



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

Committee Members

- Nancy Bailin
- Rick Blood
- Sue Browse
- Peter Dumovic
- Doug Kris
- Pat Maynard
- Steve Mountain
- Katie Porter
- Omie Ryan (Chairperson)
- Erik Sletteland
- Diane Tolley
- Tjelda vander Meijden
- Jeanne Will
- P. David Zimmerman

Recognition with appreciation of pro-bono contributions from:

Bohler Engineering | Gensler Architects | Michael Graves & Associates



Pitney Farm—An Asset and Opportunity

The History

For as long as there has been a Mendham, there has been a Pitney Farm. It's History chronicles our evolution as a community and celebrates our generational heritage.

1854



1935



1900s



1950s



1924



1960s



1930s



Today



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

Mahlon Pitney
headed the local militia & fought with Washington in the Battle of Long Island



Mahlon Pitney II
Built a forge and distillery on the farm and established the Mendham Aqueduct Company



Dr. Jonathan Pitney
left Mendham and was instrumental in the founding of Atlantic City



Henry Cooper Pitney
rose to become the Vice Chancellor of the Court of New Jersey, was a founder of Hill Top Church and donated his water rights in establishing Mendham Borough



Joseph Watkins, son of Phobe Pitney, fought in the Civil War and died from wounds received in the Battle of Williamsburg



JOH Pitney founded the law firm of Pitney, Hardin & Skinner, today known as Day Pitney



Mahlon Pitney III became the 65th Justice of the US Supreme Court appointed by President Taft



John Williams Pitney was lost on the USS Juneau during WW II's Battle of Guadalcanal

The Gardens

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

Front Cutting Garden



Vegetable Garden



250 Year Old Allee



Greenhouse



Walled Garden



Saint Francis Garden



Watnog Garden



Smithsonian Certificate of Appreciation



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.

Community Picnics



Class Trips



Lectures



Art Classes



Board Retreats



Community Gardens



Eagle Scout Projects



Weddings



A photograph of a well-maintained green lawn. Several large, mature trees with thick trunks and dense green foliage are scattered across the scene. In the middle ground, there are clusters of shrubs, some with vibrant red leaves and others with white blossoms. The background is filled with more trees and a hint of a building. The overall atmosphere is peaceful and natural.

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)

