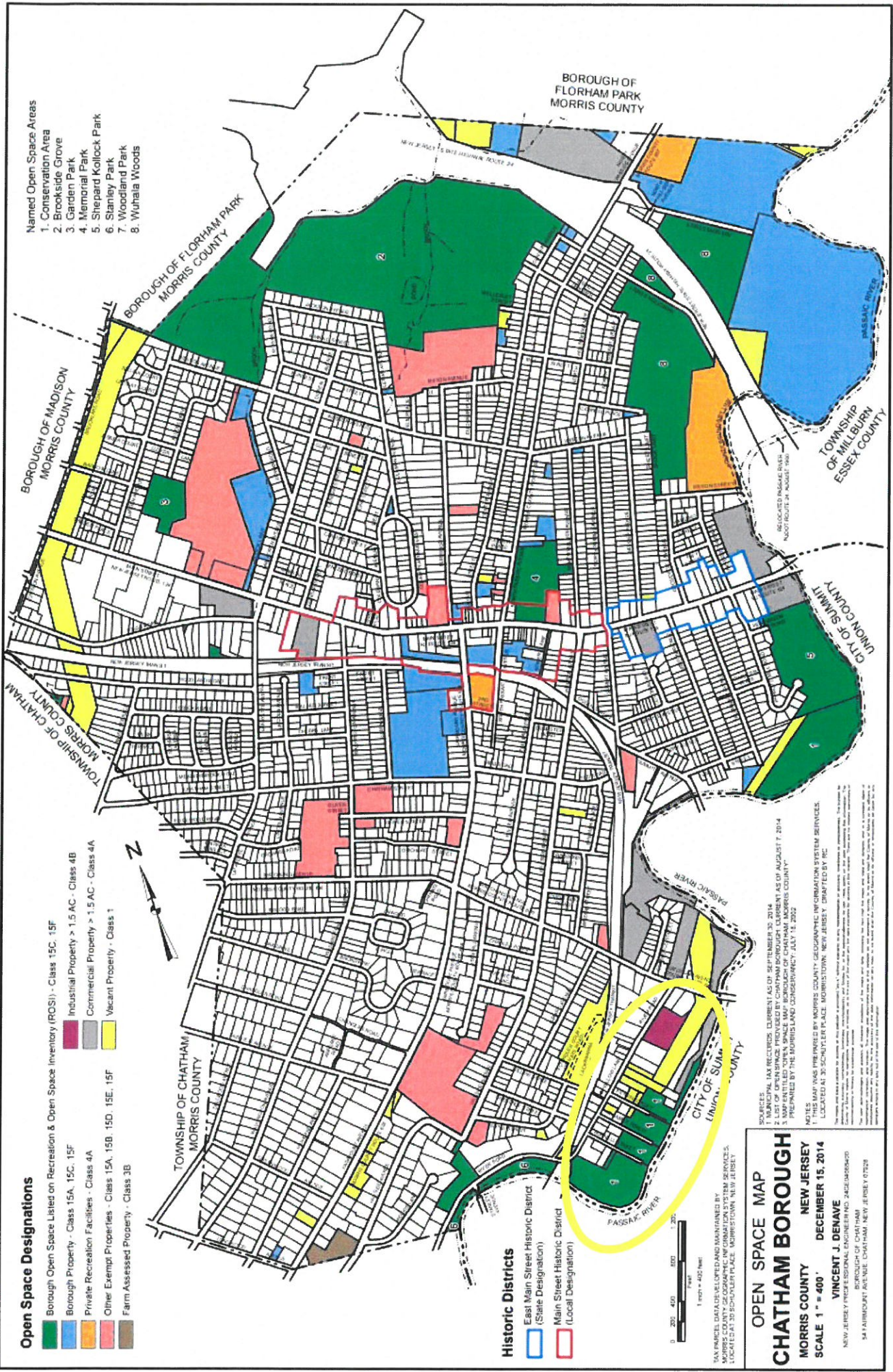
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A key part of the Borough's Passaic River Length

