



# Highlands Council Meeting

Thursday, August 16, 2018



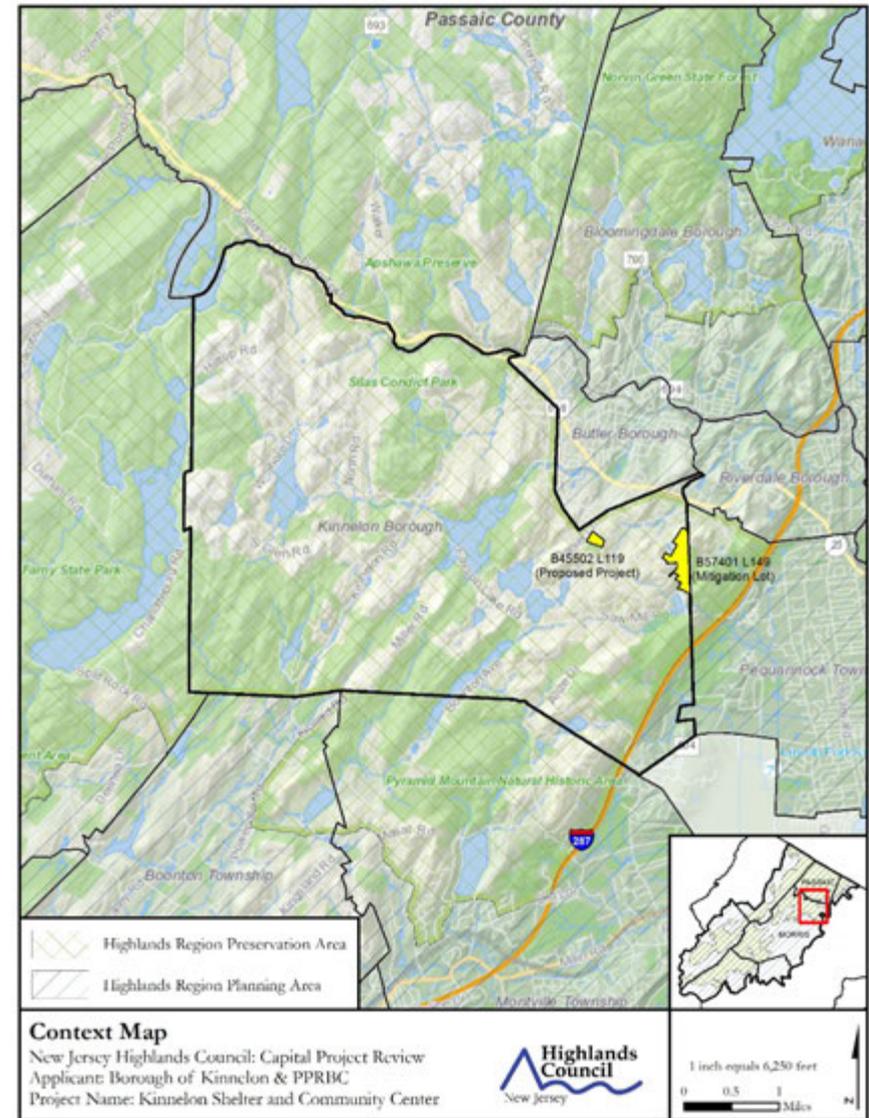
# **Kinnelon Community Center**

**Highlands Council  
Capital Project Review**



# Project overview

- Athletic Fields, Shelter and Community Center
- Kinnelon is Conforming for both the Planning and Preservation Areas
- 97.4% of the Borough is located in the Preservation Area





# Project overview

- 10.6 acres in Preservation Area
- Existing Community Environmentally Constrained Subzone, with small portions ECZ
- 5 acres of total disturbance
- 1.35 acres of impervious
- 5.6 acres to be permanently preserved





