
Master Plan Reexamination Report

KINNELON BOROUGH
MORRIS COUNTY, NEW JERSEY

December 28, 2022



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Master Plan Reexamination Report

Kinnelon Borough
Morris County, New Jersey

DECEMBER 28, 2022

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Master Plan Reexamination

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) requires that each municipality within the State of New Jersey periodically reexamine its Master Plan policies and assumptions, and its zoning restrictions and site plan and subdivision regulations, and prepare and adopt by resolution, a report on the findings of such reexamination at least every 10 years. The Borough of Kinnelon's Master Plan was adopted in 1954 (updated 1958-1960) and the Borough adopted its first Official Zoning Map in 1966. The Zoning Map was first revised in 1996. The Planning Board has adopted period Reexamination Reports in 1988, 1994, 2000 and 2015. Updated Master Plan components have been adopted over the years including: an updated Land Use Element and Land Use Plan in 1978; a Recycling Plan Element, Land Use Plan Map and Study in 1990; Housing Element and Fair Share Plans in 1988, 1987, 1993, 1996, 2010 and 2017; a Highlands Master Plan Element in 2011; an Open Space and Recreation Plan in 2012; and Environmental Resource Inventories in 1973-1974 and 2013. A 2022 Open Space and Recreation Plan is currently being considered for adoption. This Master Plan Reexamination is being conducted with a specific focus on the Land Use Plan Map and proposals to consolidate, refine and replace existing zone districts. Because of this focus, some of the required elements of a Master Plan Reexamination Report and updates to a Land Use Element will be recommended to be completed in the near future. The 2022 Open Space and Recreation Plan is also recommended for adoption.

The Reexamination Report must at least include the components listed below (N.J.S.A. 40:55D-89). Incorporated into this review, pursuant to 40:55D-93, each time the municipal master plan is reexamined, the storm water control ordinance and stormwater management plan must also be reexamined and revised as needed. Additionally, in 2018 the New Jersey State Legislature passed P.L. 2017, c.275, a law requiring the land use element of a municipal master plan to include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. On February 4, 2021, P.L. 2021, c6 was signed into law, which requires municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the signing. The following items will be reviewed in the Master Plan Reexamination:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
6. The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and appropriate for the development of public electric vehicle infrastructure.

Major Problems and Objectives During the Last Reexamination

N.J.S.A. 40:55D-89a The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

The 2015 Master Plan Reexamination Report noted ongoing efforts to conform to the Highlands Regional Master Plan and ongoing work on the Highlands Land Use Ordinance, resource management programs and septic and well ordinances. The Report also noted ongoing concerns with high school enrollment and student capacity at local schools. The Borough was also in the process of submitting for a Declaratory Judgment with the Superior Court for certification of its Housing Element and Fair Share Plan. The Report reasserted the Borough’s ongoing support for land preservation efforts and included open space and preservation maps. Concerns related to environmental preservation, preservation of community character, maintaining the Borough’s housing supply and affordable housing supply, and achieving recycling goals were also reiterated.

Extent of Reduction/Increase in Problems and Objectives

N.J.S.A. 40:55D-89b The extent to which such problems have been reduced or increased to date.

In the last 10 years, the Borough has largely completed initial Plan Conformance requirements for the Highlands Regional Master Plan. Long-range planning issues related to impacts and issues facing Highlands communities are of concern now including: economic development; open space, recreation and trails planning; reviewing areas eligible for both Highlands Redevelopment Designation and Redevelopment under the Local Housing and Redevelopment Law; and updating and revising the Borough's Master Plan and Land Use Element to address climate change related hazards.

Affordable housing and compliance with State Regulations on affordable housing remains an issue in the Borough; however, the Borough achieved a Judgment of Compliance and Repose from Superior Court on March 9, 2018 agreeing that the Borough's Housing Plan was fair and provided for the Borough's constitutional obligation to provide for low- and moderate-income housing.

Since the adoption of the 2015 Reexamination Report, the Borough has experienced minimal development and therefore the Borough's perspective toward land use policy is shifting to what can be redeveloped or improved within the confines of the Highlands Regional Master Plan.

The Borough Council, Planning Board, Open Space Advisory Committee, Historic Preservation Advisory Committee and Borough staff and professionals have been working in conjunction with the Land Conservancy to prepare an Open Space and Recreation Plan Element Update dated November 16, 2022. The Plan Update includes a comprehensive review of the Borough's Open Space Goals, funding available for land preservation, existing preserved land, recreation resources, historic and cultural resources and an action plan for preservation. The Plan Update is proposed for adoption on December 1, 2022.

Changes in Assumptions, Policies & Objectives

N.J.S.A. 40:55D-89c The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, disposition and recycling of designated recyclable materials, and changes in State, county, and municipal policies and objectives.

Electric Vehicle Supply/Service Equipment Ordinance

P.L. 2021, c. 171 was signed into law on July 9, 2021 and went into effect immediately. This law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces are permitted accessory uses in all zoning and use district, and establishes installation and parking requirements. The Department of Community Affairs, in conjunction with the Department of Environmental Protection and Board of Public Utilities, published a model ordinance for municipalities on September 21, 2021. Regardless of whether municipalities adopt the model

ordinance, P.L. 2021, c. 171 still applies to development applications. Municipalities are permitted to deviate from the reasonable standards section of the EVSE ordinance to address installation, sightline, and setback requirements, or other health- and safety-related specifications.