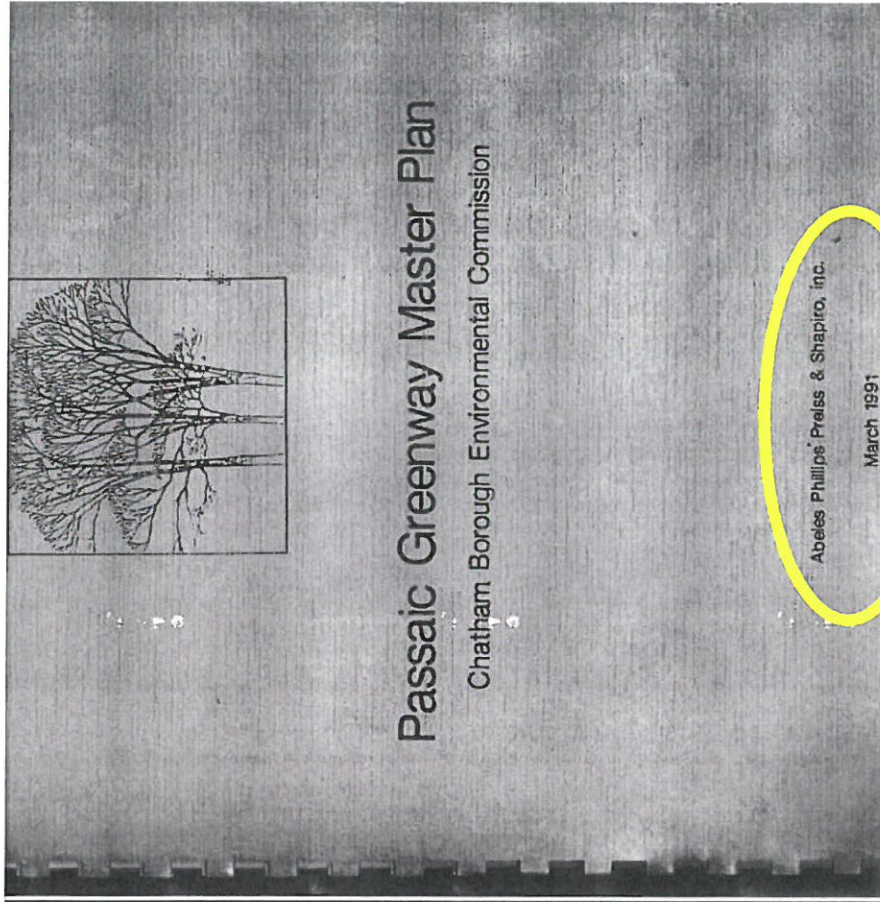


Map 6: Zoning Map prepared by Vincent DeNave, with Study Area Highlighted by DMR. **Approx. path of Passaic River, which is a route for open-space re-imagining**

Another View: Key part of the Borough's Passaic River Length



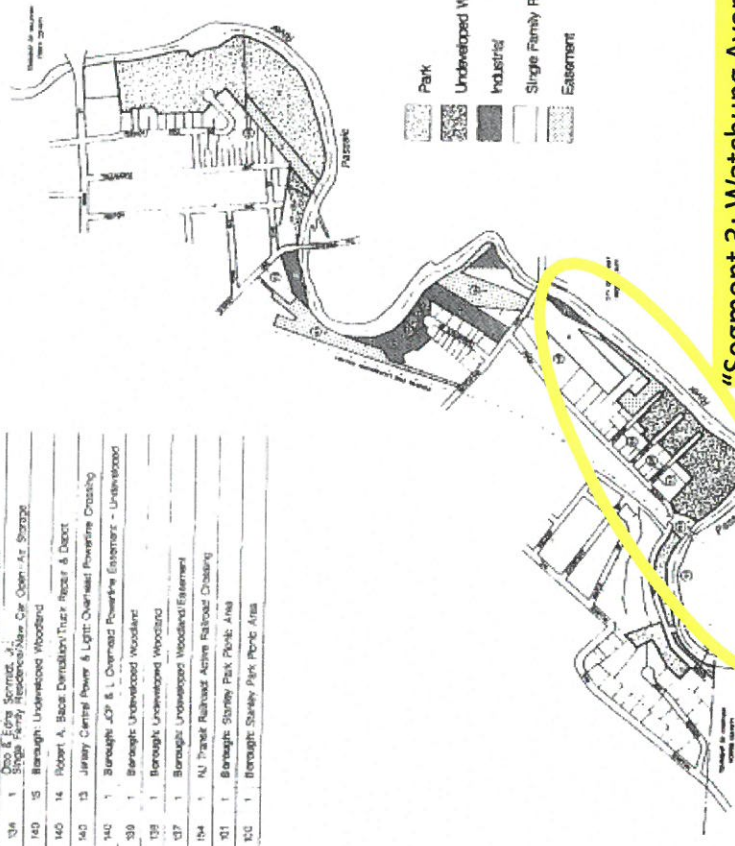
It Has Been Chatham Borough's Plan for Over 30 Years