From Recreation Park looking toward Proposed Project Site



From Proposed Project Site looking toward Recreation Park



Proposed Project Site Interior

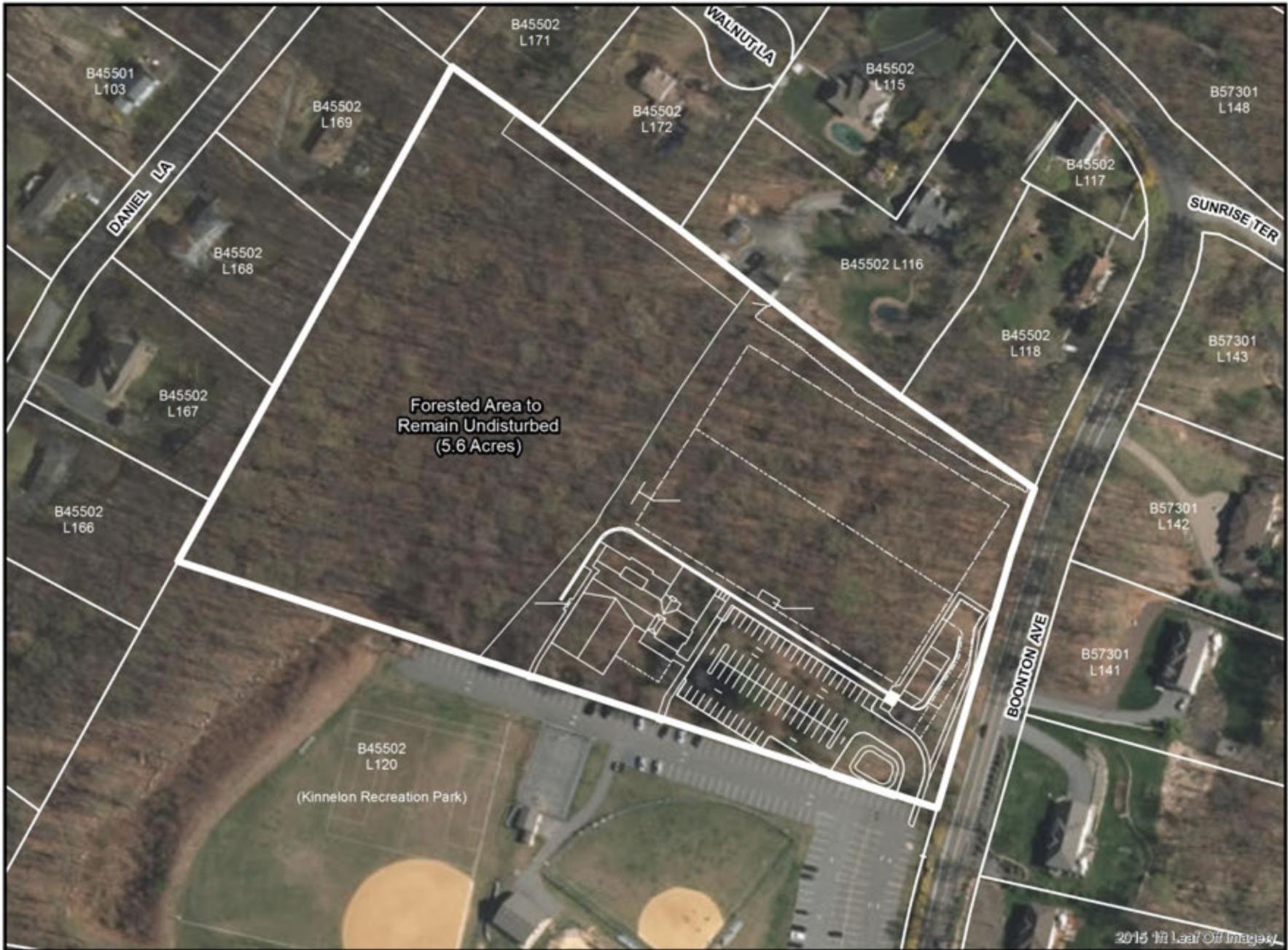


Proposed Project Site Interior

Kinnelon Shelter and Community Center, Proposed Project Site, Kinnelon Borough: Block 45502 Lot 119