Plan Conformance with the Highlands Regional Master Plan

Kinnelon Borough's initial Plan Conformance petition with the Highlands Regional Master Plan was approved by the New Jersey Highlands Council in 2011. The Highlands Checklist Ordinance was adopted by the Borough in 2016. Ongoing Plan Conformance items that the Borough has engaged in include a Habitat Conservation and Management Plan and proposed Open Space and Recreation Plan Element. The Borough's Highland Implementation Plan includes a Land Use Element and a Circulation Plan Element. These planning items can be funded through a Highlands Implementation Grant, including ordinances required to implement the planning documents.

Climate Change Amendments to Municipal Land Use Law

In recognition of the critical need for climate science to inform land use planning, on February 4, 2021, Governor Murphy signed into law P.L. 2021, c6, amending the MLUL to require municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the signing. According to the law, the vulnerability assessments must rely on the most recent natural hazard projections and best available science provided by the NJ Department of Environmental Protection. Municipalities must also consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind.

In 2018, the New Jersey State Legislature passed P.L. 2017, c.275, a law requiring that the land use element of a municipal master plan include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

Changes in Zone Areas

The Borough of Kinnelon is 97 percent Highlands Preservation Area and 3 percent Highlands Planning Area. Given the relatively small amount of commercially developable areas, the Borough should consider adding general commercial zoning along NJSH Route 23 to provide for additional uses in this Highway Commercial corridor. Additionally, the Limited Industrial Zone and Restricted Recreation Zone areas of the Borough have been preserved as open space and the zones should be removed from the Land Use Map. Additionally, Public Land/Open Space Zone is appropriate to reflect the properties in the Borough which are now preserved as open space or are publicly-owned lands.

Changes in Demographics

The Borough of Kinnelon last reviewed demographics in 2015, which included data from the 2010 Census. The 2020 Census Data for Kinnelon Borough is still being released; however, the American

Community Survey 5-year estimates are available, providing the opportunity to review updated demographics for the Borough. A review of this data is included in this section to provide a current picture of several key population and household data cross-sections in order to review the basis for assumptions currently underlying the Master Plan and development regulations.

2020 Demographics

Community Overview

Kinnelon Borough is located in northern Morris County, New Jersey and is comprised of approximately 12,309 acres, or just over 19 square miles. The Borough contains natural features such as Kitty Ann Mountain, Buck Mountain and Pyramid Mountain. The Borough contains sections of Split Rock Reservoir as well as several lakes including Lake Kinnelon, Fayson Lakes, Ideal Lake, Sun Tan Lake, Surprise Lake and Untermeyer Lake. Approximately 97 percent of the Borough's land falls within the Highlands Preservation Area and the remaining three percent (3%) of land falls within the Planning Area. Most (59%) of the Borough's land is forested, and the next highest percentage of land use is general development (both residential and commercial), which comprises approximately 29 percent of the total land coverage. Residential uses comprise the largest land use in the Borough and commercial uses are present in small clusters along the major roadways. Large swaths of forested land are present in between residential uses.

Population

Kinnelon Borough has seen a decrease in population in recent years (**Table 1**). In 2020, the United States American Community Survey, 5-Year Estimates indicated a population of 9,988 in the Borough, a 0.66% decrease since the previous year. This same trend of about a one percent decrease in total population is reflected in Morris County. The State of New Jersey saw less decreases and even an increase in population between 2019 and 2020.

Table 1. Population Change, 2010 - 2020

| Year | Kinnelon Borough | % Change | Morris County | % Change | New Jersey | % Change |
|------|---------------------|-------------|------------------|-------------|---------------|-------------|
| 2010 | 10,176 | | 489,811 | | 8,721,577 | |
| 2011 | 10,219 | 0.42% | 491,307 | 0.31% | 8,753,064 | 0.36% |
| 2012 | 10,276 | 0.56% | 493,472 | 0.44% | 8,793,888 | 0.47% |
| 2013 | 10,314 | 0.37% | 495,261 | 0.36% | 8,832,406 | 0.44% |
| 2014 | 10,349 | 0.34% | 497,103 | 0.37% | 8,874,374 | 0.48% |
| 2015 | 10,372 | 0.22% | 498,192 | 0.22% | 8,904,413 | 0.34% |
| 2016 | 10,239 | -1.28% | 498,215 | 0.00% | 8,915,456 | 0.12% |
| 2017 | 10,242 | 0.03% | 498,847 | 0.13% | 8,960,161 | 0.50% |
| 2018 | 10,132 | -1.07% | 498,383 | -0.09% | 8,881,845 | -0.87% |
| 2019 | 10,054 | -0.77% | 493,379 | -1.00% | 8,878,503 | -0.04% |
| 2020 | 9,988 | -0.66% | 492,715 | -0.13% | 8,885,418 | 0.08% |

Source: 2010 - 2020 American Community Survey, 5-Year Estimates.

Age

The 2020 ACS 5-Year Estimates indicated that the largest age cohort in Kinnelon Borough was those aged 55 to 59 years (**Table 2**); this group comprised 8.3 percent of the Borough's total population. Morris County's largest age cohort was those aged 50 to 54 years (8.1%), and the State as a whole had a similar population to Kinnelon, where those aged 55 through 59 comprised 7.2 percent of New Jersey's population.

