

# HISTORIC PRESERVATION ADVOCACY DAY 2023

# NEW JERSEY

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new jersey



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**HISTORIC  
TRUST**



National Trust *for*  
Historic Preservation®



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**RE: HISTORIC PRESERVATION ADVOCACY  
FOR NEW JERSEY**

On behalf of Preservation New Jersey and historic preservation partners, we are thankful for your time to meet to discuss support for several important preservation priorities that affect our state.

Enclosed you will find several documents and fact sheets on key goals and issues. These include the following:

1. **Support for the Historic Preservation Fund (HPF)** - Authorization for the HPF is set to expire. If not authorized, 23 states would see a decrease in funding based on current funding levels set for states under the HPF; this will include the State of New Jersey. It is also important to note, if the proposed legislation is enacted, it would also increase the HPF funding, which would represent the first increase in more than 40 years.
2. **Update of the Federal Historic Tax Credit (HTC)** – requesting new legislation to improve the HTC, which has generated new economic activity by leveraging private dollars—\$181 billion since inception—to preserve historic buildings and create jobs. The new provisions will bring more value to HTC, improve access to the credit, and enhance investment opportunities for smaller rehabilitation projects.
3. **Capital Needs for NJ Historic Sites** – through the work of various state agencies and partners, a needs assessment concludes that more than \$250 million is needed for historic sites across New Jersey. As we prepare ourselves for the Nation's 250<sup>th</sup> celebrations, we need to encourage new funding strategies and appropriations to support our heritage and tourism initiatives.

We look forward to working together with you and your office on advocating, educating, and promoting the importance of historic preservation.

KELLY C. RUFFEL  
EXECUTIVE DIRECTOR

DALE K. PERRY  
OFFICE MANAGER

Sincerely

*Kelly C. Ruffel*  
Kelly C. Ruffel  
Executive Director

# REAUTHORIZE THE HISTORIC PRESERVATION FUND!

2023

AN INVESTMENT IN OUR FUTURE

## BACKGROUND

The Historic Preservation Fund (HPF) is the principal way that the federal government helps states and Tribes fulfill their federally-mandated obligations to protect and preserve historic and archeological sites of importance in the U.S.

The 1966 National Historic Preservation Act (NHPA) requires State Historic Preservation Offices (SHPO) to support preservation activities in each state, including fulfilling federally mandated preservation reviews. Congress established the HPF in 1976 to provide financial assistance to SHPOs to carry out these duties. Later, the HPF expanded to also fund Tribal Historic Preservation Offices (THPOs) and several diverse competitive grant programs in support of preservation efforts.

Since its inception, the HPF has facilitated more than 98,000 listings on the National Register, enabled the survey of millions of acres for cultural resources, and leveraged over \$199 billion in private investment through the Historic Tax Credit.

## HPF AUTHORIZATION HISTORY

Since its inception, the HPF has been reauthorized six times, sometimes as a stand-alone bill and other times as part of a larger legislative package. **Originally authorized at \$150 million per year, the HPF authorization has not been increased in more than forty years!**

## HPF APPROPRIATION HISTORY

HPF is subject to the annual Congressional Appropriations process, where Congress sets specific program spending levels for the upcoming fiscal year. **Over the last 20 years, Congress significantly expanded the HPF to fund grant programs that support job-creating, brick-and-mortar preservation projects across the country.**

## HPF FUNDING SOURCE

**HPF funds do not come from taxpayer dollars.** HPF funds are generated through offshore oil and gas leasing and production revenues - and are envisioned as a way for non-renewable energy resources to support the preservation of another non-renewable resource, our nation's historic and cultural assets.

## WHAT DOES THE HPF FUND?

### SHPOs

SHPOs handle, among other things:

- Locating and documenting America's historic places
- Making nominations to the National Register
- Reviewing impacts of federal projects (Section 106)
- Administering and facilitating Federal Historic Tax Credit (HTC) projects

### THPOs

THPOs are responsible for the same activities as SHPOs, but on Tribal lands (with the exception of HTC projects). The number of THPOs continues to grow as more federally-recognized tribes designate a Tribal Historic Preservation Officer. **In FY23, 212 THPOs recieved an average award of only \$103,000.**

### GRANTS

Competitive Grant Programs, including:

- Save America's Treasures
- Paul Bruhn Historic Revitalization Grants
- African American Civil Rights Grants
- Historically Black Colleges/Universities Grants
- Semiquincentennial Celebration Grants
- History of Equal Rights Grants
- Underrepresented Community Grants

## HISTORIC TAX CREDIT PROJECTS

The Federal Historic Tax Credit (HTC) is a 20% credit for rehabilitation expenditures of certified historic structures. Since inception, the HTC has:



Rehabilitated over 47,000 historic buildings



Created nearly 3 million jobs



Attracted approximately \$199 billion in private investment



Produced over 185,000 low- and moderate-income affordable housing units



Generated \$42.9 billion in federal tax revenue from the \$32.6 billion in federal tax credits

THE HISTORIC TAX CREDIT RETURNS MORE TO THE TREASURY THAN IT COSTS.

Did you know?

LAST YEAR, SHPO OFFICES PROCESSED A MEDIAN OF **2,100 SECTION 106 CONSULTATIONS** (FEDERAL PROJECT REVIEW), A MEDIAN OF **534 NATIONAL REGISTER LISTINGS**, AND AN AVERAGE OF **92 FEDERAL HISTORIC TAX CREDIT REVIEWS**

# REAUTHORIZE THE HISTORIC PRESERVATION FUND!

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## WE NEED YOUR HELP: HERE'S HOW

The HPF's authorization expired on September 30, 2023. We need your help!


### SHORT-TERM AUTHORIZATION


**1** Support inclusion of HPF reauthorization as part of future legislative vehicles, like an upcoming continuing resolution (CR) or Omnibus package.


**The Senate Interior Appropriations bill and the President's budget request included a one-year extension of the HPF authorization.**

While a longer authorization is needed, including a short-term authorization as part of an Omnibus, CR or other legislative vehicle would provide a temporary bridge and avoid a long lapse in funds deposited into the HPF.

### WHAT HAPPENS IF WE DON'T REAUTHORIZE?

 The longstanding commitment of Congress to the preservation of our nation's historic resources would be jeopardized. Revitalization projects across the country would be stymied.

 It would create an unfunded mandate for states and Tribes who are federally obligated to carry out specific duties as required by the National Historic Preservation Act.

 Payments from offshore oil and gas lease revenues to the HPF will be jeopardized, creating uncertainty for states and localities that contribute to the administration of the HPF.

### CO-SPONSOR H.R. 3350!


**2** The bipartisan **Historic Preservation Fund Reauthorization Act** (H.R. 3350) is led by the Historic Preservation Caucus co-chairs, Reps. Turner (R-OH) and Blumenauer (D-OR).


It would reauthorize the HPF for 10 years and increase the authorization from \$150 million to \$250 million annually.


This provides important, long-term stability for the programs this funding makes possible.

### CO-SPONSOR H.R. 3350 TODAY!

### WHY INCREASE THE AUTHORIZATION AMOUNT?

 Congress has recognized the need for an increased HPF authorization; the FY 2022 and 2023 appropriations cycles exceeded the HPF's current \$150 million authorized level.

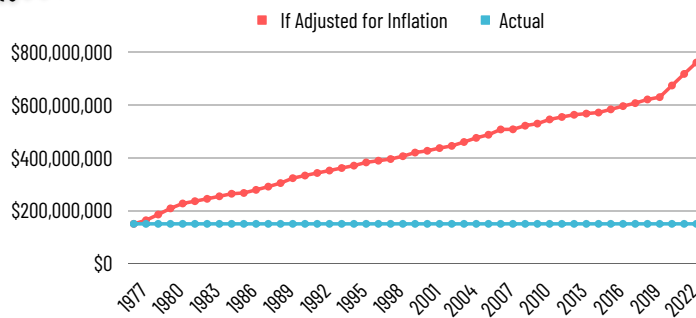
 Funding has not kept pace with the needs of SHPOs and THPOs. The number of federally recognized THPOs and the capacity needs of SHPOs continues to grow. Increased funding will expedite project reviews & permitting.

 Congressionally Directed Spending under the HPF supports high priority, locally-driven historic preservation projects across the country.

**IN 1976, CONGRESS AUTHORIZED THE HPF AT \$150M. ADJUSTED FOR INFLATION, THAT AMOUNT EQUALS THE PURCHASING POWER OF \$759,287,505 IN 2023 DOLLARS.**

**FLAT DEPOSITS TO HPF OVER PAST 43 YEARS = DRASTIC DECREASE IN VALUE.**

Did you know?







**Brown Chapel AME Church in Alabama** played a pivotal role in the Selma to Montgomery marches that helped lead to the passage of the Voting Rights Act of 1965. In FY 2021, it received \$500,000 from the African American Civil Rights grant program within the HPF for its preservation.

PHOTO BY RON COGSWELL/WIKIMEDIA COMMONS

### Invest in the Preservation of Our Nation's Heritage

The HPF provides direct support to State and Tribal Historic Preservation Offices that conduct surveys and documentation of historic resources and places, perform review of federal projects, and provide grants to local communities. In addition, the HPF also supports several competitive grant programs to preserve, document, and exhibit diverse histories. These programs address a wide variety of preservation needs across the country and fund various types of work. In recent years, more competitive grant programs have been created to celebrate the diversity of our nation and the histories of underrepresented communities - such as the History of Equal Rights, African American Civil Rights, and Historically Black Colleges and Universities.

The HPF does not use tax-payer dollars. The HPF is uniquely structured, allocating a small percentage of federal offshore drilling revenue (non-tax dollars) towards identifying, protecting, and utilizing historic resources. Every year since 1976, \$150 million has been deposited into the HPF account in the federal treasury. Yet Congress has historically appropriated only a fraction of that amount.

# Boost Funding for the Historic Preservation Fund

For more than forty years, the Historic Preservation Fund (HPF) has supported the preservation and rehabilitation of historic sites throughout the nation, leading to economic growth, job creation, and community revitalization. Through the HPF, Tribal Nations, states, cities, and towns across the country have benefitted from the preservation of their unique histories to create vibrant and inclusive communities that encompass our nation's full history. Now more than ever, the work of the HPF is breathing life into long untold stories and helping communities protect places that form our cultural foundations.

**Urge Congress to support the Senate Interior Appropriations funding level of \$195.166 million, plus a one year extension of the program's authorization, for the HPF in FY 2024.**



## Upcoming Reauthorization

Despite chronic underfunding, for more than four decades, the HPF has facilitated nearly 90,000 listings on the National Register, surveyed millions of acres to protect significant cultural resources, and supported \$117 billion in private investment through the federal Historic Tax Credit—which is administered in part by State Historic Preservation Offices—resulting in the rehabilitation of over 47,000 historic buildings and the creation of nearly 3 million local jobs.

