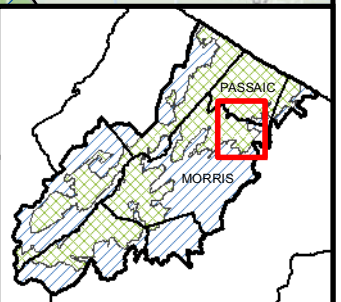
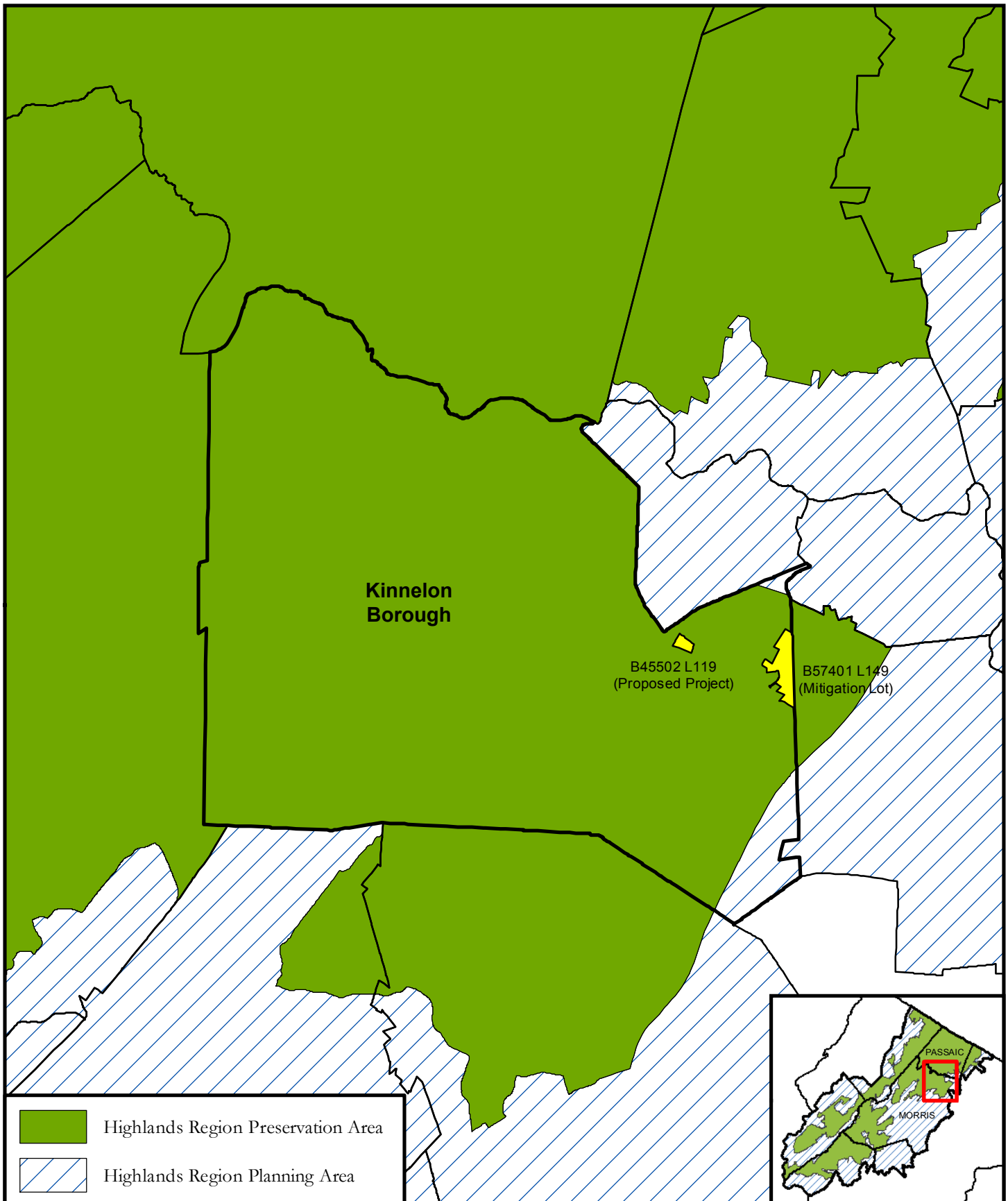


Context Map

New Jersey Highlands Council: Capital Project Review
 Applicant: Borough of Kinnelon
 Project Name: Kinnelon Shelter and Community Center





Preservation and Planning Areas

New Jersey Highlands Council: Capital Project Review
Applicant: Borough of Kinnelon
Project Name: Kinnelon Shelter and Community Center



1 inch equals 6,250 feet

0 0.5 1 Miles





Base Map B45502 L119 (10.6 acres)

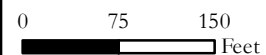
New Jersey Highlands Council: Capital Project Review

Applicant: Borough of Kinnelon

Project Name: Kinnelon Shelter and Community Center



1 inch equals 150 feet





Land Use Capability Zone Map

New Jersey Highlands Council: Capital Project Review

Applicant: Borough of Kinnelon

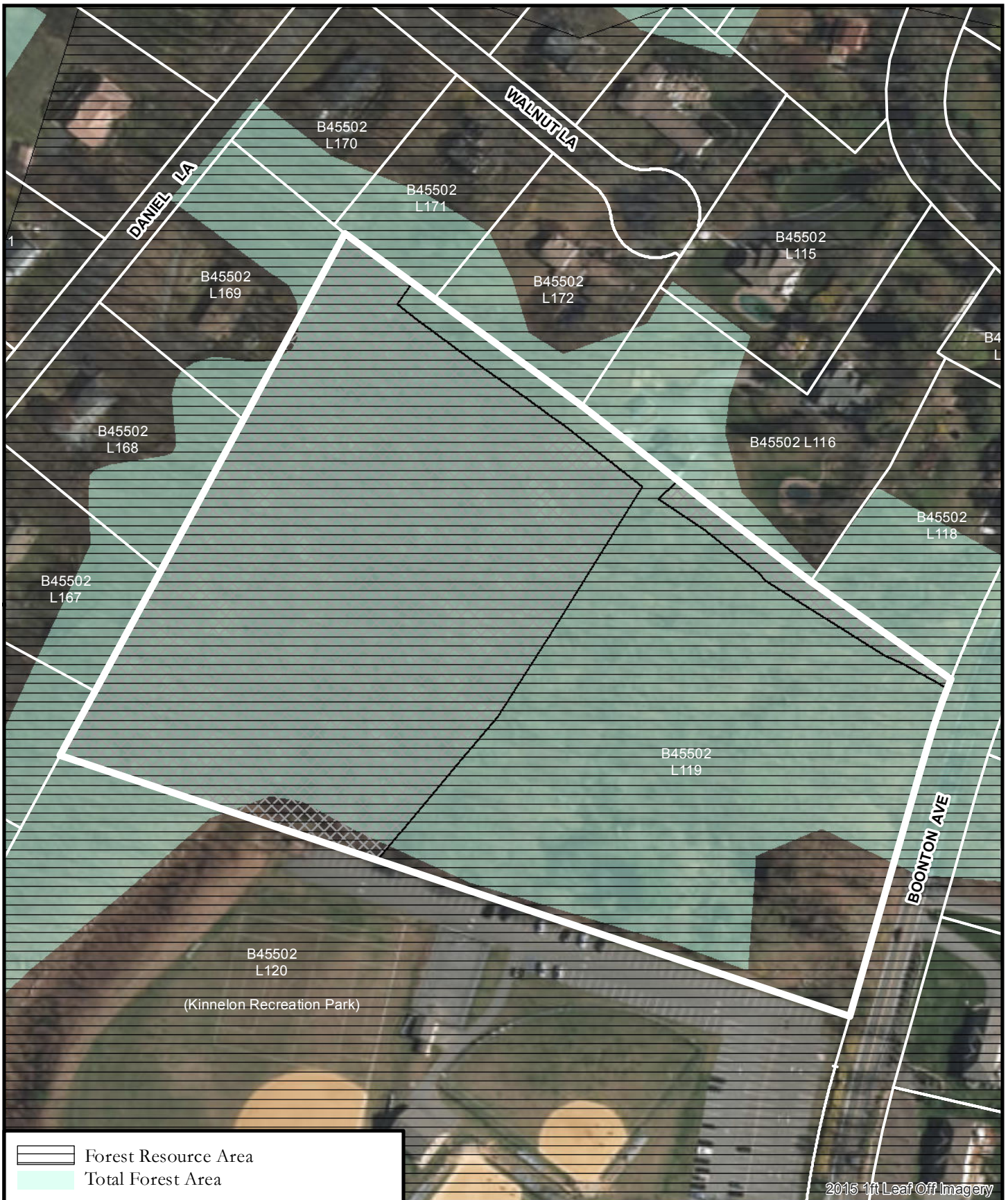
Project Name: Kinnelon Shelter and Community Center



1 inch equals 150 feet

0 75 150 Feet



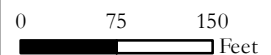


Forest Resources

New Jersey Highlands Council: Capital Project Review
 Applicant: Borough of Kinnelon
 Project Name: Kinnelon Shelter and Community Center



1 inch equals 150 feet



N

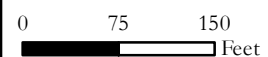


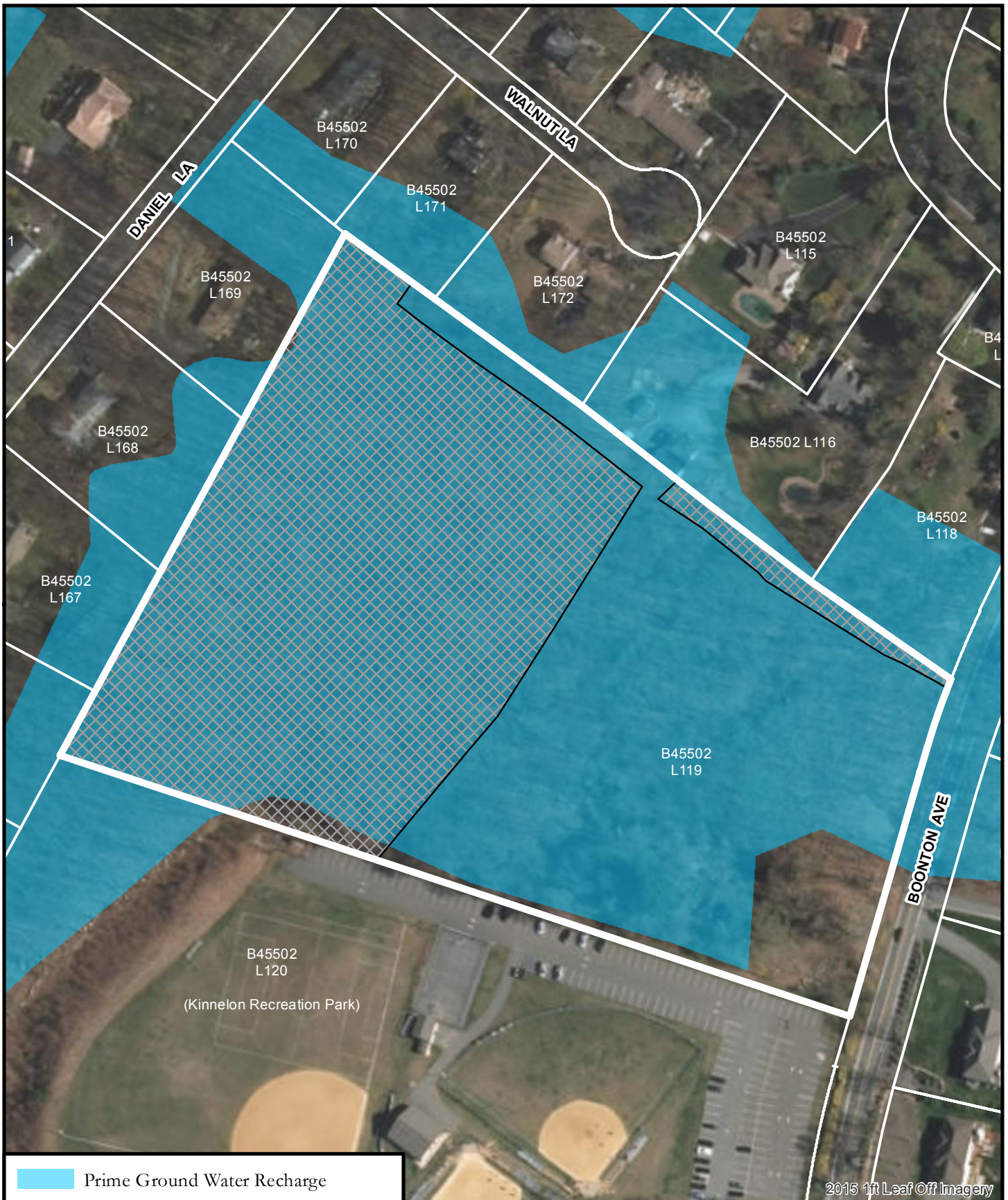
Critical Wildlife Habitat

New Jersey Highlands Council: Capital Project Review
Applicant: Borough of Kinnelon
Project Name: Kinnelon Shelter and Community Center



1 inch equals 150 feet





Prime Ground Water Recharge

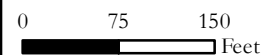
New Jersey Highlands Council: Capital Project Review