Table 2. Age Cohorts, 2020

| Age Group | Kinnelon Borough | % | Morris County | % | New Jersey | % |
|-----------------------|---------------------|-------------|------------------|-------------|----------------|-------------|
| Under 5 years | 411 | 4.1% | 24,649 | 5.0% | 518,349 | 5.8% |
| 5 to 9 years | 567 | 5.7% | 27,586 | 5.6% | 531,590 | 6.0% |
| 10 to 14 years | 811 | 8.1% | 31,304 | 6.4% | 560,366 | 6.3% |
| 15 to 19 years | 779 | 7.8% | 32,928 | 6.7% | 556,125 | 6.3% |
| 20 to 24 years | 615 | 6.2% | 29,671 | 6.0% | 549,487 | 6.2% |
| 25 to 29 years | 381 | 3.8% | 26,169 | 5.3% | 573,585 | 6.5% |
| 30 to 34 years | 444 | 4.4% | 27,744 | 5.6% | 571,704 | 6.4% |
| 35 to 39 years | 536 | 5.4% | 28,525 | 5.8% | 580,195 | 6.5% |
| 40 to 44 years | 658 | 6.6% | 31,905 | 6.5% | 555,976 | 6.3% |
| 45 to 49 years | 748 | 7.5% | 35,618 | 7.2% | 599,016 | 6.7% |
| 50 to 54 years | 738 | 7.4% | 39,901 | 8.1% | 634,130 | 7.1% |
| 55 to 59 years | 831 | 8.3% | 38,546 | 7.8% | 640,553 | 7.2% |
| 60 to 64 years | 808 | 8.1% | 33,993 | 6.9% | 571,404 | 6.4% |
| 65 to 69 years | 569 | 5.7% | 26,353 | 5.3% | 457,935 | 5.2% |
| 70 to 74 years | 452 | 4.5% | 20,130 | 4.1% | 357,768 | 4.0% |
| 75 to 79 years | 354 | 3.5% | 15,218 | 3.1% | 251,342 | 2.8% |
| 80 to 84 years | 148 | 1.5% | 9,247 | 1.9% | 171,647 | 1.9% |
| 85 years and over | 138 | 1.4% | 13,228 | 2.7% | 204,246 | 2.3% |

Source: 2020 American Community Survey, 5-Year Estimates.

Table 3 shows Kinnelon Borough's median age as 44, which is higher than both the County (42.8 years) and the State (40 years).

Dependency ratios show portions of the population which are, generally, not economically active and do not produce income. The higher the ratio of these populations, the higher the burden on working-age people. Dependency ratios as identified in **Table 3** are calculated by dividing the population of interest by the working population (those aged 18 through 64) and multiplying by 100. Kinnelon's Age Dependency Ratio of 65.4 means that there are a total of 66 children and seniors for every 100 working-age adults. This is higher than County and State ratios of approximately 62 to 100.

Table 3. Summary Indicators, 2020

| Indicator | Kinnelon Borough | Morris County | New Jersey |
|-----------------------------------|---------------------|------------------|---------------|
| Median age (years) | 44 | 42.8 | 40 |
| Sex ratio (males per 100 females) | 108 | 96.6 | 95.5 |
| Age dependency ratio | 65.4 | 61.9 | 61.9 |
| Old-age dependency ratio | 27.5 | 27.7 | 26.3 |
| Child dependency ratio | 37.9 | 34.2 | 35.6 |

Source: 2020 American Community Survey, 5-Year Estimates.

Income

In 2020, most (34.9%) of households in Kinnelon had an income of \$200,000 or more. This percentage of households is larger in Kinnelon than it is in Morris County (22.5%) and New Jersey (14.8%). Kinnelon also had a higher median income (\$156,048) than both the County (\$111,316) and the State (\$85,245). In 2020, approximately 1.3% of Kinnelon households earned less than \$10,000 annually, which is a lower percentage than that of the County (2.6%) and the State (4.7%).

Table 4. Household Income, 2020

| Income | Kinnelon Borough | Morris County | New Jersey |
|-------------------------|---------------------|------------------|------------|
| Less than \$10,000 | 1.3% | 2.6% | 4.7% |
| \$10,000 to \$14,999 | 2.3% | 1.9% | 3.1% |
| \$15,000 to \$24,999 | 2.9% | 4.3% | 6.7% |
| \$25,000 to \$34,999 | 1.3% | 4.6% | 6.6% |
| \$35,000 to \$49,999 | 4.1% | 7.3% | 9.0% |
| \$50,000 to \$74,999 | 11.0% | 12.4% | 14.5% |
| \$75,000 to \$99,999 | 8.0% | 11.6% | 12.3% |
| \$100,000 to \$149,999 | 18.3% | 19.8% | 17.8% |
| \$150,000 to \$199,999 | 15.9% | 13.0% | 10.4% |
| \$200,000 or more | 34.9% | 22.5% | 14.8% |
| | | | |
| Median income (dollars) | \$ 156,048 | \$ 111,316 | \$ 85,245 |
| Mean income (dollars) | \$ 184,404 | \$ 150,364 | \$ 117,868 |

Source: 2020 American Community Survey, 5-Year Estimates.

Household Size and Type

The ACS 2020 5-Year Estimates indicated approximately 3,405 occupied housing units and 166 vacant housing units in Kinnelon Borough. The largest household type in Kinnelon was family households (87.4%), where the County (71.0%) and the State (68.7%) both had lower percentages of the population who lived in family households, though they were still the majority. Kinnelon had mostly (40.9%) 2-person households. The County had 31.8 percent of families with 2-person households and the State had 17.4 percent.

