

Borough of Kinnelon

Planning Board

December 28, 2022 Special Meeting

The Special meeting of the Kinnelon Planning Board was called to order by Chairperson Mrs. Roselius at 7:00 p.m., Thursday, December 28, 2022 in the Municipal Building.

It was reported that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on December 2022 and by sending the meeting date to the Daily Record and Herald News.

TAKE NOTICE that on Wednesday, December 28, 2022 at 7:00 PM in the Council Chambers of the Kinnelon Borough Municipal Building, 130 Kinnelon Road, Kinnelon, New Jersey, a public hearing will be held before The Planning Board for re-examination of the Municipal Master Plan, Adoption of the Master Plan Reexamination Report, adoption of the Open Space and Recreation Plan Update, and update to the Land Use Element of the Master Plan.

Any interested party may appear at the hearing and participate in accordance with the rules of the Planning Board. Formal action of adoption by the Planning Board may occur on the hearing date. Copies of the Master Plan Reexamination Report and Land Use Element update and Open Space and Recreation Plan which are proposed for adoption and all other documents related to the hearing are on file in the office of the Planning Board Secretary and are available for inspection during normal business hours.

Present and answering roll call in addition to Mrs. Roselius, was Dr. Savino, Councilman Yago, Mr. Schwartz, Mr. Lockwood, Mr. Chirido and Mrs. Smialek. Mayor Freda was absent from this meeting. Mr. Tombalakian and Mrs. Caldwell and Ms. Davis were present for this meeting.

Ms. Jessica Caldwell addressed the Board and the Public with the attached Power Point presentation dated December 28, 2022.

Mrs. Roselius opened the meeting to the public and hearing no one from the public Mrs. Roselius closed this portion and opened it back up to the Board.

A motion to adopted the Reexamination Report and Updated Land Use Element was offered by Mrs. Smialek, second by Mr. Lockwood with the affirmative "yes" vote of all on roll call. Mr. Chirido voted "no".

Ms. Barbara Davis addressed the Board and Public with the attached Power Point Presentation dated November 2022.

Mrs. Roselius opened the meeting to the public and hearing no one from the public Mrs. Roselius closed this portion and opened it back up to the Board.

A motion to adopt the Open Space and Recreation Plan 2022 update was offered by Mrs. Smialek, second by Dr. Savino with the affirmative “yes” vote of all on roll call.

A motion to approve the December 1, 2022 minutes was offered by Dr. Savino, second by Mrs. Smialek with the affirmative “yes” vote of all on roll call.

A motion to approve Resolution #851 24 Hour Fitness sign was offered by Dr. Savino, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

A motion to adjourn was offered by Dr. Savino, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Respectfully submitted,

Jennifer Alimurat, Secretary

cc: Planning Board Members  
Planning Board Attorney  
Planning Board Engineer  
Borough Clerk  
Board of Health  
Fire Prevention Bureau  
Zoning Official  
Construction Official  
Environmental Commission  
Tax Collector  
Assessor  
Department of Public Works  
Police Department  
Morris County Planning Board

**Kinnelon Borough**  
**Morris County, New Jersey**



# **2022 Master Plan**

# **Reexamination Report**

**Public Hearing: December 15, 2022**

Prepared by  
**J Caldwell**  
**& Associates, LLC**  
Community Planning Consultants  
145 Spring Street, Suite E | Newton, NJ 07860



# Master Plan Reexamination Components

- Major problems + objectives relating to land development
- Extent to which problems + objectives have been reduced or increased since last Reexamination Report
- Changes to assumptions, policies, and objectives forming the basis for the Master Plan
- Recommended changes to the Master Plan and/or development regulations
- Recommendations from the Planning Board regarding redevelopment Plans pursuant to the LRHL
- Recommendations from the Planning Board concerning locations of EV infrastructure

The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

- Highlands RMP Conformance
- School Enrollment + Student Capacity
- Affordable Housing Compliance
- Environmental Preservation
- Community Character Preservation

The extent to which such problems have been reduced or increased to date.