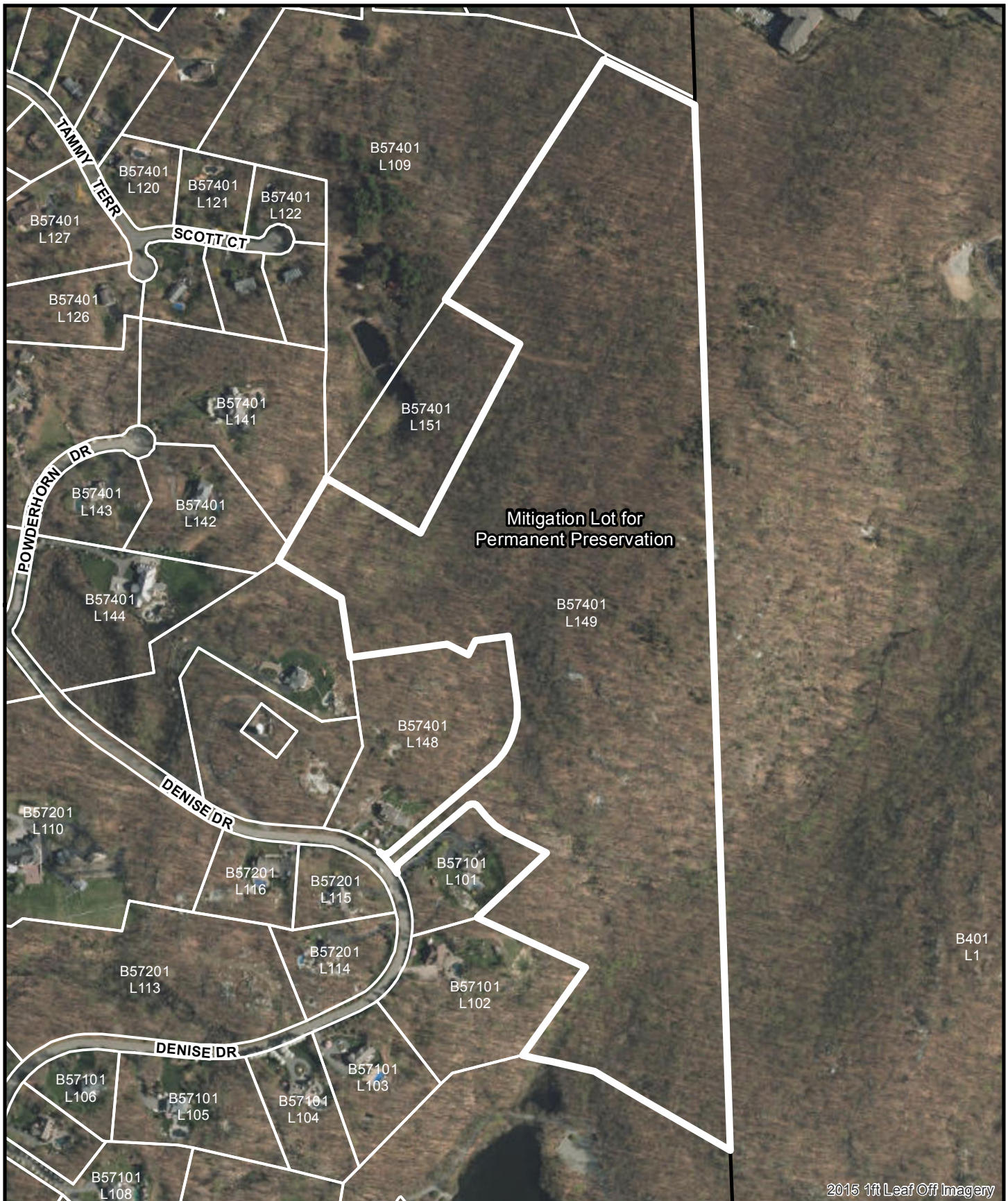
Applicant: Borough of Kinnelon

Project Name: Kinnelon Shelter and Community Center



1 inch equals 150 feet





Mitigation: Base Map B57401 L149 (62.8 acres)

New Jersey Highlands Council: Capital Project Review

Applicant: Borough of Kinnelon

Project Name: Kinnelon Shelter and Community Center



1 inch equals 450 feet

0 200 400 Feet





Mitigation: LUCZ / SEZ

New Jersey Highlands Council: Capital Project Review
 Applicant: Borough of Kinnelon
 Project Name: Kinnelon Shelter and Community Center



1 inch equals 450 feet





Mitigation: Forest Resources

New Jersey Highlands Council: Capital Project Review
 Applicant: Borough of Kinnelon
 Project Name: Kinnelon Shelter and Community Center



1 inch equals 450 feet





Mitigation: Critical Wildlife Habitat

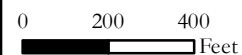
New Jersey Highlands Council: Capital Project Review

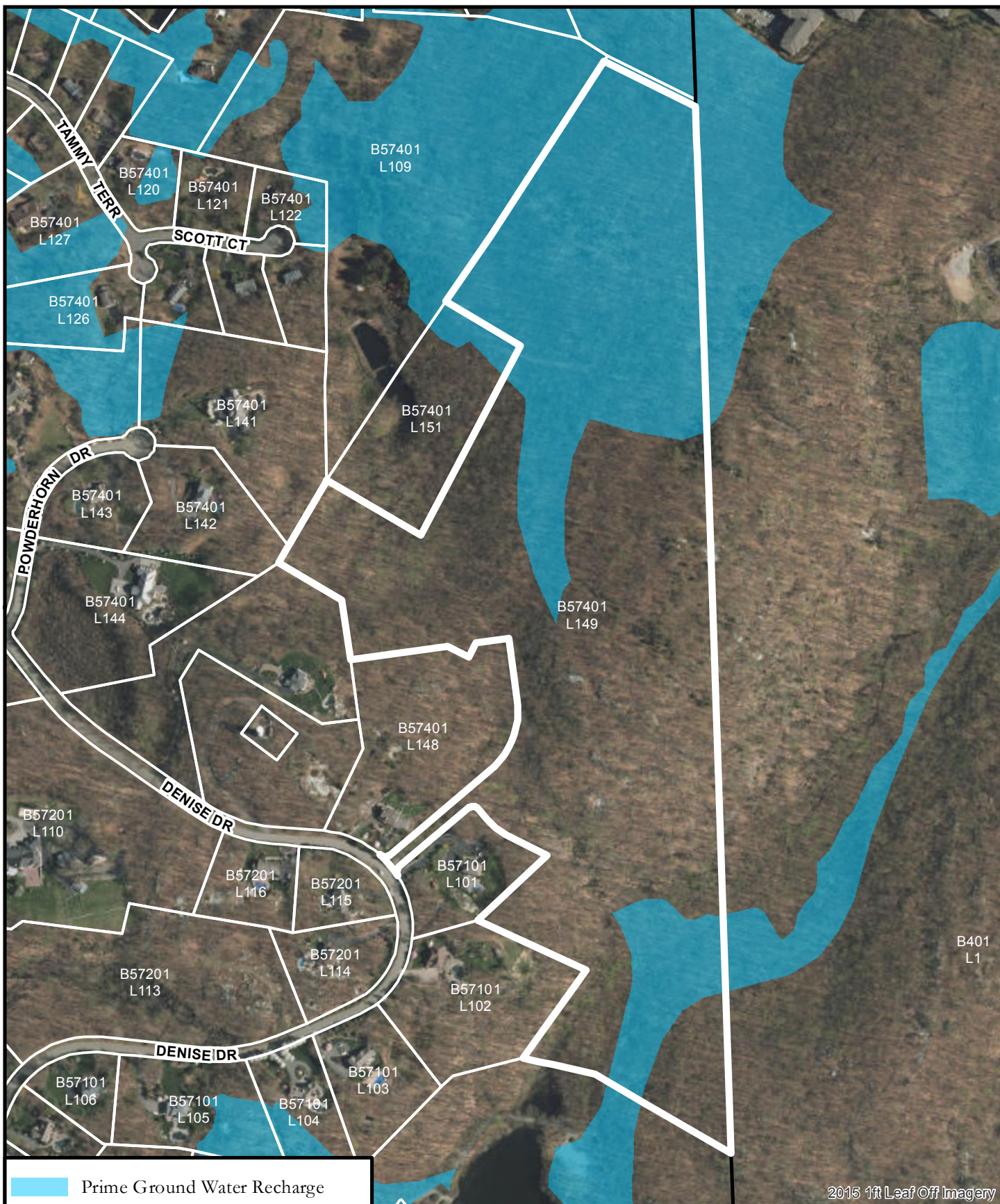
Applicant: Borough of Kinnelon

Project Name: Kinnelon Shelter and Community Center



1 inch equals 450 feet





Mitigation: Prime Ground Water Recharge

New Jersey Highlands Council: Capital Project Review

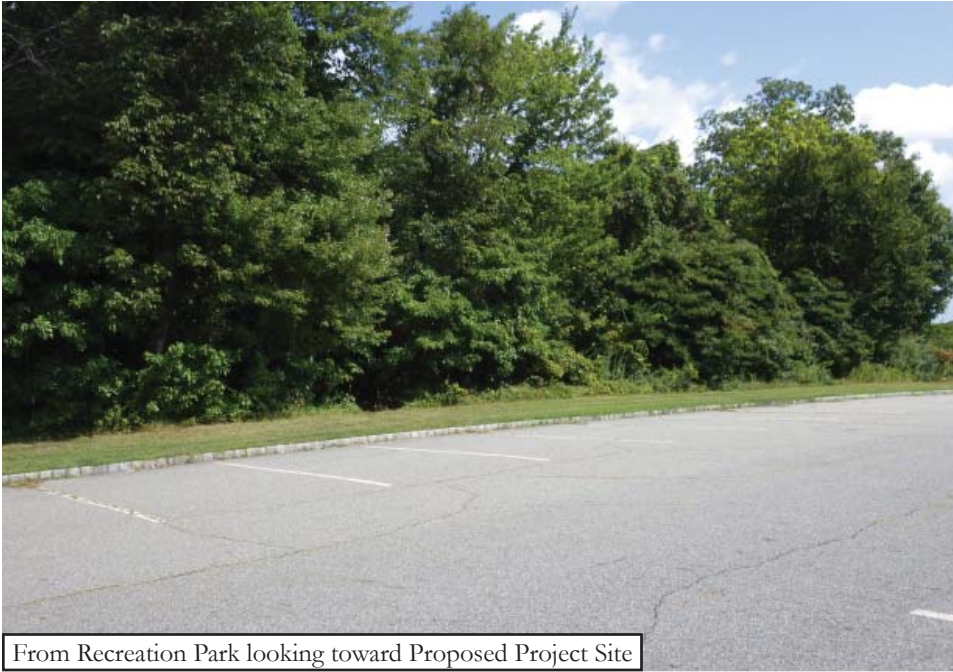
Applicant: Borough of Kinnelon

Project Name: Kinnelon Shelter and Community Center



1 inch equals 450 feet





From Recreation Park looking toward Proposed Project Site



From Proposed Project Site looking toward Recreation Park



From Proposed Project Site looking toward Recreation Park



From Boonton Ave looking toward Proposed Project Site

Site Photographs taken on August 31, 2017
Kinnelon Shelter and Community Center, Proposed Project Site, Kinnelon Borough: Block 45502 Lot 119



Proposed Project Site Interior



Proposed Project Site Interior



Proposed Project Site Interior



Proposed Project Site Interior

Site Photographs taken on August 31, 2017
Kinnelon Shelter and Community Center, Proposed Project Site, Kinnelon Borough: Block 45502 Lot 119



Mitigation Site Interior



Mitigation Site Interior



Mitigation Site Interior



Mitigation Site Interior

Site Photographs taken on October 4, 2016
Kinnelon Shelter and Community Center, Mitigation Site, Kinnelon Borough: Block 57401 Lot 149



State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Acting Commissioner

MAY 24 2018

Pompton Plains Reformed Bible Church & the Borough of Kinnelon
Mayor Robert Collins
130 Kinnelon Road
Kinnelon, NJ 07405

Re: Highlands Preservation Area Approval with Takings Waiver
Applicant: Pompton Plains Reformed Bible Church & Borough of Kinnelon
File No.: 1415-16-0004.1, SHR 170001
Block(s): 45502; Lot(s): 119
Borough of Kinnelon, Morris County

Dear Mr. Collins:

The Division of Land Use Regulation acting under the provisions of the Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq.), has decided to approve the referenced Highlands Preservation Area Approval with Takings Waiver for the reasons set forth in the attached summary.

In accordance with N.J.A.C. 7:38-1.5, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

If you have any questions regarding this letter, please contact Christopher Squazzo of my staff at (609) 633-6563 or chris.squazzo@dep.nj.gov. Be sure to indicate the Division's file number in all communication.

Sincerely,



Vincent J. Mazzei, Jr. P.E., Manager
Division of Land Use Regulation
Bureau of Inland Regulation

c: Borough of Kinnelon, Municipal Clerk, **w/plan(s)**
Borough of Kinnelon, Construction Official
Borough of Kinnelon, Planning Board
Borough of Butler, Municipal Clerk
Margaret Nordstrom, Executive Director Highlands Council
Agent, Paul Darmofalski, Darmofalski Engineering Associates, Inc., **w/plan(s)**
N.J. Highlands Council, John Maher, Esq.
James Pontoriero, NJDEP, Division of Land Use Planning
Joseph Barilla, Morris County Planning Board, **w/plan(s)**
Joseph Dunn, Morris County Soil Conservation
Lewin Weyl, DAG

State of New Jersey
Department of Environmental Protection
Division of Land Use Regulation
Bureau of Inland Regulation

Staff Summary Report

Re: Highlands Preservation Area Approval with Takings Waiver
Applicant(s): Pompton Plains Reformed Bible Church and Borough of Kinnelon
Program Interest No.: 1415-16-0004.1, SHR 170001
Block(s): 45502; Lot(s): 119
Borough of Kinnelon, Morris County
Sub-watershed: Stone House Brook
Watershed: Pequannock River

The decision by the Manager of the Bureau of Inland Regulation of the Division of Land Use Regulation (DLUR) is to approve this Highlands Preservation Area Approval with Takings Waiver.

I. INTRODUCTION

The Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq.) requires that a Highlands Preservation Area Approval (HPAA) be obtained from the Department for all "Major Highlands Development" in the preservation area. A "Major Highlands Development" means (1) any non-residential development in the preservation area; (2) any residential development in the preservation area that requires an environmental land use or water permit or that results in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more; (3) any activity undertaken or engaged in the preservation area that is not a development but results in the ultimate disturbance of one-quarter acre or more of forested area or that results in a cumulative increase in impervious surface by one-quarter acre or more on a lot; or (4) any capital or other project of a State entity or local government unit in the preservation area that requires an environmental land use or water permit or that results in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more.

The application has been reviewed and the proposed project has been determined to be subject to the applicable provisions of the Highlands Act, including the need for an HPAA along with a Highlands Takings Waiver, to avoid the taking of property without just compensation. Pursuant to N.J.A.C. 7:38-6.8(g) an applicant for an HPAA may request that the Division waive requirements of this chapter only after the Division has rendered a decision on an HPAA application under the rules, as strictly applied. The Division denied the HPAA application on March 6, 2018. The Division has determined that a Highlands Waiver is appropriate for the proposed project. The decision of the Division has been justified in the contents of this document.

II. DESCRIPTION OF THE SITE

The subject property ("site") consists of 10.68 acres and is located on Boonton Avenue in the northeasterly portion of the Borough of Kinnelon, Morris County. The site is upland forest with red

oak, red maple, black birch, tulip tree and hop hornbeam as the predominant vegetation. As per a Letter of Interpretation (LOI) issued September 20, 2000 and a Highlands Resource Area Determination (HRAD) issued October 21, 2016, the Division determined that no freshwater wetlands, State open waters, transition areas, riparian zones or Highlands open waters are on the site.

III. DESCRIPTION OF THE PROJECT

The Borough of Kinnelon (co-applicant) proposes to construct a grass all-purpose recreational field, community center and emergency shelter with associated parking and features. The layout is depicted on the plan(s) referenced below. The project will also include the installation of potable water and sanitary sewer lines through the rear (western) portion of the site and through an existing parcel, Block 45502, lot 171, and owned by one of the co-applicants, Pompton Plains Reformed Bible Church.

Plan(s) Reviewed:

The plan(s) submitted and reviewed with this application are entitled:

“LANDSCAPE PLAN, KINNELON COMMUNITY CENTER, BOROUGH OF KINNELON, NEW JERSEY”, sheet 1 of 2, dated July 15, 2017, last revised July 26, 2017, and prepared by Edward J. Snieckus, Jr., of Burgis Associates, Inc.

“PROPOSED KINNELON COMMUNITY CENTER & SHELTER FOR LOT 119 / BLOCK 45502 – 46 BOONTON AVENUE SITUATED IN THE BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY”, three (3) sheets, all dated March 31, 2017, revised May 18, 2018, unless otherwise noted, and all prepared by Paul P. Darmofalski of Darmofalski Engineering Assoc., Inc.

“SITE WATER / SANITARY SEWER PLAN”, sheet C2.06, 7 of 14;

“STORMWATER MANAGEMENT PLAN”, sheet C2.07, 8 of 14; and,

“CULTEC CONSTRUCTION DETAILS”, no revisions, sheet C2.13, 14 of 14.