Chatham Borough Passaic River Greenway
Chatham Borough Environmental Commission

Block Lot Ownership and Use

129	1	Borough: Sheard (later Park Blvd.)
129	40	Borough: Sheard Kolback Park (Underwood Woodland)
129	41	Jersey Citrus Grower & Light Overhead Powerline Estimation
129	42	Borough: Underwood Woodland
129	45	Mrs. Ruth E. Galt D/O J.E. Johnson 3481 Passaic Road/Underwood Woodland Sublot 100 (Underwood Woodland)
133	1	Sublot 100 (Underwood Woodland) Office Development
134	2	NJ Transit Railroad Excess Railroad Property - Underwood
134	29	SPB Associates, Trust: Vacuum/Trucking Operator
134	17	W.S. Mire et al Realty
134	18	Maxwell Grace & Sons, Inc.: Heavy Equipment Retail
134	15	Rakely Company: Electrical Shop
134	14	Bilberry Company: Electric Shop
134	3	Judith W. Higgs & Bob W. Legner: Two Year Lumber Store
134	2	Jersey Capital Power & Light Overhead Powerline Estimation - Underwood
134	1	Shoemaker & Sons, Inc. Storage Heavy Equipment/Heavy Car Over-As Storage
140	15	Borough: Underwood Woodland
140	14	Robert A. Bacci Demolition/Truck Repair & Depot
140	13	Jersey Capital Power & Light: Overhead Powerline Crossing
140	1	Starlight JOP & L. Overhead Powerline Estimation - Underwood
139	1	Borough: Underwood Woodland
137	1	Borough: Underwood Woodland Estimation
134	1	NJ Transit Railroad Active Railroad Crossing
101	1	Borough: Stanley Park Park Area
100	1	Borough: Stanley Park Park Area

