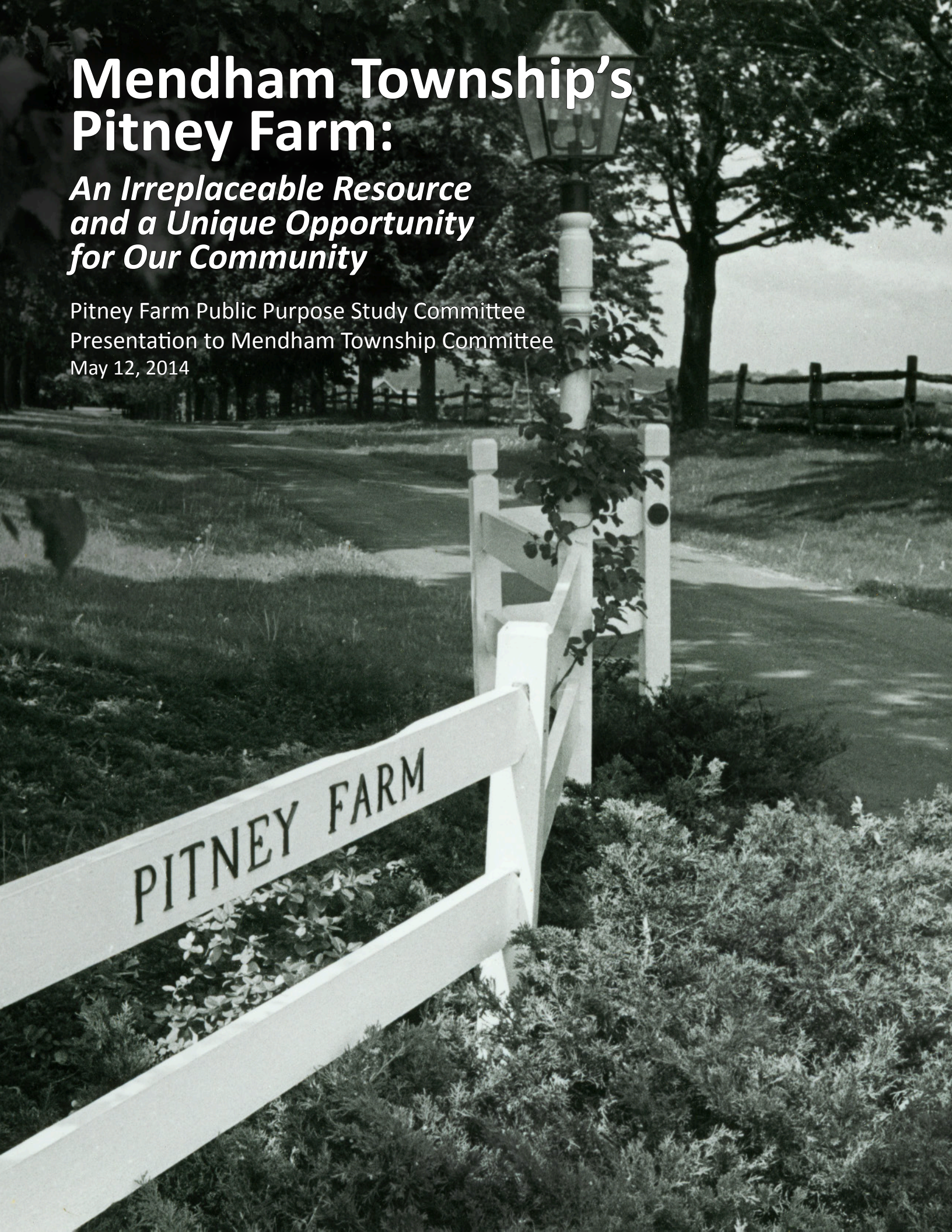


Mendham Township's Pitney Farm:

*An Irreplaceable Resource
and a Unique Opportunity
for Our Community*

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



PITNEY FARM PUBLIC PURPOSE STUDY COMMITTEE

Pitney Farm One Cold Hill Road

Mendham Township, New Jersey



May 12, 2014

MEMBERS

Omie Ryan
Chairperson

Nancy Bailin

Richard Blood

Sue Browse

Douglas Kris

Pat Maynard

Richard Merkt
Twp. Committee

Stephen Mountain

Katie Porter

Erik Sletteland

Maribeth Thomas
Mayor

Diane Tolley

Tjelda vander
Meijden

Jeanne Will

P. David
Zimmerman

Maribeth Thomas, Mayor and
Township Committee
2 West Main Street
P.O. Box 520
Brookside, New Jersey 07926

Re: Pitney Farm

Dear Mayor and Township Committee,

The Pitney Farm Public Study Committee is pleased to present to the Mendham Township governing body, as requested, our final report. The preparation of this report is the result of efforts, resources and time of our volunteer members, opinions of both public and private community stake holds and expert advice form contributing architects and engineers.

We look forward to a constructive dialogue with yourselves and Township citizens as to the future benefits that Pitney Farm can provide to, not only the Mendhams, but to the larger Morris County region.

Very truly yours,

Omie Ryan, Chairperson
Pitney Farm Public Purpose Study Committee

OR:sg

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Executive Summary

In response to its charge from the Township Committee of the Township of Mendham, the Pitney Farm Public Purpose Study Committee (PFPPSC) has developed a conceptual plan for future public use of Pitney Farm that meets the facility needs of the Township and is compatible with its gardens, historic structures, and character as well as the surrounding area. The property contains unique historic and open space resources and represents significant opportunity to protect the legacy of the past while providing for the needs of present and future residents.

The PFPPSC recommends **Creation of the Pitney Farm Center: A Gathering Place for Mendham**, which would include:

- **Core Municipal Functions of Meetings Rooms, Multi-Purpose Activity Space and Association Library** located on Pitney Farm's unrestricted 5 acres. These public uses are compatible with the designated open space, the historic character of the site, and the adjacent neighborhood. We suggest adaptive re-use of existing buildings and use of open areas as needed for construction of a future structure designed to complement the historic farmhouse.
- **Designated Open Space developed as a Town Park** for passive recreation and non-organized activities. The existing gardens can be selectively restored and sensitively adapted to a variety of complementary public uses, including event spaces and community gardens.
- **Historic Preservation and Display of Artifacts of Mendham.** Pitney Farm would provide an appropriate setting for much needed display and storage for Mendham's historic artifacts and documents.

It is understood that the project would be fully financed through the use of grants, outside funds and NOT municipal funds. Those funds would be raised via a capital campaign conducted and organized through the Friends of Pitney Farm, a 501(c)(3) not-for-profit corporation. Throughout this study, opportunity for community input has been provided through outreach by PFPPSC to various Township Committees and at our February 25, 2014 presentation to the Mendham Township Committee. Additional opportunity for public comment can be given following our final presentation on May 12, 2014, prior to a decision and endorsement by the Mendham Township Committee.

Protecting Pitney Farm as a publicly owned place is in the Township's long term best interests. This centrally located property provides Mendham Township with the opportunity to expand important community facilities while preserving an historic place that was the seat of the Pitneys, a prominent local family, and exemplifies the economic and development history of our Township and county. Mendham's sense of place is tied to its geography of natural resources and historic structures. This is a unique opportunity to protect the past, provide for the future and enhance our community's present.

I. Introduction

Statement of Study Purpose and Committee Goal

The Pitney Farm Public Purpose Study Committee (PFPPSC) began meeting on September 30, 2013 at the request of then Mendham Township Mayor Rick Merkt for the purpose of identifying a core municipal use for Pitney Farm. The PFPPSC, made up of interested residents and volunteers with relevant expertise, was asked to undertake this work and deliver a conceptual proposal to the Township. The Mayor emphasized the need to examine funding strategies for any proposal and assess community support. The goal of this study is to demonstrate how Pitney Farm, a valuable publicly owned historic and open space resource, can be utilized for meeting the current and future facility needs of Mendham Township.

Brief History of Property Purchase

In 2009, the 1700's homestead and remaining 12 acres of Pitney Farm were purchased by the Township of Mendham from Mrs. Kathleen T. Pitney. This was funded using a combination of Morris County Open Space funds, Mendham Township Open Space funds and a bond to Mendham Township. The use of the county and township open space funds resulted in the designation of 7 acres of the property as open space and use of that parcel covered by deed restriction from Morris County (see Appendix). The remaining 5 acres, which contains all of the site's principle structures and most of the ancillary ones, has no additional restrictions on its use as a result of the purchase. Mrs. Pitney continued to reside at the farm and be responsible for its maintenance after the purchase and through the transition period (2009-2013).

Need for a Plan for Public Use of Pitney Farm

In October 2010, the Mendham Township Committee "authorized the formation of the Pitney Farm Transition Committee (PFTC) to understand and evaluate the present condition of the property as part of a "proactive" best effort to prepare for the eventual assumption of operational and maintenance responsibilities by the Township." (PF: A Legacy, 2011) Among the recommendations in this May 2011 report, the PFTC states "while we understand that the development of a Master Plan for Pitney Farm may be some ways off, we recommend that the Township makes some fundamental decisions regarding the property's long term use so as to better guide the efforts of those charged with developing and implementing an interim strategy." (PF: A Legacy, 2011)

The transfer of management responsibilities to the Township occurred following Mrs. Pitney's death in August 2013. It was decided that most of the responsibilities and tasks of PFTC had been met or would be transferred to the Township and the newly formed Friends of Pitney Farm, a not-for-profit 501(c)(3). The exception to this was the planning work for the property and the need to identify a public use for the site. This report is intended to address that need for Pitney Farm and fulfill this recommendation.

