



**2020 APPLICATION FOR THE MORRIS COUNTY  
OPEN SPACE TRUST FUND**

**DEADLINE: FRIDAY, JUNE 12, 2020, 4:30 P.M.**

*Do not attach any materials that are not expressly requested in this application as these materials will not be accepted. Moreover, all maps submitted must be 8 1/2" X 11" in size. Anything larger, and the application will be deemed incomplete and returned to the applicant. The application must be stapled and not contained in a binder, folder, etc.*

*Please submit all information requested in the application checklists. Any missing information will deem the application incomplete.*

**IMPORTANT: TWO COPIES and a digital version of an appraisal, conducted in accordance with Section 3.3.6.2 of the Morris County Preservation Trust Fund Rules and Regulations, are due with the application by 4:30 P.M. Friday, June 12, 2020 along with the Project Finance Sheet (Page 4B).**

**PLEASE BE ADVISED THAT HANDWRITTEN SUBMISSIONS OF APPLICATION WILL NOT BE ACCEPTED. THANK YOU.**

Project Title: Methodist Church Property Purchase

Name of Municipality or Charitable Conservancy: Mendham Borough

Address: 2 W. Main Street  
Mendham, NJ 07945

Chief Executive Officer: Joyce Bushman, Municipal Administrator

Contact Person: Jeanne Pugsley, Administrator's Assistant

Phone Number: 973-543-7152

E-Mail of Contact Person: jpugsley@mendhamnj.org

E-Mail of Chief Executive Officer: jbushman@mendhamnj.org

Type of Application: (check all appropriate boxes)

- Acquisition in Fee Simple
- Acquisition of Less Than Fee Simple (i.e., conservation easement/development easement)- Complete Schedule D on p. 10 --

**Please include copy of deed/easement language**

- Both Acquisition in Fee Simple and Less than Fee Simple
- Primarily Passive Recreation
- Primarily Active Recreation
- Passive Recreation and Active Recreation

Is this the priority application being submitted by the applicant (If more than one application is being submitted)?  No  Yes

Have you made an application for this project to the Morris County Open Space Trust Fund before?  No  Yes When? \_\_\_\_\_

Location of Site:

Municipality: Mendham Borough

Street Address: 10 East Main Street

Is the property located in the Highlands?  No  Yes

If yes, please indicate:  Planning Area  Preservation Area  Preservation Area and Planning Area

<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Acres To Be Acquired</u>
<u>601</u>	<u>5</u>	<u>2.40</u>	<u>1.40</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
	<u>TOTAL:</u>	<u>2.40</u>	<u>1.40</u>

Existing Use Of Site: Church and parsonage

Site Location Map (8 1/2" x 11") (Attach a legible street map with site clearly indicated)

Tax Map (8 1/2" x 11", please) (Attach tax map with site clearly indicated)  
Outlining Boundaries of Site to be Acquired and Identifying Adjacent Land Uses

Current Owner(s) of Site: Mendham Methodist Church

*If known, please include Address* 10 E. Main St.

*City* Mendham *State* NJ *Zip Code* 07945

(Attach deeds for all properties subject to the application)

Is the Site Subject to Foreclosure and/or Tax Lein Sale?  No  Yes

Proposed Short and Long Term Use of the Site by the Applicant:

Mendham Borough would like to expand existing recreational land that surrounds the site.

Copy of Existing Property Survey (if available) (Attach)

Existing Deed Restrictions \_\_\_\_\_

Encumbrances and Utility \_\_\_\_\_

Easements (if any) \_\_\_\_\_

Potential for Development of Non-Open Space Uses on the Site:  
Development Application:

(check all appropriate boxes)

- |                         |                              |  |
|-------------------------|------------------------------|--|
| Conceptual Plan         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Preliminary Subdivision | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Final Subdivision       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Preliminary Site Plan   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Final Site Plan         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Zoning of the site:

(Provide zoning designation per most current zoning map. Provide minimum lot size and permitted uses)

1/4-Acre Residence Zone  
Minimum lot size: 1/4 acre  
Permitted uses:  
- One single-family dwelling per lot which shall include any use of single-family dwellings

Is the site designated for compliance with a Mount Laurel court settlement or identified in a Complaint for Declaratory Judgement for affordable housing, or designated in an adopted master plan or zoning ordinance for affordable housing?  Yes  No

Structures:

- Is the site predominantly covered by buildings or structures?  Yes  No
- Are there any potentially historic structures on the site?  Yes  No

List all structures on the site, provide est. square footage and proposed use.

The area proposed for purchase will be subdivided from the existing church and parsonage. There are no structures on the land proposed for purchase.

Demolition:

Indicate which (if any) structures identified above will be demolished.

Provide TOTAL estimated demolition cost of each structure.

N/A

Infrastructure Issues:

- Is the site currently served by public water?  Yes  No
- Is the site currently served by public sewer?  Yes  No
- Are there plans to extend sewer and/or water to the site?  Yes  No

The nearest water hookup is \_\_\_\_\_ away.

The nearest sewer hookup is \_\_\_\_\_ away.