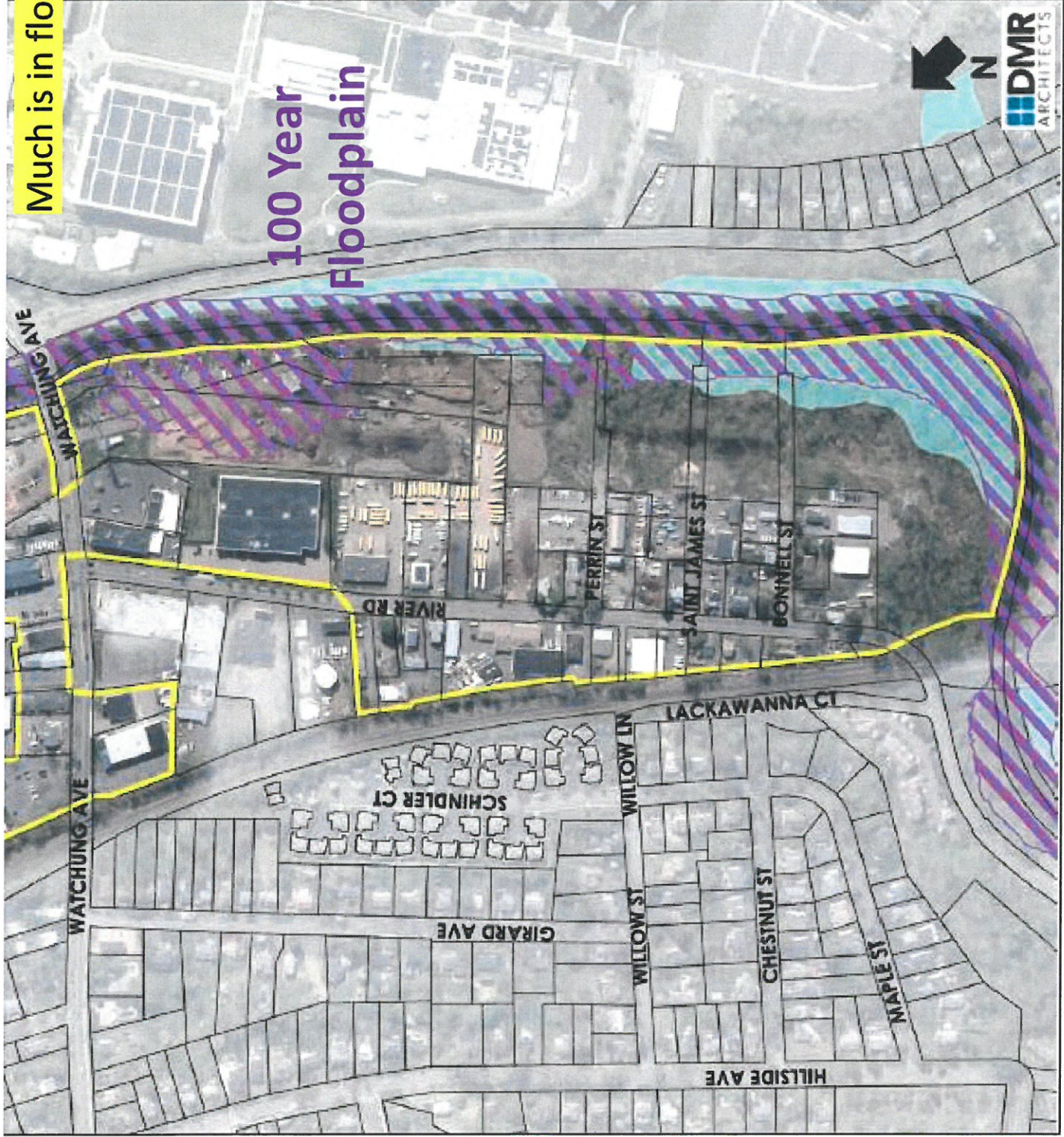


“Segment 3: Watching Avenue to Stanley Park” -- Discussed on Pages 10-13 of the 1991 report.

“Overall, the feasibility for providing a Greenway along this section of the Passaic River is very good. Obviously, the fact that much of the riverfront property already belongs to the Borough makes its implementation all the more feasible.”
(Page 11)

Much is in floodplain

100 Year
Floodplain



Map 5: 100-Year flood plain (purple) and likely wetland areas (blue-green).

Owner:
 Kamik LLC (Lot 13)
 S. Rotondi & Sons Inc.
 Angelo G Rotondi (Others)

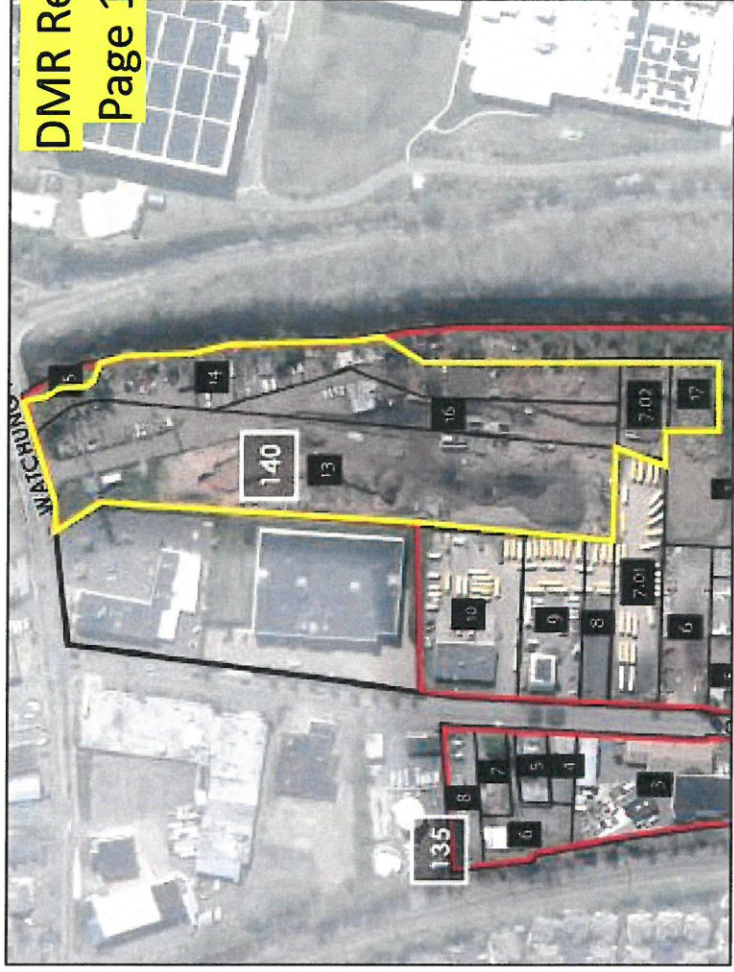
Property Use:
 Contractor Yard

Business Name:
 S. Rotondi & Sons Inc.