Table 5. Household Size and Type, 2020

| | Kinnelon Borough | Morris County | New Jersey |
|----------------------------|-----------------------------|--------------------------|-------------------|
| Occupied Housing Units | 3,405 | 188,496 | 3,462,102 |
| Vacant Housing Units | 166 | 9,226 | 335,127 |
| | | | |
| HOUSEHOLD SIZE | % | % | % |
| 1-person household | 10 | 24.2 | 26.0 |
| 2-person household | 40.9 | 31.8 | 31.1 |
| 3-person household | 19.7 | 17.8 | 17.4 |
| 4-or-more-person household | 29.4 | 26.2 | 25.5 |
| | | | |
| HOUSEHOLD TYPE | % | % | % |
| Family households | 87.4 | 71.0 | 68.7 |
| Nonfamily households | 12.6 | 29.0 | 31.3 |

Source: 2020 American Community Survey, 5-Year Estimates.

Race and Ethnicity

The 2020 United States Decennial Census, Redistricting Data, indicated that most of Kinnelon Borough's population identified as not Hispanic or Latino white (82.2%). This percentage of the population is larger than that of the County (67.0%) and the State (51.9%). The next largest race within the Borough identified as Hispanic or Latino (7.3%) followed by those who identify as Asian (6.1%).

Table 6. Race and Ethnicity, 2020

| | Kinnelon Borough | % | Morris County | % | New Jersey | % |
|--|-----------------------------|----------|--------------------------|----------|-----------------------|----------|
| Total | 9,966 | | 509,285 | | 9,288,994 | |
| Not Hispanic or Latino: | 9,238 | 92.7% | 432,624 | 84.9% | 7,286,419 | 78.4% |
| Population of one race: | 8,939 | 89.7% | 417,264 | 81.9% | 6,996,948 | 75.3% |
| White alone | 8,192 | 82.2% | 341,175 | 67.0% | 4,816,381 | 51.9% |
| Black or African American alone | 91 | 0.9% | 15,586 | 3.1% | 1,154,142 | 12.4% |
| American Indian and Alaska Native alone | 6 | 0.1% | 373 | 0.1% | 11,206 | 0.1% |
| Asian alone | 610 | 6.1% | 57,700 | 11.3% | 942,921 | 10.2% |
| Native Hawaiian and Other Pacific Islander alone | - | 0.0% | 93 | 0.0% | 1,944 | 0.0% |
| Some Other Race alone | 40 | 0.4% | 2,337 | 0.5% | 70,354 | 0.8% |
| Population of two or more races: | 299 | 3.0% | 15,360 | 3.0% | 289,471 | 3.1% |
| Hispanic or Latino | 728 | 7.3% | 76,661 | 15.1% | 2,002,575 | 21.6% |

Source: 2020 DEC Redistricting Data (PL 94-171).

Employment

There were approximately 8,010 people aged 16 years and older in Kinnelon in 2020 (**Table 7**). Of that population, approximately 68.8 percent were in the labor force and about a third of the population was not in the labor force. These figures are similar to the County civilian labor force (67.7%) and the State civilian labor force (65.8%). 5.8 percent of Kinnelon's population were reported to be unemployed, which is a higher percentage than both the County (3.3%) and the State (3.8%).

Table 7. Employment Status, 2020

| | Kinnelon Borough | | Morris County | | New Jersey | |
|------------------------------|-----------------------------|---------|--------------------------|---------|-----------------------|---------|
| Label | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| EMPLOYMENT STATUS | | | | | | |
| Population 16 years and over | 8,010 | | 402,271 | | 7,161,184 | |
| In labor force | 5,509 | 68.8 | 272,454 | 67.7 | 4,709,106 | 65.8 |
| Civilian labor force | 5,509 | 68.8 | 272,336 | 67.7 | 4,698,414 | 65.6 |
| Employed | 5,045 | 63.0 | 259,034 | 64.4 | 4,426,619 | 61.8 |
| Unemployed | 464 | 5.8 | 13,302 | 3.3 | 271,795 | 3.8 |
| Armed Forces | - | 0.0 | 118 | 0.0 | 10,692 | 0.1 |
| Not in labor force | 2,501 | 31.2 | 129,817 | 32.3 | 2,452,078 | 34.2 |

Source: 2020 ACS 5-Year Estimates.

In 2020, most of the working population (17.3%) of Kinnelon worked in educational services, and health care and social assistance. The next largest employer of working Kinnelon residents was professional, scientific, and management, and administrative and waste management services.

Table 8. Industries of Employed Population, 2020

| Industries of Kinnelon Borough's Employed Population: 2020 | | |
|--|-------|-------|
| Full-time, year-round civilian employed population 16 years and over | 3,902 | % |
| INDUSTRY | | |
| Agriculture, forestry, fishing and hunting, and mining | 0 | 0.0% |
| Construction | 318 | 8.1% |
| Manufacturing | 409 | 10.5% |
| Wholesale trade | 159 | 4.1% |
| Retail trade | 313 | 8.0% |
| Transportation and warehousing, and utilities | 48 | 1.2% |
| Information | 185 | 4.7% |
| Finance and insurance, and real estate and rental and leasing | 519 | 13.3% |
| Professional, scientific, and management, and administrative and waste management services | 630 | 16.1% |
| Educational services, and health care and social assistance | 674 | 17.3% |
| Arts, entertainment, and recreation, and accommodation and food services | 119 | 3.0% |
| Other services, except public administration | 65 | 1.7% |
| Public administration | 36 | 0.9% |

Source: 2020 ACS 5-Year Estimates

In 2020, most of Kinnelon's working population (84.7%, **Table 9**) drove to work, either alone or carpooling. However, 80.0 percent of that number drove alone. 4.7 percent of the working population used public transportation to commute to their work. This number is lower than that of both the County (4.8%) and the State (10.8%). The percent of the population in Kinnelon who worked from home (9.3%) was higher than both the County (8.8%) and the State (7.3%).