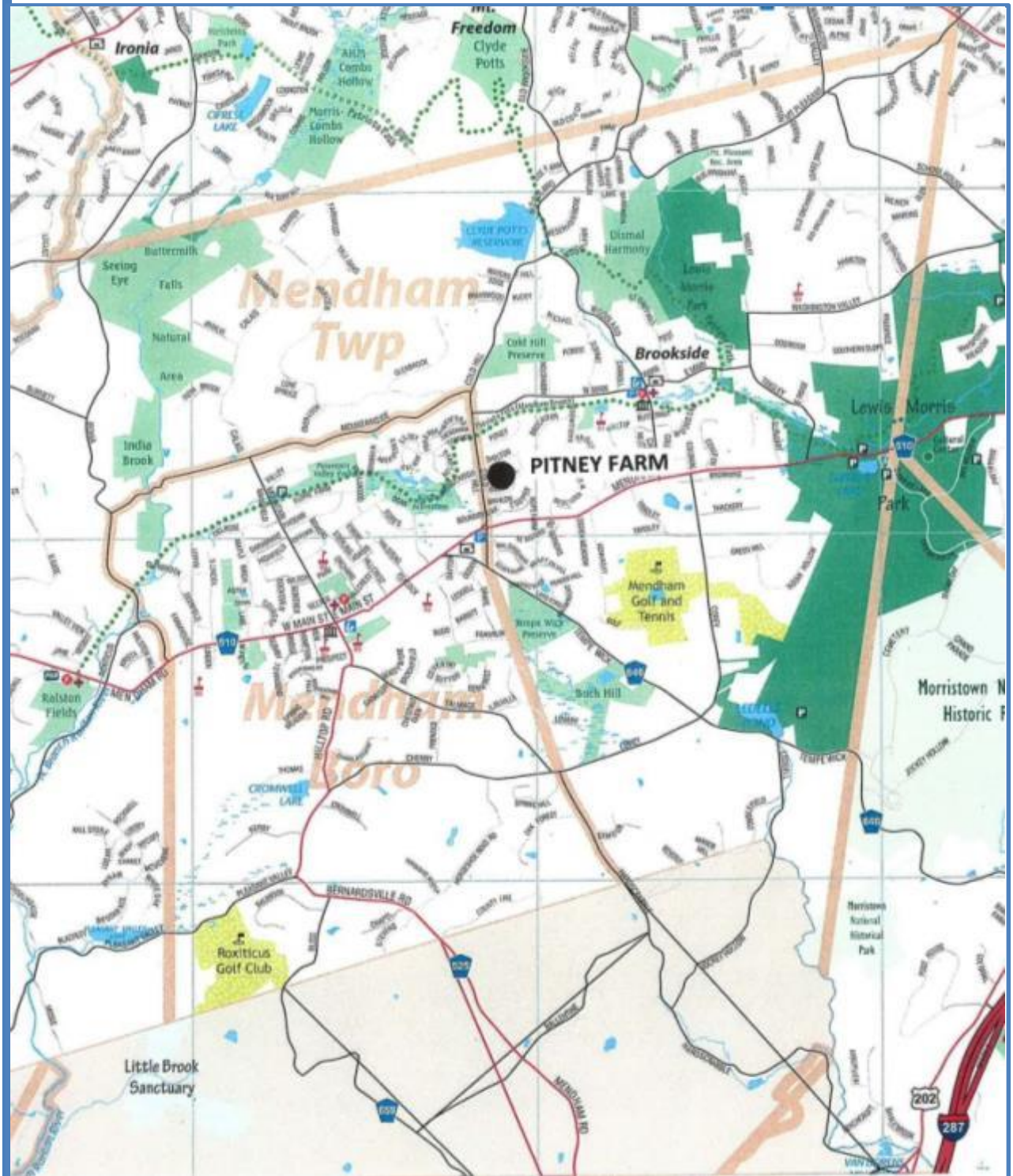


Assessing Potential of Pitney Farm for Public and Community Use

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

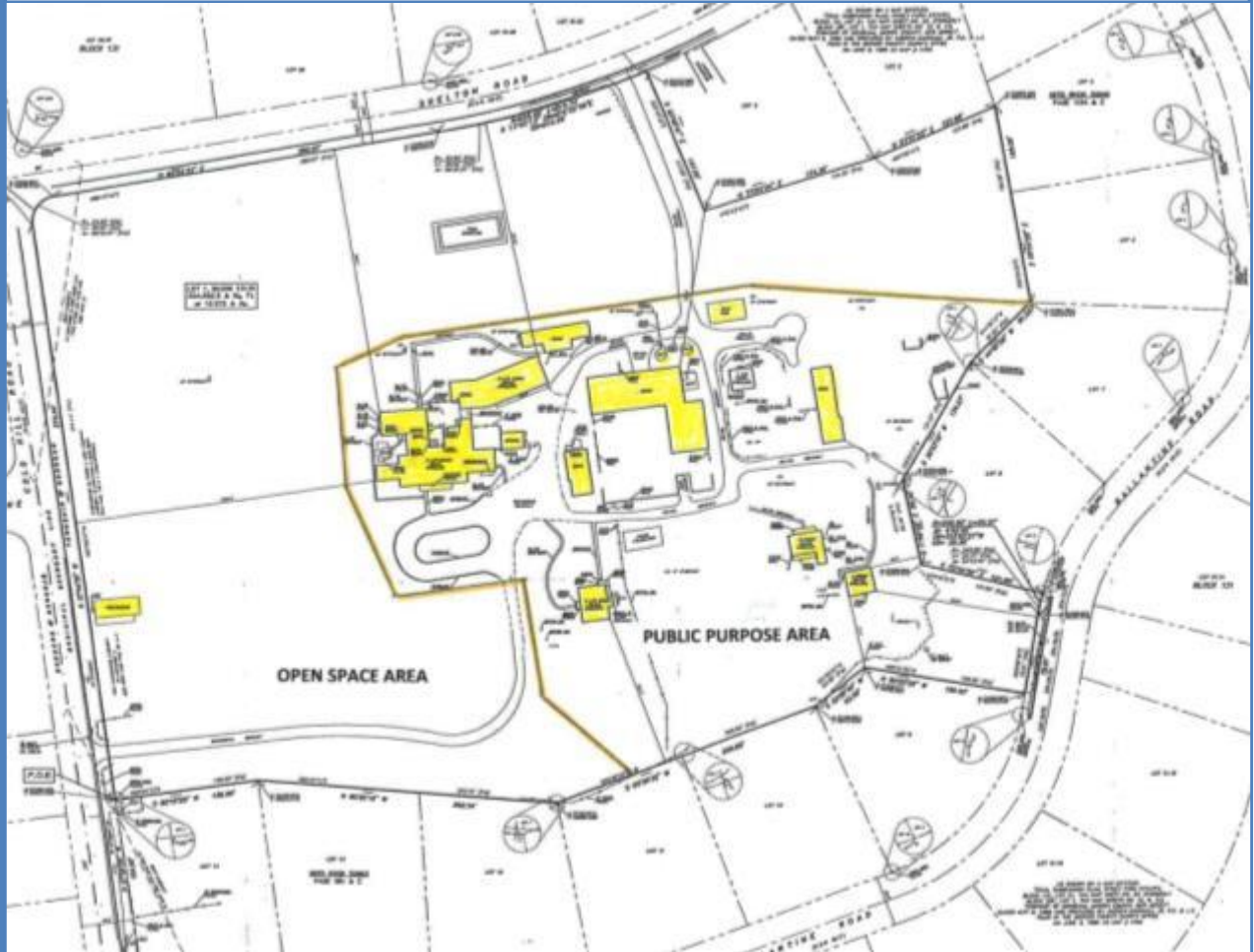
The farm is located on Cold Hill Road, abutting homes on Ballantine Road and Shelton Road; 650 feet from the intersection of East Mendham Road (Route 24)



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

Buildings

Assessing Potential of Pitney Farm for Public and Community Use

- 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

Assessing Potential of Pitney Farm for Public and Community Use

- 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

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

Qualifiers

Mendham Township Facility Needs

- 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

Possible Uses	Use Qualifiers													Conclusions
	Core Municipal Use	Level of Need	Unique/Community Enhancement	Proximity to Targeted Users	Number of Potential Users	Frequency of Use - Daytime	Frequency of Use - Night Time (High/Med/Low)	Additional Infrastructure Needs	Compatible w/History & Character	Suitable w/ Existing Structure(s)	Compatible w/ Shared Use	Compatible w/ Surrounding Community	Recommended Uses	
