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
Jurisdictional Process

• NJDEP
  – HPAA with Takings Waiver (Issued 5/24/18)
  – WQMP Amendment

• Highlands Council
  – 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