



THE
PAULSBORO
HISTORIC
PRESERVATION
COMMISSION

PAULSBORO HISTORIC PRESERVATION COMMISSION MEETING
BOROUGH OF PAULSBORO

AGENDA

Thursday, March 17, 2022 – 7:00 PM
Virtual via Zoom

Join the Zoom meetings at:

<https://us02web.zoom.us/j/84328306825?pwd=OFhCczZkVzRRbnpUbTI5SGRERW41UT09>

Dial in +1 929 205 6099

Meeting ID: 843 2830 6825

Meeting Passcode: 467603

Points of Order:

A. Notice of the meeting

Notice of this meeting was submitted for publication to Courier Post and posted on the Borough website.

OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is convened in accordance with the provisions of the Open Public Meetings Act of New Jersey (N.J.A.C. 5:39-1.1-1.7 AND P.L. 2020, C. 3). Let the official Minutes reflect that adequate notice of this meeting has been provided by publishing a notice in the Courier-Post newspaper, and thereafter posting same on the Borough Hall bulletin board for such notices, and filing same with the Borough Clerk. The meeting dates have also been posted on the Borough web page.

B. Roll call

Members: Jennifer Maden, Eric Singleton, Melissa Lexa, James Pratz, Marc Kamp, Abbie Kidd, and Walter Quint

Consultant: Vincent Caliguire, Community Liaison, New Jersey Department of Environmental Protection

Council Liaison: Jennifer Turner, Chairperson of the Borough's Public Property Committee

C. Approval of Meeting Minutes

Review and approve minutes from 1/20/2022 meeting.

Informational: See [PHPC-meetingminutes- 021722 .jm](#)

D. Opening of the floor for members of the public in attendance

At this time, members of the public may address the Paulsboro Historic Preservation Commission on any topic included in this agenda document.

E. Status on Historic Preservation Plan Element, Land Use Board, and Master Plan

Marc Kamp is the liaison between the Historic Preservation Plan Element and the Paulsboro Land Use Board.

Informational: Our goal is for the Land Use Board to include the Historic Preservation Plan Element in the Municipal Master Plan.

See [Report from LUB planner](#) mentioned during last PHPC meeting; note that March Land Use Board was cancelled, so no updates since.

F. Status on Establishing a Banking Account for PHPC

Walt Quint will provide guidance on this action item and related logistics.

Informational: In order to effectively begin fundraising, PHPC will need, at minimum, a bank account.

- Walter Quint has been coordinating with Susan Jacobucci, Administrator for the Borough of Paulsboro, to close the banking account for the Fort Billingsport group (now defunct) and transfer the approximately \$2,300 balance into a new account for PHPC.

G. Status on Windshield Survey

James Pratz is leading early stage efforts for this initiative. Abbie Kidd will be partnering and providing support to James on this initiative.

Informational: Goal: to perform an informal survey of historic sites by driving around the Paulsboro area and recording observations, with data providing background and context for the Tour of Historic Paulsboro.

H. **Status on Tour of Historic Paulsboro**

James Pratz is leading early stage efforts for this initiative.

Informational: Goal: to capture and build core content (photos, narrative, etc.) to showcase key historic buildings, structures, sites, and locations of interest to residents and visitors.

I. **Status on Creekside Park**

Jennifer Maden is leading early stage efforts for this initiative.

Informational: Goal: to collaborate with Martin Kimmel and Matt McQuaide of Kimmel Bogrette (the Architecture firm that led the Gill Memorial Library expansion) to generate a concept design that includes hardscaping, native plantings, and social seating to encourage community members and guests to visit, relax, and enjoy the park-like setting.

Action Item in Progress:

- Jen will follow up with Matt and Martin with a 1-page brief to capture key ideas, goals, and interests to better inform the architectural firm on what PHPC seeks to achieve. Content for review might include vision on Creekside Park and related Wish List items, components to be included in the site plan, and on when to set up a meeting for more stakeholders from PHPC to join the collaborative discussions.
- Jen will reach out to South Jersey Land & Water Trust for potential collaboration once we are further along with Kimmel Bogrette. [SJL&T](#) is a non-profit 501(c)(3) conservation organization that works to protect and preserve the land and water resources of southern New Jersey. See Oldmans Creek Preserve ([OCP](#)) and [other](#) projects.