Community Gardens	Yes	H	H	H	M	M	L	L	H	H	H	H	H	Use of community gardens to be encouraged as a self-supporting activity
Historic Archives & Presentation	Yes	H	H	H	L	L	L	L	H	H	H	H	H	Recommended "Anchor Use" of a future structure on the property; Designed to complement and utilize existing historic structures. Provisions to be made to design spaces to address multiple needs
Library	Yes	H	H	H	H	H	H	H	H	L	H	H	H	
Meeting Room Space	Yes	H	H	H	H	M	H	L	H	H	H	H	H	
Recreation Space Indoor	Yes	H	H	H	H	M	M	M	H	H	H	H	H	
Recreation Space Outdoor Passive	Yes	M	H	H	M	M	M	L	H	H	H	H	H	Use of passive recreation activities to be encouraged.
Seasonal Events	No	M	M	H	M	M	L	L	H	H	H	H	H	Seasonal events complementary to property recommended
Arts & Crafts Space	No	M	M	H	M	M	M	L	H	H	H	H	M	Space for artists to be encouraged as space within present and future structures permit
Performing Arts	No	M	H	H	M	M	H	H	M	L	H	H	L	Not recommended to build a theater; Small performance and storage areas within present and future structures to be determined
Municipal Bldg/Court	Yes	L	L	M	L	M	L	H	L	L	L	L	L	Not recommended
Police Station	Yes	L	L	H	L	M	L	H	L	L	L	L	L	Not recommended