Table 9. Commuting Characteristics, 2020

| | Kinnelon Borough | Morris County | New Jersey |
|---|-----------------------------|--------------------------|-----------------------|
| Workers 16 years and older | 4,946 | 253,838 | 4,332,443 |
| MEANS OF TRANSPORTATION TO WORK | | | |
| Car, truck, or van | 84.7% | 83.8% | 77.4% |
| Drove alone | 80.0% | 77.2% | 69.6% |
| Carpooled | 4.7% | 6.6% | 7.8% |
| Public Transportation (excluding taxicab) | 4.7% | 4.8% | 10.8% |
| Walked | 1.3% | 1.6% | 2.6% |
| Bicycle | 0.0% | 0.2% | 0.3% |
| Taxicab, motorcycle, or other means | 0.0% | 0.7% | 1.6% |
| Worked at home | 9.3% | 8.8% | 7.3% |

Source: 2020 ACS 5-Year Estimates.

Of those who live in Kinnelon, most (92.5%) work in their state of residence. This is similar to the percentage of the County (92.8%) and slightly higher than New Jersey as a whole (86.4%). About half (47.5%) of Kinnelon's working population commutes outside of Morris County, and 7.5 percent commute outside of the State to their work.

Table 10. Place of Work, 2020

| | Kinnelon Borough | Morris County | New Jersey |
|------------------------------------|-----------------------------|--------------------------|-----------------------|
| Worked in state of residence | 92.5% | 92.8% | 86.4% |
| Worked in county of residence | 47.5% | 58.9% | 54.6% |
| Worked outside county of residence | 45.0% | 33.9% | 31.7% |
| Worked outside state of residence | 7.5% | 7.2% | 13.6% |

Source: 2020 ACS 5-Year Estimates.

In 2020, most of Kinnelon's commuting population (18.3%) traveled between 30 to 34 minutes to their place of work (**Table 11**). 16.5 percent of Kinnelon's working population that drove to work traveled longer than one hour to their place of work. This figure is higher than both that of the County (13.6%) and the State (15.8%). The mean travel time to work for Kinnelon's working population was 35.7 minutes, which is longer than the mean travel times of both the County (31.1 minutes) and the State (32.0 minutes).

Table 11. Travel Time to Work, 2020

| Travel Time to Work | Kinnelon Borough | Morris County | New Jersey |
|------------------------------------|---------------------|------------------|---------------|
| Less than 10 minutes | 11.7% | 10.2% | 9.6% |
| 10 to 14 minutes | 2.8% | 11.7% | 11.3% |
| 15 to 19 minutes | 8.9% | 13.0% | 12.5% |
| 20 to 24 minutes | 9.2% | 12.1% | 12.7% |
| 25 to 29 minutes | 6.8% | 6.4% | 6.4% |
| 30 to 34 minutes | 18.3% | 13.6% | 13.4% |
| 35 to 44 minutes | 16.7% | 8.8% | 8.0% |
| 45 to 59 minutes | 9.2% | 10.6% | 10.2% |
| 60 or more minutes | 16.5% | 13.6% | 15.8% |
| Mean travel time to work (minutes) | 35.7 | 31.1% | 32.0% |

Source: 2020 ACS 5-Year Estimates

Education

In 2020, the ACS 5-Year Estimates reported a total of 2,704 residents aged three years and over who were enrolled in some level of school. The largest groups are those enrolled in grades 5 through 8 (26.7%) and grades 9 through 12 (26.6%). Approximately 16.2 percent of the school-aged population was enrolled in college at the undergraduate level.

Table 12. School Enrollment, 2020

| Kinnelon Borough Enrollment by Level | | |
|--|-------|-------|
| Population 3 years and over enrolled in school | 2,704 | |
| Nursery school, preschool | 183 | 6.8% |
| Kindergarten | 127 | 4.7% |
| Elementary: grade 1 to grade 4 | 418 | 15.5% |
| Elementary: grade 5 to grade 8 | 722 | 26.7% |
| Elementary: grade 9 to grade 12 | 718 | 26.6% |
| College, undergraduate | 439 | 16.2% |
| Graduate, professional school | 97 | 3.6% |

Source: 2020 ACS 5-Year Estimates

Specific Changes Recommended for the Master Plan or Development Regulations

N.J.S.A. 40:55D-89d The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Overall, the updated demographics for the Borough show a slight population decline (about 2%) since 2010 that appears to be leveling off. Given the large amount of land in the Highlands Preservation Area in the Borough, the population is unlikely to increase over time. Land use policies that support redevelopment and increased efficiency in existing developed areas will promote the efficient use of existing developed lands to promote economic development and sustainability in the Borough. The changes suggested below are proposed to address the various issues addressed by the Reexamination Report as well as proposals to fine tune existing policies and ordinances to better implement the overall policies of the Master Plan.

RECOMMENDED MASTER PLAN CHANGES:

1. Statement on Smart Growth in the Land Use Element

The New Jersey State Legislature passed P.L. 2017, c.275, a law requiring that the land use element of a municipal master plan include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The law took effect on January 8, 2018.

2. Updated Land Use Element including Climate Change Hazard Vulnerability Assessment

Updates to the Borough's Land Use Element should include revised proposed Land Use Map as follows:

- a. Add Commercial Zones along NJSH Route 23; change all other zoning to Restricted Commercial Zones.
- b. Remove the Limited Industrial Zone from the Land Use/Zoning Map.
- c. Add a Public Lands/Open Space Zone to the Land Use/Zoning Map to reflect public lands and preserved open space.