Charge from Township Committee of Mendham Township

The Charge to the PFPPSC was drafted in consultation with Steve Mountain, then Township Administrator, and Mayor Rick Merkt. It was read into the record of the Mendham Township Committee at their meeting on November 12, 2013 by PFPPSC Chairperson Omie Ryan. The PFPPSC's Charge reads as follows:

The Pitney Farm Public Purpose Study Committee is charged by the Mendham Township Committee with the task of examining the feasibility of locating a core municipal function to the Pitney Farm Property. As part of this effort, the Pitney Farm Public Purpose Study Committee will:

(1) evaluate the suitability of the site and develop a conceptual proposal for compatible future uses,

(2) identify funding strategies, and

(3) assess community support for new uses of the site.

At the end of its examination, the Pitney Farm Public Purpose Study Committee will report its findings to the Mendham Township Committee as a presentation and written report by the end of January 2014. This committee will be made up of resident and non-resident volunteers who have an interest in the property or a relevant expertise.

Need for a Public Purpose for Pitney Farm

A significant investment of public monies has been made to acquire the Pitney Farm Property for the use and benefit of the residents of Mendham and Morris County. The property contains unique historic and open space resources and represents a significant opportunity to protect the legacy of the past while providing for the needs of present and future residents. The property is centrally located within Mendham Township. It is located within walking distance of the local high school and shopping center. The relatively level grade of the site unencumbered by wetlands or their adjacent areas represents one of the only places to develop the additional community facilities identified as needed by the Township.

Pitney Farm contains many of the features that exemplify Mendham Township's historic character. The Master Plan of Mendham Township states that:

Mendham Township contains abundant historic resources including sites, buildings, structures, landscape features, roads and trees that together define its character and contribute importantly to its sense of place, high quality of life, and high property values. These historic resources should be protected. (MT Master Plan, p. VII-3 or p. 70)

The houses and cottages, barn and farm buildings and garden areas all offer opportunities to tell the story of the development of Mendham, Morris County and New Jersey.

II. Preserving Mendham Township's Character and Sense of Place

For nearly as long as there has been a Mendham, New Jersey there has been a Pitney Farm. The "Pitney Oak", an old oak tree that stood at the intersection of Mendham Road East (Route 24) and Cold Hill Road until 1984, was the marker from which surveys establishing much of present day Mendham property boundaries were delineated. The property exemplifies Mendham's agricultural past and many residents now live on what was once part of Pitney Farm.

A Brief History of the Pitney Family and Pitney Farm

What has transpired on and around Pitney Farm since 1720 is a reflection of our town and its evolution from a rural farming community to a residential suburb. Pitney Farm has stood through this nation's history, its war for independence, its expansion from 13 colonies to fifty states, its civil war, and two world wars. It has born witness to an ever changing economic landscape of agricultural boons and busts, and an industrial revolution.

Morris County Tax records show a dwelling on the site as early as 1720 and a deed conveyed first to Jonathan then to James Pitney sometime between 1722 and 1760. Many of the ten generations of Pitneys to live on the property responded to the challenges of their times and distinguished themselves through their participation and leadership. Mahlon Pitney, son of James, headed the local militia and fought with Washington in the Battle of Long Island. His Son, Mahlon 2nd, established a distillery and forge on the property, taking iron ore from Dover, firing it into blooms & transporting it by wagon to markets in Newark, Elizabeth & New York City. He developed the first aqueduct in town and, in later life, was sought out by many in the community for his good counsel on issues both public & private.

His son Henry Cooper Pitney attended the Hilltop School in Mendham and went on to graduate from Princeton. He practiced law in Morristown and through a long and venerable career, rose to become the Vice Chancellor of the Court of New Jersey. During his lifetime, the farm established peach orchards and shipped their product to market via the Rock-a-Bye Railroad. When an additional water source was needed to meet the demands of residents and businesses within Mendham's town center, he generously donated the water rights to property he owned. Two of his sons continued in the practice of law. John O. H. Pitney founded the firm today known as Day Pitney, and Mahlon Pitney III was a Vice Chancellor of the New Jersey Court and was appointed the 65th Justice of the US Supreme Court by President Taft. Dr. Jonathan Pitney, who left Mendham in 1820 and settled in Absecon NJ, was instrumental in convincing the municipal authorities that a railroad to the beach would be beneficial and has been affectionately referred to as "The father of Atlantic City" .

Pitneys served with distinction not only during the Revolution but the Civil War, World Wars I & II and Vietnam. Joseph Watkins (son of Phebe Pitney Watkins) died from wounds received in the Battle of Williamsburg in 1843, a record of which is etched in a windowpane at the farm and is still visible today. John Williams Pitney was lost on the USS Juneau during the Battle of Guadalcanal. Both he and John Duncan Pitney, who served in Vietnam, were awarded the Purple Heart for valor. At various times between 1821 and 1981 members of the Pitney family served on the township's governing body. Until 2009, the Pitney homestead was the only residence in the Township to remain in one family since being built.

Defining an Historic Place

Mendham Township's winding narrow roads, farm buildings and historic houses all contribute to its sense of place and character. The Master Plan (2006) states that one "...overriding goal is to preserve the Township's unique historic character and distinctive sense of place. Community facility decisions concerning the location and design of future facilities can affect this goal." (MT Master Plan, p.X-1).

The State and National Registers of Historic Places utilizes the following criteria in assessing the historic significance of a property or structure:

- Property associated with events that have made a significant contribution to the broad patterns of our history
- Property associated with the lives of persons significant in our past
- Property that embodies the distinctive characteristics of a type, period or method of construction
- Property that has yielded, or is likely to yield, information important in prehistory or history.

The history of the Pitney Family and Pitney Farm touches all four of these criteria, although to date Pitney Farm has not been listed on either register.

Pitney Farm offers a unique opportunity to celebrate and promote a strong sense of place through a variety of community based activities that both educate and allow the sense of community to flourish and strengthen residents' ties to each other and to their location. How we, as a community, respond to that opportunity and the decisions we make, will inevitably impact the legacy we leave for future generations. The acquisition of the Pitney Farm property provides Mendham Township with the ability to satisfy and enhance a variety of community needs while preserving a location that exemplifies the rich historic legacy of the community and its residents.

III. Assessing the Potential of the Pitney Farm Property for Public and Community Use

According to the New Jersey-Historic Preservation Office (NJ-HPO) files for the Pitney Farm, the farmhouse was constructed in 1760, augmented by later additions, and incorporated both Federal and Victorian era detailing. Regarding the additions, the surveyor noted that in spite of the fact that the 18th century dwelling was completely “engulfed,” it was still recognizable at the center of the building as evidenced by its 3-bay, side-hall plan, gambrel roof, and elliptical fanlight (Foster 1986:1419-018). The surveyor also noted the presence of a large, vertical-sided 19th century barn complex and two frame tenant houses on the property, all of which were “well sited in a large property, still largely devoted to crops and domestic gardens” (Foster 1986:1419-018).

The subject property is also potentially significant for being a distinct representation of a mid to late - 18th century to mid-20th century farmstead whose activities included the cultivation of crops and livestock throughout this time period, and in later years, prize-winning gardens which garnered national recognition (Interview with Erik Sletteland, 6/20/08).

Site Description

Pitney Farm consists of approximately 12 acres of rectangular shaped land that is located on the east side of Cold Hill Road, abutting homes on Ballantine Road and Shelton Road. The subject property has approximately 690 feet of road frontage along Cold Hill Road and 650 feet of road frontage along Shelton Road. Primary access to the site is from Cold Hill Road; however there is a secondary access way to Shelton Road. Topographically, the site is generally level in the central and western portion with some areas of gentle downward slopes located along the easternmost portion of the property.

Located and fronting on Cold Hill Road, it is 650 feet from the intersection of Mendham Road East (Route 24). At this central location in Mendham, it is within walking distance to the West Morris Mendham High School, Patriots Path and Mendham Commons; and adjacent to Mendham Borough and its shopping and professional office areas. Thus, its location allows for convenient pedestrian and vehicular access and can contribute to existing complimentary uses and activities.

Improvement Description

The subject site contains a variety of dwellings and improvements. According to an October 2007 map prepared by Banisch Associates, the site contains a total of four single family dwellings, four barns, a garage, a studio and sheds. The main dwelling (“homestead”), that is located on the central portion of the site, contains approximately 11,800 sq. ft., including 10 bedrooms and 7 full- and 2 half- baths.

As a consequence of relying in part on Morris County Open Space funding to assist in the purchase of the property by the Township, the 12 acre property is functionally divided into two sections:

- Five acres in the middle contain all buildings: homestead, accessory dwellings, barns, garages, parking areas and drives. This area is unrestricted as to use.
- The remaining seven acres is restricted by Morris County to open space. The restrictions imposed by the County prohibit the construction of any structures or land disturbance beyond routine maintenance.

Within the designated open space area, the Township is permitted to continue land use activities already in place at the time of purchase, such as continued maintenance and use of the gardens and any existing structures. It was also established at the time of acquisition that if the access road needed to be relocated anytime in the future, such a change would be allowable even if it ran through the open space. Periodic use of this area for concerts, outings, and seasonal “tent” events is also appropriate. Finally, disturbance to the open space for either storm-water management or in support of septic facilities is also allowable.

Open Space Area

The seven acre open space area can be subdivided into distinct areas: the display gardens, and working gardens, based on the gardening and horticultural uses cultivated over time and maintained by Mrs. Kathleen T. Pitney. While in need of restoration, the garden areas function as accessory to the homestead and can stand alone as respite areas of horticultural beauty. They have the potential to serve as park areas for non-organized passive recreation and as venues for outdoor community activities such as tent events and seasonal concerts.

The Display Gardens

The display gardens occupy approximately 2 acres at the northwest corner of the property. They are bounded by Cold Hill Road to the west and Sheldon Road to the north, the maple allee to the south and the homestead to the east. This area includes the brick walled garden, St. Francis garden, the remains of a wildflower walk and a few orchard trees, as well as a large open lawn area, the gazebo and an abandoned clay tennis court. The walled garden was built in the 1930's and contains a fountain that was relocated from the Pitney's Morristown home. In the 1970's, Mrs. Pitney transformed a portion of the walled garden into a rock garden with dwarf and miniature plants for which she won numerous awards. Some of these plantings are still evident in the garden. The maple allee lines the original entrance to the homestead and is unique to Morris County. Its ancient trees are more than 250 years old.