IV. SUMMARY

Based on the following analysis, the Division was able to make the applicable findings required in the Highlands Water Protection and Planning Act at N.J.S.A. 13:20-1 et seq. and applicable rules at N.J.A.C. 7:38 for a Highlands Preservation Area with Takings Waiver approval for this proposed project.

V. ADMINISTRATIVE HISTORY

September 20, 2000 - NJDEP issued a Letter of Interpretation;

June 15, 2005 - Pompton Plains Reformed Bible Church (PPRBC) is denied a Highlands Exemption;

June 11, 2007 – PPRBC files suit in District Court, claiming the New Jersey Department of Environmental Protection (NJDEP) denial of the exemption violated the Religious Land Use and Institutionalized Persons Act;

February 12, 2009 - NJDEP and the PPRBC enter into a Memorandum of Understanding after PPRBC and the Borough of Kinnelon agreed upon a site design for the subject property;

July 8, 2015 - Pre-application meeting held;

September 16, 2015 – Follow up Pre-application meeting held;

October 21, 2016 – NJDEP issued a Highlands Resource Area Determination;

October 26, 2016 – Additional Pre-application meeting held;

May 3, 2017 – NJDEP received a HPAA and a HPAA with Waiver applications; and,

March 6, 2018 – NJDEP denied the HPAA application.

VI. PUBLIC COMMENTS

The applicant gave notice of the HPAA with Waiver application in accordance with the rules. On December 22, 2015 the Department received a letter from Ralph Cerulo stating that he was interested in purchasing the property and that he had questions about the valuation process. Mr. Cerulo was contacted by the Department to explain the Takings Waiver procedures and processes. The DLUR notified Mr. Cerulo of the denial, issued March 6, 2018, and the waiver application, which seeks authorization for the Athletic fields and Community Center.

VII. ANALYSIS

The following analysis is based on the Highlands Water Protection and Planning Act, Preservation Area Rules, at N.J.A.C. 7:38 readopted on November 1, 2006, specifically subchapter 3 & sections 6.1 and 6.2 of the rules.

Subchapter 3-Preservation Area Standards (7:38-3)

1. Pursuant to N.J.A.C. 7:38-3.1, the Department shall issue a HPAA, only if the proposed development or activity satisfies all the requirements in this subchapter and N.J.A.C. 7:38-6.2. An applicant is subject to the standards in this subchapter, if any of the environmental resources described in this subchapter existed on a lot on August 10, 2004.

The HPAA application was denied because it did not meet all the requirements in this subchapter and N.J.A.C. 7:38-6.2. This HPAA with Takings Waiver identifies which requirements were initially met and explains the relaxation of the strict standards, as applicable.

2. Pursuant to N.J.A.C. 7:38-3.2, any person applying for a new or modified water supply allocation permit or water use registration where at least one of the diversion sources is located within the preservation area shall obtain an HPAA including compliance with the standards and requirements in the Water Supply Allocation Rules, N.J.A.C. 7:19.

The Department's Division of Water Supply has determined that a water allocation permit is not required for the project because the applicant is tying into the existing municipal water supply; therefore, this standard does not apply.

3. Pursuant to N.J.A.C. 7:38-3.3, construction of a new public community water system or extension of an existing public community water system is prohibited within the preservation area unless the Department determines that the development to be served meets the requirements at N.J.A.C.7:38-3.3(a)1-3. Any construction of a new public water supply system shall comply with the Safe Drinking Water Act rules at N.J.A.C. 7:10.

The NJDEP determined the project is not exempt and was inconsistent with the applicable areawide Water Quality Management Plan (WQMP). The applicant proposes to tie into the existing water line via a proposed easement for access to said line in the Borough of Butler, Morris County. The applicant has applied for an areawide WQMP amendment along with this HPAA with Takings Waiver. The WQMP amendment was approved May 18, 2018 and the Borough of Butler has granted the needed easement.

4. Pursuant to N.J.A.C. 7:38-3.4, major Highlands development shall meet the requirements in this section of the rules for any proposed wastewater treatment facilities or disposal systems.

The NJDEP has determined that the project is not exempt and is inconsistent with the applicable areawide Water Quality Management Plan (WQMP). The applicant proposes to tie into an existing sanitary sewer line and has approval for a Water Quality Management Plan Amendment along with this HPAA with Takings Waiver. The WQMP amendment was approved on May 18, 2018, and the Borough of Butler has granted the needed easement.

5. Pursuant to N.J.A.C. 7:38-3.5, major Highlands development shall meet the requirements in this section of the rules for any proposed impervious surfaces.

The project proposes 12.68% impervious surface which exceeds the 3% allowed under the rules; therefore, compliance with this standard has not been met. However, the amount of proposed impervious cover has been reduced significantly from the 30-35% impervious cover proposed with the original design.

6. Pursuant to N.J.A.C. 7:38-3.6, there shall be a 300-foot buffer adjacent to Highlands open waters in which no disturbance is permitted, except as provided in this chapter.

The proposed project does not lie within any Highlands open waters or their associated 300' buffers; therefore, this standard does not apply.

7. Pursuant to N.J.A.C. 7:38-3.7, a major Highlands development in a flood hazard area shall meet the requirements of either 7:38-3.7(b) 1 or (b) 2 for zero percent net fill.

The proposed project does not lie within the Flood Hazard Area; therefore, this standard does not apply.

8. Pursuant to N.J.A.C. 7:38-3.8, a major Highlands development shall meet the requirements of this section on steep slopes.

The site is 10.68 acres with the majority of the steep slopes on the western 5.85 acres of the subject property. The applicant proposes no disturbances to said steep slopes. However, the remaining 4.83 acres is the proposed project area and contains approximately 0.5 acres of both slopes between 10 and 20 percent and slopes greater than 20 percent. In addition, only linear development is permitted on these slopes and this project is not linear development; therefore, compliance with this standard has not been met. Despite non-compliance, the proposed development avoids disturbance on the western portion of the property, where a majority of the steep slopes on the property are located. Disturbances to steep slopes have been reduced from its original design to minimize impacts to those slopes between 10 and 20 percent and greater than 20 percent to the maximum extent feasible. Thus the DLUR has determined that the relaxation of this standard is acceptable.

9. Pursuant to N.J.A.C. 7:38-3.9, a major Highlands development shall meet the requirements of this section on upland-forested areas.

The site is 10.68 acres and approximately 10 acres +/- of it is forested. The proposed project area and forest loss is 4.83 acres, some of which will occur on slopes greater than 10%; therefore, compliance with this standard has not been met. However, the proposed project has been reduced from its original design to avoid impacts to forested areas and steep slopes to the maximum extent practicable. Given the minimization of these impacts, the DLUR finds the site design acceptable.

10. Pursuant to N.J.A.C. 7:38-3.10, an application for a proposed project in any of the Historic and Archaeological locations described in this section must submit the appropriate survey(s) as required.

As per the Highlands Resource Area Determination (HRAD) issued October 21, 2016, there are no known areas of historic or archeological significance on the subject property; therefore, this standard does not apply.

11. Pursuant to N.J.A.C. 7:38-3.11, the Department shall not issue an HPAA unless it determines that the proposed activity will not jeopardize the continued existence of, or result in the likelihood of the destruction or adverse modification of habitat for, any rare, threatened or endangered species of animal or plant.

The proposed project was reviewed by staff of the DLUR threatened and endangered species unit which determined the parcel in question is suitable habitat for threatened and endangered species. Based upon an analysis of the onsite habitat to be impacted, the E&T Unit does not believe the proposed project will jeopardize the continued existence of a local population of endangered or threatened species nor will it adversely modify any habitat for such species. Our review has indicated that, while the onsite habitat has a level of suitability for all identified species, the property proposed for development does not feature any habitat critical to the existence of such species or is

significant in the annual life-cycle of such species. In addition, the proposed mitigation property features habitat of much higher quality from both a physical and landscape position for the species of concern. Based on these findings, the DLUR has determined that the rule standard is met.

12. Pursuant to N.J.A.C. 7:38-3.12, the Department shall not issue an HPAA unless the proposed activity would result in the minimum practicable degradation to a unique or irreplaceable land type or existing scenic attributes on the site or within the immediate area of the proposed project.

The project site does not contain any of the above attributes as defined in the rules. The project site is surrounded by existing development. Additionally, no vernal pools were found on the site. Therefore, compliance with this standard has been met.

General Provisions 7:38-6.1

1. Pursuant to N.J.A.C. 7:38-6.1(d), the Department shall not issue an HPAA for any regulated activity in an area identified in the Regional Master Plan pursuant to N.J.S.A. 13:20-6n as a special area within which development shall not occur in order to protect water resources and environmentally sensitive lands.

The subject property is not classified as a Special Environmental Zone in the Highlands Regional Master Plan (Highlands Council Website Mapping); therefore, this standard does not apply.

2. Pursuant to N.J.A.C. 7:38-6.1(e), the Department shall not issue an HPAA unless the project complies with Stormwater Management rules, N.J.A.C. 7:38.

Staff of the Division reviewed the application for compliance with the Stormwater Management Rules at N.J.A.C. 7:8. The proposed project meets the definition of "major development" per N.J.A.C. 7:8-1.2, due to an increase of impervious surface that exceeds one-quarter acre and land disturbance that exceeds one acre. Because the project meets the definition of "Major Development" at N.J.A.C. 7:8-1.2, the entire site must comply with the Storm Water Management Rules at N.J.A.C. 7:8. As described in detail below, review of the application shows that compliance with this standard has been met.

- a. N.J.A.C. 7:8-5.4(a)3iii of the Stormwater Management Rules states that in order to control stormwater runoff quantity impacts, the design engineer shall "design storm water management measures so that the post-construction peak runoff rates for the 2, 10 and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates."

The applicant proposes to achieve the required reduction rates through the construction of a rain garden and one (1) underground detention basin. The rain garden and basin peak volumes and discharge rates for the 2, 10 and 100-year storm events were calculated using the SCS Method using Type III 24-hour

storm for the existing and proposed conditions. Thus, the applicant has demonstrated compliance with the water quantity standards.

- b. N.J.A.C. 7:8-5.4(a)2i(1) and (2) of the Stormwater Management Rules state that in order to meet the minimum design and performance standards for groundwater recharge, the design engineer shall “demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site” or “demonstrate through hydrologic and hydraulic analysis that the increase of storm water runoff volume from pre-construction to post-construction for the two-year storm is infiltrated.”

The applicant performed five (5) test pits, two (2) of which lie within the proposed location of the infiltration basins and evidence of groundwater was not encountered. Further, as per the Rule, the applicant must provide an analysis to illustrate that proposed project will allow for at least 125% of groundwater recharge of the pre-construction site conditions. The applicant submitted a GSR-32 Groundwater Recharge Analysis worksheet and calculations to illustrate that the post-construction groundwater recharge will be 133%; therefore, the applicant has demonstrated compliance with recharge standards as set forth at N.J.A.C. 7:8-5.4(a)2.

In addition to the above, the proposed application must satisfy the water quality standards at N.J.A.C. 7:8-5.5. The applicant is proposing a rain garden to treat and infiltrate the water quality storm from the proposed new parking lot. The higher intensity storms will be diverted to an infiltration basin located under the proposed parking lot; achieving the 80% TSS removal rate requirement, per N.J.A.C. 7:8-5.5(h)3ii; and complying with water quality standards of the Stormwater Management Rules, N.J.A.C. 7:8-5.5.

- c. N.J.A.C. 7:8-5.3(a) of the Stormwater Management Rules states, “to the maximum extent practicable, the standards in N.J.A.C. 7:8-5.4 and 5.5 shall be met by incorporating nonstructural storm water management strategies at N.J.A.C. 7:8-5.3 into the design. The persons submitting an application for review shall identify the nonstructural strategies incorporated into the design of the project. If the applicant contends that it is not feasible for engineering, environmental, or safety reasons to incorporate any nonstructural storm water management strategies identified in (b) below into the design of a particular project, the applicant shall identify the strategy and provide a basis for the contention”.

The proposed project is confined to the eastern portion of the subject property and the applicant proposes to preserve the western portion of the subject property which is completely forested and greater than 50% of the site. The Borough of Kinnelon permits up to 27% impervious cover per site, and this project, as designed, proposes 13.5% impervious coverage, which meets municipal requirements. A rain garden has been proposed to provide nonstructural storm water strategies to the maximum extent practicable; therefore, the proposal complies with N.J.A.C. 7:8-5.3.

Standards Requirements for all Highlands Preservation Area Approvals 7:38-6.2

Additionally, pursuant to N.J.A.C. 7:38-6.2, the Department shall issue a Highlands Approval only upon a finding that the proposed major Highlands development meets the following criteria:

1. The project would have a de minimus impact on water resources and would not cause or contribute to a significant degradation of surface or ground waters.

The project proposes to tie into an existing sanitary sewer line and the site does not have any freshwater wetlands, State open waters or transition area, so the project will have a de minimus impact on water resources. Further, the project design incorporates an infiltration basin, non-structural stormwater basin and the takings waiver is premised upon the conservation of 61.67 acres of forested land cover within the Borough of Kinnelon to mitigate for the loss of 5 acres of woodlands to construct the project.

2. The project would cause minimal feasible interference with the natural functioning of animal, plant, and other natural resources at the site and within the surrounding area, and minimal feasible individual and cumulative adverse impacts to the environment both onsite and offsite of the major Highlands development.

The proposed project does not affect any Highlands open waters or their buffers; however, it will disturb steep slopes and forest. Therefore, compliance with this standard has not been demonstrated. Although, the proposed development has been minimized to the maximum extent feasible and avoids a majority of the steep slopes on the property, the applicant will conserve 61.67 acres of forested land within the Borough of Kinnelon to mitigate for the 5 acres of onsite forest disturbance.

3. The project will result in minimum feasible alteration or impairment of the aquatic ecosystem including contour, vegetation, fish and wildlife resources, and aquatic circulation of a freshwater wetland.

There are no freshwater wetlands, State open waters or transition areas on or adjacent to the subject property; therefore, this standard does not apply.

4. The project will not jeopardize the continued existence of species listed pursuant to the Endangered and Nongame Species Conservation Act, N.J.S.A. 23:2A-1 et seq, the Endangered Plant Species List Act N.J.S.A 13:1B-15.151 et seq., or which appear on the federal endangered or threatened species list, and will not result in the likelihood of the destruction or adverse modification of habitat for any rare, threatened, or endangered species of animal or plant.

The proposed project was reviewed by DLUR staff of the threatened and endangered species unit which determined the parcel in question is suitable habitat for threatened and endangered species. Based upon an analysis of the onsite habitat to be impacted, the DLUR E&T Unit does not believe the proposed project will jeopardize the continued existence of a local population of endangered or threatened species nor will it adversely modify any habitat for such species. DLUR review has indicated that, while the onsite habitat has a level of suitability for all identified species, the property proposed for development does not feature any habitat critical to the existence of such

species or is significant in the annual life-cycle of such species. In addition, the proposed mitigation property features habitat of much higher quality from both a physical and landscape position for the species of concern. Based on these findings, DLUR has determined the rule standard is met.

5. The project shall be located or constructed so as to neither endanger human life or property nor otherwise impair the public health, safety, and welfare.

