NEGLIA

34 Park Avenue - PO Box 426
Lyndhurst, New Jersey 07071
Telephone: (201) 939-8805
Fax: (201) 939-0846

PRESENTED TO:
THE BOROUGH OF KINNELON
April 2025
Neglia Project No.:
KINNMUN25.010









RECREATION VISION REPORT FOR THE BOROUGH OF KINNELON

BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY

Table of Contents

Executive Summary 2
Borough's Needs 2
Permitting and Environmental Impacts 2
Inventory of Borough's Properties 3
Recommendations 5
Construction Cost Comparison Analysis 7
Conclusion 7

Appendices

Appendix A Figures of Borough Owned Lots with Environmental Constraints
Appendix B Renderings
Appendix C Preliminary Construction Cost Estimates

Executive Summary

Neglia Group ("Neglia") has been engaged by the Borough of Kinnelon to develop a Recreation Vision Plan. This plan focuses on evaluating Borough-owned properties to determine the feasibility of improving existing recreational facilities as well as creating new ones. The report will provide the Borough with recommendations for recreational improvements, considering factors such as construction feasibility, environmental impact, and costs. Additionally, it will include an analysis of relevant laws, regulations, and permitting requirements.

Borough's Needs

Neglia has met with the Borough's officials to discuss upgrades and improvements to existing facilities that require improved usability, drainage infrastructure improvements to address inundation, and utility infrastructure upgrades for potential future improvements. In addition to upgrading existing facilities, we understand that the Borough is considering construction of new recreational spaces based on the needs the Borough has identified. These needs include standalone pickleball courts, outdoor athletic equipment, dog parks, additional fields, recreation, ADA accessible pedestrian walkways, and creating additional parking spaces. In addition, the Borough has indicated a need to upgrade existing sports lighting systems and to install new lighting system at existing fields.

Permitting and Environmental Impacts

New Jersey Department of Environmental Protection

Under the NJDEP Highlands Water Protection and Planning Act (NJAC 7:38), the entirety of the Borough of Kinnelon is designated as part of the Highlands Preservation Area. Per the applicable regulations, any non-residential development within this area must secure a Highlands Preservation Area Approval (HPAA) from the NJDEP before proceeding with construction. To obtain an HPAA, any proposed developments must meet stringent criteria, including, but not limited to, regulations concerning:

- Impervious Surfaces;
- Highland Open Waters;
- Flood Hazard Areas;
- Steep Slopes;
- Upland Forested Areas;
- Historic and Archaeological Areas;
- Rare, Threatened, or Endangered Plant Species; and
- Unique or Irreplaceable Land Types and Existing Scenic Attributes.

After conducting an evaluation of the Borough's property inventory and a detailed review of the applicable regulations, it was determined that the majority of the Borough's properties are subject to significant developmental and usage constraints. These constraints arise due to the properties' overlap with multiple regulatory categories mentioned above, necessitating extensive permitting processes that are far more complex than those required for other Borough properties, which exhibit compatibility reduced environmental restrictions.

In addition to Highlands Water Protection and Planning Act (NJAC 7:38) regulations, some of the properties that have been evaluated are located adjacent or in close proximity to Category One

waters and freshwater wetlands and will be required to satisfy Flood Hazard Area (NJAC 7:13) and Freshwater Wetlands NJAC 7:7A requirements.

Green Acres

Additionally, it has been observed that certain properties within the Borough are designated as part of the Recreation and Open Space Inventory (ROSI). These properties, supported by Green Acres funding, must adhere to specific Green Acres regulatory requirements.

Morris County Soil Conservation District

Many of the properties evaluated have lot sizes exceeding 5,000 square feet and associated projects will disturb greater than 5,000 square feet. As such, the project will require a plan certification from the Morris County Soil Conservation District to be obtained prior to construction. As such, an application for same will be submitted and obtained prior to project bidding.

Inventory of Borough's Properties

The following listing of properties below have been identified as Borough-owned using NJ GeoWeb program and have been evaluated for potential recreation improvements. Figures of these properties with environmental constraints can be found in Appendix A.