Site Photographs taken on August 31, 2017





**Forested Area to  
Remain Undisturbed  
(5.6 Acres)**

B45501  
L103

B45502  
L169

B45502  
L171

B45502  
L172

B45502  
L115

B57301  
L148

DANIEL LA

B45502  
L168

B45502 L116

B45502  
L117

SUNRISE TER

B45502  
L167

B45502  
L118

B57301  
L143

**Forested Area to  
Remain Undisturbed  
(5.6 Acres)**

B45502  
L166

B57301  
L142

BOONTON AVE

B57301  
L141

B45502  
L120

(Kinnelon Recreation Park)



# Jurisdictional Process

- NJDEP
  - HPAA with Takings Waiver (Issued 5/24/18)
  - WQMP Amendment
- Highlands Council
  - Capital Project Review (N.J.S.A. 13:20-16)
  - Comment on NJDEP HPAA
  - Comment on NJDEP WQMP Amendment



# Highlands Capital Project Review

- Highlands Act (N.J.S.A 13:20-16b)
  - Within the preservation area, any capital or other project of a State or local government that involves the ultimate disturbance of 2 acres or more of land or a cumulative increase in impervious surface by 1 acre or more shall be submitted to the council for review;
  - **No such project shall proceed without the approval of the council.**



# Highlands Council Waiver

- RMP Goal 7G2: A waiver may be issued by the Highlands Council on a case-by-case basis:
  - 1) if determined to be necessary in order to protect public health and safety;
  - 2) for redevelopment in certain previously developed areas as identified by the Highlands Council, or
  - 3) **in order to avoid the taking of property without just compensation.**

# Borough of Kinnelon Shelter and Community Center

Presented to the Highlands Council



Assisted by:



July 2018

# Kinnelon Shelter and Community Center Project Need

- Shelter
  - Weather emergencies
  - Sandy: many homes without power or water for extended period of time.
- Community Center
  - Location for public events and recreational activities
- Additional Recreational Fields
  - Noted as far back as 1958 Master Plan
  - Current fields limited and heavily used.

***97% of The Borough is located in the Highlands Preservation Area. No other suitable properties in Borough.***

# Kinnelon Shelter and Community Center Project Highlights

- Subject property bordered by residential areas and existing recreational facility.
- Roughly half the parcel will remain undeveloped.
- Proposed project includes:
  - Kinnelon Community Center and Shelter building (LEED certified per architect)
  - Natural grass turf multipurpose field
  - Appurtenant field structures
  - Parking facilities and stormwater management facilities.
- Site layout, including building location and position, parking/driveway layout, and field location/orientation are designed to minimize earthwork and disturbances.
- Stormwater: utilizing low impact development and maximizing infiltration beyond RMP requirements

# Kinnelon Shelter and Community Center Main Entrance



# Kinnelon Shelter and Community Center Field View



# Kinnelon Shelter and Community Center Site Selection

- Rationale for selected site:
  - Proximity to the current Borough ballfields
  - Large enough to accommodate project
  - Does not impact wetlands, riparian corridors and other environmentally sensitive lands
  - Willing seller



# Kinnelon Shelter and Community Center Mitigation

- Mitigation Parcel
  - Reduces impact from 50% (5 acres of 10 acre property disturbed), to approximately 7% (5 acres of 72 acres preserved).
  - Mitigation parcel has high ecological value and function.
  - Proximity to other preserved lands maintains habitat integrity.





# Public Comment & Response

- **Written public comment period:**
  - Initial: 6/18/18 – 7/2/18
  - Extended through 7/22/18, per request from Highlands Coalition
- **Comments received from:**
  - Wilma Frey, NJ Conservation Foundation
  - Emile DeVito, NJ Conservation Foundation
- **Final draft comment/response document posted to Council website 8/10/2018**



# Committee & Council Role

**Committee reviews consistency findings of staff; recommends public comment**



**Committee reviews public comment response prepared by staff**



**Committee makes recommendation to Council**



**Council votes on Capital Project Review**