This project to construct a recreational field and community center with an emergency shelter will promote public health, safety and welfare; therefore, this standard is met.

6. The project will result in minimal practicable degradation of unique or irreplaceable land types, historical or archeological areas, and existing public scenic attributes at the site and within the surrounding area.

The subject property was not classified as an area with “unique or irreplaceable land types” in the HRAD; therefore, this standard does not apply.

Highlands Preservation Area Takings Waiver Approvals – N.J.A.C. 7:38-6.4

As discussed in section N.J.A.C. 7:38-6.4, the Department may, in its discretion, waive any provision contained in Chapter 38 on an individual case-by-case basis. The applicant has applied for a takings waiver under section 7:38-6.4. For the purposes of this section, the applicant has met all preservation area standards except those pertaining to Impervious Surfaces 7:38-3.5, Steep Slopes 7:38-3.8, Upland-Forested Areas N.J.A.C. 7:38-3.9, and rare, threatened or endangered plant and animal species N.J.A.C. 7:38-3.11, as detailed above.

Highlands Preservation Area Takings Waiver Approvals – N.J.A.C. 7:38-6.8

N.J.A.C. 7:38-6.8(a): In determining whether to waive any sections or requirements of this chapter to potentially avoid taking of property without just compensation, DLUR examines each project on a case by case basis.

N.J.A.C. 7:38-6.8(b): The Department determined that the proposed project does not meet all the requirements in the chapter N.J.A.C. 7:38-1.1 et seq. as strictly applied. An HPAA was denied on March 6, 2018. PPRBC has chosen not to appeal this decision and to seek a takings waiver.

N.J.A.C. 7:38-6.8(c): See discussion at N.J.A.C. 7:38-6.8(d), (e), and (f) below.

N.J.A.C. 7:38-6.8(d): The Department reviewed PPRBC’s investment in the property as a whole and determined that it was reasonable. The PPRBC acquired the property prior to the enactment of the Highlands Act. Consistent with the applicable zoning and regulations, the property owner reasonably expected to realize a viable use of the property for its religious purposes. The PPRBC has since determined that it no longer needs the property and will transfer the property to the Borough for the proposed development of athletic fields, community center and emergency shelter.

N.J.A.C. 7:38-6.8(e): The Department assessed the Project for minimum beneficial economically viable use as a whole irrespective of profitability, marketability, and loss of investment to PPRBC and the Borough of Kinnelon. After several discussions and meetings on the Highlands takings waiver, the applicant has reduced disturbances in accordance with DLUR's requests and has incorporated many suggestions such as preservation of remaining onsite and additional offsite forested land. The applicant has also reduced percentage of on-site impervious surface. See also N.J.A.C. 7:38-6.3(g).

N.J.A.C. 7:38-6.8(f): The Department assessed environmental impacts of the minimum beneficial economically viable use of the Property as a whole and the consistency of these impacts with the goals of the Highlands Act. The Department has determined that the reduced development minimizes to the extent possible impacts to natural resources. The Property, 10.68 acres of undeveloped land, is wooded with steep slopes but is surrounded by residential and recreational development on adjacent properties. The existing surrounding lots are all serviced by existing sewer and water. Given the site's circumstances and project design constraints, the DLUR agrees that PPRBC and the Borough of Kinnelon have minimized development on steep slopes and forested areas to the maximum extent practicable. The required forest preservation will also mitigate adverse impacts to threatened and endangered species habitat and compensate for forest loss.

N.J.A.C. 7:38-6.8(g): The Department determined that PPRBC and the Borough of Kinnelon followed proper administrative procedures to sell the Property. The Property was appraised by an independent consultant to determine fair market value. The applicant also followed DLUR guidelines in regards to transfer development rights as referenced at N.J.A.C. 7:38-6.8(c). Furthermore, a certified mailing was sent by the applicant to private and public entities including Green Acres to solicit interest in acquisition of the Property. The Department was contacted by an adjacent landowner who expressed possible interest in purchasing the Property. However, after being notified of the Department's decision to deny the HPAA as well as the intention of the applicant to proceed with this HPAA with Waiver, the adjacent landowner did not express further interest in purchasing the property. There are no alternatives to the proposed major Highlands development and the applicant has made a good faith effort to transfer development rights and has offered the Property for sale as specified under N.J.A.C. 7:38-6.8 (g). Furthermore, as previously noted, the Department denied the HPAA for this Project on March 6, 2018 and PPRBC and the Borough of Kinnelon did not appeal that decision.

N.J.A.C. 7:38-6.8(h): The Department has confirmed that there was a potential buyer interested in the Property. However, there was no offer from said potential buyer to purchase the Property and therefore, no reasonable alternative to the Project was found except for this approval.

N.J.A.C. 7:38-6.8(i): The Department has received a takings waiver application from PPRBC and the Borough of Kinnelon under this section in accordance with N.J.A.C. 7:38-9.

N.J.A.C. 7:38-6.8(j): The Department has reviewed a complete analysis of factors contributing for a takings waiver as part of this approval as outlined in this section N.J.A.C. 7:38-6.8.

N.J.A.C. 7:38-6.8(k): The Department has reviewed and approved the Project to ensure the minimum relief necessary to enable PPRBC and the Borough of Kinnelon to realize the

minimum beneficial economically viable use of the property, while conserving the Highlands resources to the maximum extent possible. In determining whether to waive any sections or requirements of this chapter to potentially avoid taking of property without just compensation, the DLUR examined whether the investment made by PPRBC was reasonable; the proposed project is the minimum viable and economically beneficial use of the property as a whole; total adverse environmental impacts would be minimized; a de-minimis impact on the ecology and aquatic ecosystems would result; adverse impacts to any species or structures of special concern would occur; development alternatives could further reduce adverse impacts; and any public or private entities would offer to purchase the Property. The Project is conditionally approved subject to PPRBC and the Borough of Kinnelon's grant of conservation restrictions to the Department for the 5.85 acres and 61.67 acres of forested land areas on and off-site respectively.

Approved Plans

The drawing(s) hereby approved are four (4) sheets, entitled:

"LANDSCAPE PLAN, KINNELON COMMUNITY CENTER, BOROUGH OF KINNELON, NEW JERSEY", sheet 1 of 2, dated July 15, 2017, last revised July 26, 2017, and prepared by Edward J. Snieckus, Jr., of Burgis Associates, Inc.

"PROPOSED KINNELON COMMUNITY CENTER & SHELTER FOR LOT 119 / BLOCK 45502 – 46 BOONTON AVENUE SITUATED IN THE BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY", three (3) sheets, all dated March 31, 2017, revised May 18, 2018, unless otherwise noted, and all prepared by Paul P. Darmofalski of Darmofalski Engineering Assoc., Inc.

"SITE WATER / SANITARY SEWER PLAN", sheet C2.06, 7 of 14;

"STORMWATER MANAGEMENT PLAN", sheet C2.07, 8 of 14; and,

"CULTEC CONSTRUCTION DETAILS", no revisions, sheet C2.13, 14 of 14.

Permit Conditions

The activities authorized by this takings waiver shall comply with the following conditions. Failure to comply with these conditions shall constitute a violation of the Highlands Water Protection and Planning Act Rules N.J.A.C. 7:38-1.1

Special Conditions:

1. The applicant shall preserve all vegetation to the maximum extent possible. All temporarily disturbed areas shall be replanted with native, indigenous herbaceous and woody vegetation. The remaining undisturbed areas shall not be maintained as a lawn or landscaped area. These areas shall remain in a natural state or be allowed to revert to a natural plant community.
2. The applicant is responsible for installing and maintaining a sediment barrier around all soils before construction. Prior to the commencement of site clearing, grading or construction, the permittee must install a silt fence and a construction debris fence erected at the limit of disturbance. These fences shall serve both as a siltation and debris barrier as well as a physical barrier protecting area outside the limit of disturbance from encroachment by

construction vehicles or activities. These fences shall be kept in place and maintained throughout the duration of construction or until such time that the site is stabilized.

3. Prior to site preparation and/or construction, the applicants shall sign a Department approved conservation restrictions, including all land that remains onsite beyond the limit of disturbance and the additional 61.67 acres off-site parcel, (Block 57401, Lot 149), comprised of forested land, in accordance with N.J.A.C. 7:38-6.3. The restriction shall be recorded in the Office of the Morris County Clerk no later than ninety (90) days after the execution of this Highlands Preservation Area Approval with Takings Waiver. Said restriction shall run with the land and be binding upon all successive owners. All individual lot surveys shall show the approved conservation restriction area boundaries. **The conservation restrictions shall be filed with the Morris County Clerk, and a complete copy of the recorded conservation restrictions sent to DLUR. Failure to comply with this condition shall be considered a violation of the Highlands Water Protection and Planning Act Preservation Area Rules.** The conservation restriction shall conform to the format and content of the enclosed model conservation restriction entitled: "Grant of Conservation Restriction Appurtenant to Highlands Preservation Area Approval" and shall be reviewed and approved by the DEP prior to its recordation.
4. This approval allows the disturbance of forested area within the Highlands Preservation Area. Therefore, to mitigate these losses the applicant has proposed to preserve a parcel known as the Bandanco Parcel. Specifically, the preservation parcel consists of 62.83 acres, 61.67 acres of which is comprised primarily of mature upland forest situated on Block 57401; Lot 149 in the Borough of Kinnelon, Morris County. The site is valued for threatened and endangered species barred owl (*Strix varia*). The parcel is surrounded on three sides by residential development and has a series of hiking trails for passive recreational use. As proposed the preservation of the Bandanco Parcel yields a mitigation ratio of approximately 13:1. Based upon the preceding information the Department has determined that the Bandanco Parcel adequately mitigates for the proposed impacts to highlands upland forest on the impact site.
5. The Department has determined that this project meets the requirements of the Stormwater Management rules at N.J.A.C. 7:8. Any future expansion or alteration of the approved stormwater management system, that might affect water quality, increase the rate or volume of stormwater leaving the site, affect the infiltration capacity on the site, or alter the approved low impact site design, shall be reviewed and approved in writing by DLUR, prior to any site disturbance or construction. This includes, but is not limited to, any proposed changes to the discharge characteristics of any basin, the construction of new inlets or pipes that tie into the storm sewer network and/or the replacement of existing inlets or pipes with structures of different capacity.
6. PPRBC and the Borough of Kinnelon shall make specific arrangements to ensure the continuous maintenance and efficient operation of all proposed stormwater management measures onsite. This includes the inspection (and cleaning where necessary) of any and all constructed swales, basins, and inlets at least four times per year and after every major storm totaling 1 inch of rainfall or more, the use of appropriate soil conservation practices onsite, and any other reasonable effort required to maintain the stormwater management system in good working order.
7. The construction of the new public water supply system shall comply with the Safe Drinking Water Act Rules.

8. Prior to the commencement of site preparation, grading or construction, the permittee shall obtain a Treatment Works Approval for the installation and extension of a sanitary sewer line.

Mitigation Conditions:

1. The permittee shall compensate for the permanent disturbance to 4.83 acres of highlands upland forest via the off-site preservation of 61.67 acres of forested uplands as shown on the plans entitled "Survey of Property- Lands of the Borough of Kinnelon Tax lot 149, Block 57401, Borough of Kinnelon, Morris County, New Jersey", sheet 1 of 1, dated August 01, 2017, unrevised and prepared by Douglas O. Dykstra P.L.S. of Dykstra Associates, PC. **Please note:** the Department is in receipt of an electronic copy of the plan of survey for the Bandanco Preservation parcel; however the permittee shall provide the Mitigation Unit with three (3) hard copies of the plan for filing.
2. **Prior to the initiation of regulated activities authorized by this permit,** the permittee shall sign a Department approved conservation restriction to protect the mitigation area from future development that would remove the vegetation planted (N.J.A.C. 7:13-13(g)). The conservation restriction shall conform to the format and content of the rules at N.J.A.C. 7:38-3.9(g) and the Highlands Mitigation Area model located at <http://www.nj.gov/dep/landuse/forms/index.html>. The restriction shall be included on the deed and recorded in the office of the County Clerk (the Registrar of Deeds and Mortgages in some counties) in the county wherein the lands of the mitigation project are located. A metes and bounds description shown on a map must be included within the recorded conservation restriction. Within 10 days of filing the conservation restriction, the permittee must send a copy of the conservation restriction to the attention of the Mitigation Unit Supervisor, NJDEP, Division of Land Use Regulation at Mail Code 501-02A, P.O. Box 420, Trenton, NJ 08625-0420.
3. **Prior to the initiation of regulated activities authorized by this permit,** the applicant must demonstrate that the conservation restriction has been filed for the preservation of the above-referenced site. **Please note:** The Department is in receipt of a draft conservation restriction. The permittee shall continue to consult with the Department to finalize the document.
4. **Prior to the completion of regulated activities authorized by this permit,** the permittee must provide written documentation that a government or charitable conservancy has agreed to receive the property in fee simple and that the transfer has been completed and recorded with the county in which the land is located. **Please note:** The permittee will have 60 days from the date of this approval to submit documentation indicating that the property has been transferred to a long-term steward.
5. If the Division determines that the above-referenced preservation project has not been completed in conformance with the conditions above, the permittee will be notified in writing by the Department and will have 60 days to submit a proposal to indicate how the mitigation will be provided.

In addition to the above special conditions the following general conditions must be met:

General Conditions:

1. All fill and other earth work on the lands encompassed within this permit authorization shall be stabilized in accordance with "Standards for Soil Erosion and Sediment Control in New

- Jersey" to prevent eroded soil from leaving the site at any time during and subsequent to construction.
2. This permit is revocable in accordance with DEP regulations and State law.
 3. The issuance of this permit shall not be deemed to affect in any way other actions by the Department on any future application.
 4. The activities shown on the approved plans shall be constructed and/or executed in conformity with any notes and details on said plans and any conditions stipulated herein.
 5. No change in plans or specifications shall be made, except with the prior written permission of the Department.
 6. The granting of this authorization shall not be construed in any way to affect the title or ownership of the Property, and shall not make the Department or the State a party in any suit or question of ownership of the Property.
 7. This permit is not valid and no work shall be undertaken pursuant to this authorization until all other required federal, state, and local approvals, licenses and permits necessary for commencement of work onsite have been obtained.
 8. A complete, legible copy of this permit shall be kept at the work site and shall be exhibited upon request of any person.
 9. The permittee shall allow the Department the right to inspect the construction site and also shall provide the Bureau of Coastal and Land Enforcement, NJDEP with written notification 7 days prior to the start of the authorized work.
 10. This authorization is valid for five years from the date of this letter.
 11. If PPRBC or the Borough of Kinnelon or its successor begins any activity approved by this permit, it thereby accepts this document in its entirety, and agrees to adhere to all terms and conditions. If the permittee, PPRBC or the Borough of Kinnelon or successor does not accept or agree with this document in its entirety, it must not begin any site disturbance, pre-construction earth movement or construction. PPRBC and the Borough of Kinnelon are entitled to request an appeal within a limited time as detailed on the administrative hearing request checklist and tracking form.

Appeal of Decision

In accordance with Highlands Water Protection and Planning Act Rules N.J.A.C. 7:38-1.1, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, 401 East State Street, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist. If a person submits the hearing request after this time, the Department shall deny the request. The DEP bulletin and checklist is available through the Department's website at www.state.nj.us/dep.