Block	Lot	Property Name	Tax Address
10401	104	Silas Condict County Park	MAPLE LAKE RD/KINNELON RD[4]
10801	102	Municipal Building	130 KINNELON RD
11103	101	Vacant Land	3 SLEEPY HOLLOW RD[4]
11205	113	Vacant Land/Wetlands	29 CHERRY TREE LN[4]
11205	119	Vacant Land/Wetlands	43 CHERRY TREE LN[4]
11301	121	Vacant Land/Wetlands	367 ECHO VALLEY LN[4]
11906	105	Vacant Land	56 GREEN HILL RD[4]
11907	117	Vacant Land	436 PEPPERIDGE TREE LN[4]
12001	108	Vacant Land	73 GREEN HILL/3KENT BROOK[4]
12004	101	Vacant Land/Wetlands	17 UNDERCLIFF RD[4]
22401	102	Vacant Land	7 FORGE RD[4]
22401	108	Vacant Land	8 FORGE RD[4]
22401	109	Vacant Land	20 STONEHOUSE/ 4 FORGE RD[2]
22701	101	Buck Mountain	KINNELON RD BUCK MTN[3]
22801	103	Buck Mountain	KINNELON RD, WEST OF[1]
23004	101	Buck Mountain	127 SOUTH GLEN RD[4]
33501	101	Rock Pear Mountain	MILLER RD ROCK PEAR MTN[3]
33601	122	Fire Pond Lot	PHEASANT RUN[4]
33701	114	Park	21 DECKER TER[4]
33704	137	Pheasant Run Recreation Area	PHEASANT RUN REC AREA[4]
34003	108	Fire Pond Lot	DAISY CT[2]
34401	103	Vacant Land/Wetlands	MILLER RD PYRAMID MTN[4]
34608	121.01	Vacant Land	GLENROCK DR / CLIFF TRL[1]
34608	121.02	Vacant Land	GLENROCK DR / CLIFF TRL[1]

Block	Lot	Property Name	Tax Address
34706	129	Vacant Land	14 BIRCHWOOD TRL[4]
34801	102	Boonton Ave Field	180 BOONTON AVE[3]
44903	103	Vacant Land	96 FAYSON LAKES RD[5]
45001	112	Future Pump Station	70 KIEL AVE[2]
45002	153	Board of Education/ Glen Sisco School	109 KIEL AVE[5]
45104	112	Water Tower	40-A LINCOLN RD[1]
45205	137	L'Ecole, Kinnelon Museum	25 KIEL AVE MUSEUM[3]
45207	103	Pumping Station	163 KAKEOUT RD[2]
45502	119	Vacant Land	46 BOONTON AVE
45502	120	Kinnelon Recreation Park	50 BOONTON AVE[4]
45702	102	Fire Pond Lot	DANIEL LN[4]
46001	103	Vacant Land	TINTLE RD, WEST OF[1]
56201	109	Vacant Land	8 WOOD CHASE LN[3]
56302	106	Vacant Land	HIDDEN ACRES DR/REC AREA[4]
56302	119	Parking Lot	BOONTON AVE/HIGHLANDS DR
56504	111	Geoffrey Dr Recreation Area	5 GEOFFREY DR/REC AREA[3]
56601	101	Vacant Land/Wetlands	ALIZE DR[4]
56601	126	Bald Hill	ALIZE DR, EAST OF[1]
57001	102	Sunset Valley Park	ROUTE 287, EAST OF[1, 3]
57101	120	Vacant Land	99 SAW MILL RD[4]
57401	147	Water Tower	68 DENISE DR[4]
57401	149	Vacant Land	DENISE DR[4]
57401	151	Vacant Land	CUTLASS RD[1]

[1] These properties were eliminated from the assessment as there is currently no access to the property via an easement and/or Borough right of way per the Township's Tax Map.

[2] These properties have been identified to have existing or planned future utility infrastructure and have been deemed infeasible for recreational improvements.

[3] These properties have been designated Recreation and Open Space Inventory (ROSI) properties and would require compliance with NJDEP Green Acres regulations.

[4] These properties will require extensive tree clearing and permitting due to the property having multiple regulatory categories of the NJDEP Highlands Water Protection and Planning Act regulations (NJAC 7:38) and therefore have been removed from further consideration.

Based on the considerations mentioned above, the following four properties were further considered for recreational improvements and upgrades:

- Kinnelon Recreation Park, also known as KRP (Block 45502, Lot 119)
- Kinnelon Recreation Field, also known as KPF (Block 10801, Lot 102)
- 180 Boonton Avenue Field, also known as BAF (Block 34801, Lot 102)
- 140 Boonton Avenue Park, also known as BAP (Block 56302, Lot 119)

Recommendations

Kinnelon Recreation Park (Block 45502, Lot 119)

One of the properties that the Borough has indicated a desire to create new recreational space is at the Kinnelon Recreation Park (Block 45502, Lot 119). The property is approximately 10.68 acres in size and currently consists of steep slope and upland forest. The NJDEP previously determined that the property has no Highlands Open Water and approximately 5.85 acres of the property would have to remain undisturbed as part of the HPAA approval that was issued for the property on May 24, 2018, which was extended for an additional 5 years in 2023. The original proposed layout of the recreational space included a community center and shelter, a grass all-purpose recreation field and associated parking lot

After discussing with the Borough, they have indicated that they would like to revise the original layout design with a more cohesive layout that incorporates the adjacent existing fields and the new recreational space into one unified reactional space. Neglia has prepared two conceptual layouts (Option A and Option B) for the Borough's review. Option A closely resembles the original design previously approved by the NJDEP, while Option B features an updated site layout based on the discussions with the Borough. The new layout includes integrating the new parking space with the existing parking lot to enhance site circulation, relocating one of the existing ball fields to the front in order to position the community center and shelter at the center of the recreational facility, creating two new standalone pickle ball courts, new ADA accessible walkways, a new playground, relocating the new soccer/football combination field, and new sport field and parking lot lighting system. The Borough should note that selecting Option B will require obtaining a modification to the approved HPAA permit from NJDEP in order to construct the proposed improvements, as the site layout varies from the original design previously approved by the NJDEP.

