

# Open Space Grant Application

Mercer County Open Space Assistance  
Mercer County Planning Division  
640 South Broad Street | PO Box 8068 | Trenton, NJ 08650  
Phone: 609.989.6545 | Fax: 609.989.6546  
<http://nj.gov/counties/mercerc/>



## Project Information

Please provide one application per project.

Name and Title of Person Applying	Jeanne Waldman, Trustee		
Current Property Owner	Friends of Hopewell Quarry, Inc. (FOHQ)		
Property Address	180 Crusher Road, Hopewell NJ 08525		
Township	Hopewell		
Block(s) and Lot(s)	Block #18 Lot #49		
Acres	7.239	Certified Market Value (CFMV)	593,750.00
Acquisition Cost	869,417.00	Total Amount of Grants Requested	237,500.00

Are you considering Eminent Domain?  YES  NO

## Funding Request

List all county grant requests for the projects.

Funding Amount (1):	237,500.00	Applicant:	FOHQ, Inc.
Funding Amount (2):		Applicant:	
Funding Amount (3):		Applicant:	
Funding Amount (4):		Applicant:	
TOTAL COUNTY GRANTS:	237,500.00		

Funding Request Continued: List all funding from additional sources.

Funding amount from other sources (1):	<input type="text" value="341,450"/>	Source:	<input type="text" value="NJ State Green Acres"/>
Funding amount from other sources (2)	<input type="text" value="278,217"/>	Source:	<input type="text" value="private donations"/>
Funding amount from other sources (3)	<input type="text" value="249,750"/>	Source:	<input type="text" value="loans"/>
Funding amount from other sources (4)	<input type="text"/>	Source:	<input type="text"/>
TOTAL ACQUISITION COSTS:		<input type="text" value="869,417.00"/>	
Certified Market Value:		<input type="text" value="593,750.00"/>	

Explain any difference in Acquisition cost versus Market Value:

Purchase price land:	\$600,000.00
Purchase price Quarry swim club businesss including all assets	\$200,000.00
Due Diligence costs	\$69,417.00

## Property Description

Include information about the geographic characteristics such as topography, vegetation, habitat, special features, and adjacent land uses.

The FOHQ property is a 7.239 acre tract, situated in the foothills of the Sourland Mountains and is composed of uplands, grassy meadows, open fields and a deciduous woodland on the north, west and east portions surrounding the "quarry lake" to the edges of the property. The 1+ acre, 40-foot deep spring fed "quarry lake" has tall stone cliffs bordering the Mount Rose Ridge. This vista is visible from the south-facing public entrance (Crusher Road) to the quarry lake swimming area; the property also includes an in-ground swimming pool (26 ft. X 56 ft.) built in 1946 and continuously maintained. There are several park-like picnic groves that contain a number of improvements, a sand volleyball court and small structures which support outdoor recreation. Naturalists from FoHVOS have completed a partial list of native trees, shrubs, grasses and wildflowers in several areas of the property. The woodlands surrounding the northern cliffs have been fenced for security and safety for the last 100 years with limited public access since the 1926 incorporation of the Quarry as a recreational facility; this protective fencing has allowed growth of a wide variety of native trees including: Basswood, Beech, Chestnut Oak, Flowering Dogwood, Hickory Species, Northern Red Oak, Pignut Hickory, Shagbark Hickory, Tulip Poplar, White Ash, Wild Black Cherry and Honey Locust. Twenty-five varieties of wildflowers, shrubs and grasses have also been identified on the property. The Quarry property is zoned R-75 and Mountain Resource Conservation. The adjacent properties are residential lots with homes, scattered farms, Watershed Institute lands, preserved FoHVOS lands, Mount Rose preserve and D&R preserved properties.

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## Open Space Significance

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Summarize how this property is consistent with the Mercer County Open Space Preservation Plan: V. Policies AND Strategies, and VI. Criteria.

Consistent with the Mercer County Open Space Preservation Plan ( MCOSPP), FOHQ's mission is to preserve the Quarry open space property in perpetuity in accordance with the NJGA program rules, and to provide public recreational access to the "old swimming hole". The property has operated continuously as a public community recreation resource for the past 100 years; for the past two decades, public access was somewhat limited by virtue of it being operated as a private summer swim club. The NJGA acquisition assistance grant, combined with loans and donations from the community, allowed FOHQ to purchase the land under imminent threat of purchase from a developer, and to preserve this unique outdoor recreational and environmental facility for the public's use and enjoyment. FOHQ is unaware of any other public fresh water swimming facility in Mercer County (MC). The property is situated close to several MC municipalities, walkable (1+ mile) from the Hopewell Borough center, and proximate to bike routes, established hiking trails on preserved properties and multi-use trails including the Hopewell Lawrence Trail. The property adds 7.239 acres to the Hopewell greenway corridor composed of other preserved parcels and farmlands. FOHQ is creating a master plan and has consulted with NJGA approved contractors and preservation groups and has begun the work of maintaining the property: clearing dead trees and invasive plants, replanting native species, repairing walkways, handrails and fences for public access and safety.