If you have any questions regarding the taking waiver, please contact Christopher Squazzo of my staff at chris.squazzo@dep.nj.gov or at (609) 633-6563.

Sincerely,

A handwritten signature in blue ink, appearing to read "V. Mazzei, Jr.", followed by a long horizontal line extending to the right.

Vincent J. Mazzei, Jr., P.E., Manager
Bureau of Inland Regulation

c: Borough of Kinnelon, Municipal Clerk, **w/plan(s)**
Borough of Kinnelon, Construction Official
Borough of Kinnelon, Planning Board
Borough of Butler, Municipal Clerk
Margaret Nordstrom, Executive Director Highlands Council
Agent, Paul Darmofalski, Darmofalski Engineering Associates, Inc., **w/plan(s)**
N.J. Highlands Council, John Maher, Esq.
James Pontoriero, NJDEP, Division of Land Use Planning
Joseph Barilla, Morris County Planning Board, **w/plan(s)**
Joseph Dunn, Morris County Soil Conservation
Lewin Weyl, DAG

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June 5, 2018

Margaret Nordstrom, Executive Director
New Jersey Highlands Council
100 North Road (Route 513)
Chester, NJ 07930-2322

E-Mail
margaret.nordstrom@highlands.nj.gov

Re: Highlands Preservation Area Approval with Takings Waiver
Applicant: Pompton Plains Reformed Bible Church & Borough of Kinnelon
DEP File No.: 1415-16-0004.1, SHR 170001
Block 4502 Lot 119, Borough of Kinnelon, Morris County

Dear Executive Director Nordstrom:

Please be advised that we are counsel to the Borough of Kinnelon and in such capacity formally request that the Highlands Council undertake a "Project Review" of the project which was granted a Highlands Preservation Area Approval ("HPAA") with Takings Waiver by letter dated May 24, 2018 from the New Jersey Department of Environmental Protection ("NJDEP").

The project proposed by the Borough of Kinnelon involves the construction of a grass all-purpose recreational field, community center and emergency shelter with associated parking and features. The project includes the installation of potable water and sanitary sewer lines through the rear (western) portion of the site and through an existing easement which inures to the benefit of Block 45502, Lot 119 on the Official Tax Map of the Borough of Kinnelon which is the location of the project. The property consists of approximately 10.68 acres located on Boonton Avenue in the Borough of Kinnelon.

We acknowledge that there have been prior meetings with representatives of the Highlands Council regarding this project. However, now that the NJDEP has granted the HPAA with the Takings Waiver, formal action must be taken by the Highlands Council to complete that aspect of the approval process.

We recognize that the Highlands Council has a 30 day review period as requested, and hereby grant an additional 60 days to the Council to complete its review and act on the

submission. While time is of the essence, we fully understand that extent of the review that must take place by the Council prior to its taking formal action and will continue to work with you to achieve your approval.

If you need any further material from us, please feel free to contact me and Linda Glosinski, at the Land Conservancy, who is the Borough's consultant with regard to this project.

Thank you for your consideration.

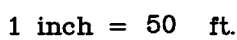
Respectfully submitted,

THE BUZAK LAW GROUP, LLC

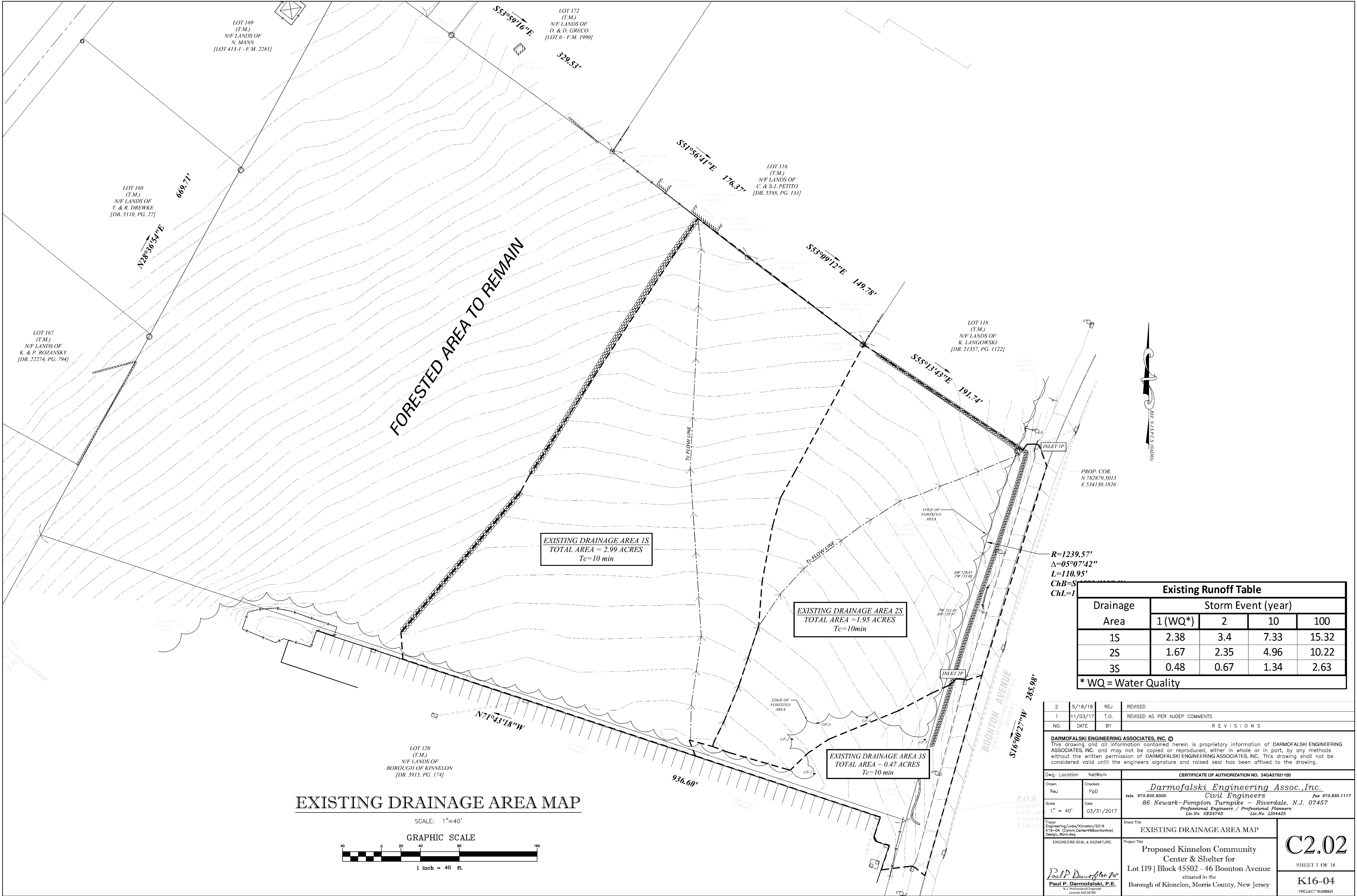
Edward J. Buzak

EJB:fd (Kinn. ltr to Highlands Council)

cc: Mayor Robert Collins E-Mail rcollins@kinnelonboro.org
Karen M. Iuele, Borough Clerk E-Mail kiuele@kinnelonboro.org
Tom A. Boorady E-Mail tab@darmofalski.com
John Maher, Esq. (Counsel for Highlands Council) E-Mail john.maher@highlands.nj.gov
Lewin Weyl, DAG E-Mail Lewin.Weyl@law.njoag.gov
John J. Delaney, Esq. E-Mail jdelaney@lindabury.com
Valerie J. Kimson, Esq. E-Mail vjkimson@buzaklawgroup.com
Monica Vir, Esq. E-Mail MVir@lindabury.com
Linda Glosinski E-Mail lglosinski@tlc-nj.org
Drew Siglin E-Mail drew.siglin@highlands.nj.gov
Mark Meneghin (Crew Engineers.Com) E-Mail mmeneghin@crewengineers.com
Bill Hemstead (PPRBC) E-Mail Bhemstead@optonline.net



PROJECT NUMBER



EXISTING DRAINAGE AREA MAP

SCALE: 1"=40'

GRAPHIC SCALE

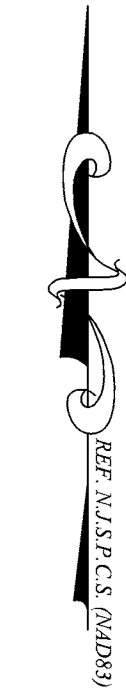
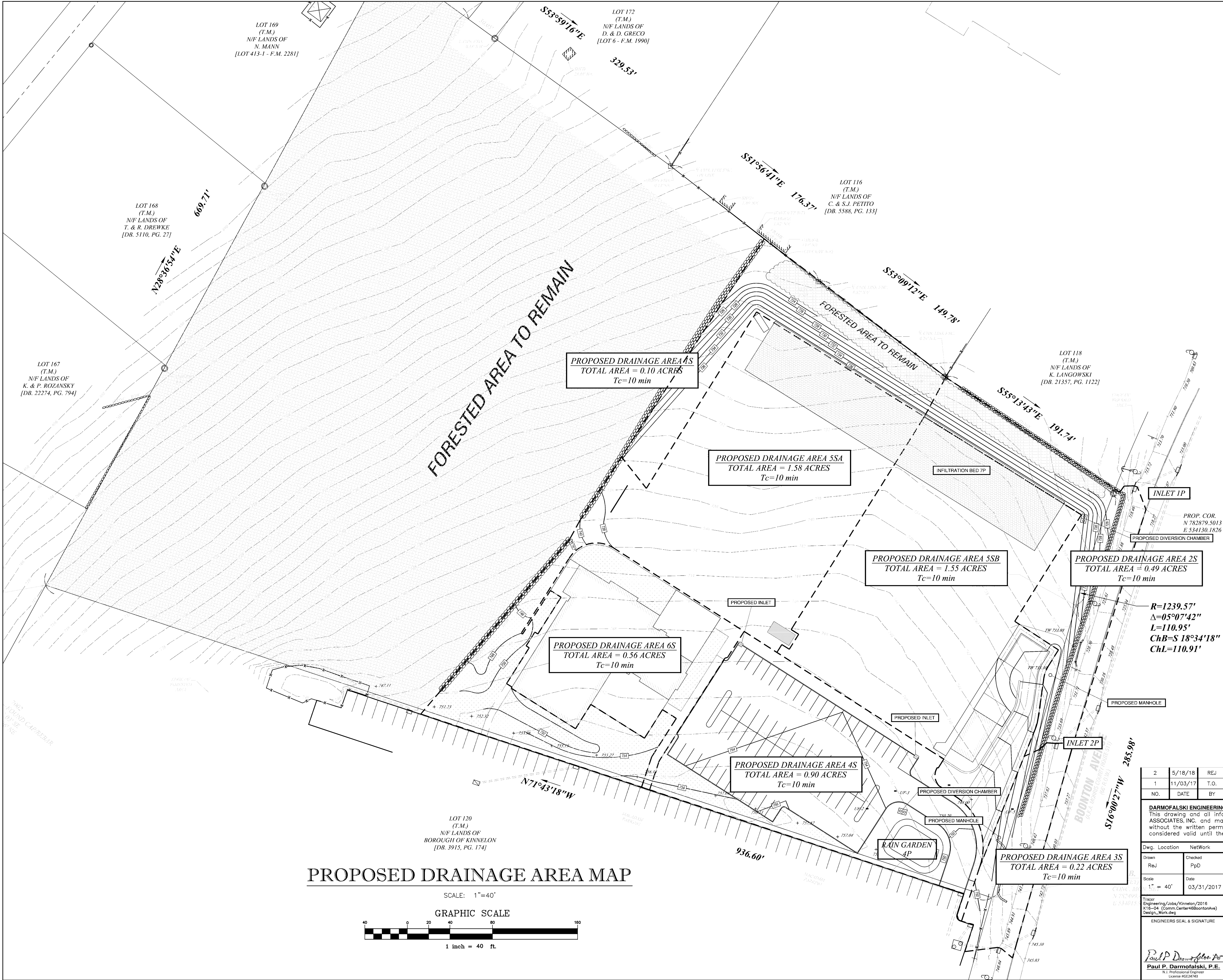


1 inch = 40 ft.

Existing Runoff Table				
Drainage Area	Storm Event (year)			
	1 (WQ*)	2	10	100
1S	2.38	3.4	7.33	15.32
2S	1.67	2.35	4.96	10.22
3S	0.48	0.67	1.34	2.63

* WQ = Water Quality

2	5/18/18	REJ	REVISED		
1	11/03/17	T.O.	REVISED AS PER NJDEP COMMENTS		
NO.	DATE	BY	REVISIONS		
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Dwg. Location		NetWork		CERTIFICATE OF AUTHORIZATION NO. 24GA27921100	
Drawn ReJ	Checked PpD	<i>Darmofalski Engineering Assoc., Inc.</i> <i>Civil Engineers</i> tel. 973.835.8300 fax 973.835.1111 86 Newark-Pompton Turnpike - Riverdale, N.J. 07457 Professional Engineers / Professional Planners Lic.No. 0824743 Lic.No. 1104425			
Scale 1" = 40'	Date 03/31/2017	Sheet Title EXISTING DRAINAGE AREA MAP			
Trace Engineering/Joba/Kinnelon/2016 K16-04 (Comm.Center/46BoontonAve) Design_Work.dwg		Project Title Proposed Kinnelon Community Center & Shelter for Lot 119 Block 45502 - 46 Boonton Avenue situated in the Borough of Kinnelon, Morris County, New Jersey		C2.02 SHEET 3 OF 14 K16-04 PROJECT NUMBER	
ENGINEERS SEAL & SIGNATURE <i>Paul P. Darmofalski, P.E.</i> N.J. Professional Engineer License #0824743					



Proposed Runoff Table				
Drainage Area	Storm Event (year)			
	1 (WQ*)	2	10	100
1S	0	0	0	0.01
2S	0.21	0.34	0.9	2.12
3S	0.16	0.23	0.52	1.09
4S	1.45	1.84	3.2	5.71
5SA	0.32	0.64	2.19	5.81
5SB	0.5	0.89	2.55	6.29
6S	1.08	1.33	2.19	3.75

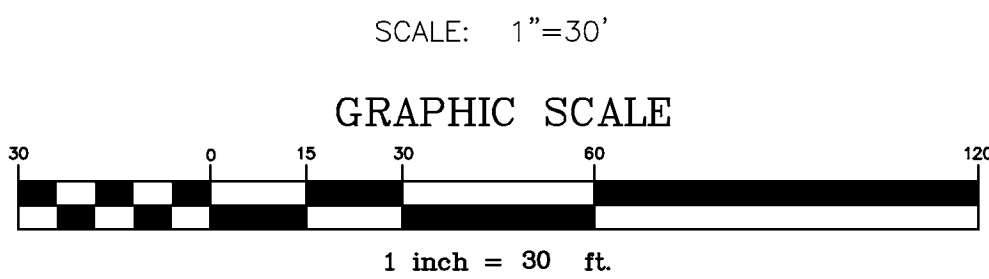
* WQ = Water Quality

2	5/18/18	REJ	REVISED
1	11/03/17	T.O.	REVISED AS PER NJDEP COMMENTS
NO.	DATE	BY	REVISIONS
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Dwg. Location		NetWork	
Drawn		Checked	
Rej		PpD	
Scale		Date	
1" = 40'		03/31/2017	
Tracer Engineering/Job/Kinnelon/2016 K16-04 (Comm.Center/46BoontonAve) Design/Work/dwg		Sheet Title	
ENGINEERS SEAL & SIGNATURE		Project Title	
		PROPOSED DRAINAGE AREA MAP	
Paul P. Darmofalski, P.E. N.J. Professional Engineer License #0224743		Proposed Kinnelon Community Center & Shelter for Lot 119 Block 45502 - 46 Boonton Avenue situated in the Borough of Kinnelon, Morris County, New Jersey	
		C2.03 SHEET 4 OF 14 K16-04 PROJECT NUMBER	