Kinnelon Recreation Field (Block 10801, Lot 102)

Another property that the Borough has indicated where they would like to conduct recreational improvements is at the Kinnelon Recreation Field adjacent to Borough Hall. The existing site includes three (3) sports fields equipped with sports lighting and bleachers, an asphalt parking lot, a basketball court, and a concession building. The existing fields are adjacent to the Pequannock River Tributary, a designated Category One waterway and is surrounded by wetlands. The Borough has indicated that the existing fields experience considerable flooding and seeks to address this issue through the implementation of drainage infrastructure improvements. Additionally, the Borough has requested to investigate the possibility of dredging the existing ditch located behind the fields to enhance water management and reduce flood risk to the fields and surrounding areas.

Based on the Borough's feedback and needs, a conceptual plan has been developed to enhance recreational amenities and address existing infrastructure challenges. The plan includes the reconstruction of the existing grass field with an underdrain system designed to alleviate surface flooding and directly discharging the system into the adjacent stream through a newly constructed outfall. Additionally, the project will involve the complete reconstruction of the current basketball court, improving its durability and playability for residents and upgrading the existing sports lighting system to provide better illumination of the fields. The parking lot would also undergo significant upgrades, including reconstruction and restriping, to enhance accessibility and organization. Furthermore, the conceptual plan includes the addition of new recreational features, such as an

amphitheater for community gatherings, performances, and events, as well as a dedicated dog park adjacent to the DPW buidling to provide a safe and enjoyable space for pet owners and their dogs.

It is important to note that the proposed improvements to the Kinnelon Recreation Field will require a Highlands Preservation Area Approval (HPAA) permit, Freshwater Wetlands permit, and a Flood Hazard Area (FHA) Individual Permit from the New Jersey Department of Environmental Protection (NJDEP). Given the presence of multiple Highlands Open Waters on-site mentioned, securing this permit would involve extensive regulatory processes, as NJDEP imposes strict limitations on developments near protected waters. Furthermore, this property has been identified as part of the Recreation and Open Space Inventory (ROSI) and must comply with all Green Acres regulations.

Based on a review of NJDEP regulations, dredging is permitted. However, according to the NJDEP Landscape Project database, the existing ditch is adjacent to a Rank 5 Habitat, which identifies several endangered and threatened species near the area. As a result, an environmental report must be prepared by an environmental scientist in accordance with NJDEP 7:13-18.8 as part of the Flood Hazard Area regulations. This report must justify the need for dredging and demonstrate that the impact on threatened and endangered species will be minimal. Ultimately, the NJDEP will determine whether the dredging is allowed based on their review and approval of the report. Additionally, for the proposed underdrain system at the existing fields, a more in-depth geotechnical analysis of the existing soil conditions will be necessary to assess feasibility and ensure the system's effectiveness in addressing drainage concerns.

180 Boonton Avenue Field (Block 34801, Lot 102)

The third property identified as a viable candidate for recreational improvements and upgrades is the property located at 180 Boonton Avenue (Block 34801, Lot 102). The property is located adjacent to the Taylortown Reservoir, Stony Brook, and wetlands. This expansive property currently features a variety of recreational amenities, including two baseball fields, a recently constructed playground, tennis courts that are currently being reconstructed, and two (2) grass soccer fields. Additionally, there is an existing asphalt parking lot. The Borough has previously stated that there is not enough parking available during sporting events and residents are forced to find parking outside of the property and walk along Boonton Avenue where there are currently no sidewalks for residents to utilize for safe access to the fields.

Based on feedback and meetings with the Borough, we have prepared a conceptual plan that illustrates the existing grass soccer fields being reconstructed and restriped, two (2) new pickleball courts, and new ADA accessible walkways throughout the recreational fields. In addition, we upgraded the existing parking lot to provide additional parking spaces and improve vehicle circulation by providing two (2) 24' wide driveways for ingress and egress to the property. The concept plan provides full 9' x 18' parking spaces and has increased the number of parking spaces available for residents from 54 existing parking spaces to 95 proposed parking spaces. The Borough should be aware that, due to the proximity of Taylortown Reservoir, Stony Brook, and surrounding wetlands, obtaining a Freshwater Wetlands Permit and a Flood Hazard Area Individual Permit from the NJDEP will be required, along with Highlands Preservation Area Approval, prior to the project bidding.

140 Boonton Avenue Field (Block 56302, Lot 119)

The last property that was identified as a candidate for recreational improvements is the property located at 140 Boonton Avenue (Block 56302, Lot 119). The property is currently a vacant lot that is made up of compacted gravel and maintained lawn areas and is located adjacent to the Stony Brook Tributary, a designated Category One waterway and wetlands. The Borough has indicated that the property has been utilized as a parking lot from time to time. In addition, it was noted that the property has noise level restrictions.