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## Local Open Space Preservation Plan

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Summarize how this property is consistent with the local Open Space Plan.

Preservation of the 7.239 acre land and quarry lake, coupled with the continued use of the Hopewell Quarry swimming facility for public outdoor active recreation and swimming, is consistent with the goals and recommendations in the Hopewell Township Open Space Recreation Plan (HTOSRP) and the MCOSPP. The Quarry Swimming facility provides the Township and MC with an existing facility with two swimming areas: (i) an in-ground pool and (ii) the 1+ acre Quarry lake. The HTOSRP also lists the Sourlands region where the FOHQ property is located, as a high priority for protection and preservation of groundwater resources, habitat, mature woodlands, having implications for the health and longevity of the the entire Sourland ecosystem. The property satisfies many of the criteria listed in the HTOSRP that guide the acquisition of preservation properties: (i) enhancing and contributing to the Hopewell Borough greenbelt; (ii) proximity to other preserved lands; (iii) adding to environmental biodiversity; (iv) extraordinary views; (v) proximity to population centers; (vi) historical significance highlighted by recent articles by Hopewell Valley Historical Society; (vii) active and passive recreational potential; and (viii) a natural property at risk for development at time of purchase. FOHQ is creating a master plan, and involving the community in various stewardship and work projects. We are consulting with local groups on lake management . Although not an official historic site, we are working with the Hopewell Valley Historical Society to educate the public on the historic nature of the site as a "swimming hole "and prior to that, the quarry's mining history and significance to our community.

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## Environmental Significance

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Describe any environmentally significant features of the site such as critical habitat, endangered species, and environmentally sensitive land and water resources.

The property, located in the environmentally significant Sourlands, contains a variety of natural habitats, wooded and grassy, some undisturbed for almost 100 years. As listed in the property description, we have identified 19 native tree and shrub species, and 25 native wildflower species. We have identified 5 non-native tree species, some invasive, and 15 non-native, some invasive shrubs, vines and wildflowers. The Quarry lake itself is a 1+acre, 40 ft deep springfed water body, with tall steep stone cliffs along the Mount Rose Ridge, surrounded by a deciduous woodland and vegetation along three sides. The lake acts as a natural detention basin holding stormwater. A section of the west bank of the lake is inaccessible because of steep cliffs, but visible, and has hosted green herons that return seasonally. Quarry watershed hosts owls, kingfishers, bald eagle fledglings, hawks, woodpeckers, and numerous backyard songbirds and geese. Volunteer naturalists have identified catfish, bullfrogs, toads, minnows, crayfish, fresh water jellyfish, salamanders, snakes, and turtles, all sorts of bees, butterflies, bugs and other pollinators. A variety of wildlife including racoons, skunks, groundhogs, opossums, squirrels, rabbits, and deer habitate the property. Old garden beds with non-native plantings are being replaced with native plantings; a large grove of mature staghorn sumac, covered with invasives, was rehabilitated in our first season of stewardship. FOHQ 's mission is to balance the recreational use of the land in a way that assures maintenance of the natural environment.

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## Use of Property

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Describe the proposed use of the property and how public access will be provided.

FOHQ has expanded the use and access of this historical recreational property from dawn to dusk. Selected areas with deep water, high drops near cliff edges and environmentally sensitive areas will remain secure for safety and insurance reasons. FOHQ endeavors to minimize these areas so that the public can utilize the property as a public park space year-round. Plans to link adjacent public lands are being discussed to enhance pedestrian friendly access to the property. SWIMMING SEASON ACCESS: daily access weather permitting Memorial Day to Labor Day includes: swimming Quarry lake with 3 large docks and 3 diving boards and large kids pool with Red Cross Certified Lifeguards on duty, swim lessons, sand volleyball courts, grills and tables for picnics, native plant and community flower gardening, lawn/yard games provided, nature walks and hikes, prearranged access for large camps and community groups, community events, yoga and meditation classes, nature walks and talks, volunteer stewardship work and trail building with environmental preservation groups. Toilet facilities are available swim season only. Ticket prices and schedule for swim area are approved by NJGA. Affiliation with NJ Family First Discovery Program for discounted swim tickets is planned for 2023 season. OFF SEASON ACCESS: Free public access in the off-season will include use of the volleyball court and picnic grove, 1-acre large grassy meadows for active and passive recreation adjacent to the parking areas. The volleyball court and parking lot gates will be open. FOHQ will prepare appropriate signage with hours, rules, and NO ACCESS to the Quarry lake. Programming for the off-season will include volunteer and stewardship opportunities, nature walks, community events and yoga/meditation classes as weather permit.