- Highlands RMP Conformance
- Initial Requirements Largely Complete.
- High School Enrollment + Student Capacity
- School Enrollment Remains a Concern
- Housing
- Judgement of Compliance achieved (2018).
- Environmental Preservation
- Ongoing.
- Community Character Preservation
- Ongoing.

Significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised (1/5)

- State-Level
  - EVSE Regulations (P.L. 2021, c. 171)
  - Smart Growth/EVSE Locations (P.L. 2017, c. 275)
  - Climate Change Hazard Vulnerability Assessment (P.L. 2021, c6)
- Highlands RMP
  - Conformance Approved (2011)
  - Highlands Checklist Ordinance adopted in 2016
  - Highlands Conformance documents ongoing
  - Critical Habitat Conservation & Management Plan Adopted 2020
  - Open Space & Recreation Plan
- Municipal-Level
  - Zoning
  - Demographics

Significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised (2/5)

# Demographics

Population Change 2010 - 2020



Largest Age Cohort: 55-59 years (8.3%)

Mean Age: 44 years

Race & Ethnicity: 92.7% white; 7.3% Hispanic or Latino; 6.1% Asian



**Significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised (3/5)**

## Demographics (cont'd)

- Median Income: **\$156,048**
- Total Housing Units: **3,405**
- Vacant Housing Units: **166**
- Household Characteristics
  - 2-person (40.0%)
  - Family Households (87.4%)
- Employment
  - Workforce (16 years+): **8,010**
  - Unemployed: **2,501**
  - Biggest Employer: **Educational services, and health care and social assistance**
- Commuting
  - Car, truck, or van: **84.7%**
  - Walked: **1.3%**
  - Mean travel time to work: **35.7 minutes**
- Education
  - Nursery school/preschool: **183**
  - Kindergarten: **127**
  - Elementary: 1 through 8: **1,140**
  - High School: **718**
  - College, undergraduate: **439**
  - Graduate: **97**

Significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised (4/5)