FORESTED AREA TO REMAIN

360' x 250'
GRASS ATHLETIC FIELD
LONG AXIS ELEV. = 738.0

SITE LAYOUT & DIMENSION PLAN



SUMMARY of COVERAGES

SITE FEATURE	SQUARE FOOTAGE
COMMUNITY CENTER & SHELTER	12,657
FIELD HOUSE / CONCESSION STAND	1,055
ELEVATED ANNOUNCERS BOOTH	288
PARKING & DRIVEWAY	26,592
GRAVITY BLOCK RETAINING WALL	942
PATIO ADJOINING CONCESSION STAND	454
PATIO ADJOINING COMMUNITY CENTER - NORTHEAST	2,238
PATIO ADJOINING COMMUNITY CENTER - SOUTHEAST	2,583
CONC. WALK, COMMUNITY CENTER - WEST	1,321
CONC. WALK, COMMUNITY CENTER - EAST	1,883
CONC. WALK, PARKING LOT & ACCESS DRIVE	3,707
CONC. WALK, CONCESSION STAND - WEST	735
CONC. WALK, CONCESSION STAND - NORTH & EAST	1,640
STAIRS TO PLAYING FIELD	309
GEO-BLOCK ACCESS DRIVE	2,562
TOTAL IMPERVIOUS COVERAGE	58,966

2	5/18/18	REJ	REVISED
1	11/03/17	T.O.	REVISED AS PER NJDEP COMMENTS
NO.	DATE	BY	REVISIONS

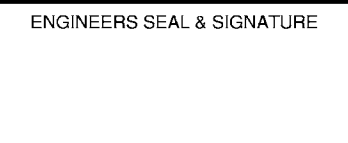
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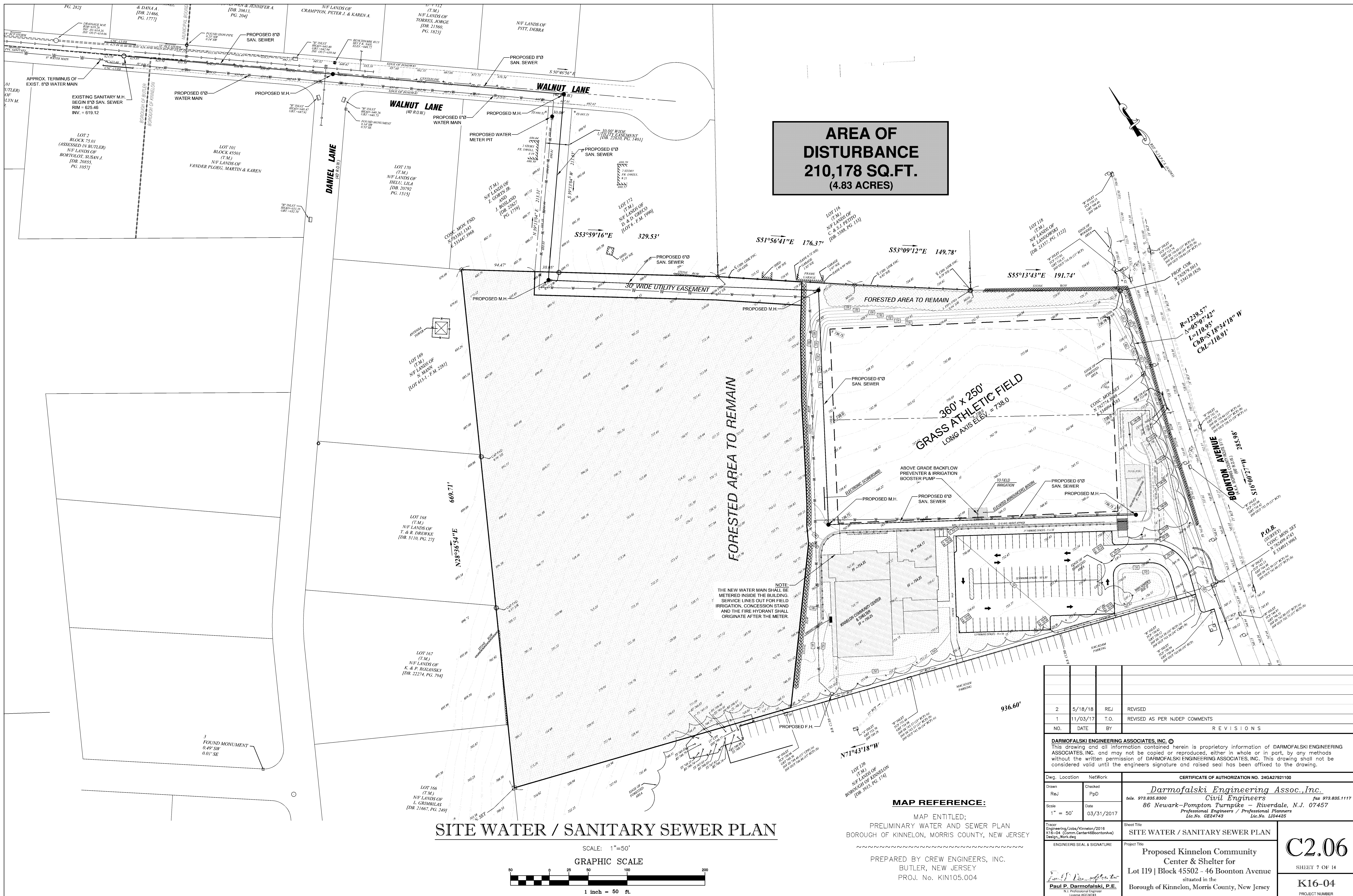
Dwg. Location	NetWork	CERTIFICATE OF AUTHORIZATION NO. 24GA27921100	
Drawn	Checked	Darmofalski Engineering Assoc., Inc.	
Rej	PpD	Civil Engineers	
Scale	Date	86 Newark-Pompton Turnpike - Riverdale, N.J. 07457	
As Noted	03/31/2017	Professional Engineers / Professional Planners Lic.No. 0824743 Lic.No. 2104425	

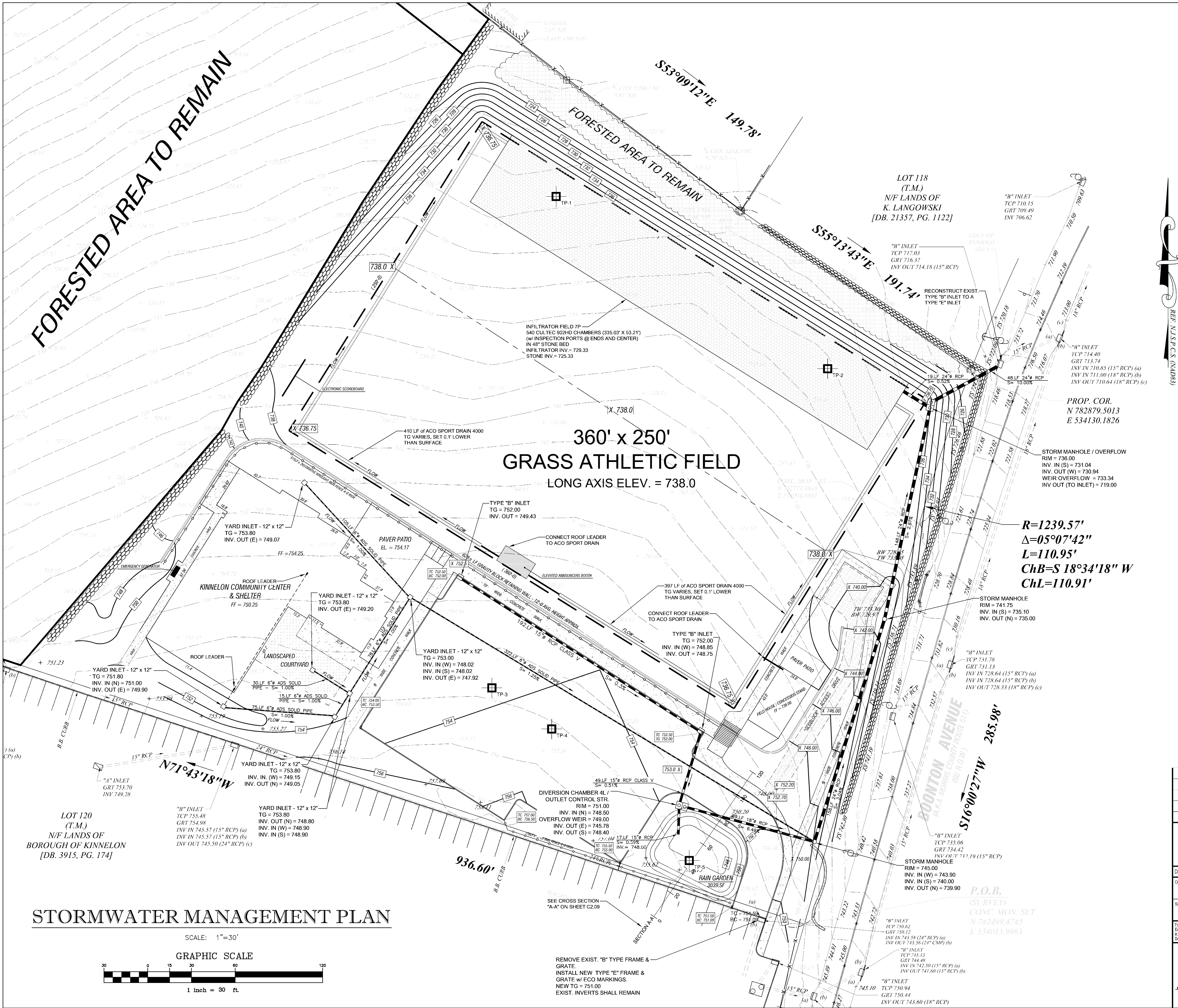
Tracer Engineering/Jobbs/Kinnelon/2016 K16-04 (Comm.Center/46BoontonAve) Design_Work.dwg	Sheet Title SITE LAYOUT & DIMENSION PLAN
ENGINEERS SEAL & SIGNATURE Paul P. Darmofalski, P.E. N.J. Professional Engineer License #0824743	Project Title Proposed Kinnelon Community Center & Shelter for Lot 119 Block 45502 - 46 Boonton Avenue situated in the Borough of Kinnelon, Morris County, New Jersey

C2.04
SHEET 5 OF 14
K16-04
PROJECT NUMBER

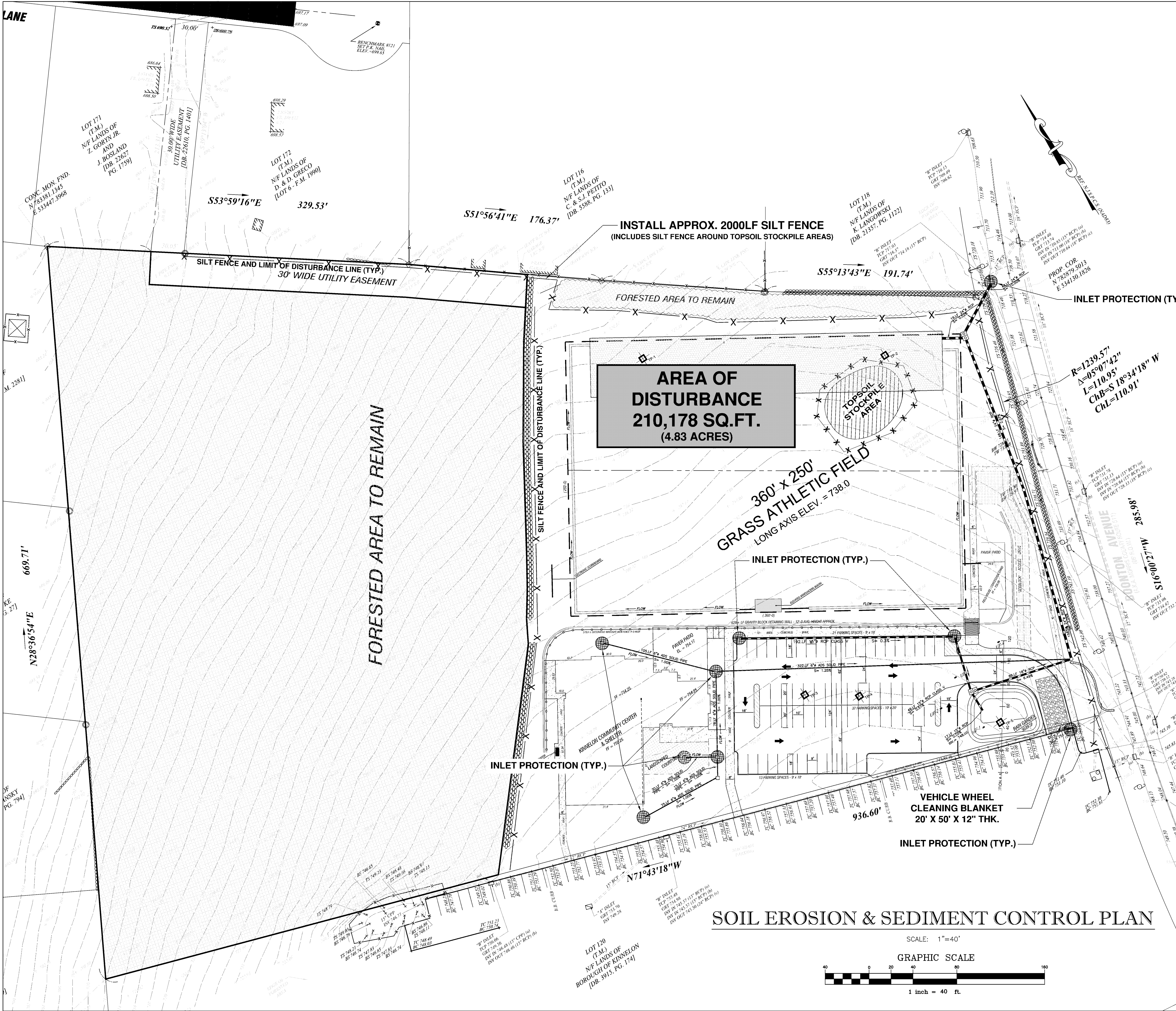


2	5/18/18	REV.	REVISED
1	11/03/17	T.O.	REVISED AS PER NJDEP COMMENTS
NO.	DATE	BY	R E V I S I O N S
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Dwg. Location NetWork		CERTIFICATE OF AUTHORIZATION NO. 24GA27921100	
Drawn Rej	Checked PPd	<i>Darmofalski Engineering Assoc., Inc.</i> <i>Civil Engineers</i> tel. 973.835.8300 fax 973.835.1117 86 Newark-Pompton Turnpike – Riverdale, N.J. 07457 <i>Professional Engineers / Professional Planners</i> <i>Lic.No. G624743 Lic.No. L104425</i>	
Scale 1" = 30'	Date 03/31/2017		
Tracker Engineering/Jobs/Kinnelon/2018 K16-04 (Comm.Center#6BoontonAve) Design_Work.dwg ENGINEERS SEAL & SIGNATURE		Sheet Title <h2 style="text-align: center;">SITE GRADING PLAN</h2>	<div style="font-size: 4em; font-weight: bold; text-align: center;">C2.05</div> <div style="text-align: center;">SHEET 6 OF 14</div> <div style="font-size: 2em; font-weight: bold; text-align: center;">K16-04</div> <div style="text-align: center;">PROJECT NUMBER</div>
 Paul P. Darmofalski, P.E. <small>N.J. Professional Engineer License #G624743</small>		Project Title <h2 style="text-align: center;">Proposed Kinnelon Community Center & Shelter</h2> <p style="text-align: center;">Lot 119 Block 45502 - 46 Boonton Avenue situated in the Borough of Kinnelon, Morris County, New Jersey</p>	