The New Jersey State Legislature passed P.L. 2021, c. 6, which requires that any Land Use Element of the Master Plan adopted or amended after February 4, 2021, must include a climate change related hazard vulnerability assessment. The requirements of the assessment include:

- a. Identification of climate change-related natural hazards that are anticipated to impact the municipality.

- b. A build-out analysis projecting future development in the municipality with a focus on areas that exhibit a high level of vulnerability and risk.
- c. An assessment of the threats and vulnerabilities resulting from climate change-related hazards.
- d. Identification of critical facilities necessary for evacuation purposes and for sustaining quality of life during natural disaster.
- e. An evaluation of the impact of climate change-related hazards on the other elements of the master plan.
- f. Strategies and design standards that will reduce or avoid the risks associated with the identified climate change-related hazards.
- g. A policy statement on the relationship of the vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.
- h. Identification of any public potable water wells and pump stations located in the flood zone and determine specific vulnerabilities to flooding events. This includes an analysis for private wells to inform owners of their vulnerabilities and identify potential solutions to that vulnerability.
- i. Minimize future asset exposure by changes to zoning, land development requirements or other methods and incorporate findings into master plan updates and land use decisions.
- j. Develop a vulnerability assessment map of areas that flood regularly including, but not limited to, roadway intersections with particular attention to evacuation routes or critical access areas which should be incorporated into the master plan update and land use decisions.

The Highlands Council is currently working on model Climate Change Hazard Vulnerability Assessments for communities in the Highlands Region. The Borough of Kinnelon should update their Land Use Element to include the Climate Change Hazard Vulnerability Study when it is available, which is projected to be early 2023.

2. Adopt proposed Open Space and Recreation Plan Update

The Planning Board should adopt the proposed Open Space and Recreation Plan Update dated November 16, 2022, prepared by the Land Conservancy and the Borough of Kinnelon Open Space Advisory Committee.

RECOMMENDED ORDINANCE CHANGES:

1. Update Zoning Ordinances to be Consistent with Land Use Plan/Zoning Map Changes.

The Borough of Kinnelon will need to update its ordinances to reflect changes to the Land Use Plan Map and include an updated Zoning Map.

2. Update Ordinances to address Electric Vehicle Charging Stations.

The Borough should adopt an ordinance authorizing and encouraging electric vehicle supply/service equipment (EVSE) & Made-Ready Parking Spaces consistent with the Electric Vehicle Charging Station law, or the existing model ordinance or some combination which best addresses the needs of Kinnelon.

Recommendations Concerning Redevelopment Plans

N.J.S.A 40:55D-89e "The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law." P.L.1992. c. 79 (C.40A: 12 A-1 et seq.) into the land use plan element of the municipal master plan. and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."

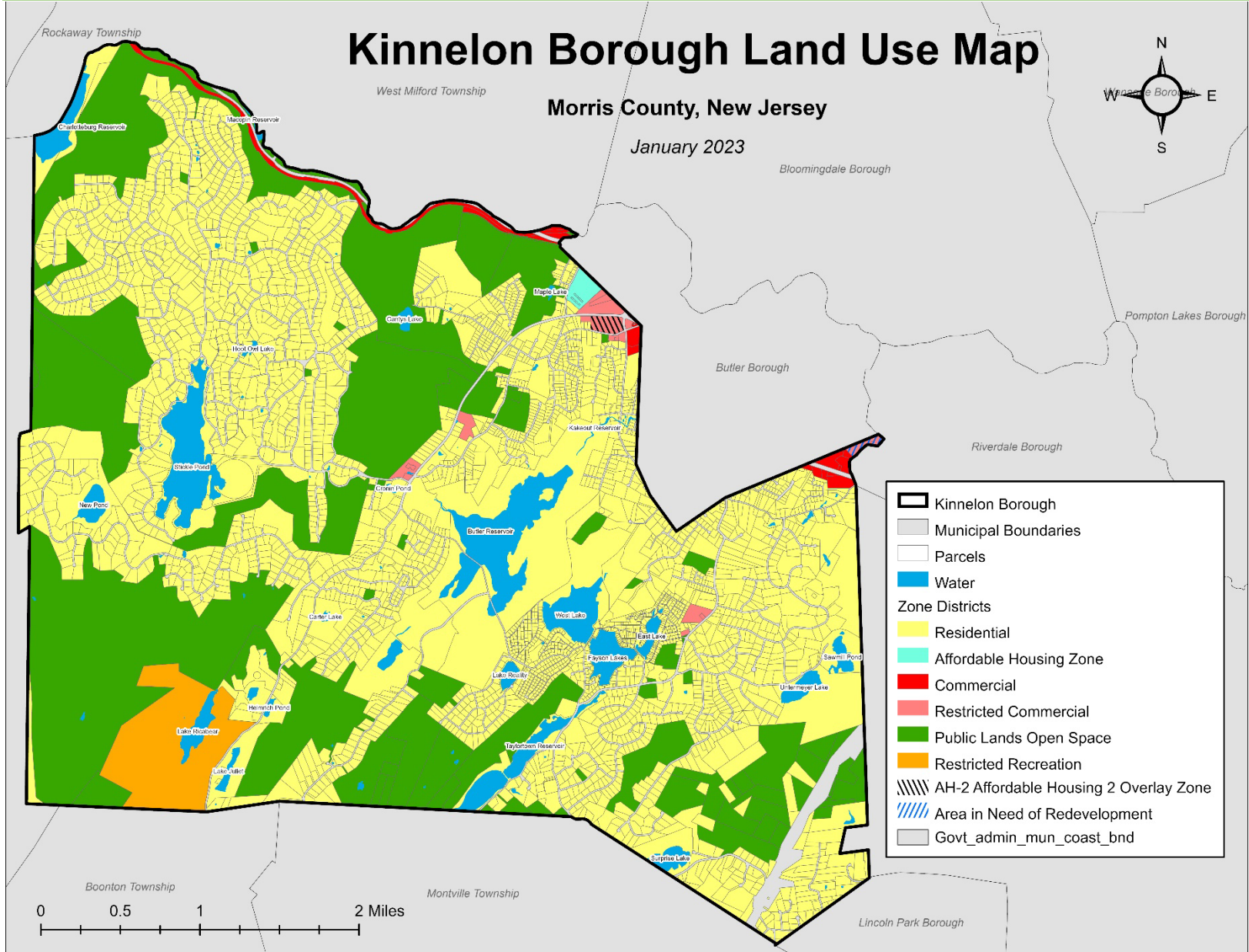
Kinnelon Borough reviewed and approved a Condemnation Area in Need of Redevelopment Study for Block 57601, Lots 101 and 102 in 2021. The properties included 7.36 acres along Matthews Avenue and Lead Mine Hill Road. A redevelopment plan has not yet been adopted for the Area in Need of Redevelopment.

