Mendham Township’s Pitney Farm:
An Irreplaceable Resource and a Unique Opportunity for Our Community

Pitney Farm Public Purpose Study Committee
Presentation to Mendham Township Committee
May 12, 2014
Agenda

- Committee Members
- Pitney Farm—An Asset and Opportunity
- Committee Charge
- Assessing Potential of Pitney Farm for Public and Community Use
- Mendham Township Facility Needs
- Recommendation to Mendham Township Committee – The Pitney Farm Center
- Funding The Pitney Farm Center
- Next Steps and Actions Needed
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<tr>
<th>Committee Members</th>
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<tr>
<td>Nancy Bailin</td>
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<tr>
<td>Rick Blood</td>
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<tr>
<td>Sue Browse</td>
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<tr>
<td>Peter Dumovic</td>
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<td>Doug Kris</td>
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<td>Pat Maynard</td>
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<tr>
<td>Steve Mountain</td>
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<tr>
<td>Katie Porter</td>
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<tr>
<td>Omie Ryan (Chairperson)</td>
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<tr>
<td>Erik Sletteland</td>
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<tr>
<td>Diane Tolley</td>
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<tr>
<td>Tjelda vander Meijden</td>
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<tr>
<td>Jeanne Will</td>
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<td>P. David Zimmerman</td>
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Recognition with appreciation of pro-bono contributions from:
Bohler Engineering | Gensler Architects | Michael Graves & Associates
For as long as there has been a Mendham, there has been a Pitney Farm. Its History chronicles our evolution as a community and celebrates our generational heritage.
The Family

For 288 years, members of the Pitney family responded to the opportunities and challenges of their times, serving both their country and community with distinction.

Members of the Pitney family served on Mendham’s governing body at various times between 1821 and 1982
The Gardens

The gardens and grounds of Pitney Farm are a horticultural oasis.
The Future

The preservation of Pitney Farm and its transformation to a center for community interaction and learning will enhance a variety of communities' needs in an environment that celebrates our past and strengthens our sense of place.
Committee Charge
Committee Charge

Examine feasibility of locating a core municipal function on Pitney Farm

- Evaluate suitability of property and develop a conceptual proposal for possible future public use(s)
- Identify a strategy for non-municipal funding of the project
- Assess public support for identified proposed use(s)
Assessing Potential of Pitney Farm for Public and Community Use
Central Location

Pitney Farm has a central location in Mendham, adjacent to Mendham Borough and its shopping and professional office areas; walking distance to Patriots Path, Mendham Commons and the West Morris Mendham High School.

The farm is located on Cold Hill Road, abutting homes on Ballantine Road and Shelton Road; 650 feet from the intersection of East Mendham Road (Route 24).
Site Map

Pitney Farm is approximately 12-acres in size

- 5-acres containing a variety of buildings and structures
- 7-acres of open space
Open Space/Gardens

Assessing Potential of Pitney Farm for Public and Community Use

- **Open Space Area**
  - Seven acres of Pitney Farm are designated open space with a deed restriction from Morris County.
  - The existing lawns and gardens can facilitate passive recreation and a variety of outdoor community activities.

- **Display Gardens**
  - Display gardens include a St. Francis garden, gazebo, the remains of a wildflower walk and a few orchard trees.
  - The maple tree allée lines the original entrance to the homestead.

- **Working Gardens**
  - The working gardens contain a greenhouse, potting shed, raised bed vegetable gardens and the remnants of an orchard.
  - A flower garden is enclosed by a split-rail fence, and is on a direct axis with the main entrance to the farmhouse.
The Property’s Buildings

- The original farmhouse, constructed in 1720s, and augmented by later additions is approx. 12,000 sq. ft. in size.
- The dining room and living room are suitable for small meetings, and the music room at the rear of the dwelling can host 125 people.
- An art studio added to the rear of the house in the 1970s presently accommodates a local artist-in-residence.
- There are four detached dwellings on the property.
- There are three barns on the property. The Cow Barn is the largest and has a 5,000 sq. ft. footprint.
Feasibility for Public and Community Use

- There is a significant amount of square footage space on the property to accommodate a wide range of adaptive reuses.
- Within the 5 acres, there are open areas that can be used for parking (75-100 spaces), infrastructure, and buffering.
- Stormwater management can be developed. Public water is available. Wastewater treatment methods are still under evaluation.
Mendham Township Facility Needs
Before identifying a municipal function(s) that could be relocated to Pitney Farm, we first reviewed key Township planning documents:

- Master Plan of Mendham Township
- Municipal Facilities Siting Analysis
- A Four Towns Recreation Plan

We then met with various Township committees, boards and groups to obtain an update of the status of existing facilities, and the adequacy of these facilities in meeting future needs of the various groups

- Mendham Township Admin. Offices
- Mendham Recreation Commission
- Mendham Township Library
- Mendham Area Senior Housing Corp.
- Mendham Historic Societies (Twp & Borough)
- Mendham Township Green Team
- Brookside Garden Club
- Hexagon Players of Mendham
- Morris County Arts Workshop
- Morris Arts Council
Based on various stakeholder needs, we reviewed possible uses and assessed whether these uses could be accommodated at Pitney Farm.