Recommendation

- 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

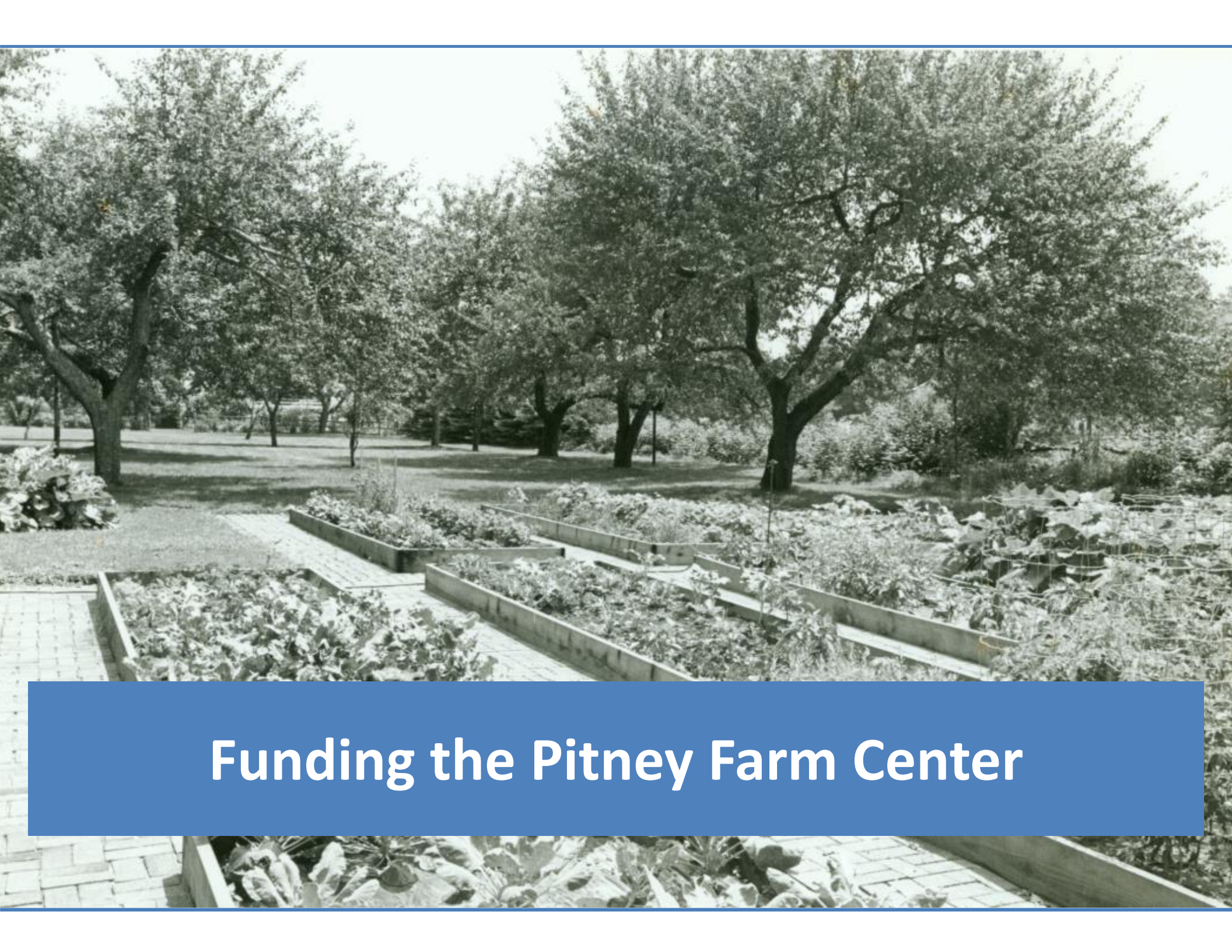
Recommendation to
Mendham Township
Committee



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

Next Steps and Actions Needed

- 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