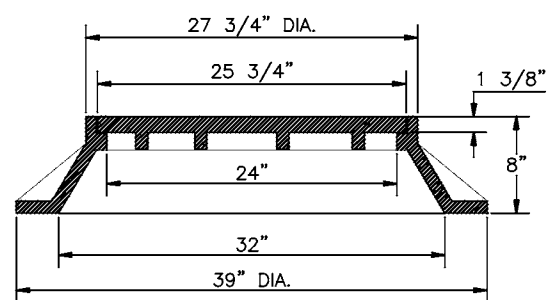
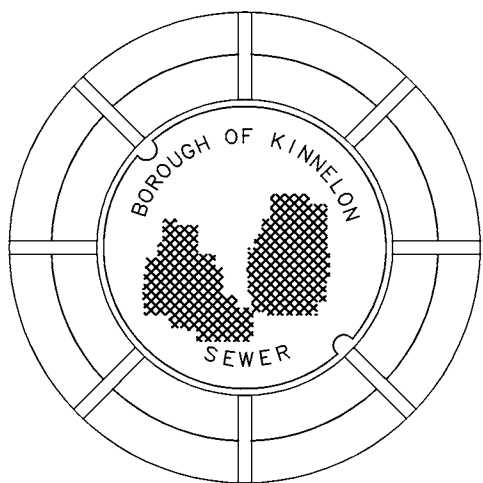


2	5/18/18	REJ	REVISED
1	11/03/17	T.O.	REVISED AS PER NJDEP COMMENTS
NO.	DATE	BY	REVISIONS
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Dwg. Location	NetWork	CERTIFICATE OF AUTHORIZATION NO. 24GA27921100	
Drawn ReJ	Checked PpD	Darmofalski Engineering Assoc., Inc. <i>Civil Engineers</i> tele. 973.835.8300 fax 973.835.1117 86 Newark-Pompton Turnpike - Riverdale, N.J. 07457 Professional Engineers / Professional Planners Lic.No. 0824743 Lic.No. 2104425	
Scale 1" = 30'	Date 03/31/2017	Sheet Title STORMWATER MANAGEMENT PLAN	
Tracer Engineering/Job/Kinnelon/2016 K16-04 (Comm.Center/46BoontonAve) Design_Work.dwg		Project Title Proposed Kinnelon Community Center & Shelter for Lot 119 Block 45502 - 46 Boonton Avenue situated in the Borough of Kinnelon, Morris County, New Jersey	
ENGINEERS SEAL & SIGNATURE Paul P. Darmofalski, P.E. N.J. Professional Engineer License #0824743		C2.07 SHEET 8 OF 14 K16-04 PROJECT NUMBER	

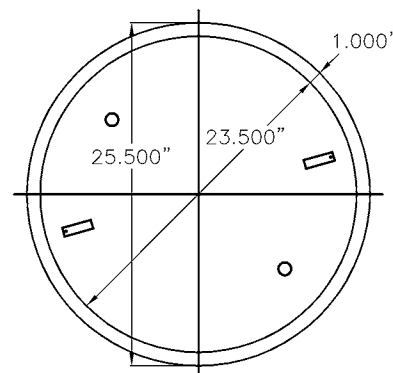


	2	5/18/18	REJ	REVISED			
	1	11/03/17	T.O.	REVISED AS PER NJDEP COMMENTS			
NO.	DATE	BY	R E V I S I O N S				
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Dwg. Location			Network				
Drawn			Checked				
ReJ			PpD				
Scale			Date				
1" = 40'			03/31/2017				
Tracer			Sheet Title				
Engineering/Job/Kinnelon/2016			SOIL EROSION SEDIMENT CONTROL PLAN				
K16-04 (Comm.Center/46BoontonAve)			Proposed Kinnelon Community Center & Shelter for Lot 119 Block 45502 - 46 Boonton Avenue situated in the Borough of Kinnelon, Morris County, New Jersey				
Design/Work/deg							
ENGINEERS SEAL & SIGNATURE			PROJECT NUMBER				
Paul P. Darmofalski, P.E.			C2.08				
N.J. Professional Engineer License #GE24743			SHEET 9 OF 14				
			K16-04				
			PROJECT NUMBER				

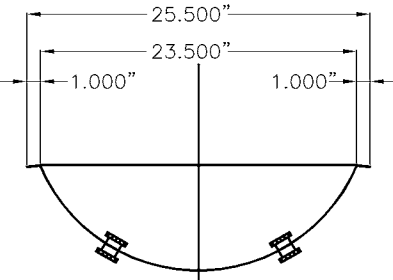
WATERTIGHT TYPE
CAMPBELL FOUNDRY NO. 6545



MANHOLE INFILTRATION SHIELD

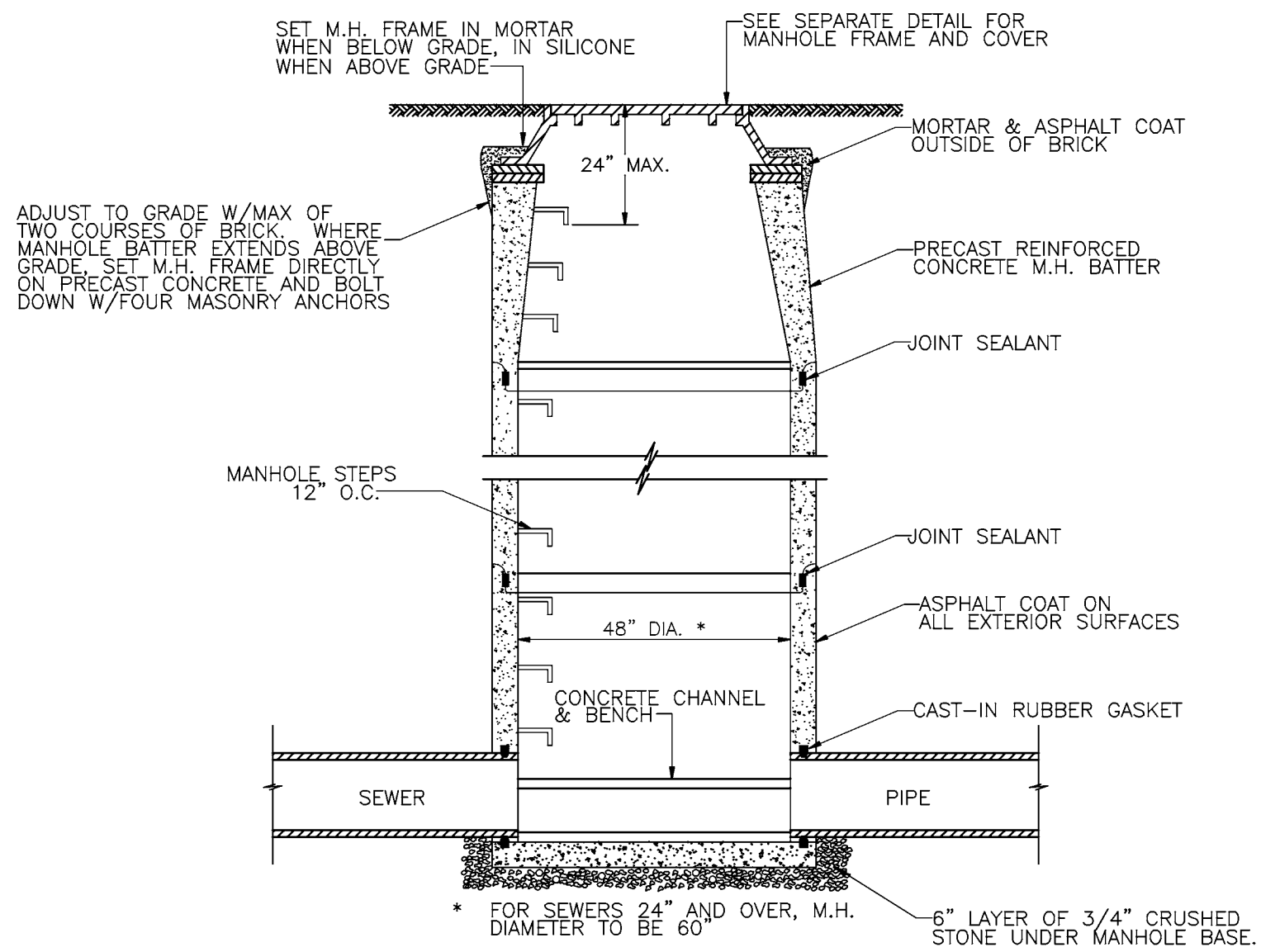


TOP VIEW

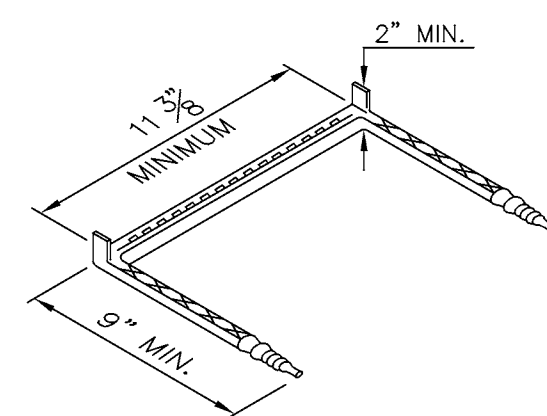
SECTION

NOTES:

1. BOWL MATERIAL SHALL BE HIGH-DENSITY POLYETHYLENE MEETING ASTM D-1248 CLASS A, CATEGORY 5, TYPE III.
2. HANDLE MATERIAL SHALL BE POLYPROPYLENE LIFTING STRAP WITH POP RIVET AND WASHER.
3. GASKET MATERIAL SHALL BE MANUFACTURED OF CLOSED CELL RADIATION CROSS-LINKED POLYETHYLENE FOAM.
4. INSERT TO CONTAIN (1) SPRING LOUD GAS VENT AND (1) SPRING LOADED VACUUM VENT.

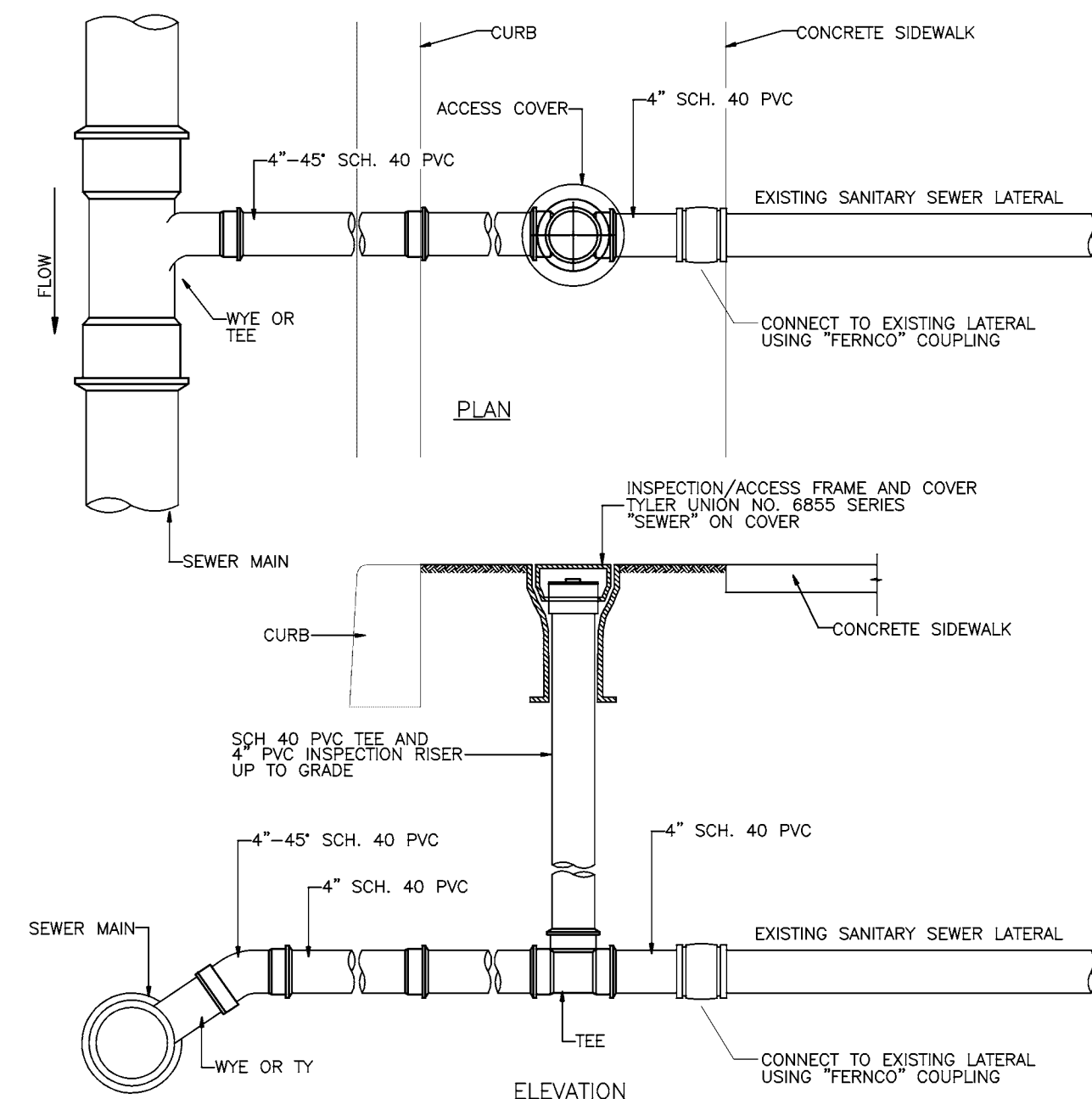
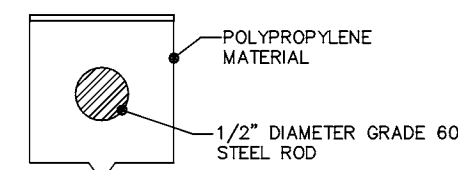