To help arrive at our recommendation, we used the following use qualifiers:

- **Core Municipal Use** - Is this use presently funded by the Township Committee
- **Level of Need** - Based on the level of usage of existing facilities and interviews of interested groups
- **Unique/Community Enhancement** - Is the use perceived as enhancing the community
- **Proximity to Targeted Users** - Is the location of the property close to the users
- **Number of Potential Users** - Daily usage level
- **Frequency of Use** - Daytime and Night Time
- **Additional Infrastructure Needs** - Additional facilities required (parking, water, sewer, buildings, etc.)
- **Compatible w/History & Character** - Complementary to the History and previous use of property
- **Suitable w/ Existing Structure(s)** - Can use be accommodated in existing buildings and grounds
- **Compatible w/ Shared Use** - Can the space required be utilized by more than one group
- **Compatible w/ Surrounding Community** - Likelihood of acceptability of use to surrounding residents
Recommendation to Mendham Township Committee
### Formulation of Recommendation to the Mendham Township Committee

<table>
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<tr>
<th>Possible Uses</th>
<th>Use Qualifiers</th>
<th>Conclusions</th>
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<tbody>
<tr>
<td></td>
<td>Core Municipal Use</td>
<td>Level of Need</td>
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<tr>
<td>Community Gardens</td>
<td>Yes</td>
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<tr>
<td>Historic Archives &amp; Presentation</td>
<td>Yes</td>
<td>H</td>
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<tr>
<td>Library</td>
<td>Yes</td>
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<tr>
<td>Meeting Room Space</td>
<td>Yes</td>
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<tr>
<td>Recreation Space Indoor</td>
<td>Yes</td>
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<td>Recreation Space Outdoor Passive</td>
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<td>Seasonal Events</td>
<td>No</td>
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<tr>
<td>Arts &amp; Crafts Space</td>
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<tr>
<td>Performing Arts</td>
<td>No</td>
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<tr>
<td>Municipal Bldg/Court</td>
<td>Yes</td>
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<tr>
<td>Police Station</td>
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We conclude there is both a need for additional municipal facilities and the capacity at Pitney Farm to meet the need.

We identified a number of complementary public uses that are compatible with the designated open space, the historic character of the site, and the adjacent neighborhood.

The Pitney Farm Center—A Gathering Place for Mendham
- Municipal and Community Functions: meeting rooms, multi-purpose activity space, association library
- Town Park: passive non-organized recreation, community gardens, seasonal events
- Historic preservation and display of artifacts of the Mendhams

We recommend adaptive re-use of existing buildings and construction of a new structure designed to complement the historic farmhouse.
Conceptual Study A

Recommendation to Mendham Township Committee
Conceptual Study B

Recommendation to Mendham Township Committee
Funding the Pitney Farm Center
Funding the Pitney Farm Center

- All monies for the Pitney Farm Center will come from outside funds and not municipal funds.

- The scale and scope of work related to Pitney Farm Center would be governed by the amount of funds raised via a Capital Campaign coordinated through the Friends of Pitney Farm - a 501(c)(3).

- The Capital Campaign would encompass two elements:
  - Renovation and Construction - Funds for feasibility studies, planning, grant writing, historical assessments, architectural renderings, building and construction costs.
  - Endowment - Funds for any ongoing maintenance and repair.

- The timeline for the Capital Campaign is proposed to be five years, with a phased approach for planning and fund raising.
Funding Sources

Funding the Pitney Farm Center

- **Sources**
  - Individual donors, grants (public and private), foundations
  - To accomplish the goals of the Capital Campaign, professional philanthropic consultants and grants writers will be engaged

- **Funds before Shovels**
  - 75% of the funds raised by the Capital Campaign will need to be in place prior to initiation of any new construction or significant renovation

- **We have learned from other successful projects with similar characteristics**
  - Greenwood Gardens, Essex County
  - Iviswold Castle, Bergen County
  - Kemmerer Library Harding Twp, Morris County

- **And from a project that was unsuccessful...**
  - Glen Alpin Conservancy, Morris County
Next Steps and Actions Needed
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- May-June 2014 – Opportunity for public comment on PFPPSC recommendation
- End-June 2014 – Requested Decision on future use of Pitney Farm by Mendham Township Committee
- Mendham Township Committee’s endorsement of PFPPSC recommendation would allow:
  - Complete establishment of the Friends of Pitney Farm – a 501(c)(3)
  - Pursuit of funding, via the Friends of Pitney Farm
  - Establishment of near- and long-term programs and events