The Working Gardens

To the south of the allee are the working gardens containing a greenhouse, potting shed (now collapsed), raised bed vegetable gardens and the remnants of an orchard. These areas occupy approximately .75 acres. A portion of the vegetable garden was restored as an Eagle Scout project and there is an ongoing effort to begin using it as a community garden.

To the east of the old orchard, is the flower garden that runs north-south on a direct axis with the main entrance to the house. Enclosed by a split-rail fence, it contains four quadrants and an arbor. This design remains relatively unchanged more than 150 years after it was originally developed and serves as an example of a notable American-style garden. This has resulted in the gardens inclusion in the Archives of American Gardens at the Smithsonian Institution. Restoration and maintenance of the flower garden should be a community priority, and it is anticipated that the rose quadrant will receive some restoration work as part of an Eagle Scout project in the Spring of 2014.

The Property's Buildings

The dominant building on the property is the original farmhouse, constructed circa 1760, and augmented by later additions incorporating both Federal and Victorian era detailing. Various measures of the mansion's size range between 11,000 and 12,000 sq. ft. The house underwent substantial renovation in 1925, which consisted of a rear kitchen extension with rooms above, along with the introduction of a sun porch to the west with a room above. A music room was added to the rear of the original section in 1935 with additional renovations occurring during the 1960's.

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Most noteworthy to the home are the first floor rooms. The dining room and living room off the entrance hall are well-suited for small meetings, and the music room at the rear of the dwelling can comfortably host 125 people. The second and third floors are bedrooms. A studio was added to the rear of the house during the 1970's that is presently accommodating a local artist-in-residence. A breezeway connects the five car garage (2850 sq. ft.) to the house. Lastly, a side/rear space in the building is a rented apartment. Recent use of the homestead for meeting space and retreat space by Township and community groups are harbingers of future uses, such as small concerts, lectures, and events

Presently, there are four detached dwellings or cottages on the property. The Chauffeur's or Boy's Cottage is the largest. It is a 2.5 story building of approximately 2200 sq.ft, located astride the entrance driveway. The remaining two dwellings, the Ice House and Farmer's Cottage, are smaller and scattered within the building complexes.

There are three barns on the property. The Cow Barn, the largest and most dominant building on the property, is in two sections. The larger section contains three stories and has a footprint of 3,200 sq. ft. The attached second section is two stories and measures 1825 sq. ft. per floor. The survey of the property shows three additional and smaller barns containing a total of 3,860 sq. ft. They function today as garage and storage buildings.

Between and adjacent to the existing structures are several undeveloped areas. The first one in the northeast corner measures approximately 1.0 acre and slopes downward toward Ballantine Road. The second area is in the southern part of the property and contains about .75 acres of level ground. These and other smaller areas can be converted to parking or needed infrastructure accessory uses. They can also function with new tree plantings as buffer and screening areas to adjacent residences.

Feasibility for Public and Community Use

Preliminary concept plans showing alternative uses for the 5.0 acre portion of Pitney Farm show: first, there is a significant amount of square footage space on the property to "accommodate" a wide range of adaptive reuses, for example, the homestead and main barn aggregate to over 20,000 sq. ft. of space. Adding in the remaining barns, garages and dwellings pushes the total building square footage to over 30,000 sq. ft. Second, within the 5.0 acres, there are open areas, that depending upon future uses, can be used for parking (75-100 spaces), infrastructure and buffering. More open area could also be created with the razing of some of the smaller buildings, if needed. Analysis of potential uses including parking and buffers by Bohler Engineering and Gensler Architects show that infrastructure needs can be accommodated on the property. Storm water management can be developed relying on both off-site and on-site means such as rain gardens. Public water is available on site and wastewater treatment methods are still being studied.

For each of the uses suggested by community stake holders, our committee has assessed the programmatic space needs and infrastructure requirements. We are confident that the proposed uses contained in this report can be accommodated on site without compromising the integrity of Pitney Farm and the surrounding neighborhood.

In summary, the combination of creative passive recreational use of the restricted open space, adaptive reuse of buildings and open areas in the unrestricted five acres and even allowing for the construction of a new municipal core use building or buildings can be accommodated on the Pitney Farm property. Given the access to Cold Hill Road, a collector roadway, pedestrian access to the High School and location to the eastern part of the Township, Pitney Farm is geographically and conveniently well located. Opening Pitney Farm to use by the public for passive non-organized recreation, open space and

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core municipal functions will contribute significantly to Township assets benefiting not only residents of the community, but the regional community, as well. In addition, adoptive reuse of the 5.0 acre property and buildings could be undertaken as a means of implementing goals and objectives of the Historic Plan Element of the Mendham Township Master Plan (2002), which identifies Pitney Farm, as a historically significant site and recommends its preservation.

10 North Park Place
Suite 400
Morristown NJ 07960
USA

Tel 973.290.8500
Fax 973.290.8585

Gensler

May 7, 2014

Pitney Farm Public Purpose Study Committee
One Cold Hill Road
Mendham, NJ
Attn: Omie Ryan

Subject: Pitney Farm Public Purpose Study

Dear Ms. Ryan:

It was a pleasure working with you & members of the Pitney Farm Public Purpose Study Committee in evaluating the potential uses for the Pitney property. Based on our review of the programmatic requirements provided by the various user groups and analysis of both the existing facilities and potential expansion opportunities, we are confident that the property can effectively accommodate the proposed requirements.

From an overall planning perspective, we find the compatibility of the contemplated uses, their minimal impact on the adjacent neighborhood and accessibility to the overall community, particularly compelling and feel it provides a unique opportunity to meet the community's needs while preserving a site of historical import.

We look forward to following your progress and remain available to participate.

Sincerely,

Gensler



Reid Brockmeier, AIA
Principal, Managing Director



BOHLER

ENGINEERING

35 Technology Drive
Warren, NJ 07059
PHONE 908.668.8300
FAX 908.754.4401

May 7, 2014

Via Electronic Mail

Pitney Farm Public Purpose Study Committee
One Cold Hill Road
Mendham, NJ

Attention: Omie Ryan, Chair

**RE: Pitney Farm Public Purpose Study
Public Presentation – May 12, 2014**

Dear Ms. Ryan:

It has been a pleasure to participate in a supportive role as your committee has evaluated various public purpose uses submitted by residents and the ability of Pitney Farm to accommodate them. I have reviewed a number of documents, including:

- Various maps and plans prepared by Maser Consulting.
- A Site Grading Plan prepared by Marshall Dattoli Associates dated in 1985.
- Land-use restrictions recorded by deed in 2009.
- Planning Sub-committee notes and reference documents assembled on February 25, 2014.
- The PowerPoint presentation made by the Planning Sub-committee to the Mendham Township Committee on February 25, 2014.
- A draft of a report entitled "Assessing Pitney Farm for Core Public Purpose Use" prepared by the Planning Sub-committee.

I have also attended two (2) meetings – one (1) on March 1, 2014 and the other on April 2, 2014.

After my review of these documents and after anticipating in these two meetings of the Sub-committee, I find the conclusions and recommendations to be appropriate, given the site characteristics of Pitney Farm and especially the desire to maintain the integrity of the property and the neighborhood within which it is situated.

I look forward to next steps and once again remain available to participate.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Brian McMorrow, P.E.