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# Applicant Information

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Full Legal Name / Organization

Contact Person (if different)

Street Address

City  State  Zip Code

E-mail Address

Telephone Number

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Full Legal Name / Organization

Contact Person (if different)

Street Address

City  State  Zip Code

E-mail Address

Telephone Number

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Full Legal Name / Organization

Contact Person (if different)

Street Address

City  State  Zip Code

E-mail Address

Telephone Number

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# Project Map

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Please provide with the grant application submission a 8 1/2" x 11" map containing at minimum the following:

- |                   |                                     |  |                                     |
|-------------------|-------------------------------------|--|-------------------------------------|
| Aerial View       | <input checked="" type="checkbox"/> | Lot and Block #                            | <input checked="" type="checkbox"/> |
| Scale             | <input checked="" type="checkbox"/> | Project Name and Location                  | <input checked="" type="checkbox"/> |
| North Arrow       | <input checked="" type="checkbox"/> | Adjacent or nearby<br>preserved open space | <input checked="" type="checkbox"/> |
| Property Boundary | <input checked="" type="checkbox"/> | Streams, Wetlands, and<br>Water Bodies     | <input checked="" type="checkbox"/> |

*Please provide a resolution or official document from each grant application that authorizes applying for the grant.*

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## Approval Process

The complete application will be presented to the Open Space Preservation Board at their next regularly scheduled meeting. The Board meets every other month on the first Tuesday of the month. The Open Space Board approval is a recommendation to the County Administration and is contingent upon the approval of the Mercer County Board of Chosen Freeholders. Please see Applicant Checklist.

## Submit Application

Please save the completed application and submit your completed application or any questions to Emily Blackman at [eblackman@mercercounty.org](mailto:eblackman@mercercounty.org).



# State of New Jersey

## DEPARTMENT OF ENVIRONMENTAL PROTECTION

### GREEN ACRES PROGRAM

401 East State Street

P.O. Box 420, Mail Code 401-07B

Trenton, New Jersey 08625-0420

Tel. (609) 984-0500 • Fax (609) 984-0608

[www.nj.gov/dep](http://www.nj.gov/dep)

**PHILIP D. MURPHY**

*Governor*

**SHEILA Y. OLIVER**

*Lt. Governor*

**SHAWN M. LATOURETTE**

*Commissioner*

May 12, 2022

#### VIA EMAIL ONLY

Ms. Katherine V. Dresdner, Esquire

299 Pennington-Titusville Rd.

Pennington, NJ 08534

RE: GA Project #: 11-19-17-01  
GA Owner #: Block 18, Lot 49; Hopewell Township  
Notice of Average of Appraised Values (AAV)

Dear Ms. Dresdner:

We have reviewed the appraisals for the Quarry Swim Club property, Block 18, Lot 49 in Hopewell Township. The values established by the two appraisers are within ten percent (10 %) of the highest appraisal and fall within the accepted guidelines. In accordance with Green Acres policy, the maximum amount of Green Acres participation for land costs will be the average of the two appraisals, or \$593,750.00. Please see the enclosed Appraisal Summary report.

Please keep in mind that any land value negotiations, real estate transactions and closings are the sole responsibility of Friends of Hopewell Quarry, Inc. (FoHQ). Subject to final adjustments based on accurate surveys and other information which could affect land value, Green Acres will base its participation on the AAV. As always, under no circumstances will the Green Acres disbursement exceed the amount actually paid for the property.