Ownership:

- Is the site owned by a developer?  Yes  No  
Is the site held in an estate?  Yes  No  
Do you have a signed contract with the owner(s)?  Yes  No

If yes, for what price? (**Attach a copy of the contract.**) \$ \_\_\_\_\_

If yes, what is the anticipated closing date? (**Provide month and year.**) \_\_\_\_\_

If no, what is the status of negotiations? (If there is a verbal agreement on price, but no signed contract, indicate below.)

Cost of Acquisition:

**A completed Project Finance Sheet**

**(Page 4B) is due by 4:30 P.M. Friday, June 12, 2020 with the application.**

Will you be the final owner of the property?  Yes  No

If no, to whom will ownership be transferred? N/A

Will Green Acres funding be used to acquire this specific project?

Yes  No

If yes, submit a copy of the funding request, or evidence of existing Green Acres balance, with your application.

Land Would Principally Serve: (Check one)

Neighborhood  Town  Region  County  State

Consistency With Other Plans: (**Please document all responses**)

The site acquisition is consistent with: (check all appropriate boxes)

Municipal Master Plan

This site acquisition is consistent with the 2006 Mendham Borough Master Plan goal of providing a wide range of recreational facilities to meet the present and future needs of the Borough for all age groups.

County Open Space Element

This site acquisition is consistent with the principles set forth in the Morris County Open Space element: Enhancing the quality of life in Morris County, protection of the environment, and expansion of recreational opportunity.

Does your municipality share any active recreational facilities with another municipality?

Yes  No

If yes, which town(s) and how?

If acquired, how will the lands be managed?

Mendham Borough will maintain the land.

**Morris County Open Space Trust Fund**  
**Project Finance Sheet**

Project Title: Methodist Church Property Purchase

Applicant (Municipality or Charitable Conservancy): Mendham Borough

Municipality of Project: Mendham Borough

Appraisal Firm: \_\_\_\_\_ Appraisal as of date: \_\_\_\_\_

1/01/04 as of value: \$ \_\_\_\_\_ Post-Highlands appraised value: \$ \_\_\_\_\_

Total Cost of Land = \$ _____
(NOTE: Do <b>NOT</b> include ancillary costs such as appraisals, surveys and legal fees.)
Total cost is <input type="checkbox"/> appraised value <input type="checkbox"/> contract amount <input type="checkbox"/> appraised and contract value <span style="margin-left: 500px;"><input type="checkbox"/> verbal offer</span>
<b>Morris County OSTF Acquisition Funds Requested = \$ _____</b>
Acquisition Balance = \$ <u>0</u>
Source of Acquisition Balance:
Applicant Green Acres Grant \$ _____
Status of Grant (i.e., approved and available, pending): _____
Municipal Open Space Trust Fund \$ _____
(Complete Schedule C on p. 9)
Other Municipal Funds \$ _____
Non Profit Green Acres Grant \$ _____
Other Grants & Donations \$ _____
Please specify Source(s): _____
<b>Morris County OSTF Demolition Funds Requested = \$ _____</b>
Source of Demolition Balance: _____
<b><i>TOTAL MORRIS COUNTY 2020 GRANT REQUEST = \$ 0.00</i></b>

I certify that this information reflects the accurate financing of the project

\_\_\_\_\_  
Governing Body representative and/or Non-Profit trustee      Date

\* \* \*This page is due on June 12, 2020 with the application and appraisal\* \* \*

This site contains the following natural resource characteristics:  
(Check all appropriate boxes)

- |   |                                |
|---|--------------------------------|
| <input type="checkbox"/> Flood plains         | Percentage of Site: <u>0 %</u> |
| <input type="checkbox"/> Wetlands             | Percentage of Site: <u>0 %</u> |
| <input type="checkbox"/> Steep Slopes         | Percentage of Site: <u>0 %</u> |
| <input type="checkbox"/> Bluffs & Ridge Lines | Percentage of Site: <u>0 %</u> |

- Aquifer Recharge Area/Aquifer
- Headwaters of FW1 Streams
- Headwaters of FW2 Streams (specify)
- Stream Corridors for FW1 Streams
- Stream Corridors for FW2 Streams
- Lake Shores

- Historic & Archaeologic Features (*specify and cite sources*)

This site is located within the Mendham Historic District, according to the Historic Preservation Office dataset "Historic Districts of New Jersey," 2017 edition.

- Specimen Trees/Mature Forests (*specify and cite sources*)

None

- Endangered/Threatened Wildlife Habitat (*specify and cite sources*)

None

- Endangered/Threatened Vegetation (*specify and cite sources*)

None

- Unique or Exceptional Ecosystems (*specify and cite sources*)

None

Special Hazards: (Check all appropriate boxes)

Mine Holes (*Specify and give current status*)

None

Sink Holes (*Specify and give current status*)

None

Hazardous Substance Contamination (*Specify and give current status*)

None

Abandoned Landfills (*Specify and give current status*)

None

Note: We may contact you to request additional data.

Project Narrative:

Using this page ONLY, please explain why this project is a high priority for your municipality or organization. This is an opportunity for you to make a case for your project and to convey special features/factors of the site, which may not be adequately conveyed elsewhere in the application.

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Mendham Borough would like to expand the existing Borough-owned recreational space that currently surrounds the site on two sides. To the north and west, there is open space that is used for passive recreational purposes. To the east, also on Borough-owned property, is a cooperative nursery. The site would potentially include a walking trail.