Considering input and discussion with the Borough, we recommend that the property should be utilized as an outdoor fitness facility due to imposed noise restrictions and the size of the lot. For the conceptual plan, we have included a 1/8-mile jogging track with outdoor fitness stations along the track, a new parking lot, and decorative LED lighting with security cameras along the track ensuring both illumination and enhanced security as well as an elevated platform for the electrical controls and equipment for protection from any flood damage from the Stony Brook. Due to the property's proximity to Stony Brook, a Freshwater Wetlands Permit and a Flood Hazard Area Individual Permit from the NJDEP will be required, along with Highlands Preservation Area Approval, prior to the project bidding.

Construction Cost Comparison Analysis

Order of magnitude construction cost estimates were developed for each of the proposed conceptual plans prepared. Said estimates were based upon recent comparable bid prices and are subject to change based on final engineering design. Below is a summary of the construction cost estimates, with each itemized construct cost estimate provided within Appendix D:

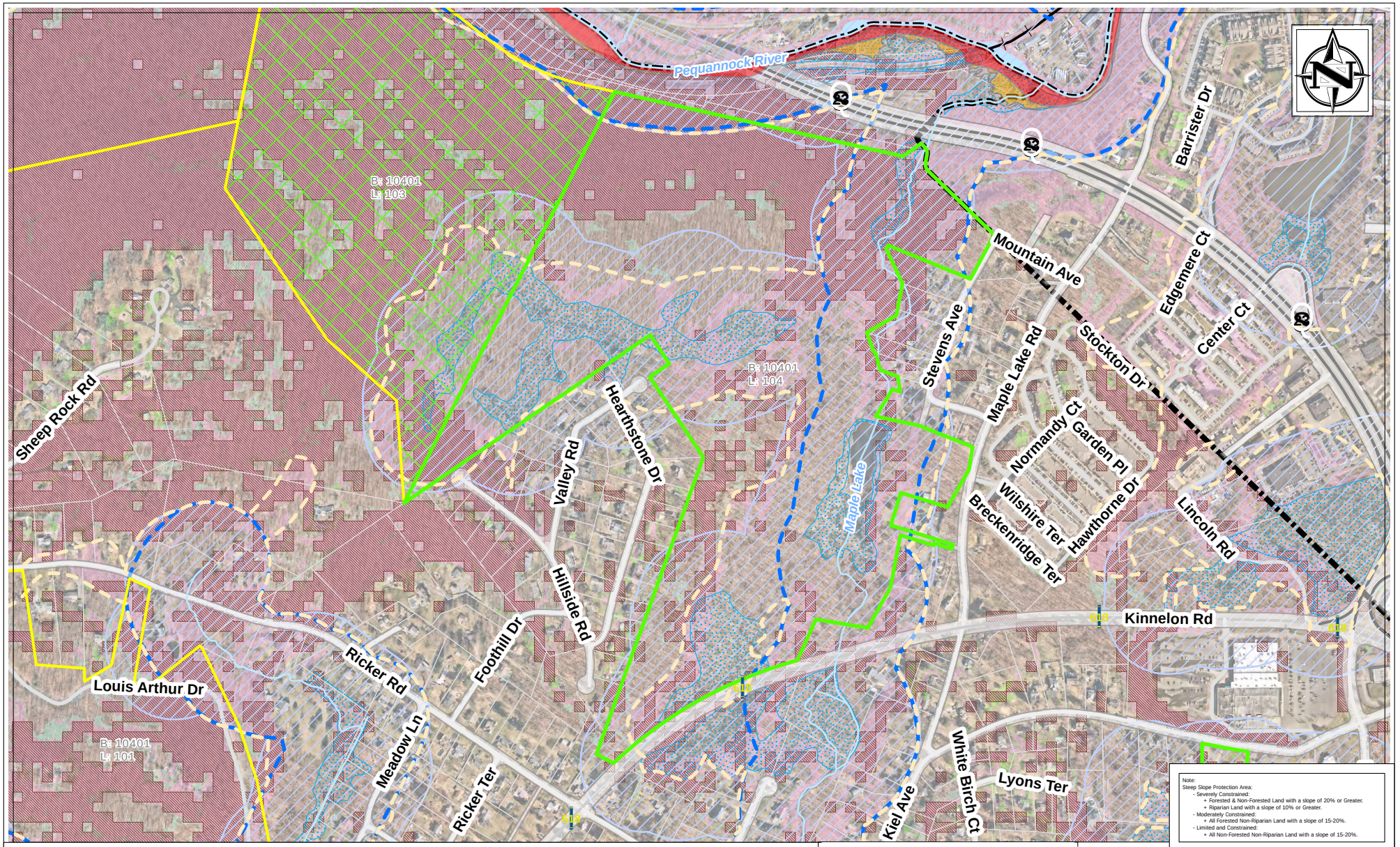
- Kinnelon Recreation Park Option A (Permitted Site Layout): $20.4 million
- Kinnelon Recreation Park Option B (Updated Site Layout): $28.8 million
- Kinnelon Recreation Field: $4.17 million
- 180 Boonton Avenue Field: $3.88 million
- 140 Boonton Avenue Park: $687,300