As a reminder, the following documents must be submitted to Green Acres to request payment:

1. **Title insurance policy** Please refer to the "Green Acres Local Government Unit and Nonprofit Guide: Title Commitment Report and Title Insurance Policy Checklist" for instructions. Please provide the title insurance company with a copy of the Green Acres approved survey and deed description.
2. **Acquisition Payment Request Form** (enclosed)-*please date and sign under C at bottom of the form.*
3. **Signed Invoice** (enclosed)- *please complete section F of the form*

All checklists, forms and instructions listed above can be found in the Program Forms section of the Green Acres website: <http://www.nj.gov/dep/greenacres>. Printed copies are available upon request. FoHQ should gather and submit **copies of cancelled checks** (or equivalent) for all applicable soft costs that haven't yet been reimbursed. Feel free to contact me at [Kimberly.Testa@dep.nj.gov](mailto:Kimberly.Testa@dep.nj.gov) or (609) 775-5385 if you have any questions.

Sincerely,

*Kimberly W. Testa*

Kimberly W. Testa

Enclosures

C: Scot Pannepacker, President (via email only)





**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION DIVISION OF GREEN ACRES**

**AVERAGE OF APPRAISED VALUES**

<b>Owner #:</b>	11-19-17-01	<b>Location:</b>	180 Crusher Road
<b>Project:</b>	Quarry Swim Club	<b>Municipality:</b>	Hopewell Township
<b>Owner:</b>	Friends of Hopewell Quarry, Inc.	<b>County:</b>	Mercer County
<b>Acres:</b>	7.239 +/- acres (7.207 ac- GA Participation)	<b>Block(s)/Lot(s):</b>	Block 18, Lot 49

**APPRAISAL SUMMARY**

<b>Appraiser</b>	<b>Report Date</b>	<b>Effective Date</b>	<b>Current Market Value</b>
Richard J. Carabelli, Jr. MAI, SCGREA	04/27/2022	08/02/2021	\$580,000
John R. Weber, Jr, MAI, SCGREA Lawrence V. Melamed, CTA, SCRREA	05/09/2022	08/02/2021	\$607,500

**REVIEWER CERTIFICATION<sup>1</sup>**

In accordance with Green Acres Policy 5, I have made a field inspection of the subject property and read the appraisals. The appraisers have generally followed the Green Acres Appraisal Requirements and performed the appraisal according to the site-specific instructions.

The values established by the two appraisers are within 10 percent of the highest appraisal. Based on Green Acres Appraisal Policy 5, the percentage of variation between the two appraisals falls within the accepted guidelines and the determination of the Green Acres eligible acquisition cost will be the average of the two appraised values.

The appraisals have been read only to ensure technical compliance and have not been reviewed for content and/or accuracy. The appraisals were amended as a result of the review and supplemental data. The property was appraised by both appraisers on a per-lot basis.

**This is not a certification of market value.**

The property has been appraised assuming it is free and clear of any environmental contamination.

**AVERAGED VALUES:** \$593,750 (FIVE HUNDRED NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS)

**CERTIFICATION DATE:** May 11, 2022

**REVIEW APPRAISER:**



Anine D. Rusecky, SCGREA  
42RG00197900 - Exp. 12/31/23

<sup>1</sup> Appraisal reviewers must recognize that technical deficiencies can be found in nearly every appraisal report. Minor non-conformance should not be the cause of disapproval of an appraisal report unless the deficiency affects the reliability of the value estimate, or the opinion of value itself. In this instance, the deficiencies are minor, when viewed in total. The deficiencies are not considered to affect the reliability of the value estimate and the opinion of value itself.

**FRIENDS OF HOPEWELL QUARRY  
(A NEW JERSEY NONPROFIT CORPORATION)  
CORPORATE RESOLUTION**

As trustee of the Corporation named above, I certify the following is true and correct.

A board of trustees meeting was held on Monday October 24, 2022 at 6pm. The members present, representing a quorum of the board, voted and adopted the following resolution:

Resolved, that the Friends of Hopewell Quarry, a qualifying 501(c)(3) non-profit organization, authorizes the submission of an application under the Mercer County Open Space Grant program, in the requested amount of \$237,500, based upon our approvals in the New Jersey Green Acres program and securing of Certified Market Value (CFMV) of \$593,750 for the Quarry site at 180 Crusher Road, Hopewell Township, New Jersey .

The authorized applicants and contacts for this grant application will be Scot Pannepacker, President and Jeanne Waldman, Trustee, both in their fiduciary capacity as trustees of said Corporation. Only one signature is required for any grant forms and applications.

This resolution is authorized and affirmed. In witness hereof, I have executed my name as Trustee as of October 30, 2022.

CERTIFIED TO AND ATTESTED BY:

A handwritten signature in black ink, appearing to read 'Scot D Pannepacker', with a long, sweeping flourish extending to the right.