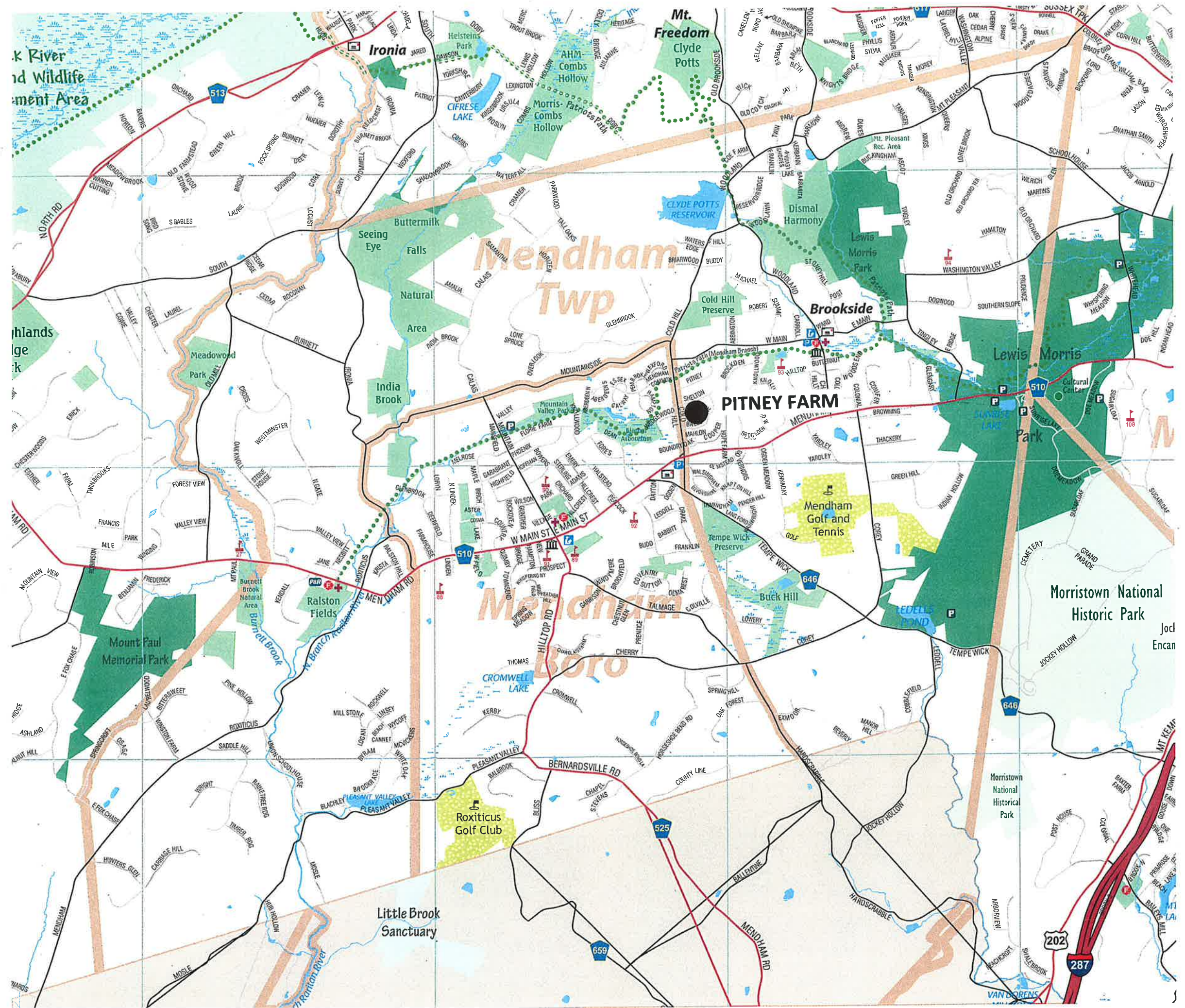
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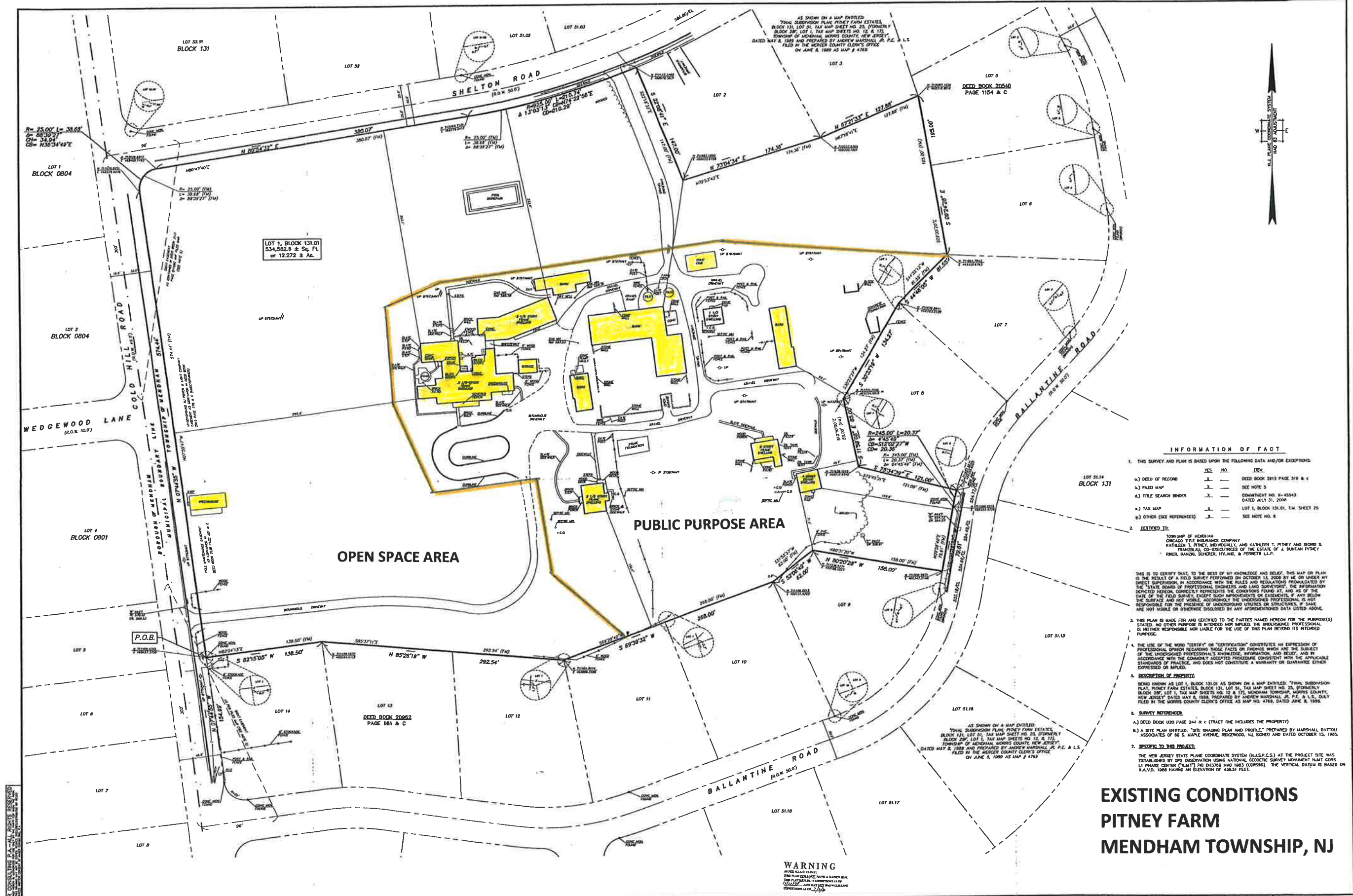
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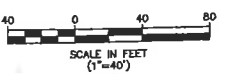
**PITNEY FARM
IN THE
MENDHAM REGION**



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- INFORMATION OF FACT**
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- | ITEM | YES | NO |
|---------------------------|-----|----|
| a) DEED OF RECORD | ✓ | |
| b) FILED MAP | ✓ | |
| c) TITLE SEARCH UNDER | ✓ | |
| d) TAX MAP | ✓ | |
| e) OTHER (SEE REFERENCES) | ✓ | |
2. **CERTIFIED TO:**
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CHANDLER TITLE INSURANCE COMPANY
KATHLEEN L. PITNEY, INDIVIDUALLY, AND KATHLEEN L. PITNEY AND SCOTT S. FRANKLIN, CO-EXECUTORS OF THE ESTATE OF J. DUNCAN PITNEY
RIVER, DANZIG, SCHERER, HYLAND, & PERRETTI LLP.
- THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON OCTOBER 11, 2008 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS". THE INFORMATION DERIVED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY, THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
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5. **DISCLOSURE OF INTEREST:**
BEING KNOWN AS LOT 1, BLOCK 131.01 AS SHOWN ON A MAP ENTITLED: "FINAL SUBDIVISION PLAN, PITNEY FARM ESTATES, BLOCK 131, LOT 1, TAX MAP SHEET NO. 25, (FORMERLY BLOCK 29F, LOT 1, TAX MAP SHEETS NO. 12 & 13), MENDHAM TOWNSHIP, MORRIS COUNTY, NEW JERSEY DATED MAY 8, 1989, PREPARED BY ANDREW MARSHALL, JR., P.E. & L.S., ONLY FILED IN THE MORRIS COUNTY CLERK'S OFFICE AS MAP NO. 4769, DATED JUNE 8, 1989.
6. **SURVEY REFERENCES:**
A) DEED BOOK 1020 PAGE 244 & c (TRACT CO INCLUDES THE PROPERTY)
B) A SITE PLAN ENTITLED: "SITE GRADING PLAN AND PROFILE," PREPARED BY MARSHALL DATTOLI ASSOCIATES OF 86 S. MAPLE AVENUE, HEDGEWOOD, ILL. DATED AND DATED OCTOBER 15, 1985.
7. **SPECIFIC TO THIS PROJECT:**
THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) AT THE PROJECT SITE WAS ESTABLISHED BY GPS OBSERVATION USING NATIONAL GEODETIC SURVEY MONUMENT NAUT COGS (1) PHASE CENTER (PNT) AND DATUMS HAD 1983 (CORRIGED). THE VERTICAL DATUM IS BASED ON N.A.S.D. 1988 HAVING AN ELEVATION OF 426.51 FEET.

WARNING
AS PER N.J.A.C. 17:27
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SURVEYOR.



REV.	DATE	BY	DESCRIPTION
1	11/17/08	T.A.C.	REMOVED NORTHEAST DWELLING
2	11/17/08	M.K.	REVISED CERTIFICATIONS

R. THOMAS HUGG
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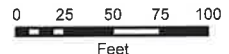
PLAN OF SURVEY
FOR
TOWNSHIP OF MENDHAM
(PITNEY FARM)
LOT 1 BLOCK 131.01
TOWNSHIP OF MENDHAM MORRIS COUNTY NEW JERSEY

REV.	DATE	BY	DESCRIPTION
1	11/17/08	T.A.C.	REMOVED NORTHEAST DWELLING
2	11/17/08	M.K.	REVISED CERTIFICATIONS

1 of 1



TITLE



1 inch = 100 feet



- Municipal Boundaries
- Tax Blocks
- Parcels
- Local Road
- Interstate
- US Highway
- State Highway
- County Route
- Rivers/Streams
- Classification
 - Canal/Ditch
 - Connector
 - Pipeline
 - Stream/River
- Lakes/Ponds
- 2012 True Color Orthophotography - NJDEP
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

SOURCES:
PARCEL DATA - MCPB GIS SECTION, 2013
ELEVATION DATA - MCPB GIS SECTION, 2005
AERIALS - (SEE LEGEND)

PROJECTION: STATE PLANE
DATUM: NAD 83, NEW JERSEY
UNITS: FEET
DATE: NOVEMBER 8, 2013

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**AERIAL VIEW OF
PITNEY FARM
MENDHAM TOWNSHIP, NJ**



IV. Mendham Township Facility Needs

In order to obtain a general assessment of the Township's municipal and community facilities, planning documents were reviewed and information and input gathered from various Township Committees and Community Groups. *The Master Plan of Mendham Township* (2006), *Municipal Facilities Siting Analysis Facility* (May 2008), and *A Four Towns Recreation Plan* (2009) provided an initial understanding of existing municipal facilities, their adequacy in meeting the needs of Township functions and stated priorities for addressing anticipated needs. Summaries of the information the PFPPSC found relevant to its discussions follows:

Community Facilities Assessment from Master Plan of Mendham Township

The Communities Facilities Plan (CFP) section of the Master Plan of Mendham Township (2006) identifies the township's community facilities as follows:

- Township Administrative Offices
- Police Department
- Department of Public Works Facility
- Brookside and Ralston Emergency Services Buildings
- Mendham Township Association Library
- Historic Sites in Ralston
- Recreation Facilities
- Mendham Township Elementary School
- Mendham Township Middle School

At the time of original assessment (2002) and subsequent reassessment (2006), most of the Townships facilities were in need of some improvements. A brief summary of the adequacy and current status of the CFPs recommendations for each facility is presented at the end of this report in Table 4: Facility Needs of Mendham Township Municipal Functions. In the intervening time many of the recommended improvements have been undertaken. What now remains to be done are improvements for uses, such as recreation and library, relating to the life of our community.