Authorization for the HPF expired on September 30th, 2023. Historic Preservation Caucus co-chairs Reps. Michael Turner (R-OH) and Earl Blumenauer (D-OR) introduced the Historic Preservation Fund Reauthorization Act (H.R. 3350) in May 2023. This legislation would authorize funding for the HPF for the next 10 years and increase its authorized level from \$150 to \$250 million, annually. This additional \$100 million represents the first increase in HPF's authorized level since its inception over 40 years ago.

There is an additional avenue for a temporary one-year extension to the HPF's authorization. In early 2023, President Biden released the annual budget request reflecting the Administration's recommended funding levels for agencies and programs for FY 2024. Included in this budget proposal was a one-year extension for the HPF, which was echoed in the Senate Interior Appropriations bill in July 2023. This extension would allow more time to build bipartisan support for the Historic Preservation Fund Reauthorization Act.

Preserving America's history becomes more challenging with the passage of time. The HPF should receive the support and certainty needed to adequately protect our nation's historic resources well into the future.

## HISTORIC PRESERVATION FUND Authorized Amount vs. Appropriated Amount



A history of the appropriated amount of funding for the Historic Preservation Fund. While Congress exceeded HPF's authorized amount of \$150 million for the first time in FY2022, demand for preservation services still exceeds this funding level and calls for a higher authorized amount.

## HISTORIC PRESERVATION FUND

PROGRAM CATEGORY	Biden FY24 Budget Request	FY24 House Markup Levels	FY24 Senate Markup Levels
State Historic Preservation Offices	\$62.150	\$62.150	\$62.150
Tribal Historic Preservation Offices	\$23.00	\$23.00	\$23.00
African American Civil Rights Grants	\$24.00	\$24.00	\$24.00
History of Equal Rights Grants	\$5.00	\$5.00	\$5.00
Semiquincentennial Grants	\$10.00	\$10.00	\$10.00
HBCU Grants	\$11.00	\$11.00	\$11.00
Underrepresented Communities Grants	\$1.250	\$1.25	\$1.25
Save America Treasures (SAT) Grants	\$26.50	\$26.50	\$26.50
Paul Bruhn Historic Revitalization Grants	\$12.50	\$12.50	\$12.50
Congressionally Directed Spending	N/A	\$0	\$19.766
Historic Preservation Fund (HPF)	\$177.900	\$175.4	\$195.166



The Electric Works Campus first began as a community hub for innovation in 1883 and became the home of Ft. Wayne Jenney Electric Light Company. At the turn of the century, General Electric acquired the campus and by 1944 employed about 1/3 of Ft. Wayne's workforce. The underutilized campus closed in 2015 and continued to fall into disrepair. In 2017, RTM Ventures acquired the property and began a multi-phase rehabilitation. The 39-acre campus, consisting of 18 buildings (over 1 million square feet) is being transformed into an innovation district with residential, commercial, entertainment and office space. Historic Tax Credits and New Markets Tax Credits are critical components to this complex financing structure.

PHOTO COURTESY FERGUSON ADVERTISING

### The Historic Tax Credit Growth and Opportunity Act (H.R. 2294/S. 2266)

Introduced by Representatives Blumenauer (D-OR) and LaHood (R-IL) and by Senators Cardin (D-MD), Cassidy (R-LA), Cantwell (D-WA), and Collins (R-ME), the Historic Tax Credit Growth and Opportunity Act (HTC-GO) includes provisions that will bring more value to the HTC, improve access to the credit, and enhance investment opportunities for smaller rehabilitation projects. HTC projects have encountered growing challenges over the last 10 years. Due to recent IRS and federal policies the credit has lost value. The value of the tax credit investment has dropped 20-25%. These issues, combined with rising interest rates and skyrocketing costs of materials and labor, have exacerbated financing challenges with these projects. These important changes to the Historic Tax Credit would encourage more building reuse and redevelopment nationwide and would be particularly impactful for small, midsize, and rural communities. These provisions would also make the credit easier to use and more historic properties eligible and make it easier to create affordable housing.

## Support the Historic Tax Credit

The Historic Tax Credit (HTC) is a proven incentive for revitalizing historic properties and supporting economic development. The HTC is a 20% income tax credit applied to qualified rehabilitation expenses for income-producing and certified historic structures, distributed over 5 years (4% per year). The credit generates new economic activity by supporting the creation of public-private partnerships to preserve historic community assets that support business development and local job creation. According to the National Park Service's HTC Impact Report (2021), HTC has encouraged the rehabilitation of over 47,000 historic buildings and has created nearly 3 million jobs. The Historic Tax Credit represents the largest federal investment specifically supporting historic preservation.

**Urge members of Congress to cosponsor the Historic Tax Credit Growth and Opportunity Act (HTC-GO) (H.R. 1785/S. 639)**







## The Federal Historic Tax Credit: A Record of Success

The HTC has encouraged approximately \$191 billion in private investment since inception to revitalize often vacant and underutilized properties that have a financing gap between what banks will lend and what the project will cost. According to the National Park Service's HTC Impact Report (2022), the HTC has contributed to the rehabilitation of 48,000 historic buildings, created over 3 million jobs, and produced over 192,000 low- and moderate-income affordable housing units. The NPS 2021 study concluded that the HTC returns more to the Treasury than it costs. The HTC has generated \$42.9 billion in federal tax revenue from the \$37.6 billion in federal tax credits.

The credit is used in both larger urban areas and smaller towns. For most years, around 40% of all HTC projects are located in communities with less than 100,000 people, and nearly half of all HTC projects are smaller projects that have less than \$1 million in rehabilitation development costs. During any given year, close to half of all HTC projects are located in predominantly minority census tracts, and more than 75% of projects occur in economically distressed areas.

Enacting provisions included in the Historic Tax Credit Growth and Opportunity Act (H.R. 1785/



S. 639) will provide a much-needed update to the incentive and will spur interest in the credit, increase the value investors attribute to the credit, and expand their applicability in harder-to-reach markets. The HTC has a demonstrated history of successfully promoting historic preservation projects throughout the country. The time has come to strengthen this proven incentive

**A 1902 department store, the Golden Rule building brings community space, retail, and affordable apartments to Belington, West Virginia. A combination of Historic Tax Credits and Low Income Housing Tax Credits financed the \$3.1 million rehabilitation project.**

COURTESY WEST VIRGINIA STATE HISTORIC PRESERVATION OFFICE

and support the revitalization of our communities. Co-sponsor the Historic Tax Credit Growth and Opportunity Act today!

# NEW JERSEY



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## Federal Historic Tax Credit Investment FY01 - FY22

### At a Glance

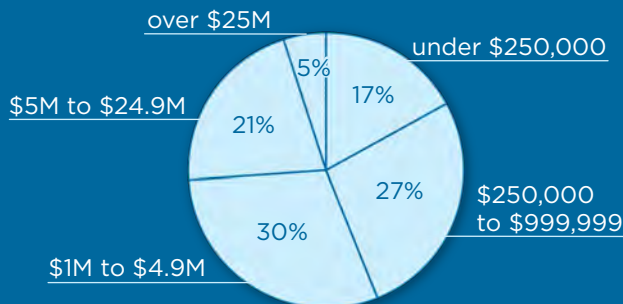
Number of Projects	191
Federal Historic Tax Credits	\$ 323,981,717
Total Development Costs	\$ 1,862,894,873
Qualified Rehabilitation Expenses (QRE)	\$ 1,619,908,585
Estimated Jobs*	20,763

\*Jobs estimates calculated by the Preservation Economic Impact Model developed by Rutgers University for the National Park Service.

### Projects by Property Type

Commercial .....	7	(4%)
Hotel .....	3	(2%)
Housing .....	136	(71%)
Multi-Use .....	23	(12%)
Not Reported .....	14	(7%)
Office .....	5	(3%)
Other .....	3	(2%)

### NATIONWIDE HTC INVESTMENT BY PROJECT SIZE<sup>†</sup> - FY22



<sup>†</sup>Percentages in the pie chart represent the proportion of Federal HTC projects in each dollar amount category



Base data provided by: Esri, CGIAR, USGS, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

25 miles



HTC Data Source: National Park Service, 2022 | For more information, contact [policy@savingplaces.org](mailto:policy@savingplaces.org)

# New Jersey

## Historic Tax Credit Projects, FY 2001-2022

Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
<b>Asbury Park Convention Hall</b>	1300 Ocean Avenue	Asbury Park	\$11,500,000	2011	Other
<b>Steinbach Building</b>	531 Cookman Avenue	Asbury Park	\$19,000,000	2007	Multi-Use
<b>Britswood Apartments</b>	218 Second Avenue	Asbury Park	\$1,000,000	2004	Housing
<b>Arctic Avenue Branch Young Men's Christian Association Building</b>	1711 Arctic Avenue	Atlantic City	\$3,069,434	2022	Housing
<b>Liberty Apartment Hotel</b>	1519 Baltic Avenue	Atlantic City	\$7,291,698	2022	Housing
<b>Illinois Avenue School and Boys' Vocational School</b>	61A and 61B North Martin Luther King Boulevard	Atlantic City	\$11,534,418	2022	Housing
<b>Atlantic City Convention Hall</b>	Boardwalk Between Pacific, Mississippi	Atlantic City	\$99,900,000	2003	Other
<b>Former Maidenform, Inc. Plant</b>	142-180 Avenue East	Bayonne	\$17,500,000	2016	Multi-Use
<b>Maiden Form Brassiere Co. Factory</b>	74 Lexington Avenue	Bayonne	\$7,000,000	2004	Housing
<b>Former Mill Building of Brilliant Company</b>	82-88 Llewellyn Street	Bloomfield	\$6,485,157	2007	Housing
<b>Poor Clare's Monastery</b>	201 Crosswicks Street	Bordentown	\$769,500	2002	Housing
<b>No project name</b>	27 East Commerce Street	Bridgeton	\$0	2001	Not Reported
<b>Springside Elementary School</b>	1508 Mt. Holly Road	Burlington	\$8,493,621	2014	Housing
<b>Isaac Collins House</b>	201 East Broad Street	Burlington	\$384,000	2009	Housing
<b>Western Electronics Building</b>	231 Penn Ave	Burlington	\$3,797,042	2003	Housing
<b>Blue Anchor Inn</b>	400 Broad Street	Burlington	\$1,303,010	2003	Housing
<b>Crescent Gardens</b>	1250 Collings Road	Camden	\$1,993,446	2020	Housing
<b>The Pierre Building</b>	304-306 Cooper Street	Camden	\$11,810,180	2020	Housing
<b>No project name</b>	424-426 Broadway	Camden	\$1,700,000	2016	Housing
<b>Mahaffey Apartments</b>	400-408 Broadway	Camden	\$2,200,000	2016	Multi-Use