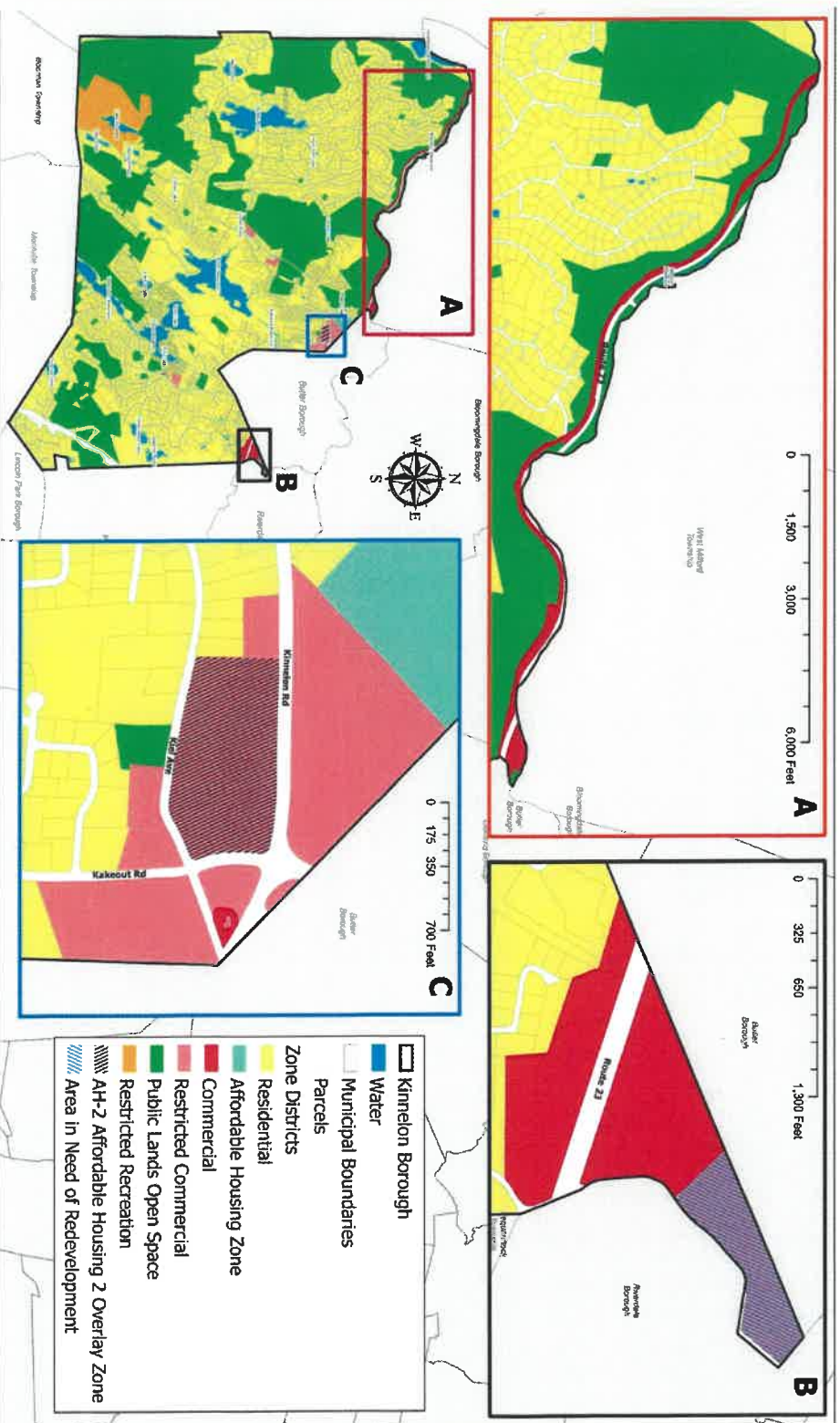
## Land Use Map Updates

- Route 23 Commercial Zones
- Public Lands/Open Space Zone
- AH-2 Affordable Housing Overlay Zone
- Area in Need of Redevelopment

Significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised (5/5)