It should be noted that among its recommendations the CFP states that "if the Township Committee determines that additional building sites are necessary to provide for growing need for services, they should be purchased when available and where appropriate to the overall goals of this plan." (p.97)

While Pitney Farm was not owned by Mendham Township at the time, the Master Plan does make reference to it as part of its consideration of Historic Preservation.

There are many historically significant sites throughout the Township currently proposed for formal designation which are worthy of preservation efforts. The Historic Preservation Committee has listed all known historically significant sites within the Listing. The HPC should encourage their preservation through recognition and educational efforts. Three such sites serve as example: Pitney Farm, Franklin Farms (mansion residence of former New Jersey Governor Franklin Murphy), and the Nesbitt Mills/Loughlin Distillery (a.k.a. Sammy's Cider Mill). Every effort should be made to preserve the important historic resources contained in the Listing. (p. VII-9) (p.76)

The PFPPSC took the need to both provide for the preservation of Pitney Farm as an historic site and the Townships need to provide space for its community facilities into account during its discussions. It should be noted that Nesbitt Mills/Loughlin Distillery has been restored and now operates as the Ralston Cider Mill Museum. Franklin Farms was subdivided and developed with residences. Its mansion is a private residence today and the condition of its Olmstead designed gardens is unknown.

Findings from Municipal Facilities Siting Analysis

The Municipal Facilities Siting Analysis (MFSA) report of 2008 examined future locations for the Township's municipal building, police station and library. The study looked at the suitability of three sites in Mendham Township, including Pitney Farm, and made the following observation regarding the suitability of the site for community facilities:

The Pitney Farm offers a unique opportunity to meet future municipal service needs, while also conserving and interpreting history providing for the efficient provision of community facilities and services. (MFSA, p.2)

Unlike the highly constrained site of the current municipal building site, where environmental constraints affect nearly the entire site, ...Pitney Farm contains 12 acres of high, dry, usable land. (MFSA, p.2)

Mendham Township is poised to meet major community service needs in an inspirational yet utilitarian setting, with sufficient land to meet today's needs and the possibility for additional land to meet future needs. As such, the selection of the Pitney Farm will provide a living legacy where residents and visitors can experience its charm while learning, reading, interacting and recreating. (MFSA, p.2)

In the end the MFSA recommended relocation of the Library and Administrative Office to Pitney Farm. These findings of this study were made before purchase of the Pitney Farm property was completed and Morris County's deed restrictions for the designated open space were in place. The PFPPSC recognizes that while the property can no longer be subdivided in the manner considered in this study, its value is as a location for some township facility needs. Compatibility with the designated open space is one criteria considered in the recommendations and will be discussed later.

Information from the Four Towns Recreation Plan

A Four Towns Recreation Plan (FTRP) of 2009 was undertaken by the Four Towns Steering Committee established by agreement of Chester Borough, Chester Township, Mendham Borough and Mendham Township. Its stated mission was “to create a framework enabling cooperation and a unified planning process shared by the [four] communities ... for the purposes of promoting, improving and sustaining recreation systems of those communities. (FTRP, p.8) The FTRP focused on outdoor active recreation and did not consider Pitney Farm in its analysis. The value of FTRP for purposes of the PFPPSC investigation was in its assessment of Mendham Township’s ability to meet its active recreation facility needs on Township owned property and its recognition of the need for indoor facilities.

The Township’s potential to contribute a variety of novel recreations based on its new sites is potentially more important to a Four Town’s collaboration. ...the costly structures at India Brook are a convertible resource capable of providing a broad array of cultural, social and day care/camp recreation types that are responsive to much greater resident service and facility deficiencies (FTRP, p.18)

By recognizing the potential to provide indoor recreation and program space at another site, the FTRP points to the long term need for these sorts of facilities within Mendham Township. Summing up its analysis, the FTRP states that “the township has been foresighted in its acquisitions and consequently has secured appropriate space to fulfill all of its recreation needs locally” (FTRP, p.18) and that creating all of their recommended facilities would require a considerable amount of time and capital investment.

Township Groups

In order to update the status of existing facilities and to gain a more current assessment of the adequacy of the facilities for meeting future needs, members of the PFPPSC met with the following Township Committees and community groups:

- Mendham Township Historic Preservation Commission
- Mendham Borough Historic Society
- Mendham Township Recreation Committee
- Mendham Township Library
- Morris Arts Council
- Mendham Township DPW
- Mendham Area Senior Housing
- Hexagon Players
- Brookside Garden Club
- Mendham Township Green Team
- Morris County Arts Workshop
- Mendham Township Administrative Offices

Each group was contacted individually by mail and members of the PFPPSC met with all organizations that requested a meeting at least once. Each group was given a list of questions in advance to help them understand the scope of information being requested and was asked for a written response. The general statement of need and the requests for new space from these groups were all examined as part of this study and used evaluate to potential uses and formulate recommendations. A copy of each written response is included in the Appendix to this report.

V. Comparison of Needs and Formulation of Recommendations

After an initial review of the information gathered about the site, facility needs and potential uses, the PFPPSC developed a process to identify and reach consensus about a set of recommendations for future uses for Pitney Farm. It was agreed by the committee that this analysis would be qualitative in nature relying on the information gathered or submitted and the expertise of the committee members and pro-bono consultants. The committee agreed to three steps: create a list of possible uses for our consideration; identify a list of criteria that described suitability site and use qualification; and then qualitatively evaluate the list of uses using the identified criteria.

List of Possible Public Uses

All of the submissions to the PFPPSC from the township organizations were evaluated to identify the functions, programs or activities in need of improved facilities; the estimated size of the spaces requested; and their relative abilities to share facilities or spaces. From this a list of room types was developed. For example, many groups requested better access to a space for their regular business meetings, so space for meeting was identified as a meeting or conference room. A summary of this comparison organization, function or use and room description is provided at the end of this report in Table 5: Facility Needs as Presented by Municipal and Community Organizations.

From this analysis and currently underserved community facility needs from the Township's Master Plan, the following list of possible uses for further consideration was identified:

- Community Gardens
- Historic Archives and Display Presentation
- Library
- Meeting Room
- Indoor Recreation Space
- Outdoor Passive Recreation Space
- Seasonal Events
- Art and Craft Workshops
- Performing Arts
- Municipal Building and Courthouse
- Police Station

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

A brief description of the each of these possible uses is presented in Table 1: Possible Uses, as seen below:

Table 1: Possible Uses

Possible Use	Description
Community Gardens	Various garden uses can be restored to accommodate public use, including vegetable and flower gardens, orchards, lawns and landscaping
Historic Archives and Presentation	Climate controlled storage for historic artifacts and documents and public presentation space
Library	A larger modern library providing services and programs for residents of all ages
Meeting Room Space	For use by many Township and community organizations
Indoor Recreation Space	Activity space for recreational uses targeting all age groups
Outdoor Passive Recreation Space	A place for non-organized and passive recreation, such as a walking trail or sitting areas
Seasonal Events	Farmer's market, outdoor functions, such as weddings or private parties
Art and Craft Workshops	Areas for art classes, workspaces for artists, presentation areas
Performing Arts	Theater for stage performances and storage space
Municipal Building and Courthouse	Relocation and expansion of the Township Administration and Courtroom Facilities
Police Station	New facility to replace existing building and trailers

Site Suitability and Use Qualifiers

The PFPPSC decided to compare the list of possible uses with a list of criteria that would describe the relative suitability of the above uses for Pitney Farm, taking into account the character of the site and the surrounding area, particularly the adjacent residential neighborhood. The list was developed taking these criteria and the need to eventually formulate a set of recommendations to fulfill the terms of the PFPPSC's charge from the MTC. The list of questions and use qualifiers used in this analysis is presented in Table 2: Use Qualifiers and Questions:

Table 2: Use Qualifiers and Questions

Use Qualifier	Related Questions
Core Municipal Use	Is the possible use presently funded by the Township Committee or identified as a community facility in the Master Plan?
Level of Need	Relative to other uses, does the described or estimated demand of the use exceed the capacity of the existing facility?
Unique Community Enhancement	Has the use been identified as or is it perceived as enhancing the community?
Proximity to Targeted Users	Would relocation to Pitney Farm improve the uses' proximity to its targeted user groups?
Number of Potential Users	Relative to other uses, what is its daily usage?
Frequency of Use- Daytime	What is the anticipated daytime frequency of use?
Frequency of Use- Night time	What is the anticipated night time frequency of use?
Additional Infrastructure Needs	How much additional infrastructure (i.e., parking, water, sewer, new construction) would need to be added to accommodate use?
Compatible with History and Character	Would the use be complementary to the history of the property or consistent with previous passive uses of the site?
Suitable with Existing Structures	Can the use be accommodated in an existing building or the open space? Can the use be accommodated through adaptive reuse of an historic structure?
Compatible with Shared Use	Can the space required or requested be utilized by more than one user group?
Compatible with Surrounding Community	What is the likelihood of acceptability of use to surrounding residents? Can site design minimize real or perceived impact to surrounding neighborhood?