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Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
No project name	436-438 Broadway	Camden	\$1,800,000	2016	Not Reported
No project name	401 South 7th Street	Camden	\$32,000	2012	Housing
No project name	405 South 7th Street	Camden	\$164,000	2012	Housing
Law Building	330 Market Street	Camden	\$592,446	2006	Office
RCA-Victor Co., Camden Plant	115 Market Street	Camden	\$62,000,000	2004	Housing
Congress Hall Hotel	251 Beach Drive	Cape May	\$22,131,124	2005	Hotel
Pitkin, Holdsworth Worsted Mill	1000 Main Avenue	Clifton	\$20,654,000	2021	Housing
Collingswood Theatre	821-823-825-825 1/2 Haddon Avenue	Collingswood	\$25,000	2007	Multi-Use
Woolworth Building	712-714 Haddon Avenue	Collingswood	\$400,000	2006	Commercial
Aaron Lane House	33 North Main Street	Cranbury	\$370,000	2007	Multi-Use
Zurbrugg Mansion	531 Delaware Avenue	Delanco	\$2,623,447	2016	Commercial
Roosevelt Hospital	1 Roosevelt Drive	Edison	\$21,802,739	2020	Housing
Florence Public School No. 1	203 W. 2nd Street	Florence	\$8,332,349	2015	Housing
Building 52 - Sergeants Quarter - Fort Hancock	52 Kearny Drive	Highlands	\$249,252	2021	Housing
Bell Laboratories-Holmdel	101 Crawfords Corner Road	Holmdel	\$217,529,800	2021	Office
Whitlock Cordage Company Buildings	160 Lafayette Street	Jersey City	\$17,412,109	2021	Housing
Jersey City Medical Center	50 Baldwin Avenue; 88, 100, 114 and 126 Clifton Place; 201 Cornelison Avenue	Jersey City	\$286,771,058	2016	Housing
St. Bridget's Parish Buildings Complex	370 & 372 Montgomery Street; 193 1/2 & 199 Mercer Street	Jersey City	\$8,920,663	2015	Housing
Hook & Ladder No. 3	218 Central Avenue	Jersey City	\$575,800	2013	Multi-Use
Acorn Building	50 Wayne Street	Jersey City	\$892,000	2011	Housing
Great Atlantic & Pacific Tea Company Warehouse	Provost Street, Between First & Bay Streets - 150 Bay Street	Jersey City	\$18,262,631	2008	Multi-Use
No project name	273 Grove Street	Jersey City	\$1,300,000	2005	Multi-Use
The Majestic Theatre	275 Grove Street	Jersey City	\$1,150,000	2005	Multi-Use



Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
No project name	277 Grove Street	Jersey City	\$900,000	2005	Multi-Use
No project name	279 Grove Street	Jersey City	\$1,000,000	2005	Multi-Use
Rocket Building	154-158 Newark Avenue	Jersey City	\$800,000	2004	Multi-Use
Mercer Arms Apartments	47-49 Mercer Street	Jersey City	\$1,969,040	2002	Housing
Mothers Institute Apartments	44-46 Mercer Street	Jersey City	\$1,427,613	2002	Housing
Jersey City YMCA	654 Bergen Avenue	Jersey City	\$11,186,500	2002	Multi-Use
No project name	716 Jersey Avenue	Jersey City	\$4,350,000	2001	Multi-Use
Alexander Coryell House	39 North Main Street	Lambertville	\$220,000	2002	Not Reported
Lawnside Elementary School	23 N. Warwick Road	Lawnside	\$4,402,121	2014	Housing
Gregory Primary School	157 N. 7th Street	Long Branch	\$8,354,850	2014	Housing
American Standard (Thomas Maddock's Sons Company)	240 Princeton Avenue	Mercerville	\$58,424,874	2007	Not Reported
John Hopkins House	10 W. Main Street	Moorestown	\$60,000	2006	Commercial
Eclipse Building	40 Clinton Street	Newark	\$5,120,268	2022	Housing
Kislak Building	579 Broad Street	Newark	\$9,642,268	2020	Housing
Hahne & Company Department Store	609 Broad Street	Newark	\$106,638,616	2019	Housing
Carlton Hotel (Hotel St. Francis)	24 East Park Street	Newark	\$21,000,000	2018	Hotel
National State Bank Building	810 Broad Street	Newark	\$26,704,057	2016	Hotel
Eighteenth Avenue School	229 18th Avenue	Newark	\$29,393,259	2016	Other
Wright-Clark House	527-533 Mt. Prospect Avenue	Newark	\$2,976,940	2015	Housing
No project name	222 Market Street	Newark	\$1,800,000	2015	Multi-Use
Columbian Block	224-226 Market Street	Newark	\$8,543,071	2013	Multi-Use
Bowers Building	189-191 Market Street	Newark	\$3,350,000	2012	Commercial
The Colleoni Apartments	39-41 Lincoln Park	Newark	\$6,252,197	2008	Housing
Raymond Commerce Building	1180 Raymond Blvd.	Newark	\$112,683,000	2008	Multi-Use

Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
<b>New Jersey Bell Telephone Company</b>	540 Broad Street	Newark	\$15,056,288	2006	Office
<b>Union Building</b>	11-15 Clinton Street	Newark	\$9,016,599	2005	Multi-Use
<b>No project name</b>	136 Broad Street	Newark	\$339,097	2003	Not Reported
<b>No project name</b>	138-138A Broad Street	Newark	\$678,195	2003	Not Reported
<b>No project name</b>	142A Broad Street	Newark	\$339,097	2003	Not Reported
<b>No project name</b>	144 Broad Street	Newark	\$339,097	2003	Not Reported
<b>No project name</b>	146 Broad Street	Newark	\$339,097	2003	Not Reported
<b>No project name</b>	148 Broad Street	Newark	\$339,097	2003	Not Reported
<b>National Newark Building</b>	744 Broad Street	Newark	\$61,529,000	2002	Multi-Use
<b>Fort Monmouth South Post</b>	1-51 Gosselin Avenue	Oceanport	\$9,628,224	2020	Housing
<b>People's Bank and Trust Company</b>	663 Main Avenue	Passaic	\$16,000,000	2021	Office
<b>Garden Building / Passaic Elks Club</b>	29-31 Howe Avenue	Passaic	\$12,076,000	2009	Housing
<b>Daniel Thompson</b>	8 Mill Street	Paterson	\$72,500	2014	Commercial
<b>John Ryle House</b>	9 Mill Street	Paterson	\$72,500	2014	Commercial
<b>Congdon Mill</b>	13 1/2 Van Houten Street	Paterson	\$17,700,000	2011	Housing
<b>The Reinhardt Mills Complex</b>	200-14 20th Avenue, 61-67 State Street	Paterson	\$5,106,209	2005	Housing
<b>Twin City Towers</b>	169 South Main Street	Phillipsburg	\$1,712,305	2007	Multi-Use
<b>Quarry Street School</b>	35 Quarry Street	Princeton	\$7,210,870	2005	Housing
<b>Houghton-Smith House</b>	874 Mercer Road	Princeton	\$732,149	2002	Housing
<b>Farmers and Merchants Bank</b>	604 Main Street	Riverton	\$498,125	2011	Commercial
<b>No project name</b>	67 Carpenter Street	Salem	\$57,710	2006	Housing
<b>109 Carpenter Street</b>	109 Carpenter Street	Salem	\$141,820	2006	Housing
<b>No project name</b>	111 Carpenter Street	Salem	\$141,820	2006	Housing
<b>No project name</b>	114 Carpenter Street	Salem	\$106,620	2006	Housing
<b>No project name</b>	11 South Third Street	Salem	\$105,820	2006	Housing
<b>No project name</b>	13 South Third Street	Salem	\$105,820	2006	Housing
<b>No project name</b>	15 South Third Street	Salem	\$105,820	2006	Housing

Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
No project name	17 South Third Street	Salem	\$105,820	2006	Housing
No project name	103A Hedge Street	Salem	\$53,310	2006	Housing
No project name	103B Hedge Street	Salem	\$53,310	2006	Housing
No project name	105A Hedge Street	Salem	\$53,310	2006	Housing
No project name	105B Hedge Street	Salem	\$53,310	2006	Housing
No project name	125 Hedge Street	Salem	\$100,220	2006	Housing
No project name	127 Hedge Street	Salem	\$100,220	2006	Housing
No project name	133 Hedge Street	Salem	\$0	2006	Housing
No project name	81 Carpenter St	Salem	\$86,620	2006	Housing
No project name	83 Carpenter Street	Salem	\$86,620	2006	Housing
No project name	85 Carpenter Street	Salem	\$117,820	2006	Housing
No project name	87 Carpenter Street	Salem	\$117,820	2006	Housing
No project name	106 Carpenter Street	Salem	\$77,420	2006	Housing
No project name	108 Carpenter Street	Salem	\$77,420	2006	Housing
No project name	113 Carpenter Street	Salem	\$158,620	2006	Housing
No project name	76 Carpenter Street	Salem	\$110,620	2006	Housing
No project name	78 Carpenter Street	Salem	\$110,620	2006	Housing
No project name	91 Carpenter Street	Salem	\$106,620	2006	Housing
No project name	101 Carpenter Street	Salem	\$90,620	2006	Housing
No project name	103 Carpenter Street	Salem	\$90,620	2006	Housing
No project name	107 Carpenter Street	Salem	\$74,620	2006	Housing
No project name	119 Carpenter Street	Salem	\$161,240	2006	Housing
No project name	121 Carpenter Street	Salem	\$62,620	2006	Housing
No project name	106 Thompson Street	Salem	\$140,220	2006	Housing
No project name	110 Thompson Street	Salem	\$74,620	2006	Housing
No project name	123 Hedge Street	Salem	\$99,820	2006	Housing
No project name	126 Carpenter Street	Salem	\$114,620	2006	Housing
No project name	80 Carpenter Street	Salem	\$100,000	2006	Housing
No project name	82 Carpenter Street	Salem	\$100,000	2006	Housing
No project name	128 Carpenter Street	Salem	\$100,000	2006	Housing
No project name	108 Thompson Street	Salem	\$95,000	2006	Housing

Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
No project name	122 Thompson Street	Salem	\$100,000	2006	Housing
No project name	124 Thompson Street	Salem	\$100,000	2006	Housing
No project name	130 Carpenter Street	Salem	\$100,000	2006	Housing
No project name	132 Carpenter Street	Salem	\$105,000	2006	Housing
No project name	130 Thompson Street	Salem	\$100,000	2006	Housing
No project name	89 Carpenter Street	Salem	\$106,620	2006	Housing
No project name	93 Carpenter Street	Salem	\$106,620	2006	Housing
No project name	97 Carpenter Street	Salem	\$106,620	2006	Housing
No project name	150 Thompson Street	Salem	\$117,820	2006	Housing
No project name	152 Thompson Street	Salem	\$117,820	2006	Housing
No project name	77 Carpenter Street	Salem	\$85,000	2006	Housing
No project name	105 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	115 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	117 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	129 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	129 1/2 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	131 Carpenter Street	Salem	\$85,000	2006	Housing
No project name	87 Hedge Street	Salem	\$80,000	2006	Housing
No project name	89 Hedge Street	Salem	\$80,000	2006	Housing
No project name	129 Hedge Street	Salem	\$80,000	2006	Housing
No project name	131 Hedge Street	Salem	\$80,000	2006	Housing
No project name	133 Thompson Street	Salem	\$80,000	2006	Housing
No project name	151 Thompson Street	Salem	\$80,000	2006	Housing
No project name	104 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	102 Carpenter Street	Salem	\$80,000	2006	Housing
No project name	153 Thompson Street	Salem	\$80,000	2006	Housing
No project name	114 Hedge Street	Salem	\$95,000	2006	Housing
No project name	126 Hedge Street	Salem	\$90,000	2006	Housing
No project name	128 Hedge Street	Salem	\$90,000	2006	Housing
No project name	100 Carpenter Street	Salem	\$95,000	2006	Housing
No project name	135 Carpenter Street	Salem	\$95,000	2006	Housing



Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
No project name	36 Miller Street	Salem	\$95,000	2006	Housing
No project name	38 Miller Street	Salem	\$95,000	2006	Housing
No project name	65 Carpenter Street	Salem	\$57,710	2006	Housing
No project name	112 Carpenter Street	Salem	\$108,220	2006	Housing
No project name	123 Carpenter Street	Salem	\$62,620	2006	Housing
No project name	99 Carpenter Street	Salem	\$0	2006	Housing
No project name	118 Thompson Street	Salem	\$100,000	2006	Housing
No project name	119 Hedge Street	Salem	\$99,820	2006	Not Reported
No project name	95 Carpenter Street	Salem	\$106,620	2006	Not Reported
The Demarest-Lyle House	91 West Clinton Avenue	Tenaflly	\$759,576	2001	Office
Trenton Watch Company Building	70 Culbertson Avenue	Trenton	\$3,000,000	2019	Housing
Building 101	Clark and Elmer Streets	Trenton	\$38,569,851	2018	Housing
No project name	48 N. Stockton Street	Trenton	\$150,000	2017	Housing
No project name	50 N. Stockton Street	Trenton	\$150,000	2017	Housing
No project name	102 North Stockton Street	Trenton	\$150,000	2017	Housing
No project name	110 N. Stockton Street	Trenton	\$200,000	2017	Housing
No project name	44-46 N. Stockton Street	Trenton	\$150,000	2017	Housing
No project name	52 N. Stockton Street	Trenton	\$150,000	2017	Housing
No project name	235 Perry Street	Trenton	\$150,000	2017	Housing
Mott School	660 Centre Street	Trenton	\$1,400,000	2016	Housing
American Cigar Company Building	176 Division Street	Trenton	\$7,700,000	2015	Housing
Trenton Masonic Temple	100 Barracks Street	Trenton	\$4,153,000	2010	Multi-Use
Broad Street Bank Building	143 East State Street	Trenton	\$29,750,000	2007	Multi-Use
No project name	140 Academy Street	Trenton	\$310,252	2003	Housing
No project name	142 Academy Street	Trenton	\$305,284	2003	Housing
No project name	207 Academy Street	Trenton	\$403,277	2003	Housing
No project name	209 Academy Street	Trenton	\$403,277	2003	Housing
No project name	240 Academy Street	Trenton	\$349,826	2003	Housing
No project name	241 E. Hanover Street	Trenton	\$860,004	2003	Housing

Project Name	Address	City	Qualified Expenses	Fiscal Year	Project Use
No project name	242 E. Hanover Street	Trenton	\$456,556	2003	Housing
No project name	239 E. Hanover Street	Trenton	\$684,234	2003	Not Reported
Dunham Hall Residence	127 Academy Street	Trenton	\$5,428,554	2002	Housing
No project name	439-447 South Broad Street	Trenton	\$1,333,217	2002	Not Reported
Landis Theater / Mori Brothers Building	830 - 834 Landis Avenue	Vineland	\$11,600,000	2011	Multi-Use
G.G. Green Block	108 South Broad Street	Woodbury	\$7,457,010	2014	Housing

# NEW JERSEY'S REVOLUTIONARY WAR SITES: SITE & VISITOR READINESS ASSESSMENT

EXECUTIVE SUMMARY: APRIL 21, 2020



## Acknowledgements

This document was completed in preparation for the commemoration and celebration of the nation's 250th Anniversary of the American Revolution. Funding was provided by the State of New Jersey through the Crossroads of the American Revolution Association and the New Jersey Historical Commission.

This project required an extraordinary level of cooperation and teamwork from the client team and from representatives at the 150 Revolutionary War sites that were assessed. The consultant team is profoundly grateful for the support and cooperation provided from all of these partners.

## Consultant Team

Clarke Caton Hintz; *Architecture, Planning, Landscape Architecture, Historic Preservation*

- John D. S. Hatch, FAIA, *Principal-in-Charge*
- Michael Hanrahan, AIA, *Project Manager*
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Hargrove International; *Heritage Tourism Consultant*

- Cheryl Hargrove, *Principal-in-Charge*

Hunter Research; *Cultural Resources Consultant*

- Richard Hunter, PhD, *Principal-in-Charge*
- Patricia Madrigal, *Project Manager*
- Rachel Craft, *Architectural Historian*



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*Sandy Hook Lighthouse, Gateway National Recreation Area, Highlands, Monmouth County*

## New Jersey's Revolutionary War Sites: Site & Visitor Readiness Assessment

New Jersey is the site of more Revolutionary War military action than any of the other original colonies, and arguably includes more sites directly related to the American Revolution than any other state. In addition to sheer quantity, some of the War's most important battles were fought in New Jersey, representing key moments in the war for independence. More than 600 battles, clashes, skirmishes and naval engagements, either fought in New Jersey or originating from New Jersey soil, are noted in David C. Munn's "Battles and Skirmishes of the American Revolution in New Jersey."<sup>1</sup>

New Jersey's Revolutionary War resources include major battlefields, monuments to key people and events, historic houses, museums, markers, important civic structures, historic churches, graveyards, and many more. For this study, the Crossroads of the American Revolution Association provided the consultant team with a list of 150 sites that were identified as important resources to be assessed in preparation for the nation's 250th Anniversary of the American Revolution. Given these rich historic and cultural resources, New Jersey should be a natural center for activities and tourism relating to the American Revolution and to the nation's 250th Anniversary. However, New Jersey has lagged behind other states, particularly Massachusetts, Pennsylvania and Virginia, in this regard. Tourists and visitors, both national and international, are much more likely to consider these other states when planning visits relating to our nation's founding and early history. And these states are positioning themselves with new facilities and attractions to keep their places at the head of the line. The recently completed Museum of the American Revolution in Philadelphia is a good example of these efforts.

This assessment of site and visitor readiness is one of the first steps in New Jersey's plan to take advantage of the enormous opportunity that the nation's 250th Anniversary represents. While rich in resources, only relatively recently has there been an effort to coordinate the broad story of New Jersey's role in the American Revolution, placing the state's large number of sites in context and creating coherent tours and strategies for visiting these sites. The designation of the Crossroads of the American Revolution National Heritage Area (CARNHA) by Congress in 2006 to support and promote this broad swath of sites across New Jersey has helped to create a sense of the crucial role that New Jersey played in the fight for independence.

The consultant team of Clarke Caton Hintz, an architecture, planning and historic preservation firm based in Trenton, New Jersey; Hargrove International, a destination development, strategic planning

<sup>1</sup> Munn, David C. *Battles and Skirmishes of the American Revolution in New Jersey*, Bureau of Geology and Topography, NJ Department of Environmental Protection, 1976

## I. EXECUTIVE SUMMARY



*Morven Museum and Gardens, Princeton,  
Mercer County*



*Maclean House, Princeton, Mercer County*

and tourism marketing firm based in Georgia; and Hunter Research, a cultural resources consulting firm also based in Trenton, was selected to work with the Crossroads of the American Revolution Association and their state partner, the New Jersey Historical Commission, to visit and assess the 150 identified sites in terms of site and visitor readiness. This assessment is intended to be a broad, first look, a snapshot if you will, of the physical condition of each site; how the site is interpreted, particularly in relation to the American Revolution; and how visitors are welcomed and engaged. This extensive trove of information has been analyzed to provide preliminary cost information for how much the state, counties, local governments and private partners will need to invest to fully take advantage of the opportunity that the 250th Anniversary represents. In addition to physical improvements, this funding will help identify particularly compelling themes and stories that will attract new visitors to the state, as well as the best ways to provide a key entry to introduce visitors to the American Revolution in New Jersey.

Clarke Caton Hintz (CCH) visited all 150 sites and provided the initial assessment of each from all three points of view (physical condition, status of interpretation, visitor readiness). Hunter Research (HR) completed additional research for each site, collecting studies and reports, as well as more detailed interpretive materials and preliminary information about potential archaeological resources. Hargrove International (HI) followed up with on-line and social media research to gauge how sites are viewed by visitors, and then made thirty “anonymous” visits to representative sites to get a first hand sense of the visitor experience. A wide range of site conditions was noted, brief descriptions provided and each condition ranked, from “good” to “unsatisfactory.” The presence or absence of interpretive materials was also noted. Each site was then ranked in terms of visitor readiness (visitor ready, almost visitor ready, not visitor ready), a designation which indicates the extent to which a site is well-organized, staffed and scheduled to welcome visitors. Visitor readiness is the consistent delivery of an experience at an historic site. Starting with adherence to published hours of operation, “consistency” provides the experience marketed to visitors, and offers a variety of amenities and services to aid in the delivery of the desired experiences. Cleanliness and safety are expected, and quality is assumed at visitor ready sites. All of these factors were considered, as well as significance relating to the American Revolution, in designating each site in one of four ways (a complete list of site designations is provided at the end of this Executive Summary):

1. **Attractor:** A significant visitor ready site that offers such a high quality experience and strong interpretation that it becomes a major motivator/reason for leisure travel; four of these sites were identified, with an additional five potential “attractor” sites also identified.



2. **Attraction:** A visitor ready site that is worthy of a tour or detour due to the quality of experience; fourteen of these sites were identified, with an additional twenty-two potential “attraction” sites noted.
3. **Tour While There:** The sites, events and activities worth discovering while traveling to a destination for other reasons or adding to a local itinerary; 48 of these sites were identified, with an additional 41 potential “tour while there” sites identified.
4. **Community Resource:** These are important to the local community but perhaps not as relevant to out-of-town visitors; 84 of these sites were identified.