Property Acreage:
 7.07 Acres

Zone District:
 M-3 Industrial District
 Gateway Overlay Zone

Permitted Use:
 No



PROPERTY VALUE:

According to the Borough of Chatham the assessed value for the delineated area is:

	Lot 7,02, 16-17	Lot 13	Lot 14	Total
Land:	\$ 745,100	\$ 461,600	\$ 498,000	\$ 1,704,700
Improved:	\$ 151,800	\$ 0	\$ 49,500	\$ 201,300
Total:	\$ 896,900	\$ 461,600	\$ 547,500	\$ 1,906,000

PROPERTY DESCRIPTION:

The property is a large tract with two separate owners, that is generally used for landscaping and related contractor businesses. The Kamik property (Lot 13) is almost entirely within the JCP&L right-of-way, restricting possible uses. The Rotondi-owned lots are also within the JCP&L rights-of-way, but constrained by that right-of-way to a lesser degree. The activities on these lots are set far from the Watchung Avenue right-of-way. The lots closest to the river, including a portion of Lot 13, are at least partially within the 100-year floodplain.

This Report recommends designating the property as being in need of redevelopment consistent with criterion "d" at N.J.S.A. 40A:12A-5 based on the findings stated in this section and in Section IV "COMMON SITE ISSUES AND REASONS FOR THEIR CONSIDERATION FOR DESIGNATION PURPOSES", which details detrimental impacts to the health, safety, and welfare of the community from common site issues.

NOTABLE LAND DEVELOPMENT COMPLIANCE ISSUES:

- §165-32.B prohibits outdoor storage from occupying more than 50% of any yard where it is located, whereas outdoor storage constitutes the vast majority of the property.
- §165-32.B prohibits materials stored outdoors from exceeding six feet in height, so that they may be concealed by a 6-foot barrier, whereas the materials stores on site greatly exceed six-feet in height and cannot be properly screened. (Criterion "d" detrimental use as evidenced by the need to stack materials to unsafe height)

SITE LAYOUT ISSUES:

- A substantial portion of the site is within the 100-year flood plain. This makes it especially harmful to the community and the environment that the site is used for outdoor storage of loose materials and equipment related to the contractor use. (Criterion "d", site arrangement and design fails to account for flood risks)
- The site is oriented to Watchung Avenue and River Road in such a manner that the operations thereon, including piles of landscaping materials, are highly visible to the public. The appearance of the site has a detrimental impact on the character of the area, which the Borough desires to reshape as a gateway district. (Criterion "d" per Section IV.8)

IMPROVEMENT DESIGN ISSUES:

As DMR did not enter the site, DMR cannot determine if the contractor's office building located in the center of the lot and within the 100-year floodplain is designed to withstand a 100-year flood.