Conclusion

Neglia has evaluated four (4) properties for recreational improvements. The evaluation of each property has been conducted based on environmental / permitting requirements, constructability, and construction costs. Ultimately, it is recommended that Borough should consider Kinnelon Recreation Park as their top priority for recreational development as the Borough has recently received an extension on the HPAA permit and will have to begin construction before the permit expires in 2028. Next, we suggest that the Borough consider the Kinnelon Recreation Field, as its development will require an extensive permitting process. This includes addressing Highlands Open Waters, NJDEP review for the dredging of the adjacent ditch, and a detailed geotechnical analysis of the soil conditions to determine the feasibility of an underdrain system for the fields. Thirdly, we recommend that the Borough should consider the Boonton Avenue Field given the significant constraint on parking at the fields and the safety concern of residents navigating on Boonton Avenue without a sidewalk for safe access. Lastly, we would recommend the Boonton Avenue Park.

APPENDIX A

Figures of Borough Owned Lots with Environmental Constraints



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope

Key Map

Public Properties and Environmental Constraints
Property Key: 7
Block: 10401 Lot: 104
MAPLE LAKE RD/KINNELON RD
Borough of Kinnelon, Morris County, NJ

0 165 330 660 Feet

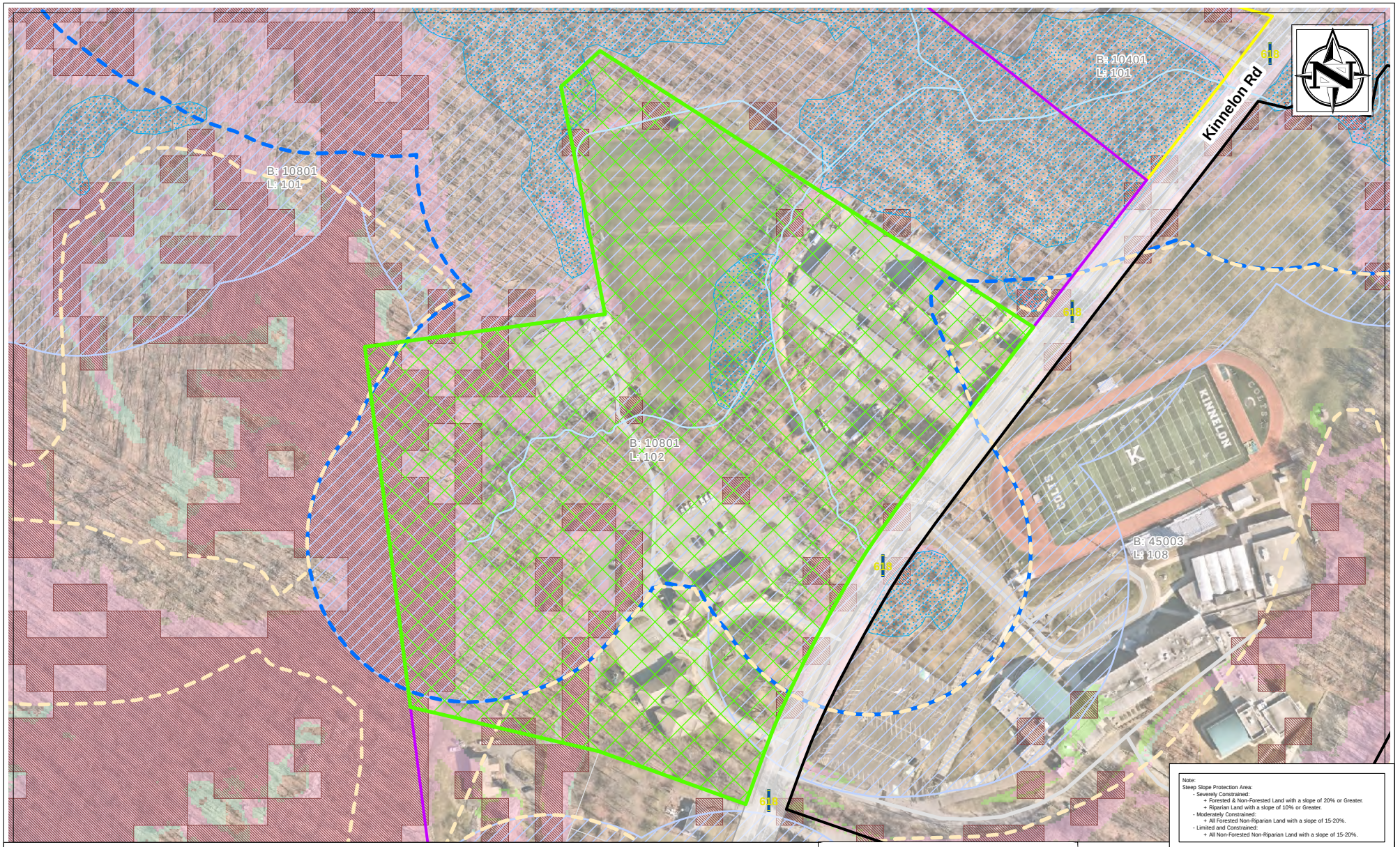
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