Finally, preliminary, “order of magnitude” costs related to making these sites visitor ready in time for July 4, 2026 were identified, including estimates for improving the physical condition of the sites, providing additional interpretation relating to the American Revolution, and for heritage tourism training. These costs are analyzed in terms of the importance of the site to the story of the Revolution in New Jersey and the urgency of need. This preliminary estimate represent a significant investment on the part of the State of New Jersey, counties, municipalities, and the privately held sites. But this is an investment that will have significant rewards in terms of bringing heritage tourism visitors to New Jersey, exponentially increasing traffic and spending at businesses, including restaurants and hotels, related to these sites and encouraging spin-off asset-based development. Heritage tourism has been proven to be one of the best investments in terms of long-term return.

This Site and Visitor Readiness Assessment has been an enlightening process, allowing the team to visit and explore an extraordinary array of fascinating and engaging sites. The huge opportunity represented by the nation’s 250th Anniversary quickly became apparent. The enormous amount of investment in terms of physical improvements, enhanced interpretation, training and marketing needed to fulfill New Jersey’s heritage tourism potential also became apparent.

#### **Site Conditions:**

As might be expected, the 150 sites are in a wide range of conditions, from boarded up with no visiting hours, to excellent condition with clear and well-organized hours and tours. In terms of the physical character of the sites (site and landscape, building exterior, building interior), the conditions run the full gamut, from “5” (good) to “1” (unsatisfactory). Items requiring repair and improvement were also ranked in terms of priority of need, from “A” (immediate) to “C” (long-term). The majority of the items identified were in the “A” (immediate) category. All of the sites need work to some



*Van Allen House, Oakland, Bergen County*



*Shippen Manor/Oxford Furnace,  
Oxford Township, Warren County*

degree or another. 69% of the sites had Priority A work; all 150 sites had at least some Priority B site improvement requirements identified. The total cost of physical improvements needed for the sites for Priority A is in excess of \$250 million, and more than \$125 million for Priority B. The results of this survey indicate that New Jersey needs significant investment in its historic sites if it is going to be ready for visitors in time for the 250th Anniversary.

As these renovation and improvements investments are large, they will need to be prioritized. For example, a number of sites are identified that could and should be “attractors” but because of their physical condition and/or visitor readiness status, they will need additional preparation and training before serving in that capacity. Other sites are currently identified as “tour while there” or “community resource” but could move into a higher category with additional investment in the building, facilities and visitor readiness training.

#### **Site Interpretation:**

Data on site interpretation was collected from the 150 evaluated locations, of which approximately 61% currently offer interpretive programs relating to the American Revolution. The remainder offer either limited or minimal interpretation. The types of interpretive programs currently being offered (e.g. guided tours, exhibits, print material, etc.) and the content of those programs (Revolutionary War focus or other focus) were analyzed; the interpretive assessment documented the presence or absence of different types of interpretation, but the quality and accuracy of the programs were not assessed at this stage. As a result of this analysis, certain trends were noted. For example, most sites rely on widely applied types of interpretation with the most common being a regular site tour supplemented by special events, while only a little over a third of the sites offer interpretation through electronic media or audio-visuals, which are essential formats for attracting and engaging today’s visitors.

A series of funding recommendations is offered in response to the current state of interpretive programming and the goal of increasing visitation for the 250th Anniversary. The recommendations are keyed to the level of interpretation observed at each site (focus on the Revolution/limited focus on the Revolution/minimal interpretation). All programming should be developed with an eye to engaging diverse audiences, many of which will be new to the sites assessed in this study. Increased funding is recommended for but not limited to:

- Enhancing existing programming
- Special events related to the 250th Anniversary

- Special exhibits for the 250th Anniversary
- Programming that serves new and diverse audiences
- Temporary, changing or small exhibits
- Interpretive signage
- Interpretive plans
- Staffing

#### **Archaeology:**

Consideration was given to archaeological issues potentially affecting each site, as the presence of archaeological resources may constrain or add to the cost of site capital improvements. Publicly funded construction-related ground disturbance on New Jersey and National Register of Historic Places-listed sites will require project compliance with state and federal historic preservation law which may include archaeological investigations, evaluation and mitigation. These potential requirements should be factored into cost estimates and schedules. Each site was subjected to a brief desktop review and a preliminary assessment in terms of its archaeological potential.

Archaeology is also viewed as an important vehicle for enhancing site interpretation and for engaging the public in the process of investigating and analyzing buried remains and artifacts. Visitors, particularly schoolchildren, often gain a greatly enriched experience at New Jersey's Revolutionary War sites when they can view or participate in excavations, go on site tours, and attend open days and presentations on archaeological subjects.

#### **Visitor Readiness:**

To attract tourists and their spending, sites need to be “visitor ready.” At a minimum, visitor readiness refers to consistent opening hours, including at least one weekend day (when most visitors travel). Some sites are “almost visitor ready,” hosting visitors with seasonal staff or volunteers providing limited access. Other sites are under renovation or need restoration in order to be open to the public, and currently have no experience available to visitors. In order to attract tourists and their spending, sites also need to offer a reason to visit. They need to explain why the experience is worth their time, how it is relevant to today's issues, and how it can add value to their lives.

Site assessments determined that **only 24% of the 150 Revolutionary War historic sites surveyed are**



***Archaeology at the Metlar-Bodine House Museum,  
Piscataway, Middlesex County***

**visitor ready**, and another 12% are almost ready. Almost two thirds (64%) of the historic sites are not visitor ready, with many of these sites requiring extensive restoration, upgraded interpretation, increased staffing and staff training in order to consistently host visitors. It should be noted that a small number of sites are inherently not visitor ready under the traditional tourism industry criteria as they are monuments, markers or active religious facilities which don't require, desire or can't accommodate the full range of visitor services.

To satisfy the basic requirement for hosting visitors, sites must be accessible on a consistent basis year-round. While seasonality may be a factor in some locations, striving for a more year-round operation allows maximum opportunity to host and educate visitors about the Revolutionary War experience in New Jersey.

**Market Potential:**

New Jersey currently lags behind competitor states and the national average in attracting heritage travelers. Nationally, 13% of all U.S. leisure travelers engage in an historic site activity. Only 7% of travelers to New Jersey engage in this type of activity, while the state's competitors (New York, Pennsylvania, Maryland, Virginia, and North Carolina) attract more than double (16%) our heritage tourism market share.<sup>2</sup>

Relevant Activities	U.S.	New Jersey	NJ w/out Atlantic City	Competitor States
Historic Sites	13%	7%	10%	16%

New Jersey has a great opportunity to increase heritage visitation during the 250th Anniversary commemoration. More important, perhaps, is how the state can educate residents and visitors about its crucial contributions to our independence: to tell its unique stories and highlight its special places.

To advance heritage tourism and market share of general leisure visitation, both domestic and international, with specific regard to Revolutionary War site experiences, New Jersey must consider how to grow its value proposition and brand promise in the eyes of potential visitors. The markets offering the greatest potential are neighboring states, international inbound visitors with a connection to ancestors (reverse genealogy) and local residents. Local residents impact the decisions of visiting friends and relatives: helping them “choose” New Jersey experiences expands in-state visitor spending and reduces leakage to other states.

Competition, though, is fierce. Some destinations are established and maintain a strong market share of the American Revolution site visitation. Boston and Philadelphia, in particular, are recognized hubs for sites and stories of the American Revolution. New Jersey sites must provide exceptional experiences and accessibility to attract guests. Innovative interpretation will be essential to offer relevant programs for diverse audiences, and capture the attention of both media and tour operators to increase visitor awareness and interest.

<sup>2</sup> DK Shifflet & Associates, 2017 *New Jersey Visitor Profile*, March 2018

To maximize the impact from heritage tourism, organizers must also seek out ways to help visitors locate other local relevant and desired assets (places to eat, sleep, shop, and other attractions/activities) to extend their stay and increase spending in the state. As itineraries are created, adding interesting culinary opportunities, unique lodging, and cultural and natural attractions may provide the desired critical mass of activities necessary to “linger longer” in New Jersey.

Focusing on the sites that motivate travelers to visit and that offer the greatest value and appeal will be crucial to providing the desired brand awareness and ultimate economic impact from visitation.

### Themes:

Many of the themes and interpretations currently promoted in New Jersey focus on military action. However, it is important to recognize that many audiences, including heritage tourists from a range of cultural backgrounds and with a variety of interests in history, will benefit from broader interpretation and connection to relevant issues of today. Some suggested overarching themes for sites to consider in planning for the 250th Anniversary of the American Revolution are:

1. **Why the War Came to New Jersey:** this theme sets the stage for all other themes and stories. It emphasizes the underlying geographical context of the war in the northern colonies and New Jersey's role both on the front line of conflict and as a “crossroads.”
2. **Diversity:** ethnic, religious, political and class diversity marked New Jersey during the Revolutionary period much as it does today. A quarter millennium ago, the diverse character of New Jersey's population was already in evidence, since its mix included immigrants and emigrants, enslaved and native peoples, many of them directly influenced by the war.
3. **Mixed Allegiances:** war demands that people pick sides and those who might prefer to “sit on the fence” are faced with difficult, discomfiting choices. New Jersey, as a scene of intense conflict during the early years of the Revolution, saw its population adopt positions ranged across the entire spectrum of allegiance, from committed Patriot to recalcitrant Loyalist and everything in between. Many New Jersey residents were forced to live through the war in reduced circumstances, experiencing fewer or less desirable options in earning a living and maintaining a home. Not every New Jerseyan had the same options or rights, which often would have affected their response to the war.
4. **Everyday Living:** the war wrought havoc on everyday life, and civilian New Jerseyans, free and



*Students visiting the Old Barracks Museum, Trenton, Mercer County*





*Liberty Hall Museum, Union, Union County*

enslaved, native and foreign-born, all experienced the chaos in real and tangible ways. Those left at home struggled to maintain farms, businesses and the framework of government; children likely learned less from books and more from the day to day struggle for survival; social linkages dwindled as communication and movement around the countryside and towns were constrained by military activity.

5. **Industry and Commerce:** war may bring a range of economic conditions, from hardship through opportunity, to a civilian population in a conflict zone. Hardship befell those whose property, workforce and resources were appropriated by the military (British or American). For others, the military represented a market where fortunes could be made.
6. **Faith in Time of War:** the various religious denominations responded to Revolutionary ideas and the reality of war in different ways. Some churches actively supported the Patriot cause, preaching in support and providing chaplains; others closed their doors and decried the call for independence. Still others, notably Quakers, chose a pacifist position.
7. **Consequences:** the American Revolution had a prolonged and widespread impact on all New Jersey residents. In the years following the conclusion of hostilities, as the new nation was being built, economic recovery was a slow and arduous process. The war had lingering and pervasive effects on family relationships, homes, the land and land ownership, local institutions, jobs and markets; on a broader scale, the American Revolution had a profound influence on politics, policies and power worldwide.

