

Cold Spring Village seeks salvation in microbrewery

By JACK FICHTER
Cape May Star and Wave

COLD SPRING — In a time when grant funding is drying up for museums, the Historic Cold Spring Village (HCSV) Foundation is seeking a unique solution: beer.

Lower Township Planning Board granted use variances and minor site plan approval Nov. 6 for HCSV to move a mid-1800s barn from Upper Township to their property for use as a microbrewery.

Attorney William Kaufman, representing HCSV, said the village was a pre-existing non-conforming use in the zone and the microbrewery required two variances. The project will also require a limited brewery license from the state Division of Alcoholic Beverage Control, he said.

Annie Salvatore, executive director of HCSV and president of its board of directors, said the village was started in 1973 as a living history museum on 35 acres on Seashore Road owned by herself and her husband, Dr. Joseph Salvatore. Old county buildings were relocated to the site, with HCSV opening in 1981, she said.

The Salvatores operated the

village until 1985, when they donated it to the county. In 1992, the county gave the village back to the Salvatores, noting it did not want to be in the museum business. At the time, the village had grown to 26 buildings, Salvatore said.

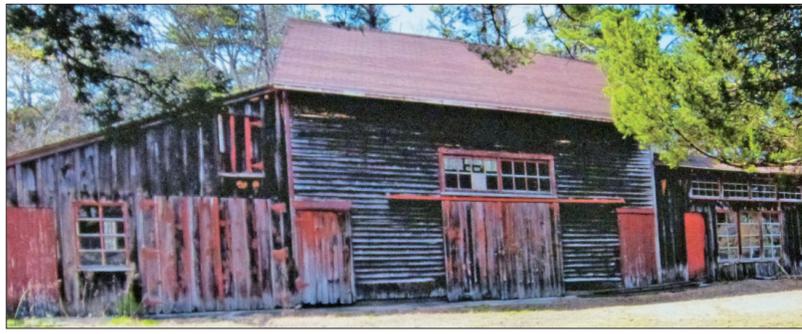
A nonprofit corporation was formed. A financial subsidy from the county is ending, she said.

Salvatore said the village operates on donations, memberships, gate revenue and special events. She said as the foundation looked to the future, it realized it needed another form of revenue.

"The thought was if we were able to possibly have a small microbrewery, that it would add to the ambience of the village," Salvatore said. "In the 1850s, beer was the biggest alcoholic drink in the county."

With the assistance of Joan Berkey, an architectural historian, and Jamie Hand, an old barn was located on Route 9 in Marmora. Salvatore described the building as early English style three-bay barn with a heavy timber frame. A later addition to the barn will not be moved, she said.

No opposition was received from any neighbors of HCSV,



This barn located on Route 9 in Upper Township will be disassembled and moved to Historic Cold Spring Village and turned into a microbrewery.

Salvatore said. Kaufman said Salvatore conferred with the owners of Cape May Brewery Co. and they support the project. He said the liquor license from the state would allow only consumption on the premises and would not allow tap lines to be run to the Old Grange restaurant in the village. In addition, food would not be permitted to be sold at the brewery, Kaufman said.

Architect James Lindemon said the barn in Marmora would be disassembled, with

all the components labeled and numbered, and trucked to HCSV. A new foundation would be installed at the village and the barn reassembled, he said.

Lindemon said an addition would be added to the rear of the barn that would include handicapped-accessible restrooms, storage and brewery equipment. The barn will have a small bar and a large open area, he said. The brewing operation will be visible through a glass section, Lindemon said.

"You'll be able to see all the structure of the old barn and the interior character will be very similar," he said. "You'll have wide-board floors, you'll have board walls on the interior and heavy beam structure."

Kaufman said the barn would meet all current building codes. Planner Louis H. Conley, of Van Note Harvey and Associates, said the barn would be located in the village near the open pavilion closest to Seashore Road behind the Old

Grange restaurant. He said the barn would sit by itself close to the overflow parking area. Conley said the brewery would be located "nowhere near the rest of the walking part of the village, so you can see that it does not disturb anything within the village."