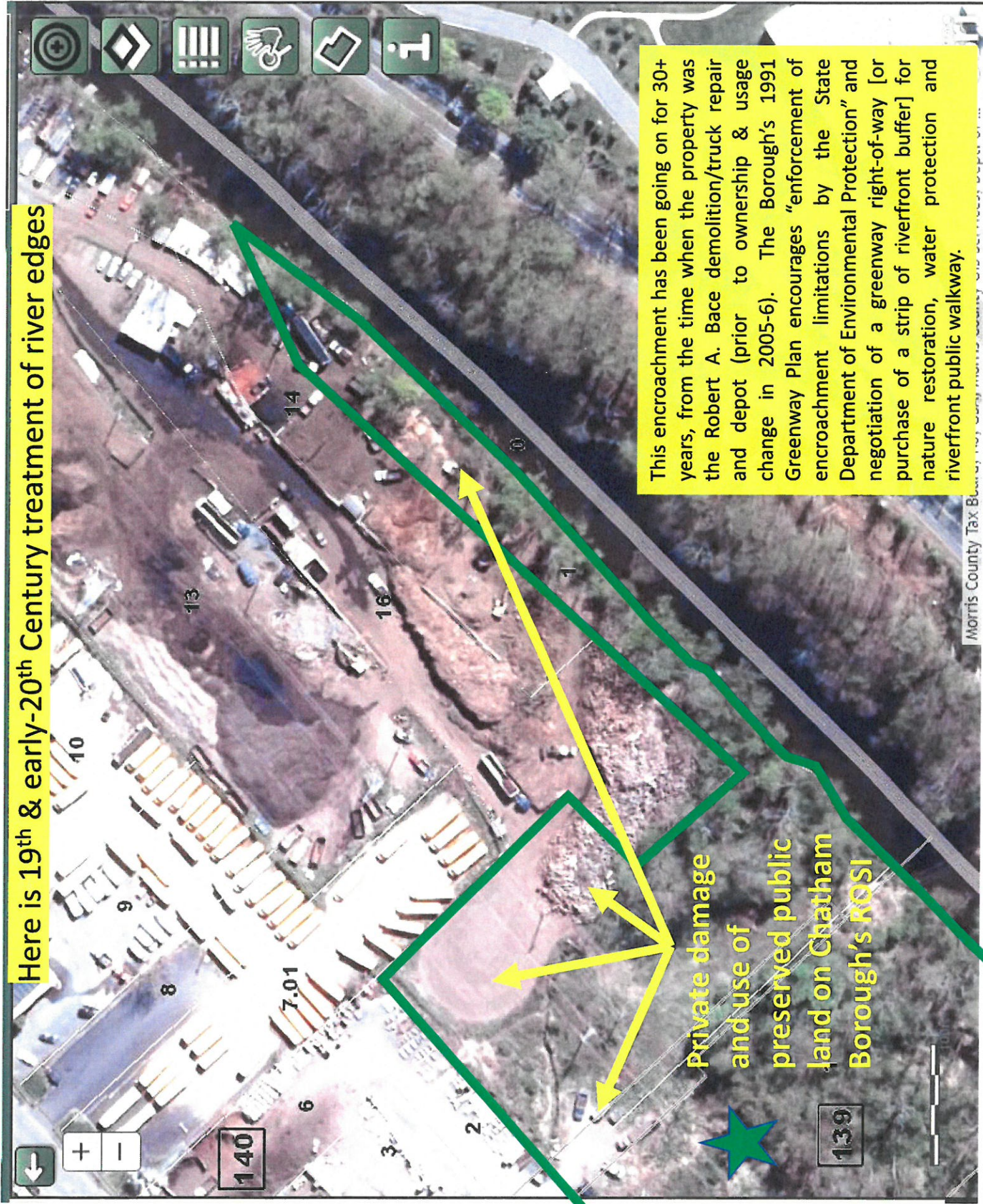
PROPERTY CONDITION:

As DMR did not enter the site, DMR did not have an opportunity to assess the condition or quality of structures or surfaces in the interior of the property.

BOROUGH RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

- Police: The site experienced 12 motor vehicle incidents since 2014, indicating that there may be flaws with the circulation and access systems on the site. Other significant incidents during that same time frame include fires, trespassing, road hazards, traffic violations, theft, and traumatic injuries.