TYPICAL PRECAST CONCRETE MANHOLE

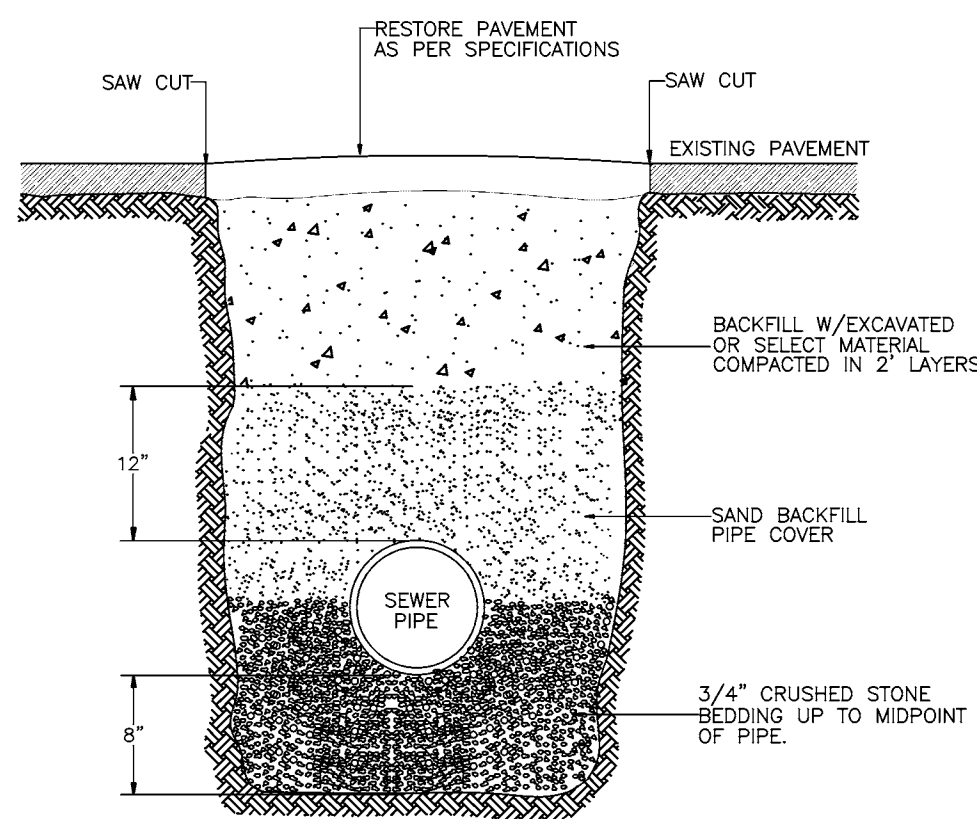


SECTION VIEW

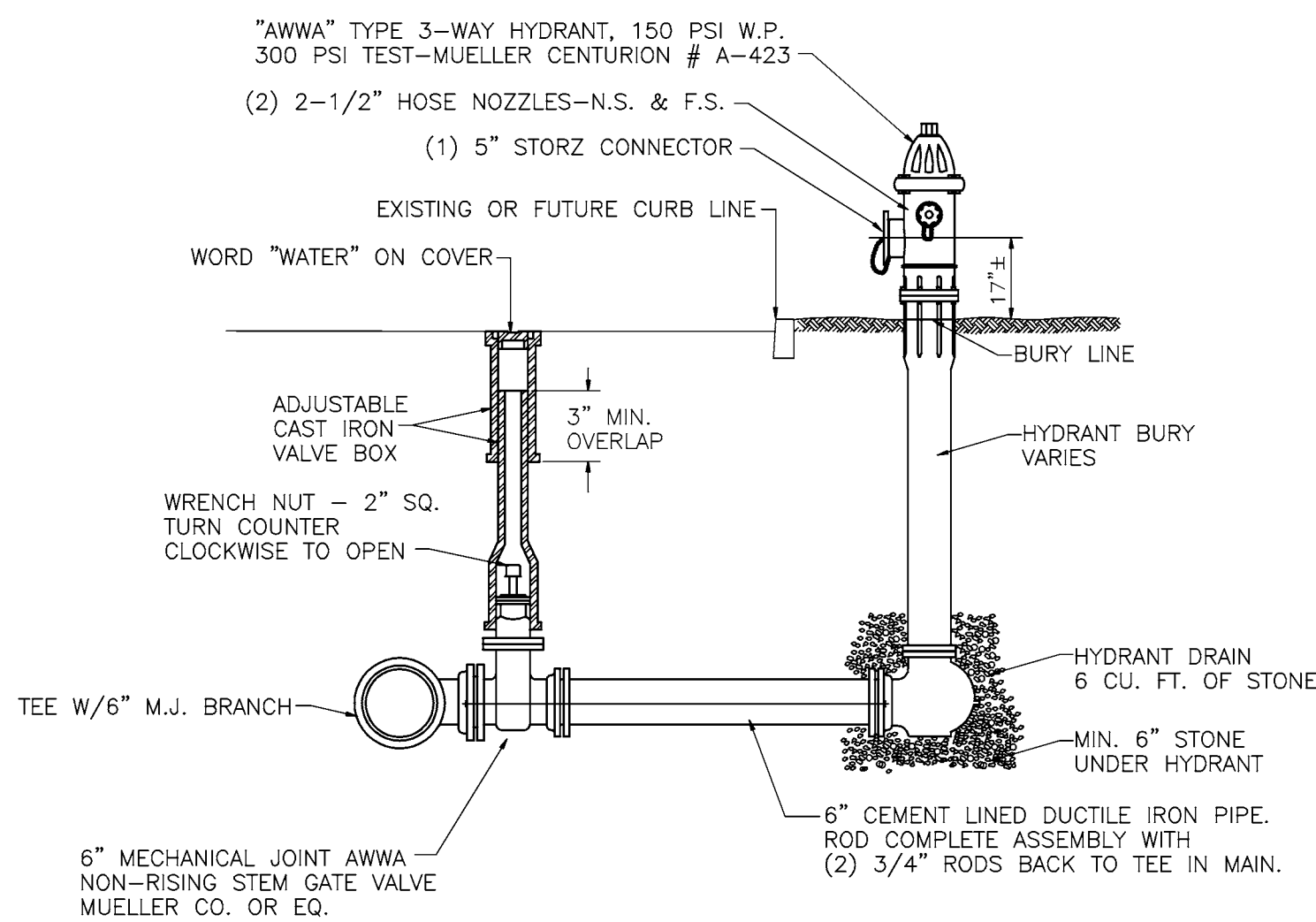
MANHOLE STEP



TYPICAL HOUSE CONNECTION

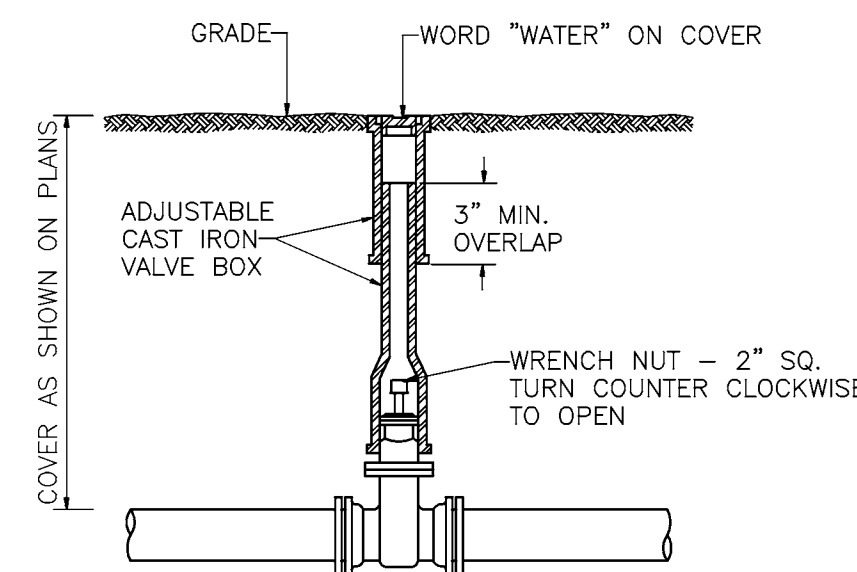


TYPICAL SEWER TRENCH DETAIL

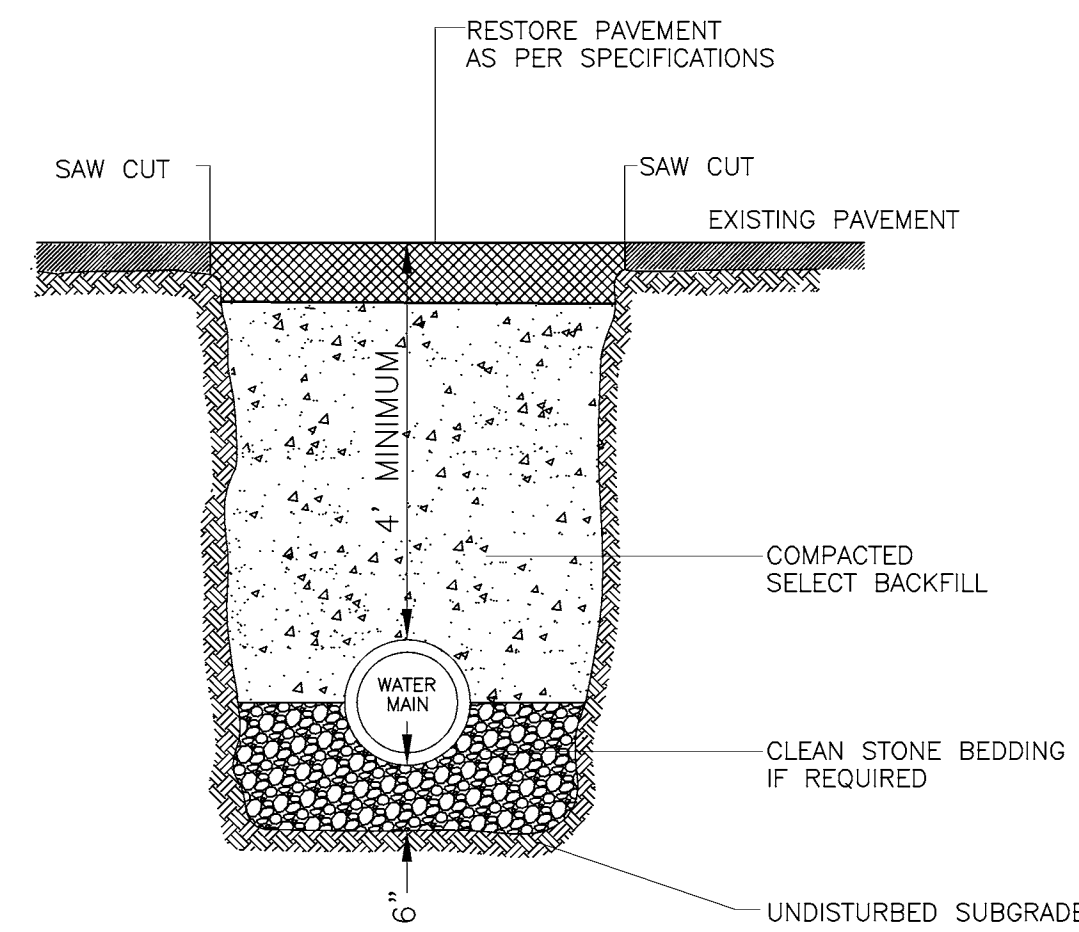


HYDRANT INSTALLATION

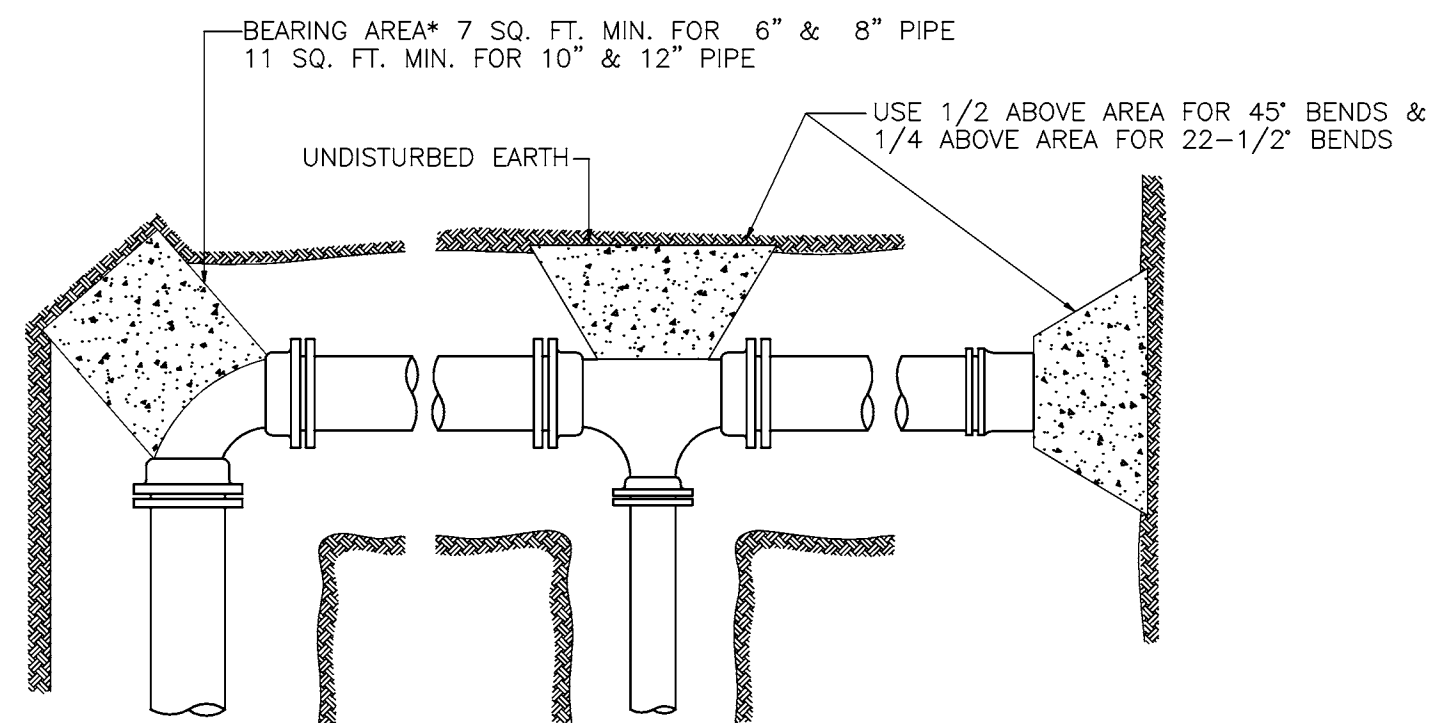
NOT TO SCALE



TYPICAL VALVE INSTALLATION
NOT TO SCALE



TYPICAL WATER MAIN TRENCH DETAIL



THRUST BLOCK CONCRETE NOT LESS
THAN 2000 P.S.I. @ 7 DAYS, POUR
BLOCK AFTER SETTING FITTING

*IN THE EVENT THAT SOIL BEARING IS LESS THAN 3500 P.S.F. BLOCK MAY BE VARIED AT THE DISCRETION OF THE INSPECTING ENGINEER.

TYPICAL THRUST BLOCK INSTALLATION

[illegible]