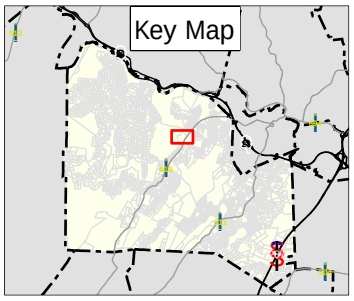
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 8
Block: 10801 Lot: 102
130 KINNELON RD
Borough of Kinnelon, Morris County, NJ

0 62.5 125 250 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

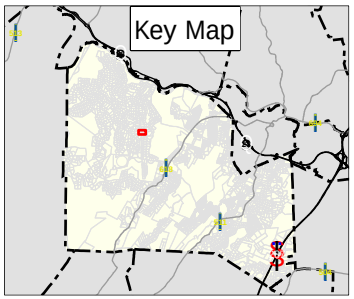
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 9
Block: 11103 Lot: 101
3 SLEEPY HOLLOW RD
Borough of Kinnelon, Morris County, NJ

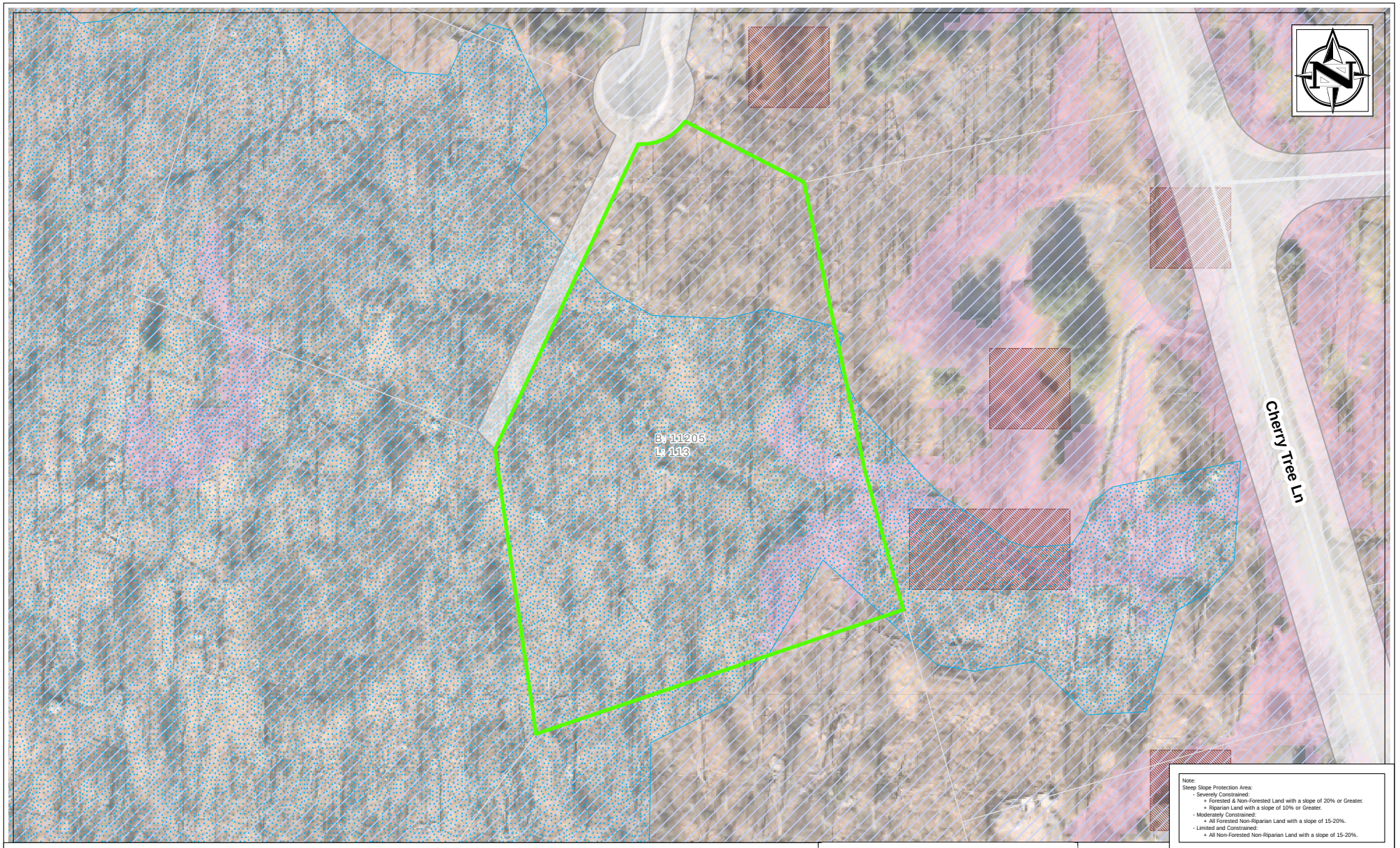
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