J. **Status on Showcasing the Value of Historic Preservation**

Walter Quint is leading early stage efforts for this initiative.

Informational: Goal – Preservation enhances real estate values and fosters local businesses, keeping historic main streets and downtowns economically viable. Heritage tourism is a demonstrable economic force, evident in places that have been preserved their historic character. Generating content to showcase the value for Paulsboro will support funding initiatives regarding grants, donors, government sponsored programs, etc. Audience members also include Paulsboro area citizens, Greater Paulsboro Chamber of Commerce, Borough Council, Paulsboro Public Schools, etc.

Action Items in Progress:

- PPT deck to present historic Paulsboro to groups like the Chamber of Commerce, Senior Citizens, School Administration, etc. PHPC team member input is welcome and encouraged, please see [Historic Paulsboro - An Extremely Rough Draft -2-8-2022](#)
- Preliminary nomination materials to have the Paul House and Native American Encampment included on the NJ and National Registers of Historic Placements.

K. Status on Prioritization of “Wish List” items in overall project plan

Team effort: Walter Quint, Marc Kamp, Jennifer Maden, and Eric Singleton are contributing to early stage efforts for this initiative.

Informational: Goal – Solicit “wish list items” from full working group of all commission members, and potentially select community members, to drive additions and prioritization in 5-Year Historic Preservation Plan. Prioritize projects based on cost, appeal, difficulty, and desirability.

Action Items in Progress:

- PHPC team member input is welcome and encouraged, please see [PHPC - Wish List Items for 5-Year Plan 2.14.2022](#)

L. Status on 5-Year Historic Preservation Plan

Team effort: Walter Quint, Marc Kamp, Jennifer Maden, and Eric Singleton are contributing to early stage efforts for this initiative.

Informational: Goal – Map out key points including goals, objectives, strategies, and milestones for the overall vision and mission of PHPC over the next five years. This effort will draw directly from the “Wish List” noted in Agenda Item K.

Action Item in Progress:

- Mission, Vision, and Action Plans
- Walter Quint has developed a format for an action plan for each goal in the long-range plan, and has started to create illustrative action plans based on content included in the [PHPC - Wish List Items for 5-Year Plan 2.14.2022](#).
- Commission member review, feedback, and input is welcome on:
 - Sample action plan created for “GOAL: Create the Paulsboro Historic Preservation Commission.”
 - Mission and Vision Statements.
 - See: [PHPC - Mission and Vision Statements and Example Goal for Long-Range Plan - First Draft 3-10-2022](#)

M. Grant Opportunities

Vincent Caliguire is leading the initiative from a perspective of available opportunities via state programs relevant to his professional role.

Informational: Goal – Gain an understanding of potential funding through government channels and other sponsored channels that can inform other relevant initiatives that will ultimately contribute to securing and/or require funding sources.

Key areas of focus for grant opportunities: environmental remediation, environmental justice, capital and infrastructure, site management, tourism, conservation of materials, educational initiatives, and research projects, etc.

See [NJ Historic Trust Newsletter 3.15.2022](#)

N. Old Business

Informational: The following projects are priorities for the Historic Preservation Commission. One suggestion is to ask members of the Commission to chair committees charged to lead each project.

- a. Create a budget
- b. Seek grant funding
- c. Develop a social media presence
- d. Generate ideas on attracting business and visitors: Consider ideas on how to attract business to Paulsboro that might coordinate or facilitate with the goals of the PHPC, e.g., dining and commerce that would appeal to out-of-town visitors, with the intention of coordinating with the Chamber of Commerce in drawing such business.
- e. Grant Opportunities: Begin to capture ideal opportunities, in particular those that are annual, cyclical, recurring, etc., and map out in a matrix that tracks timing and key content needed. This would help us build toward early grant efforts as well as longer term operationalizing of grant seeking processes.
- f. Other

O. New Business

P. Opening of the floor to members of the public in attendance

At this time, members of the public may address the Paulsboro Historic Preservation Commission on any topic under the jurisdiction of the Commission.

Q. Adjournment