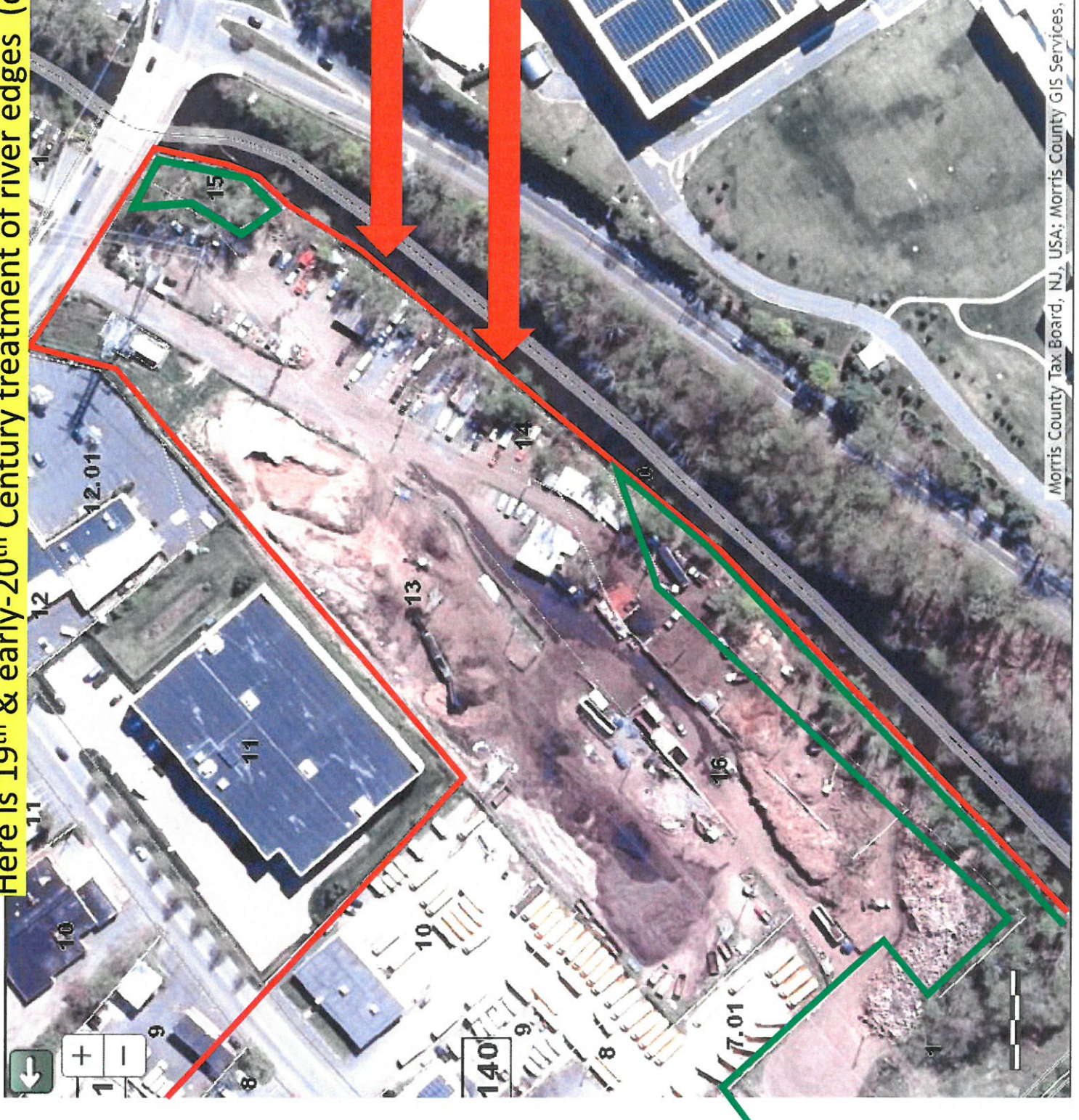
Here is 19th & early-20th Century treatment of river edges



This encroachment has been going on for 30+ years, from the time when the property was the Robert A. Bace demolition/truck repair and depot (prior to ownership & usage change in 2005-6). The Borough's 1991 Greenway Plan encourages "enforcement of encroachment limitations by the State Department of Environmental Protection" and negotiation of a greenway right-of-way [or purchase of a strip of riverfront buffer] for nature restoration, water protection and riverfront public walkway.

Private damage and use of preserved public land on Chatham Borough's ROSSI

Here is 19th & early-20th Century treatment of river edges (continued)

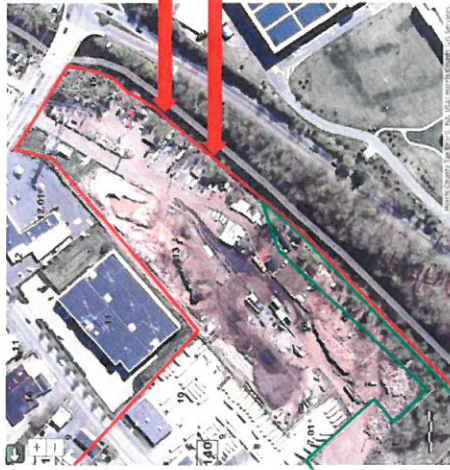


No river buffer observed.

Gravel and runoff directly into river.

(Source of household water for approximately 2m people)

At this site, gravel bulldozed/snowplowed directly into Passaic River



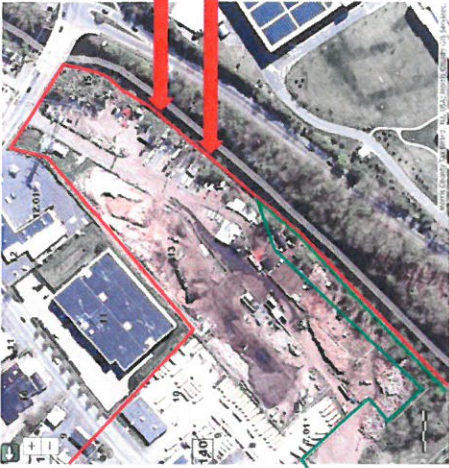
No buffer observed.

Gravel and runoff directly into river.