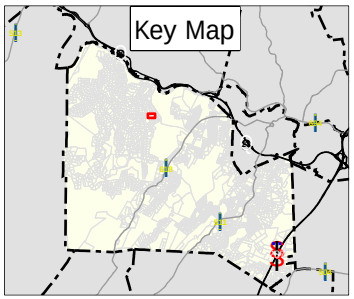
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 10
Block: 11205 Lot: 113
29 CHERRY TREE LN
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

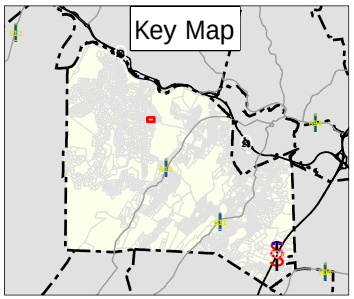
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 11
Block: 11205 Lot: 119
43 CHERRY TREE LN
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

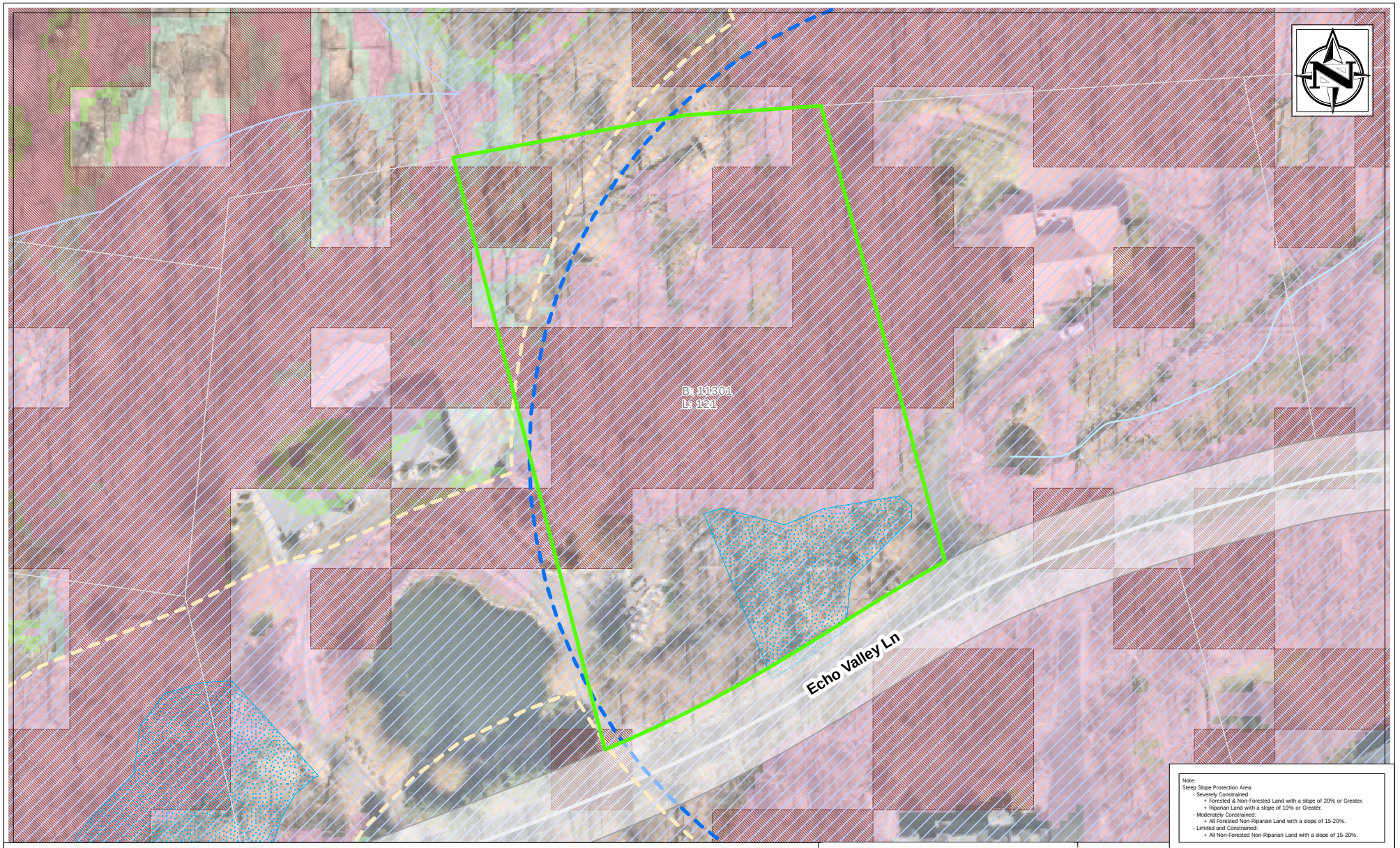
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