Currently, many sites offer only a single interpretive or educational program. A growing concern over limited interpretation or exclusionist history (often from the white landowner, wealthy merchant, inventor or military leader perspective) has escalated in the past decade, especially at historic sites as travelers question the validity and comprehensiveness of heritage interpretation. The desire to be inclusive, and provide content from a variety of perspectives, is certainly an important goal. Presenting different stories with sensitivity yet not shying away from difficult subjects is a challenging balancing act for historic site managers. Yet if our past is to shape today's conversations and future progress, site guides/managers and marketers must seek out and document fact-based and inclusive content as the integral foundation for all programming and interpretation. And as more visitors lack basic understanding of the events that transpired in the past, providing context surrounding the importance of certain seminal activities to an eventual relevant outcome is imperative. Diversifying the content, presenting history more inclusively, expanding the interpretive offerings and targeting specific audi-

ences will help New Jersey attract both current and new markets to the varied experiences, and bring tourists back for repeat visits.

#### **Visitor Experience Center:**

Finally, a major opportunity for positioning New Jersey as the state to experience the American Revolution was identified. While New Jersey has a number of important sites with well-developed visitor centers, there is no central location where visitors can get a full sense of the scope of New Jersey's role in the nation's founding. The consultant team is recommending Revolution-specific upgrades to a wide range of key existing visitor centers and access points, including Morristown, Monmouth Battlefield, New Bridge Landing, the Dey Mansion, Fort Lee, East Jersey Old Town Village and Red Bank Battlefield. The team also recommends the design and construction of a major Visitor Experience Center in Trenton that will provide an overview of the Revolution in New Jersey, present the important themes, and guide visitors to the other key sites around the state while fully interpreting the Ten Crucial Days. The upgrade and expansion of the Visitor Center at Washington Crossing in conjunction with this major new Visitor Experience Center in Trenton will be an important part of this planning and development phase leading up to the 250th Anniversary.

While designing and constructing such a center in Trenton faces a range of challenges (funding and urban infrastructure, to name just two), the city's key role in the first substantive American victories in the Revolution, as an important stop between Philadelphia and New York, as the location of a number of evocative and important Revolutionary War sites, its easy automobile and public transportation access, and its role as the capital of New Jersey make Trenton the right location for this new center for understanding New Jersey in the Revolution.

#### **Cost Estimate:**

The costs identified as part of this report are, by necessity, conceptual in nature. This Assessment is intended to be a broad look at all of these sites, giving an unbiased sense of their condition at a particular moment, and providing an "order of magnitude" estimate of the investment required to make them visitor ready. The total costs relating to site and facility improvements, site interpretation improvements, marketing, staff and volunteer training, and the construction of a new Visitor Experience Center in Trenton, approaches \$500 million. This clearly represents a large investment, which should be further vetted and prioritized. All levels of government (federal, state, county and local) will need to be involved, and private partners (foundation, individual and corporate) identified. In



*Historic Walnford, Monmouth County*



*Historic Cold Spring Village, Cape May County*

addition, the costs described in this report should be prioritized, and future studies and plans completed to further develop strategies for making the most effective investments, and for completing the work in time for 2026.

### **Conclusion:**

This Site and Visitor Readiness Assessment provides a preliminary snapshot of the 150 identified Revolutionary War sites in the state. The goal is to provide a clear-eyed impression of each site, with recommendations for how each site and the state as a whole can become compelling destinations for the commemoration of the 250th Anniversary of the American Revolution and beyond. New Jersey's unmatched Revolutionary War historic resources provide extensive opportunities to tell the stories of Why the War Came to New Jersey; Diversity; Mixed Allegiances; Everyday Living; Industry & Commerce; Faith in Time of War; and the Consequences of the Revolution. Given the state's unmatched historic resources, the project team believes that New Jersey should be second to none in attracting visitors commemorating the 250th Anniversary.

The information contained in this report, including the data collected during the team's site visits along with the team's analyses and observations, is not intended as a judgment of these sites or the state's readiness, but rather as tools to be used to gain funding, to encourage training, to provide suggestions for future studies and to guide the needed work at the sites. The consultant team believes that the nation's 250th Anniversary presents an extraordinary opportunity for New Jersey and hopes that this report will help bring this opportunity to fruition.

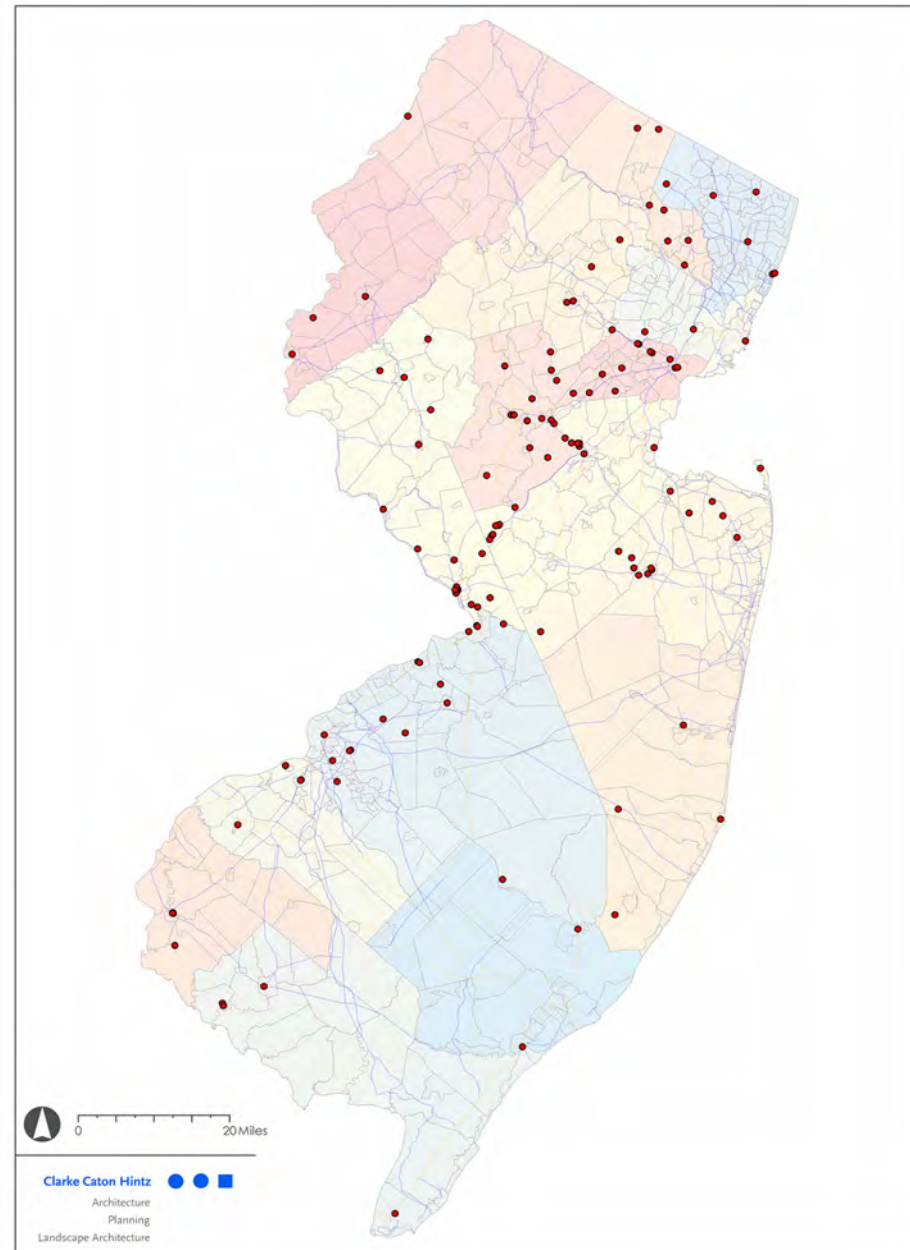
The research and analysis for this report began before the COVID-19 crisis. However, the findings and recommendations herein are still valid. Our quest to be "visitor ready" and prominently position New Jersey as the Crossroads of the American Revolution is more important than ever. When people are able to travel and explore our great nation, visitors will seek out messages of hope and resilience. This report can serve as a foundational tool for restarting, rebuilding and growing heritage tourism in New Jersey.





*Morven Museum and Garden, Princeton, Mercer County*

*New Jersey's 150 sites relating to the American Revolution are spread across the entire state, with a concentration along the corridor between Philadelphia and New York. The breadth and range of these sites presents a tremendous opportunity to bring heritage tourists to the state to a wide range of locations, promoting spin-off development and revenues for numerous localities.*





## Market Potential Categories for New Jersey's 150 Revolutionary War Sites

Accurately recognizing and assigning market potential categories to historic sites is not an easy task. However, the integrity of a heritage site collection is based on its significance, visitor readiness and quality. This categorization helps focus resources on those sites that will most likely attract visitors, assist with elevating those sites worthy of increased visitation or recognition (due to importance to story) and manage expectations of visitation to other sites.