Qualitative Evaluation

In this last step, the PFPPSC evaluated the possible uses against the use qualifiers. A table was created to facilitate this analysis. Each PFPPSC member evaluated the possible uses individually. Each individual response was tallied and a final chart showing the committees consensus of responses was made and is presented in Table 3: Analysis Chart.

Table 3: Analysis Chart

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 as purpose built facility. 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

VI. Recommendations: Create the Pitney Farm Center

After careful consideration of location and site characteristics of Pitney Farm and the existing and anticipated municipal facilities needs of Mendham Township, the PFPPSC finds that there is both a need for new municipal facilities and the capacity at the Pitney Farm Property to meet these needs. The PFPPSC finds that Pitney Farm's character and setting offers a unique opportunity to create municipal and community facilities that are enhanced by this location, while preserving a local, state and regionally important historic site. There are no other centrally located sites in Township ownership with as much potential to meet existing and future community facility needs.

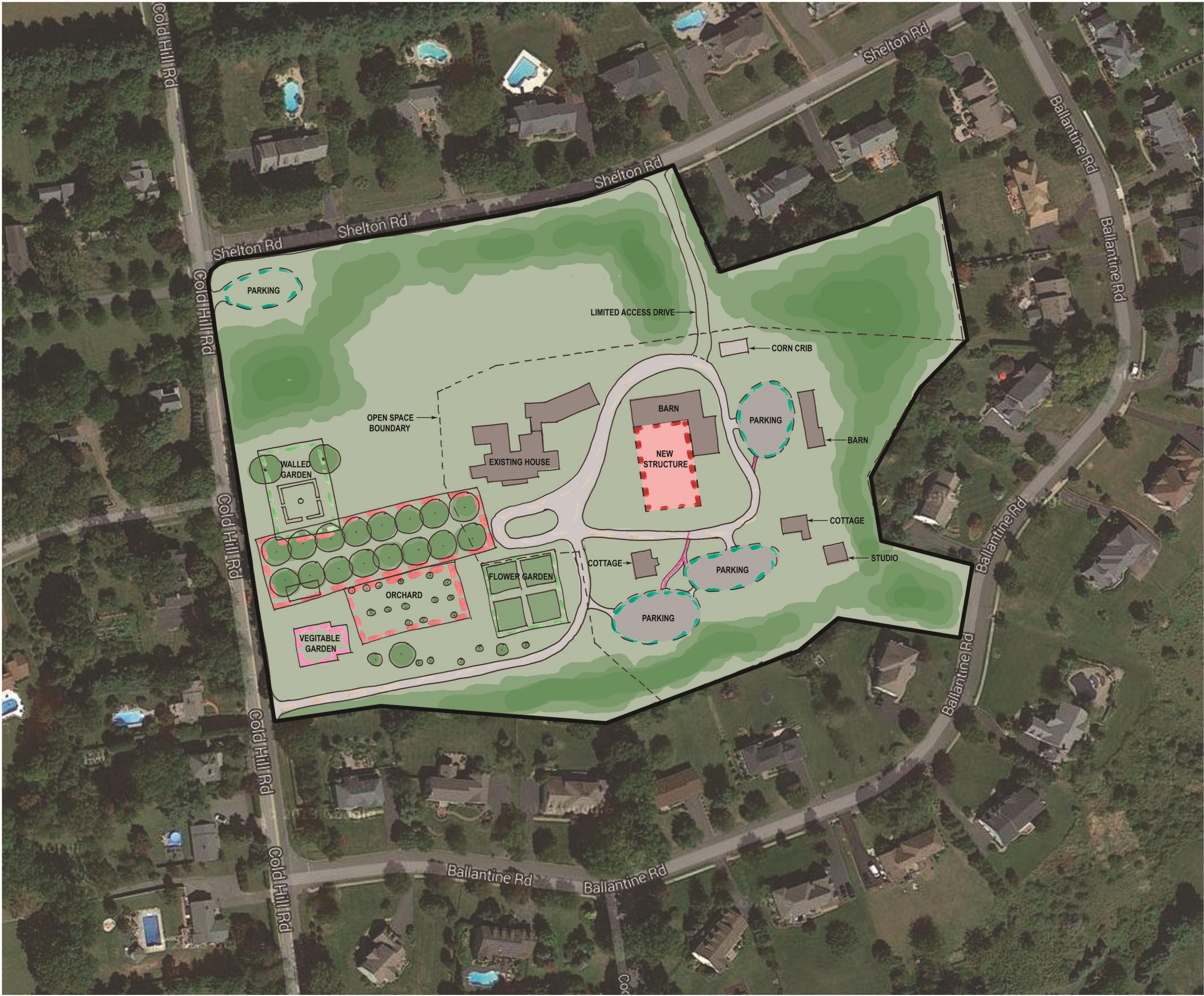
The PFPPSC recommends **Creation of the Pitney Farm Center: A Gathering Place for Mendham**. The Pitney Farm Center would include:

- **Core Municipal Functions of Meetings Rooms, Multi-Purpose Activity Space and a Library relocated to Pitney Farm.** Pitney Farm could best serve the needs of the community by becoming the location for new meeting rooms, multi-purpose activity space and the new public library recommended by the Mendham Township Library Board. These public uses are compatible with the designated open space, the historic character of the site, and the adjacent neighborhood. We suggest adaptive re-use of existing buildings and use of the unrestricted 5-acres open areas as needed for construction of a future structure designed to complement the historic farmhouse. The adjacent designated open space offers the opportunity to co-locate indoor and outdoor activities that complement each other.
- **Designated Open Space developed as a Town Park for passive recreation and non-organized activities.** The designated open space would best be integrated into the Pitney Farm Center as a town park for passive recreation and non-organized activities. The basic layout of the gardens can be selectively restored and sensitively adapted to a variety of complementary uses. For example, the lawn areas can be maintained for public gatherings and outdoor events. The historic maple allee, the walled garden and key features of Mrs. Pitney's gardens, such as the Cutting Garden and the St. Francis Garden, also could be restored for their horticultural beauty and educational possibilities. Other areas such as the vegetable garden area and remnant orchard could be adapted to meet more public purposes, such as the desire to establish community gardens in Mendham Township.
- **Historic Preservation and Display of Artifacts of Mendham.** Pitney Farm would provide an appropriate setting for much needed display and storage for Mendham's historic artifacts and documents. This follows the suggestion of both the MTHPC and Mendham Historical Society.

Preliminary Site Capacity Investigation

The capacity of Pitney Farm to accommodate our recommended uses was explored in a preliminary way with the assistance of the pro-bono consultants. Our goal was to understand how the footprints of all of the recommendations could fit among the existing structures in the 5 acre unrestricted area. This analysis, presented in Maps D and E, demonstrates the spatial capacity for new vegetative buffers for the surrounding neighborhood, parking areas, access ways, and potential new building's footprints.





VII. Funding the Project

It is understood that the project would be fully financed through the use of outside funds and NOT municipal funds. These funds would be raised via a capital campaign conducted and organized through the Friends of Pitney Farm. The scale and scope of any project to be undertaken at Pitney Farm would be governed by the amount of funds raised.

Friends of Pitney Farm

Currently the Friends of Pitney Farm has the ability to take in donations on a tax exempt basis through the help of the Community Foundation of New Jersey. The next step is to form a Friends of Pitney Farm Board of Trustees (with executive officers) and incorporate by-laws around that organization. The Friends of Pitney Farm will be incorporated with 501(c)(3) status and will move forward to complete its formation and begin fund raising for Pitney Farm once the Mendham Township Committee has endorsed a public purpose for the site. The Friends of Pitney Farm will work in cooperation with other community organizations on the project, including, but not limited to, Mendham Township Library, Mendham Township Recreation Commission, Mendham Township Historical Society and Morris Arts Council.

Property Management

Presently, Pitney Farm is owned and managed by the Township of Mendham, which has oversight of the rental of units/space, public uses, and private functions as well as the care and maintenance of the property. Mendham Township and the Township Administrator will continue to have contract and construction oversight of the Pitney Property. The property currently produces rental income. All rental revenue generated by the property will continue to be allocated to the Township of Mendham to offset maintenance and management costs. One of the tenants, as part of the rental agreement, serves as a caretaker of the property, which includes various duties. The normal care and maintenance of the property is funded through those rental agreements. It is important to note that Mendham Township currently funds the debt service of the property.

Financing of Project Governed by Fund Raising

Pitney Farm will be funded through a Capital Campaign coordinated through the Friends of Pitney Farm. This effort would encompass two tranches. First, the Renovation and Construction Fund, to be used for feasibility studies, planning, grant writing, historical assessments, architectural renderings, building and construction costs, and any other costs associated with those activities. And second, the Endowment, would allow for the funding of any ongoing maintenance, repair and upgrades to the project scope. It should be noted that traditional care and maintenance of the property and open space will continue to reside under the purview of Mendham Township. Funds raised through the Capital Campaign will not be used to pay down any existing or future liens or for the debt service of the property.

A broad, initial timeline of 5 years for the Capital Campaign will be sought. This will contain a multi-phased approach, including cultivation and education of prospect donors, advanced gift solicitation and a series of events to engage public interest. Potential funding sources include individual donors, public and private grants, and foundations. To accomplish and meet the goals of the Capital Campaign, professional philanthropic consultants will be engaged as well as the services of a professional grant writer.