Scot D Pannepacker, Trustee

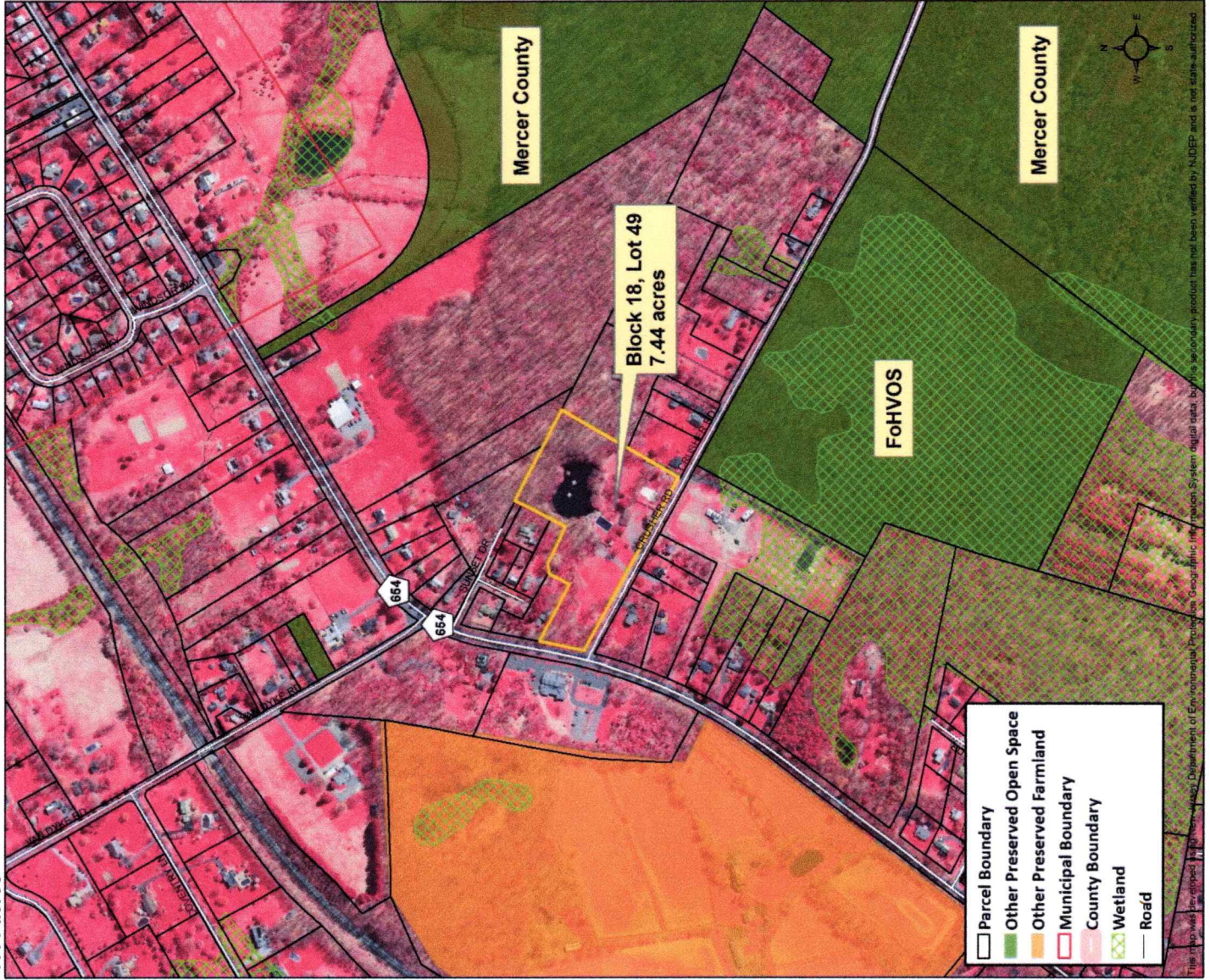
\* FRIENDS OF HOPEWELL QUARRY, INC. (FOHQ)

Quarry Enterprises, Inc

Block 18 Lot 49

Hopewell Twp, Mercer Cty

7.44 acres



- Parcel Boundary
- Other Preserved Open Space
- Other Preserved Farmland
- Municipal Boundary
- County Boundary
- Wetland
- Road



This map was developed by the Pennsylvania Department of Environmental Protection. Geographic information system digital data, including secondary product has not been verified by NDEP and is not state authorized.