Following is a listing of the 150 assessed sites, each assigned to one of the four categories established by the National Trust for Historic Preservation during its heritage tourism initiative (1989-1993) to help destinations gauge their assets by significance and condition. Sites with the “potential” to be assigned to a higher category are also indicated:

### “Attractor” Sites:

- > Batsto Village, *Burlington County*
- > Morven, Museum & Gardens, *Mercer County*
- > Old Barracks Museum/Petty's Run Archaeological Site, *Mercer County*
- > Morristown National Historical Park, Ford Mansion/ Washington's Headquarters Museum, *Morris County*

### “Attraction” Sites with “Attractor” Site Potential:

- > The Hermitage, *Bergen County*
- > Red Bank Battlefield/Whitall House, *Gloucester County*
- > Washington Crossing State Park, *Mercer County*
- > Monmouth Battlefield State Park, *Monmouth County*
- > Sandy Hook Lighthouse, *Monmouth County*

### Other “Attraction” Sites:

- > Indian King Tavern State Historic Site, *Camden County*
- > Historic Walnford, *Monmouth County*
- > Morristown National Historical Park, Fort Nonsense, *Morris County*
- > Morristown National Historical Park, Jockey Hollow, *Morris County*
- > Morristown National Historical Park, New Jersey Brigade Area/ Cross Estate, *Morris County*
- > Dey Mansion, *Passaic County*
- > Ringwood Manor, *Passaic County*
- > Rockingham State Historic Park, *Somerset County*
- > Liberty Hall Museum, *Union County*

### “Tour While There” Sites with “Attraction” Site Potential:

- > Fort Lee Historic Park, *Bergen County*

- > Historic New Bridge Landing, *Bergen County*
- > White Hill Mansion, *Burlington County*
- > Greenwich Historic District, *Cumberland County*
- > The 1759 Vought House, *Hunterdon County*
- > Bainbridge House, *Mercer County*
- > Douglass House, *Mercer County*
- > Maclean House, *Mercer County*
- > Nassau Hall, *Mercer County*
- > Princeton Battlefield/Thomas Clarke House, *Mercer County*
- > Trenton Battle Monument, *Mercer County*
- > The 1719 William Trent House Museum, *Mercer County*
- > East Jersey Old Town Village at Johnson Park, *Middlesex County*
- > Proprietary House, *Middlesex County*

## II. MARKET POTENTIAL



*Old Barracks Museum, Trenton, Mercer County*



**Liberty Hall Museum, Union, Union County**

- > Covenhoven House, *Monmouth County*
- > Tavern Museum at the Allen House, *Monmouth County*
- > Schuyler-Hamilton House, *Morris County*
- > Long Pond Ironworks, *Passaic County*
- > Jacobus Vanderveer House & Museum, *Somerset County*
- > Wallace House State Historic Site, *Somerset County*
- > Boxwood Hall, *Union County*
- > Shippen Manor/Oxford Furnace, *Warren County*

**Other “Tour While There” Sites:**

- > Baylor Massacre Burial Site, *Bergen County*
- > Monument Park, *Bergen County*
- > Bard How House, *Burlington County*
- > Captain James Lawrence House, *Burlington County*
- > James Fenimore Cooper House, *Burlington County*
- > Thomas Paine Monument, *Burlington County*
- > Pomona Hall, *Camden County*
- > Historic Cold Spring Village, *Cape May County*
- > Gibbon House, *Cumberland County*
- > Washington Rock, *Essex County*
- > The 1761 Brearley House, *Mercer County*
- > First Presbyterian Church of Trenton, *Mercer County*
- > St. Michael’s Episcopal Church, *Mercer County*

- > Trenton Friends Meeting House, *Mercer County*
- > Updike Farmstead, *Mercer County*
- > Buccleuch Mansion, *Middlesex County*
- > Cornelius Low House Museum, *Middlesex County*
- > Craig House, *Monmouth County*
- > Holmes-Hendrickson House, *Monmouth County*
- > Monmouth Battle Monument, *Monmouth County*
- > Cedar Bridge Tavern, *Ocean County*
- > Joshua Huddy Park, *Ocean County*
- > Hancock House State Historic Site, *Salem County*
- > Abraham Staats House, *Somerset County*
- > Old Dutch Parsonage State Historic Site, *Somerset County*
- > First Presbyterian Church of Elizabeth, *Union County*
- > First Presbyterian Church of Springfield, *Union County*

**“Community Resource” Sites with “Tour While There” Site Potential:**

- > Chestnut Neck Memorial Park, *Atlantic County*
- > Van Allen House, *Bergen County*
- > Francis Hopkinson House, *Burlington County*
- > Peachfield, *Burlington County*
- > Gabreil Daveis Tavern, *Camden County*

- > Glover Fulling Mill Park, *Camden County*
- > Greenfield Hall, *Camden County*
- > Potter’s Tavern, *Cumberland County*
- > Tea Burning Monument, *Cumberland County*
- > Military Park, *Essex County*
- > Hunter-Lawrence-Jessup House, *Gloucester County*
- > Paulus Hook Park, *Hudson County*
- > Solitude House, *Hunterdon County*
- > Isaac Pearson House, *Mercer County*
- > Isaac Watson House, *Mercer County*
- > The Metlar-Bodine House Museum, *Middlesex County*
- > Burrowes Mansion Museum, *Monmouth County*
- > Murray Farmhouse, *Monmouth County*
- > Old Tennent Presbyterian Church, *Monmouth County*
- > Henry Doremus House, *Morris County*
- > Jacob Morrell House, *Morris County*
- > Shepard Kollock Newspaper Site, *Morris County*
- > Long Beach Island Massacre, *Ocean County*
- > Pulaski Monument, *Ocean County*
- > Hamilton House Museum, *Passaic County*

- > Paterson Great Falls National Historical Park, *Passaic County*
  - > Alexander Grant House, *Salem County*
  - > Old Salem County Courthouse, *Salem County*
  - > Kennedy Martin Stelle Farmstead, *Somerset County*
  - > Lord Stirling Manor Site, *Somerset County*
  - > Old Stone Arch Bridge, *Somerset County*
  - > Revolutionary War Redoubts 1777 and 1778/79, *Somerset County*
  - > Van Horne House, *Somerset County*
  - > Van Veghten House, *Somerset County*
  - > Washington Rock State Park, *Somerset County*
  - > Caldwell Parsonage, *Union County*
  - > Connecticut Farms Presbyterian Church, *Union County*
  - > Drake House Museum, *Union County*
  - > Historic Cannon Ball House, *Union County*
  - > Osborn Cannonball House, *Union County*
  - > Roseberry House, *Warren County*
- Other “Community Resource” Sites:**
- > Somers Mansion, *Atlantic County*
  - > Bordentown Friends Meeting House, *Burlington County*
  - > Crosswicks Friends Meeting House, *Burlington County*
  - > Evesham Friends Meeting House, *Burlington County*
  - > Mount Holly Friends Meeting House, *Burlington County*
  - > Old St. Mary’s Episcopal Church, *Burlington County*
  - > Smith-Cadbury Mansion, *Burlington County*
  - > Trinity Church, *Swedesboro, Gloucester County*
  - > Woodbury Friends Meeting House, *Gloucester County*
  - > The Bouman-Stickney Farmstead, *Hunterdon County*
  - > The Eversole Hall House, *Hunterdon County*
  - > Fleming House Museum & Gardens, *Hunterdon County*
  - > Holcombe-Jimison Farmstead Museum, *Hunterdon County*
  - > The 1760 Joseph Turner House, *Hunterdon County*
  - > Benjamin Temple House, *Mercer County*
  - > John Abbott II House, *Mercer County*
  - > Stony Brook Friends Meeting House, *Mercer County*
  - > The 1760 Henry Guest House, *Middlesex County*
  - > Christ Church, *Shrewsbury, Monmouth County*
  - > Marlpit Hall, *Monmouth County*
  - > Oakley Farm Museum, *Monmouth County*
  - > St. Peter’s Church, *Freehold, Monmouth County*
  - > Taylor-Butler House, *Monmouth County*
  - > The Village Inn, *Monmouth County*
  - > Livingston-Benedict House, *Morris County*
  - > Mead-Van Duyne House, *Passaic County*
  - > Schuyler-Colfax Historic House Museum, *Passaic County*
  - > Van Riper-Hopper House Museum, *Passaic County*
  - > Salem Friends Meeting House, *Salem County*
  - > St. John’s Episcopal Church, *Salem County*
  - > Dirck Gulick House, *Somerset County*
  - > Franklin Inn/Ann Van Liew Homestead, *Somerset County*
  - > General John Frelinghuysen Homestead, *Somerset County*
  - > Mount Bethel Baptist Meeting House, *Somerset County*
  - > Van Wickle House, *Somerset County*
  - > Wyckoff-Garretson House, *Somerset County*
  - > Van Campen Inn, *Sussex County*
  - > Belcher-Ogden Mansion, *Union County*
  - > Bonnell House, *Union County*
  - > The Frazee House, *Union County*
  - > Miller-Cory House Museum, *Union County*
  - > Van Nest-Hoff-Vannatta Homestead, *Warren County*



**Dey Mansion, Wayne, Passaic County**

# Support Request for Continuation of the Corporate Business Tax in New Jersey

## Summary

- The Keep It Green Coalition, made up of more than 150 statewide, local, and regional organizations committed to land conservation, agriculture, historic preservation, environmental protection, urban parks, hunting and fishing, and other forms of outdoor recreation, is calling for the continuation of New Jersey's CBT surcharge, which is set to expire at the end of 2023.
- The CBT surcharge revenue stream provides necessary funding for the acquisition, preservation and stewardship of open space, farmland and historic sites throughout New Jersey.
- Even without accounting for inflation, the sunset of the CBT surcharge would result in an approximate loss of \$436,000,000 for the Garden State Preservation Trust over the next 10 years.
- This funding is essential for increasing access to nature for overburdened communities, addressing flooding and other environmental concerns, bringing in tourism dollars and ensuring that future generations will be able to enjoy the natural beauty of our state.