Recommendations Concerning EV Infrastructure

N.J.S.A 40:55D-89f "The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and appropriate for the development of public electric vehicle infrastructure."

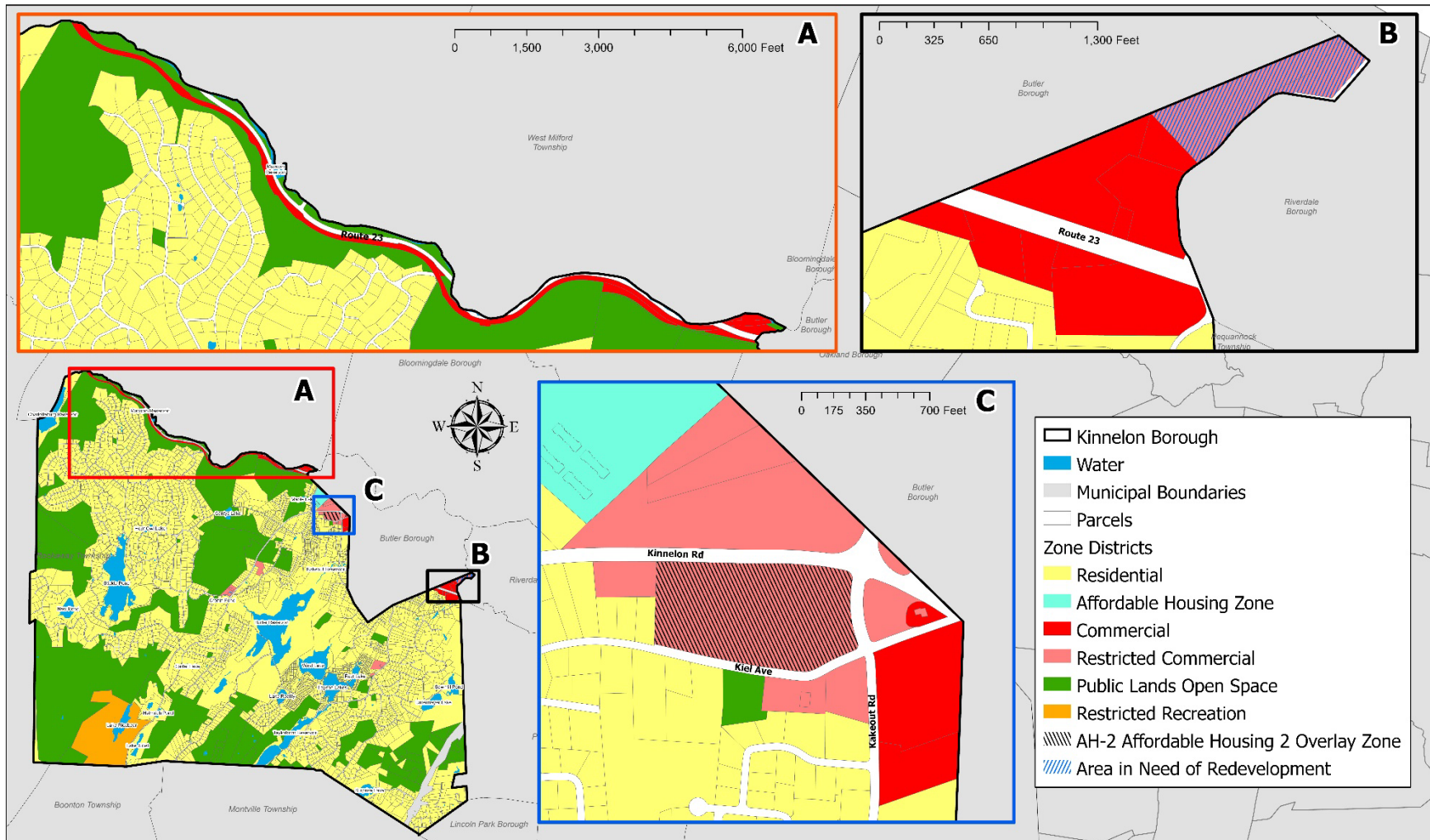
This report recommends including within the Land Use Element a review of potential locations to install electric vehicle charging stations. Additionally, the report recommends updated ordinances to include the State Model Ordinance on Electric Vehicle Service Equipment (EVSE) to promote the development of EVSE.