## Land Use Map: Route 23 Commercial Zone

December 2022



# Kinnelon Borough Land Use Map

1st of March Township

Morris County, New Jersey

December 2022

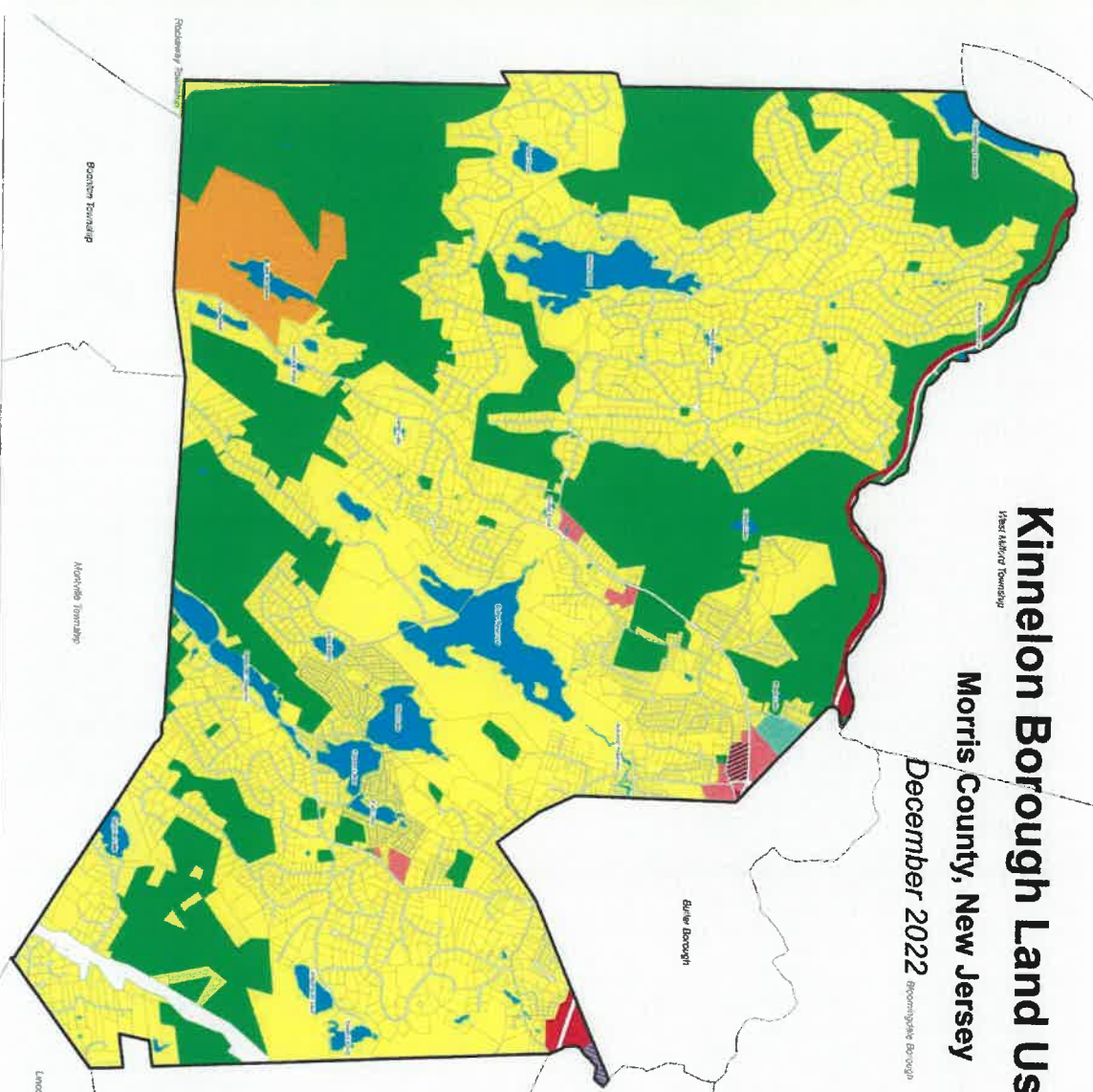
Essex Township

Manville Borough

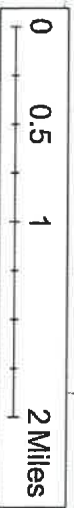


Essex Borough

Essex Borough



- Municipal Boundaries
- Kinnelon Borough
- Parcels
- Water
- Zone Districts**
  - Residential
  - Affordable Housing Zone
  - Commercial
  - Restricted Commercial
  - Public Lands Open Space
  - Restricted Recreation
- AH-2 Affordable Housing 2 Overlay Zone
- Area in Need of Redevelopment



Lincoln Park Borough

Northville Township

Branch Township

Rockaway Township



## Recommendations for the Master Plan & Development Regulations.

1. Update Land Use Element
  - Statement on Smart Growth
  - Climate-Change Hazard Vulnerability Assessment
  - Land Use Map
2. Adopt Open Space & Recreation Plan
3. Update Zoning Ordinances
  - Consistency with Land Use Map
  - EV charging stations
  - Update Zoning Ordinances to be Consistent with Land Use Map

## **Recommendations Concerning Redevelopment Plans.**

- **Condemnation Area in Need of Redevelopment Study approved for Block 57601, Lots 101 and 102 in 2021.**
- **No Redevelopment Plan adopted.**

## **Recommendations Concerning EV Infrastructure.**

- Review potential locations in Land Use Element update.
- Adopt State Model Ordinance on EVSE.

# KINNELON BOROUGH

## 2022 OPEN SPACE & RECREATION PLAN UPDATE

The Borough of Kinnelon is updating the Open Space and Recreation Plan to showcase its accomplishments, ensure it continues to qualify for state funding through the Green Acres program, and to reaffirm its commitment to protecting land for recreation and natural resource conservation. Kinnelon completed its first Open Space Plan in 2005 and updated it in 2012.

As of August 2022, there are **3,994 acres of preserved land in Kinnelon**, 342 more acres than at the time of the 2012 Plan Update.



## OPEN SPACE & RECREATION GOALS

### PROTECT

Water Quality

Rural Character &  
Historic Beauty

Critical Land &  
Habitat

### MAINTAIN

Recreational  
Facilities

Accessibility & Trails

Open Space Lands

### SECURE

Funding to Acquire  
Signature  
Properties

**2005**

Tax levy increased from 1/2 cent to 1 & 1/2 cents. Open Space Plan was adopted as an element of the Master Plan.