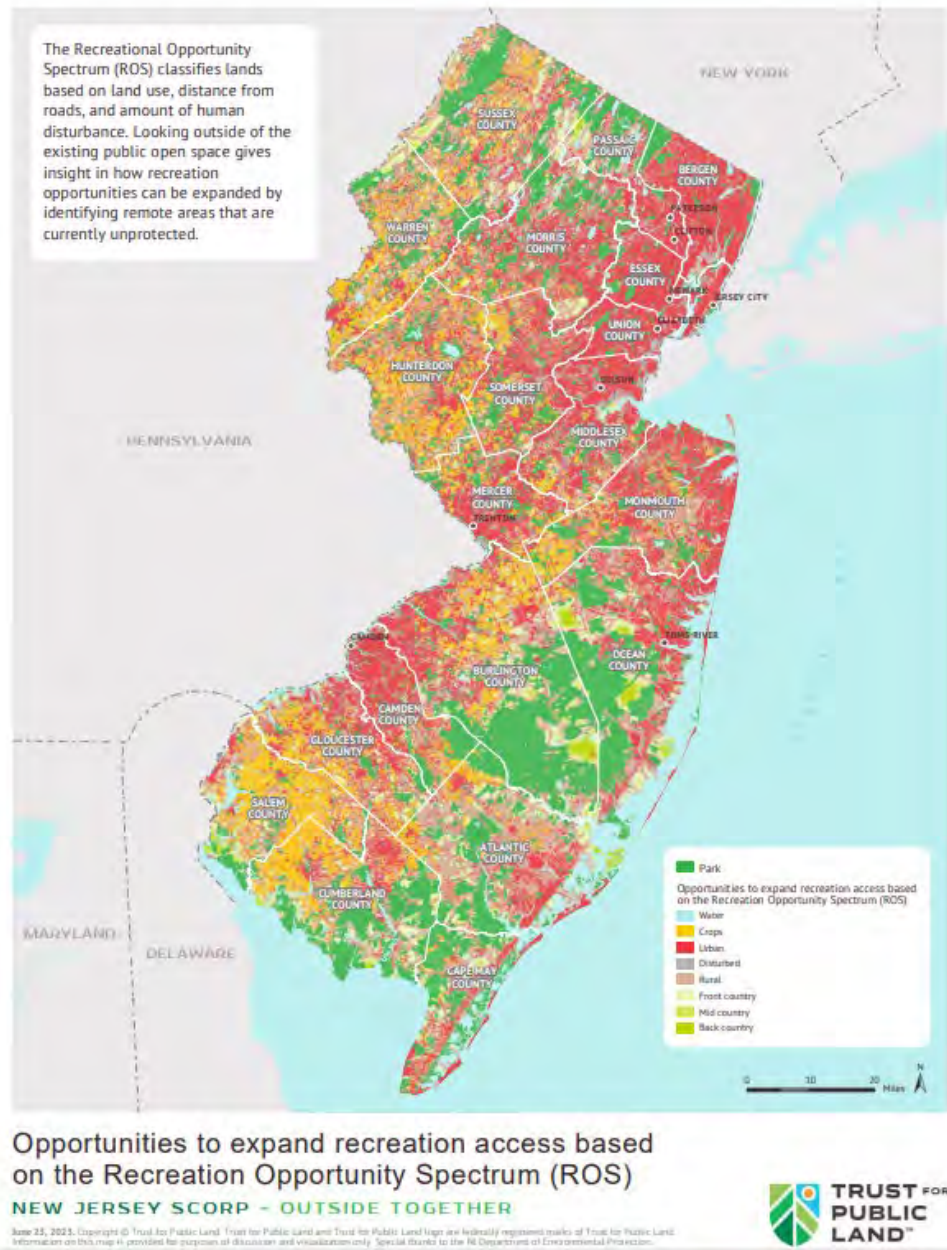
## Additional Information

- The corporate business tax (CBT) surcharge is set to sunset on December 31, 2023, and will reduce CBT revenues in FY2024 by \$322.5 million and by roughly \$1.0 billion in FY2025.
  - The CBT has enabled the funding of various land preservation projects that may not have been supported through traditional funding sources. The 2.5% Corporate Business Tax Surcharge in New Jersey has played a crucial role in further supporting land preservation efforts, preserving open spaces, as well as other necessary public initiatives.
  - Overall, the CBT stands as [New Jersey's third-largest revenue source](#).

- The elimination of the CBT surcharge will [only benefit a select few and these additional profits are relatively negligible given the hundreds of millions in annual profits these corporations receive.](#)
- Meanwhile, this means cuts to vital investments like transportation infrastructure, open space, pre-K through 12 schools, and so much more.
- A total of 6% of the CBT funding is [constitutionally dedicated](#) to fund environmental programs. 78% of the constitutionally dedicated funds are used to support the Garden State Preservation Trust, which funds the Green Acres program, farmland preservation and historic preservation programs.
  - The surcharge was adopted in 2018 by Governor Murphy. This is a 2.5% CBT surcharge (a 2.5% surcharge on every dollar of profits above \$1 million). The elimination of the CBT surcharge will [cost New Jersey hundreds of millions of dollars and exclusively benefit the top 2% of corporations.](#) The surcharge only applies to businesses with [profits](#) in excess of \$1 million. Therefore, 98% of businesses in the state are exempt from the surcharge, as their annual profits fall below the \$1 million profit threshold.
  - *If the CBT surcharge sunsets at the end of the year, the Garden State Preservation Trust will lose \$15,093,000 in funding in FY2024 and \$46,800,000 in FY2025. Even without accounting for inflation, this would result in an approximate loss of roughly \$436,000,000 for the Garden State Preservation Trust over the next 10 years.*
- Land preservation is an important component of environmental justice. Overburdened communities tend to bear a disproportionate share of environmental contamination.
  - An estimated 76% of people living in low -income communities of color are in places deprived of nature, and communities of color [experience roughly triple](#) the rate of nature deprivation compared with predominantly white communities.
    - Nature deprivation leads to less opportunities for recreation and leisure and results in receiving less ecosystem services such as air and water purification, climate mitigation, biodiversity and disease control.



- Green Acres program funding is used to ensure that people who live in [overburdened communities can more easily access green space](#) by increasing land buyouts in and for these communities.



**We know that New Jerseyans support land preservation and open space funding**

- In 2014 sixty-five percent (65%) of New Jersey voters approved amending the New Jersey Constitution to provide long term sustainable funding for open space (Green and Blue Acres), farmland and historic preservation by dedicating a portion of the Corporate Business Tax (CBT) to those programs.

- New Jerseyans strongly support preserving open space. The Green Acres program has shown success from its start, consistently winning overwhelming support of voters for each of its 14 ballot measures, guaranteeing over \$3.3 billion in funding since 1961. This has translated to the protection of [\*over a million and a half acres of open space\*](#) and [\*provided hundreds of outdoor recreational facilities\*](#) in communities around the State.

## Why This Funding is Important

- There is still a lot that needs to be done to increase access to outdoor recreation, particularly in overburdened communities, and maintain all of the parks and open space we have already preserved.
  - 66% of New Jersey residents drive to get to their outdoor recreation areas. The typical time residents spend traveling to parks is [\*about thirty minutes\*](#). This can be attributed to the fact that sufficient access to high - quality open spaces, [\*especially in densely populated and developed areas, is limited\*](#).
  - Land preservation in NJ is expensive, with the [\*largest challenge faced by the Green Acres program being the price of land\*](#).
- Development impairs water quality, and New Jersey is the most densely developed state in the nation.
  - With 12% of New Jersey's land being developed, and with impairment of water quality happening at as low as 10% of impervious cover in a watershed, it's no wonder that 95% of NJ's waters don't meet water quality standards. We must ensure we are protecting as much high-quality open space as possible to prevent worse runoff and flooding in our state.
- The money that we put into open space acquisition, maintenance, preservation and expansion through the CBT surcharge is put back into the state through economic revenue - which is why outdoor recreation accounts for 1.5% of New Jersey total Gross Domestic Product (GDP).

- Outdoor recreation is a huge moneymaker for the state and was [valued at \\$20.3 billion in New Jersey in 2021](#). For context, that includes things like boating, recreational vehicles, gardening and outdoor concerts.
- Wealthy corporations benefit from [increased property values](#) and improved worker happiness and health outcomes when in close proximity to open spaces. Instead of giving a tax cut to wealthiest corporations, this money should continue to be invested in open spaces, which brings in economic benefits for the whole state.

## Funding Breakdown

- CBT surcharge explanation of funding breakdown document is [here](#)
- CBT surcharge implementation breakdown spreadsheet is [available here](#)
- Programs Funded by the Garden State Preservation Trust:
  - Green Acres - the majority of Garden State Preservation Trust funding goes towards Green Acres, which is the Department of Environmental Protection's program to preserve land for environmental protection and recreation.
    - Together with public and nonprofit partners, as of December 2022, Green Acres has directly protected 683,819 acres of open space and parkland.
    - Environmental Conservation: Preservation of open space contributes to the protection of natural habitats, biodiversity, and ecological balance. It helps maintain clean air and water, supports wildlife, and ensures the sustainability of local ecosystems. In New Jersey, which is densely populated, preserving open space is crucial for maintaining the state's ecological health.
    - Urban Green Spaces: Allocating funds for urban parks is vital for New Jersey's cities and towns. These green spaces provide residents with places to relax, exercise, and socialize. They also contribute to improved air quality and can help mitigate the urban heat island effect.

- Flood Mitigation and Water Management: In regions prone to flooding, open spaces can serve as natural buffers and help to mitigate the impacts of flooding.
- Historic Preservation
  - Historic preservation protects historic, architectural, cultural, and archeological resources throughout the state that have both economic and cultural value.
- Farmland Preservation
  - Farmers in NJ [generate more than \\$1 billion a year](#). Farmland preservation helps sustain the viability of the agricultural industry by keeping existing farms in production and attracting new farmers.

RESOLUTION –

SUPPORTING CONTINUATION of CORPORATE BUSINESS TAX (CBT) AT 2023 RATE  
TO FUND CRITICAL OPEN SPACE, FARMLAND, HISTORIC PRESERVATION AND  
HAZARDOUS SITE CLEANUP FUNDING

*Model Resolution provided by: ANJEC as a member of NJ KEEP IT GREEN*

Whereas, in 2014 sixty-five percent (65%) of New Jersey voters approved amending the New Jersey Constitution to provide long term sustainable funding for open space (Green and Blue Acres), farmland and historic preservation by dedicating a portion of the Corporate Business Tax (CBT) to those programs;

Whereas, New Jersey voters' high approval on every NJ open space ballot question since 1961 reflects their dedicated support for farmland, open space and historic preservation;

Whereas, agriculture plays an integral role in the prosperity, agri-businesses and well-being of "The Garden State" along with providing a fresh and abundant supply of food for its residents;

Whereas, in the most densely populated state in the nation, the Covid-19 pandemic proved the high value of New Jersey's open space and recreational areas to the health and well-being of residents throughout New Jersey, especially those in urban towns and minority communities;

Whereas; Governor Murphy stated on Earth Day 2023 during final adoption of New Jersey's Environmental Justice Rules, "we have worked incredibly hard to ensure that all people – regardless of income, race, ethnicity, or national origin – can enjoy their right to live, work, learn and recreate in a clean and healthy environment";

Whereas, New Jersey is one of the original thirteen colonies, its historic preservation is significant to our nation's history;

Whereas, open space is essential to protecting New Jersey residents and businesses from storm related flooding that results in loss of life and property and is increasing at an alarming rate due to climate change;

Whereas, continuation of New Jersey's CBT provides important and necessary funding for the acquisition, preservation and stewardship of open space, farmland and historic sites in New Jersey that protects and enhances the character and beauty of "The Garden State" while providing its citizens with opportunities for recreation, relaxation and education;

Whereas CBT funding provides long-term, sustainable funding to support communities with the remediation of hazardous sites known as brownfields, the cleanup of leaking underground storage tanks, and funds cleanups of hazardous spills;

Please send a copy of all adopted resolutions of support to [info@anjec.org](mailto:info@anjec.org)

A copy of this model resolution can be found at <https://anjec.org/action-alerts/>



Whereas the proposed reduction in the CBT included in the 2024 NJ State budget would slash approximately \$60 million annually from vital open space, farmland, historic preservation and remediation of hazardous sites known as brownfield, the cleanup of leaking underground storage tanks, and funds cleanups of hazardous spills;

Therefore, be it resolved that the undersigned ask Governor Murphy and the New Jersey Legislature to maintain the current 2023 level of Corporate Business Tax funding without reduction to provide continuous level funding for critical environmental and public health programs.

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Signature

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Date

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Print Name

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Municipality

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A copy of this model resolution can be found at <https://anjec.org/action-alerts/>