Initial Indications of Interest

The Funding Committee conducted interviews and outreach with individuals as well as foundations. The goal was to gauge potential interest, garner feedback and gain information. The Funding Committee also consulted Ruotollo & Associates Philanthropic Counsel to evaluate the viability of funding a project of this nature. Positive feedback was received through this outreach and it was cited that the numerous constituencies Pitney Farm will serve should be extremely advantageous in funding endeavors.

As an example (for reference purposes only), a Capital Campaign Feasibility Study (2004) was completed for the Library of the Mendhams (LOTM) project which resulted in the potential to raise approximately \$3.4 Million from local donors over a two-year period.

"Funds before Shovels"

It is important to ensure that proper fiscal management be engaged in this project. At least 75% of the funds needed to meet the final goal of the total capital campaign, including the endowment piece, be in place prior to advancing any new construction or significant renovation. Both the Friends of Pitney Farm and Mendham Township approvals shall be required prior to any expenditure.

A Few Lessons learned from Similar Projects in other Communities

Greenwood Gardens (Essex County)

- First developed as a private estate in 1906
- 28-room mansion with surrounding gardens
- In 2005, NJ Historic Trust awarded a grant to help fund the conditions assessment
- In 2006, a \$750,000 Capital Preservation Grant from the NJ Historic Trust was matched with additional private and public fundraising to complete the \$5 million raised

Iviswold Castle (Bergen County)

- Developed in 1887 as a country estate, later used by Fairleigh Dickinson University as classrooms and library facilities. Later purchased by Felician College
- An historical assessment was funded in 2001 through a grant from NJ Historic Trust
- Two additional grants of \$750,000 (2004 & 2007) from NJ Historic Trust as well as additional funds raised helped to fund this project and is a magnificent example of adaptive reuse of an existing building

Harding Township Library (Morris County)

- An 8,000 square foot new library building, operated by the Harding Library Association
- Built on public land owned by the Township of Harding
- Capital Campaign raised ~\$6 million (~\$1.25 used for endowment) through private funding sources
- The Library contains significant public meeting space, computer terminals and the traditional stacks
- The New Vernon Garden Club maintains the landscaping through donations and gifts-in-kind

Glen Alpin (Morris County)

- 22-room, 14,000 square foot mansion built in 1847
- 9.5 acre property contain gardens and owned by Harding Township since 2004
- Since 2008, the Glen Alpin Conservancy has been unable to secure approval from the Harding Township Committee for its future use. This has inhibited their ability to pursue restoration grant funding, despite offers to raise and match required funds and administer grants received
- The property currently languishes; unoccupied and without plumbing, disagreements about future use and stewardship responsibilities have brought the issue to a stalemate

VIII. Next Steps and Recommended Actions

Public Comment Period be established for the Pitney Farm Public Purpose Study

The Pitney Farm Public Purpose Study Committee agrees with the suggestion of the Mayor that there be a public comment period following its presentation to the Township Committee of Mendham Township on May 12, 2014. We respectfully suggest that this period could last between four and six weeks. To facilitate and support this effort, the PFPPSC would be willing to offer its assistance by staffing an open house at Pitney Farm or giving a second public presentation if requested by the Township Committee.

Establish a date for decision by Mendham Township Committee on the future use of Pitney Farm

The Pitney Farm Public Purpose Study Committee (PFPPSC) respectfully requests that a decision date be chosen by the Township Committee of Mendham Township (MTC) for vote on endorsement of the PFPPSC's recommendations. We respectfully suggest that June 24, 2014 be confirmed as this date.

Next Step

Endorsement of the PFPPSC's Recommendations by the MTC will allow the following activities to begin.

- Full establishment of the Friends of Pitney Farm: Without endorsement of future uses for the property, the Friends of Pitney Farm cannot establish its mission, call its Board of Directors or obtain its not-for-profit status from the IRS.
- Pursuit of non-Municipal funding by the Friends of Pitney Farm: Without endorsement from the MTC for the role of the Friends of Pitney Farm and the future uses of the site, grants and donations cannot be applied for or obtained.
- Setting of Maintenance Priorities on the Property: Maintenance priorities could be set based on future reuse of buildings.
- Establishment of near- and long-term programs and events: Pitney Farm's ability to begin providing space for Township activities can be worked toward.

References

A Four Towns Recreation Plan, Working Draft, 2009

Master Plan of Mendham Township, 2006

Municipal Facilities Siting Analysis, May 2008

Pitney Farm, A Legacy Worth Preserving, May 2011

Table 4: Facility Needs of Mendham Township Municipal Functions

Municipal Function		Status in Master Plan, 2006	Status Reported to PFPPSC 2014	Recommend Further Review
Township Administrative Offices		Administrative Office Space is inadequate for office, storage, and meeting room needs for both the paid administrative staff and for the volunteer committees and boards.	Status unchanged. Need is not pressing.	Not recommended for review. Note: Least disruptive to these functions, if space became available at current location.
Township Police Department		The Department is basically satisfied with its existing facilities although it would benefit by a detention cell and record space.	Reported space needs have been partially addressed with temporary structures.	Not recommended for review. Note: Least disruptive if space became available at current location. PF too close to MBPD.
Department of Public Works		...impacted by the growth in the Township, the Department will need to creatively use its limited resources, and additional facilities may also be necessary.	Expansions of the DPW facilities completed at Mount Pleasant Road location.	Addressed.
Emergency Services	Brookside Engine Company and Mendham First Aid Squad	Deficient size for equipment and storage.	New Building completed in 2010	Addressed.
	Ralston Engine Company and First Aid Squad	The main deficiency of the Firehouse is the need for additional space for equipment maintenance and storage.	Remains unchanged.	No further review. Firehouse needs to remain in Ralston.
	Old Ralston Fire House	First floor is used for storage and the basement is used for meetings.	Remains unchanged.	No further review. Building located in Ralston.
Mendham Township Library		A private, not-for-profit "Association" library. The Library reports the need for more storage, work and office space; a meeting room; and space for children's activities. In addition, space for computers, a study area for senior students and adults and more stacks are needed.	Status unchanged. Would like to create new library of 17,000 sq.ft with improved meeting rooms, study space, parking and outdoor areas. Library wants to engage community with a broad range of family experiences.	Recommended for review. No room at existing site to expand without displacing key municipal functions.

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Municipal Function		Status in Master Plan, 2006	Status Reported to PFPPSC 2014	Recommend Further Review
Historic Preservation Commission:			No dedicated space. Need storage space, for historic maps, documents, furniture, and memorabilia. Also need display space and meeting space.	Recommended for review.
Ralston General Store		A private-not-for-profit organization owns and maintains the property and building.	Remains the same.	No further investigation.
Ralston Cider Mill		Recommended for purchase	Now owned by Mendham Township. A private, not-for-profit organization operates as a museum.	Addressed.
Recreation		Shortfalls in courts, playgrounds, day use facilities and indoor multi-purpose spaces. (from Four Towns Recreation Plan)	No dedicated space. Indoor programming is hindered by lack of availability of meeting or multi-purpose space.	Some Township Recreation needs can be accommodated on property
Schools	Mendham Twp. Elementary School	Recommends improvements to existing structures.	Improvements and updates made. Need to confirm	No further investigation. Represents potential user groups and partner for future activity.
	Mendham Twp. Middle School	Recommends improvements to existing structures	Improvements and updates made. Need to confirm	No further investigation. Represents potential user groups and partner for future activity.
	WM Mendham HS	... it is expected that school enrollment will increase by 800 to 1,000 within the next ten years, the BOE anticipates the need for either an entirely new school at a new location or building significant additions to both the existing schools.	Operated by WMM School District. Township has no direct oversight responsibility for these facilities.	No further investigation. Represents potential user groups and partner for future activity.
Brookside Club	Community	A private, not-for-profit organization. Indoor facility available for a fee.	Remains the same.	No further investigation.

Table 5: Facility Needs as Presented by Municipal and Community Organizations

Municipal Organization		Function, Program or Activity	Spatial Requirements	Shared Space
Historic Preservation		Document and Artifact Storage Public Information Presentation Meeting Room	Climate Controlled Archive Display Space Meeting Room	Y Y Y
Recreation: Indoor		Group Activities and Workshops Lectures and Presentations	Classroom-sized Activity Room Large Group Presentation Room Meeting Room	Y Y Y
Recreation: Outdoor (Passive)		Individual/Group		
Library			Book and Media Collection Space and Staff Offices Meeting Room Study Space Presentation Space	no Y Y Y
Green Team		Farmer's Market Community Garden	Large Outdoor Area Deer Fenced Garden Plots Meeting Room	Y no Y
Community Organizations	Morris Arts Council	Artist Work Spaces Music Performances	Studio Space Performance Space	no Y
	MCAW	After School Arts Programs Adult Arts Programs	Classroom-sized Activity Rooms Music and Voice Rehearsal Space Performance Space	Y Y Y
	Hexagon Players	Community Theater Productions	Rehearsal Space Performance Space Office Prop and Equipment Storage	Y Y no no
	Brookside Garden Club	Monthly Lecture and Lunch for Members	Large Group Presentation Room with Kitchen Access	Y
Public Suggestion, 2012		Museum	Historic Structure	?
		Township Pool	Not Compatible with Site, Inadequate Space for Parking	?

Pitney Farm Pubic Purpose Study Committee

PFPPSC Members

Nancy Bailin, a retired psychologist, has served as president of the Mendham Township Library Board of Trustees and of the Board of the Community Soup Kitchen as well as serving on the board and committees of the Library of the Mendhams. She has lived in Mendham Township since 1972.

Richard Blood is the Director of Public Works for Roxbury Township. He has served on the Library of the Mendhams Committee and other shared services committees between the Township and Borough. He has been a resident of Brookside for 22 years.