**2017**

63-acre Denise Drive, Mountainside Preserve property was preserved.

**2019**

Open Space tax levy was set at 1/2 cent.

**2002**

Following a voter referendum, the open space levy was established at 1/2 cent.

**2015**

The Borough preserved a 6 acre pocket park.

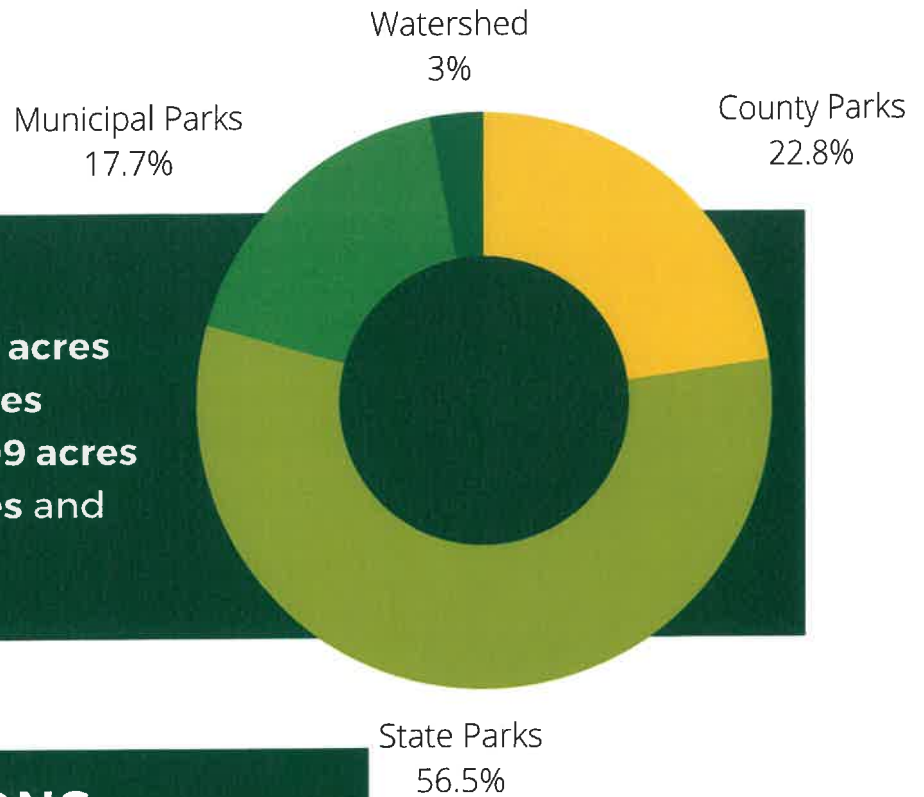
**2018**

The land for the Kinnelon Emergency Shelter and Senior Community Center was preserved.

**2022**

Boonton Avenue Fields was acquired and preserved.





### In Kinnelon:

- Borough has preserved **708 acres**
- City of Newark owns **119 acres**
- Morris County maintains **909 acres**
- New Jersey owns **2,160 acres** and holds a **98-acre** easement

## RECOMMENDATIONS

Priorities for preservation include the protection of:



### Woodlands

Forests cover nearly 60% of the land in Kinnelon. Trees can mitigate climate change. By capturing and storing carbon, forests remove significant volumes of carbon dioxide from the atmosphere.



### Critical Watershed Lands

Land in Kinnelon is critical to preserving water quality and quantity. Nearly all of the Borough is located in the Highlands Preservation Area, with the Highlands Region as a source of drinking water for over 2 million residents.



### Wildlife Habitat

Home to 28 threatened & endangered species, wildlife habitat is organic to the fabric of the unique ecology of the community. Stewardship and protection of these natural areas will sustain the special habitat these species require.



### Trails & Greenways

Kinnelon is committed to healthy lifestyles and living. Providing trails and walking paths for residents to experience its beautiful open spaces is integrated into the outdoor ethic of the community.

# KINNELON BOROUGH

2022 OPEN SPACE & RECREATION PLAN UPDATE