Appendix A: Updated Land Use Plan Map



Land Use Map: Route 23 Commercial Zone

January 2023



Appendix B: Lots and Blocks in Proposed Public Lands / Open Space Zone

| BLOCK | LOT | OWNER |
|-------|-----|-------------------------------------|
| 10103 | 102 | NEWARK, CITY OF %DIV SWR & WTR SPLY |
| 10104 | 102 | NEWARK, CITY OF %DIV SWR & WTR SPLY |
| 10104 | 103 | PASSAIC VALLEY WATER COMM |
| 10401 | 101 | MORRIS COUNTY PARK COMMISSION |
| 10401 | 103 | MORRIS COUNTY FOR PARK PURPOSES |
| 10401 | 104 | KINNELON BOROUGH |
| 10801 | 101 | NEW JERSEY STATE DEP |
| 10801 | 102 | KINNELON BOROUGH |
| 11103 | 101 | KINNELON BOROUGH |
| 11205 | 119 | KINNELON BOROUGH |
| 11208 | 102 | NEWARK, CITY OF %DIV SWR & WTR SPLY |
| 11301 | 121 | KINNELON BOROUGH |
| 11906 | 105 | KINNELON BOROUGH |
| 12201 | 101 | NEW JERSEY STATE DEP |
| 12301 | 101 | NEW JERSEY ST OF & MORRIS COUNTY NJ |
| 12301 | 104 | NEWARK, CITY OF %DIV SWR & WTR SPLY |
| 12301 | 106 | NJ DEPT OF ENVIRONMENTAL PROTECTION |
| 12301 | 107 | NEW JERSEY STATE DEP |
| 12302 | 102 | KINNELON BOROUGH |
| 12303 | 101 | NEWARK, CITY OF %DIV SWR & WTR SPLY |
| 12304 | 101 | NEWARK, CITY OF %DIV SWR & WTR SPLY |
| 22401 | 102 | KINNELON BOROUGH |
| 22401 | 108 | KINNELON BOROUGH |
| 22401 | 109 | KINNELON BOROUGH |
| 22701 | 101 | KINNELON BOROUGH |
| 22801 | 102 | NJ DEPT OF ENVIRONMENTAL PROTECTION |
| 22801 | 103 | NEW JERSEY STATE DEP |
| 33501 | 101 | KINNELON BOROUGH |
| 33701 | 114 | KINNELON BOROUGH |
| 33704 | 137 | KINNELON BOROUGH |
| 34201 | 113 | NEW JERSEY STATE DEP |
| 34201 | 114 | MORRIS COUNTY PARK COMMISSION |
| 34201 | 115 | MORRIS COUNTY |
| 34201 | 116 | MORRIS COUNTY PARK COMMISSION |
| 34401 | 103 | KINNELON BOROUGH |
| 34501 | 101 | NEW JERSEY STATE DEP |
| 34501 | 102 | MORRIS COUNTY |

| | | |
|-------|-----|------------------------------------|
| 34501 | 103 | MORRIS COUNTY |
| 34801 | 101 | MORRIS COUNTY |
| 45002 | 152 | KINNELON BOARD OF EDUCATION |
| 45002 | 153 | KINNELON BOROUGH |
| 45002 | 154 | KINNELON VOL. FIRE CO. |
| 45002 | 155 | KINNELON BOARD OF EDUCATION |
| 45003 | 108 | KINNELON BOARD OF EDUCATION |
| 45205 | 137 | KINNELON BOROUGH |
| 45502 | 120 | KINNELON BOROUGH |
| 45601 | 147 | MORRIS COUNTY / KINNELON BOROUGH |
| 45610 | 119 | MORRIS COUNTY / KINNELON BOROUGH |
| 45610 | 123 | KINNELON BOARD OF EDUCATION |
| 45610 | 125 | KINNELON BOROUGH |
| 45702 | 102 | KINNELON BOROUGH |
| 46001 | 103 | KINNELON BOROUGH |
| 56101 | 109 | MORRIS COUNTY PARK COMMISSION |
| 56101 | 110 | MORRIS COUNTY PARK COMMISSION |
| 56201 | 109 | KINNELON BOROUGH |
| 56302 | 101 | KINNELON BOARD OF EDUCATION |
| 56302 | 119 | KINNELON BOROUGH |
| 56601 | 101 | KINNELON BOROUGH |
| 56601 | 125 | MORRIS COUNTY % JH SUMINSKI |
| 56601 | 127 | MORRIS COUNTY FOR PARK PURPOSES |
| 56702 | 102 | MORRIS COUNTY |
| 56801 | 101 | MORRIS COUNTY % PARK COMMISSION |
| 56801 | 102 | MORRIS COUNTY % PARK COMMISSION |
| 56801 | 104 | MORRIS COUNTY FOR PARK PURPOSES |
| 56801 | 107 | MORRIS COUNTY |
| 56801 | 108 | MORRIS COUNTY |
| 56801 | 109 | MORRIS COUNTY |
| 56801 | 111 | MORRIS COUNTY %PARK COMMISSION |
| 56801 | 112 | MORRIS COUNTY |
| 56801 | 113 | MORRIS COUNTY FOR PARK PURPOSES |
| 56801 | 115 | MORRIS COUNTY %PARK COMMISSION |
| 56801 | 116 | COUNTY OF MORRIS |
| 57001 | 102 | KINNELON BOROUGH |
| 57001 | 104 | MORRIS COUNTY |
| 57001 | 105 | MORRIS COUNTY PARK COMMISSION |
| 57001 | 106 | COUNTY OF MORRIS FOR PARK PURPOSES |