Members of the public would be able to visit the brewery without having to pay admission to the village, Salvatore said.

Kaufman said the state would regulate the amount of beer that could be produced at HCSV. He said the license would be graduated depending on the fee paid. He said the smallest fee of \$1,250 would require a limit of 50,000 barrels. "Obviously we don't have that type of capacity," Kaufman said.

He said the state would inspect the barn and make a determination of the appropriate brewing limitation.

"We've spent a lot of time trying to figure out how to keep the village surviving for the future," Salvatore said. "Everyone loves beer, and this is one way we're hoping it will give us that extra income that will keep us going without the county subsidy."

Republicans sweep Lower Township elections

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voters of Lower Township

and completely repudiated Norris Clark's attempt to demonize good people based on

their political beliefs," stated Donohue.

In Ward One, Conrad received 54 percent of the vote with 913 votes over independent Johnnie Walker with 558, or 33 percent, and candidate Joe Will with 192, or 11 percent, of the vote. Walker beat Conrad in only Ward One District 1, 84 votes to 70.

"I want to thank the people of Ward One. We did a lot of hard work and they believe in what I'm doing," Conrad said.

He said he visited every street in his ward while campaigning.

In Ward Two, Perry unseated independent incumbent Neville with 64 percent of the vote: 1,393 to 761. Neville won only in Ward Two District 2, 140 votes to 94.

In Ward Three, Simonsen surpassed Glenn Douglass with 70 percent of the vote: 1,631 to 691.

"They used to say all politics is local, I think that's changing," said Beck, an independent. "I think people came out that day and they were angry with everybody but Republicans."

He said independents fight



Jack Fichter/CAPE MAY STAR AND WAVE Republican incumbent Tom Conrad stands with his wife, Stacey, following his victory in the Lower Township Council election Nov. 4.

an uphill battle because they don't have an organization backing them up or the money of a party. Beck said the election had two main issues: moving the police station to Villas and shutting down the Lower

Township Municipal Utilities Authority (MUA).

"Even to the very end, there was a lot of confusion among some voters as to what the issues were," he said.

Beck said the Lower Town-

ship Republican organization "did a good job of confusing the issue" by claiming the township would be \$21 million in debt by taking over the MUA. "That was totally false," he said.

Beck noted the Republican organization purchased television commercials with the potential to be seen by hundreds of thousands of viewers to target just 1,500 voters.

"There's no way we could ever fight that," he said. "When you rent that space, you can say what you want. People heard a lot of statements that were absolutely false."

In a mailer, the Republicans claimed Walker wanted to bring a homeless shelter to Villas, Beck said.

"It's not true. What he said was he would address the homeless problem in cooperation with the county," Beck said.

Beck said he would work with council despite the change in the balance of power.

"You have to put the township first under all circumstances," he said.

If time were fast-forwarded 25 years into the future, it's certain the MUA will be dissolved and the police station will be located next to Township Hall in Villas, Beck said.

"We'll regroup and be back," he said. "There should be a bugle call made and people that are concerned about this town need to get involved."

On the Lower Cape May Regional High School District ballot question of whether the funding formula should be changed from one based on property values to one based on student enrollment, voters in Lower Township, Cape May and West Cape May cast 2,072 "yes" votes and 5,613 "no" votes.

Voters in Lower Township cast 4,680 "no" votes and 1,134 "yes" votes.

Those in Lower Township that voted "yes" were effectively voting to raise their annual taxes by \$427. The highest number of "yes" votes in Lower Township were cast in Villas. All nine districts in Ward One voted primarily "yes" on changing the regional school funding formula to one based on student enrollment. All districts in Ward Two and Ward Three voted overwhelmingly against changing the funding formula to one based on enrollment.

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****Big Hero 6 3D PG** 3:00, 8:40

****Big Hero 6 3D PG** 12:10, 9:10

St. Vincent PG13 11:10, 1:50, 4:20, 7:30, 9:55

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