Susan Browse has lived in Mendham Township in the Pitney Farm Estates neighborhood since 2000. After working in the banking industry for 16 years, she is a full time mom and volunteer, holding board positions in several local organizations such as the Mendham Junior Women's Club, the Mendham Newcomers Club, both Cub Scouts and Boy Scouts, the Mendham Township Home & School Association and the Mendham High School PTO. She is also active at Brookside Community Church and many of the youth sports organizations, currently serving on the Minutemen Sports Club Committee.

Peter Dumovic is a medical marketing professional and Business Development Director at Dymaxium, a technology company specializing in connecting health care providers with pharmaceutical manufacturers. He serves on the Board of Trustees of the Mendham Township Library, and is immediate Past Chair of the Mendham High School PTO as well as the International Baccalaureate Boosters Club. Peter served on the initial Pitney Farm Transition Committee, and has resided in Mendham Township in the Pitney Farm Estates neighborhood for 18 years.

Douglas Kris is a Managing Director of the KLR Group, a boutique Oil & Gas investment firm with offices on New York and Houston. He has resided in Mendham for the last 10 years and serves on the Board of Trustees of the Mendham Township Library. He has also served as Vice President of the National Alumni Board of St. Bonaventure University.

Pat Maynard is lifetime resident of Mendham and former member of the Township Committee and served as a Morris County Freeholder from 1978 to 1984. Pat was a long-time member of the CCM Foundation and was elected secretary of the board. She is a former freeholder and former employee of the Port Authority of New York and New Jersey.

Steve Mountain has served as the Township Administrator for the Township of Mendham since 1997. Mr. Mountain received his Bachelor of Arts in Political Science from Clark University and a Masters in Public Administration from American University. Prior to his appointment in Mendham Township, Mr. Mountain served as the Assistant Manager in Randolph Township for four years and as a Management Assistant in the City Manager's Office for the City of Rockville, Maryland for two years. Mr. Mountain is also an active member of the International City/County Management Association and the New Jersey Municipal Manager's Association (NJMMA), and is a Past President of that organization.

Katie Porter has lived in the township since 1961. She was a Township Committeewoman and served two terms as Mayor. She was liaison to the Recreation Commission, and has served on the Open Space Trust Committee, the Historic Preservation Committee, the 10 Towns Great Swamp Committee, volunteered at the library, worked on the 4th Of July committee, is a past Grand Marshall of the Parade. She worked on the first Pitney Farm study committee. Katie was a Commissioner and past President of

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the Morris County Park Commission, She was appointed to the Palisades Interstate Park Commission by Governor Whitman. Currently Katie is on the board of the New Jersey Conservation Foundation and of the National Recreation Foundation. She is a member of the Garden Club of Morristown.

Omie Medford Ryan is chairperson for the PFPPSC. Omie has held the position of Associate City Planner for the Waterfront and Open Space Division of New York City's Department of City Planning; Natural Resources Planner for Allee, King, Rosen and Fleming, a NYC based planning consulting firm; and Adjunct Lecturer in Geography at Colgate University. Omie moved to Mendham Township with her family in 2006. She is a member of the Mendham Township Home & School Association and the Brookside Garden Club, and served on the Pitney Farm Transition Committee beginning in 2011.

Erik Sletteland is a Vice President at Structure Tone, an international construction management/general contracting company. Erik grew up on Pitney Farm, lives locally and has been active with several preservation and adaptive reuse projects in the area including the Cowperthwaite Estate in Bedminster and Natirar, in Peapack.

Jeanne Tansey Will has resided in Mendham Township or Borough for a total of 18 years. A former member of the Mendham Township Library Board, she has Masters degrees in teaching history and in library and information sciences. She also lived in Chester Township and served on the Planning Board there. Her avocation is horticulture.

Diane Tolley is a realtor and Cartus Relocation Specialist at Coldwell Banker. She is a current member of the Recreation Commission, the Green Team and president of the Brookside Engine Co. Ladies Auxiliary. She is the founder and current chair of The Mendham Natural & Organic Farmers' Market and resident of Mendham Township for 22 years.

Tjelda vander Meijden is Artist in Resident at Pitney Farm and has lived in Mendham Township since 1968. She is a plein air painter and Master Printmaker with national and international gallery and museum exhibitions. She served on the Pitney Farm Transition Committee and was a board member of the Halsey Institute of Contemporary Art Advisory Board, SC; Print Studio South, SC, and Printmaking Council of New Jersey.

P. David Zimmerman is the President of a Community Planning Consulting Firm located in Morristown, New Jersey. He presently provides professional planning services to numerous municipalities and private clients throughout the State. He taught City Planning at Rutgers University for 14 years. David has resided in Mendham for 35 years.

Pro Bono Consultants

The Pitney Farm Public Purpose Study Committee wishes to thank the following professional service firms who gave generously of their time and expertise in the analysis of the Pitney Farm property and its potential uses. We would also like to thank Sarah Bloom for her considerable contribution in the formatting and design of all of the prepared documents and to Structure Tone New Jersey for the subsidy of production costs.

Gensler Architects

Gensler is a global design firm with 4,000 employees networked across 44 offices in the Americas, Europe, Asia and the Middle East. As architects, planners and consultants, Gensler helps clients succeed by delivering design innovation through its 20 specialized practice areas that span nearly every major industry, including commercial office buildings, technology, sports, hospitality, retail, professional

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services, education and culture. Gensler was founded in 1965, and today, the firm partners with clients on more than 6,000 projects every year. These projects can be as small as a wine bottle label or as complex as a new urban district. Gensler's Morristown office just celebrated their 20th year in New Jersey. Firm projects include: St Philips Academy, The Wharton School, Houston Ballet Center, The Beacon Institute For Rivers & Estuaries, Barnard Park, County Of Orange California Masterplan, Myriad Botanical Gardens and the Smithsonian Institute Collection & Support Center.

Bohler Engineering

Bohler Engineering is a multi-disciplined consulting engineering firm with a staff of nearly 500, including experienced licensed professionals. The firm has provided quality civil engineering, surveying, planning, landscape architecture, project management and related site design services throughout the Eastern United States for over 30 years. Headquartered in Warren, New Jersey, Bohler Engineering has remained steadfast in its dedication to enhancing the communities in which we live. As a municipal engineer and trusted advisor, Bohler's New Jersey office has worked on public projects with local municipalities, as well as state and federal agencies. Most recently, their community projects have included: the City of Rahway's Hamilton Stage and Public Library, Fairleigh Dickinson University's newly expanded Monninger Center for Learning and Research and "Barn Theatre" renovation, as well as the Master Planning for Drew University.

Michael Graves & Associates

Headquartered in Princeton New Jersey, Michael Graves & Associates provides master planning, architecture and interior design services. Since their founding in 1964, the firm has designed over 400 buildings worldwide encompassing many building types: large-scale master plans, corporate headquarters and other office buildings, hotels and resorts, restaurants and retail stores, facilities for sports and recreation, healthcare facilities, civic projects such as embassies, courthouses and monuments, a wide variety of university buildings, museums, theaters, public libraries, housing and private residences. Michael Graves and the firm have received over 200 awards for design excellence.

Schedule of Meetings Deadlines and Products

Date		Group	Meeting
September	30		Meeting with Mayor Merkt for Committee Formation
October	16	PFPSC	Scheduled Meeting – Draft Charge, Organize Subcommittees
		SC-Outreach	Organization Meeting
	23	SC-Planning	Organization Meeting
	26	SC-Finance	Organization Meeting
	30	PFPSC	Scheduled meeting-Reach Consensus on Charge and Tasks
November	12		First Status Report to MTC
	12	SC-Planning	Sub-Committee Conference Call
	14	PFPSC	Scheduled Meeting-Finalize Twp. Outreach Groups and List of Questions
	16	SC-Finance	Subcommittee Meeting

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Date		Group	Meeting
	26		Letter of Introduction and Questions Mailed to Twp. Outreach Groups
December	11	PFPPSC	Scheduled Meeting
	17	SC-Planning	Sub-Committee Meeting
	18	SC-Planning	Meeting with Library Board
	18	SC-Finance	Sub-Committee Meeting
January	4	SC-Finance	Sub-Committee Meeting
	6	SC-Planning	Phone interview with MASH Representative
	7	SC-Planning	Meeting with Recreation Commission
	8	SC-Planning	Meeting with Historic Preservation Committee
	11	PFPPSC	Tour of Pitney Farm for Township Groups
	13	PFPPSC	Tour of Pitney Farm for Township Groups
	15	SC-Finance	Meeting with Ruotolo Associates
	18	SC-Finance	Sub-Committee Meeting
	21	SC-Finance	Conference Call with Donor Development Association
	22	PFPPSC	Scheduled Meeting
	22	SC-Planning	Meet with Sustainability Committee
	24	SC-Planning	Meet with MCAW
	28		Second Status Report to MTC
February	5	PFPPSC	Scheduled Meeting
	19	PFPPSC	Prepare for MTC Presentation and Facilitated Meeting Deadline: Receipt of written comments from Township Groups
	20	SC-Planning	Meet with Hexagon Players
	21	SC-Planning	Sub-Committee Meeting
	25		Third Status Report to MTC and Pubic Meeting
	26	PFPPSC	Meet with Morris County Representatives – Open Space
March	1	PFPPSC	Facilitated Meeting
	5	PFPPSC	Scheduled Meeting
	7	PF-Outreach	Subcommittee Meeting

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Date		Group	Meeting
	12	PFPPSC	Committee Meeting
	19	PFPPSC	Scheduled Meeting
April	2	PF-Planning	Meeting with Consultants
	2	PFPPSC	Scheduled Committee Meeting
	9	PF-Planning	Meeting with Consultants
	9	PFPPSC	Scheduled Committee Meeting
	23	PFPPSC	Scheduled Committee Meeting
May	7	PFPPSC	Scheduled Committee Meeting
	12		Deliver Final Report and Presentation to MTC
			Schedule for Public Comment Period and Decision Deadline to be determined