Source of household water for approximately 2m people



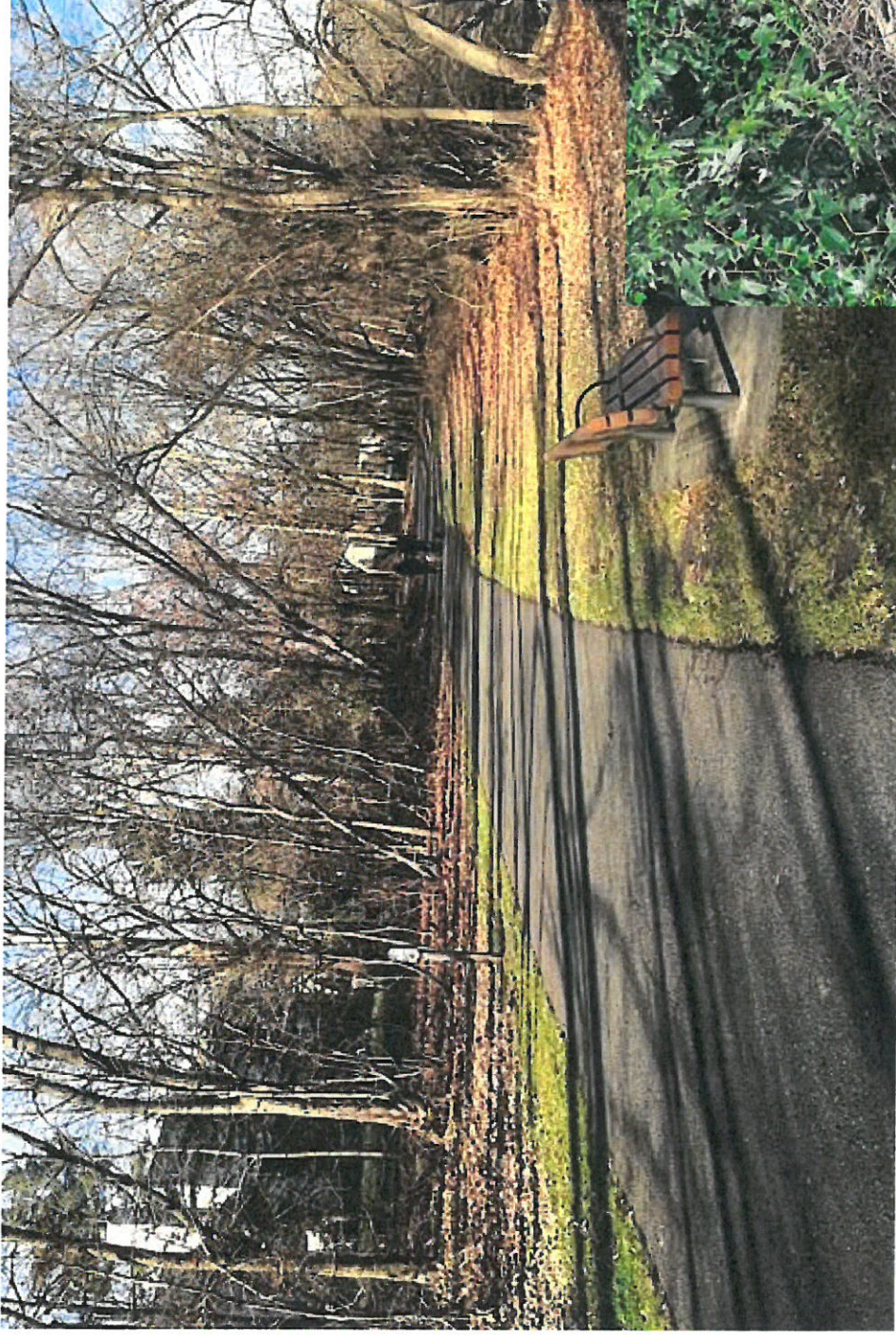
At this site, trash allowed to tumble toward river



No buffer observed.
Gravel and runoff directly into river.
Source of household water for approximately 2m people



Example: Saddle River, NJ – Natural Area Path, adjacent to development



Increasing number of plans in progress for riverside development with natural areas and public access: Hackensack, Hoboken, Jersey City, and others

Natural areas & paths adjacent to intensive development, Wilmington, DE



Riverside Park, Manhattan

Now—early in the
Redevelopment Plan
Process—is the
ideal time to
envision a wide,
beautiful natural
area & walking park
along the incredible
~3,000-foot riparian
edge of the
Redevelopment
Area.



Stanley Park
Chatham Borough
Winter Sunset