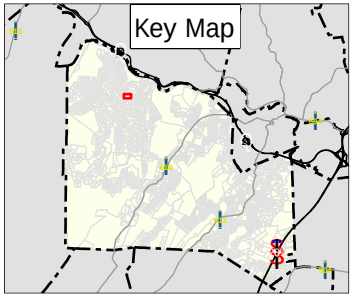
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 12
Block: 11301 Lot: 121
367 ECHO VALLEY LN
Borough of Kinnelon, Morris County, NJ

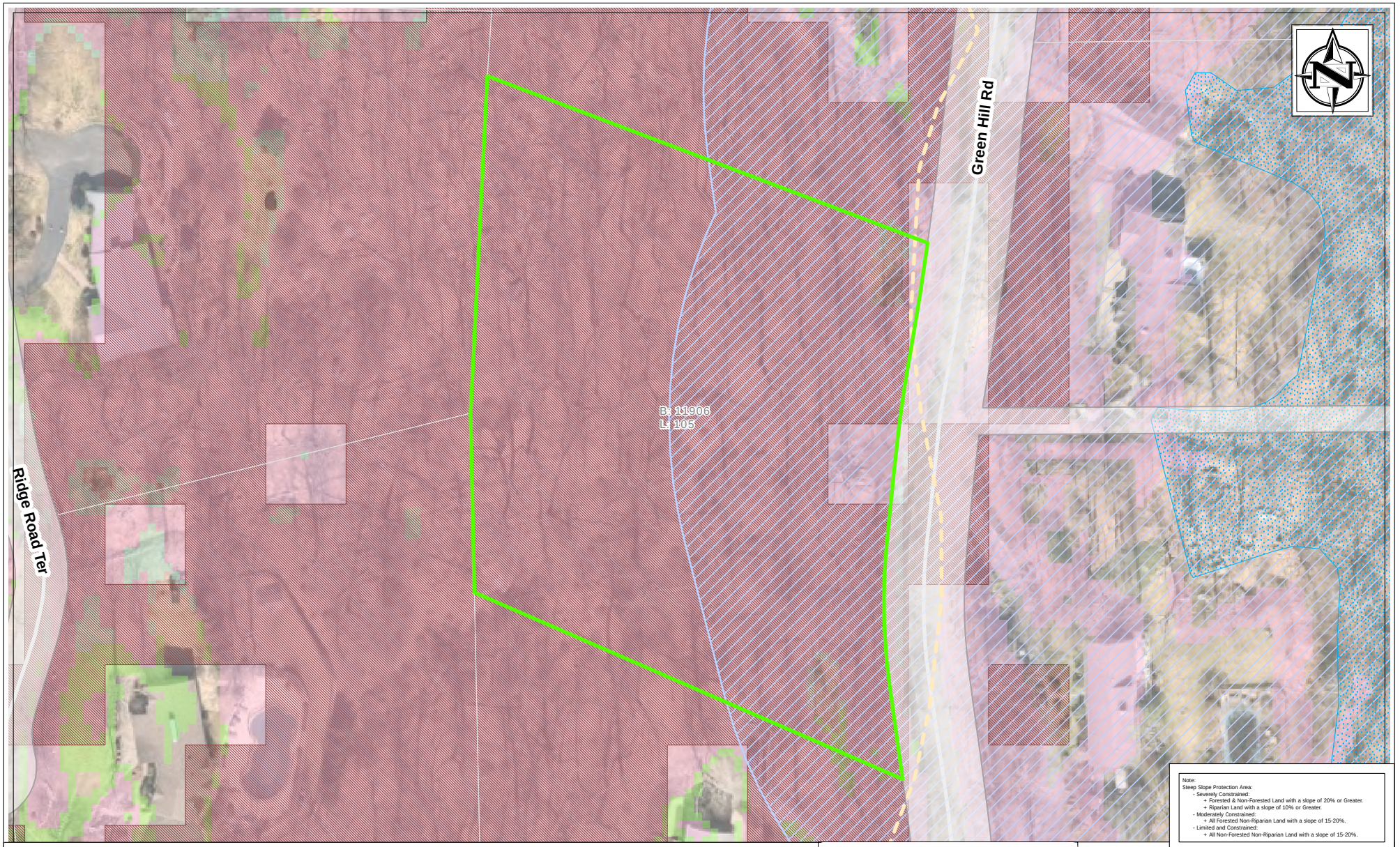
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

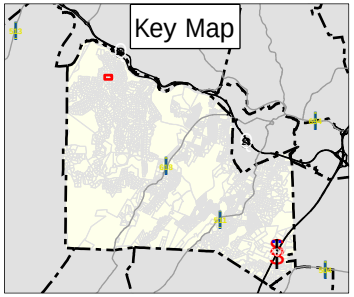
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 13
Block: 11906 Lot: 105
56 GREEN HILL RD
Borough of Kinnelon, Morris County, NJ

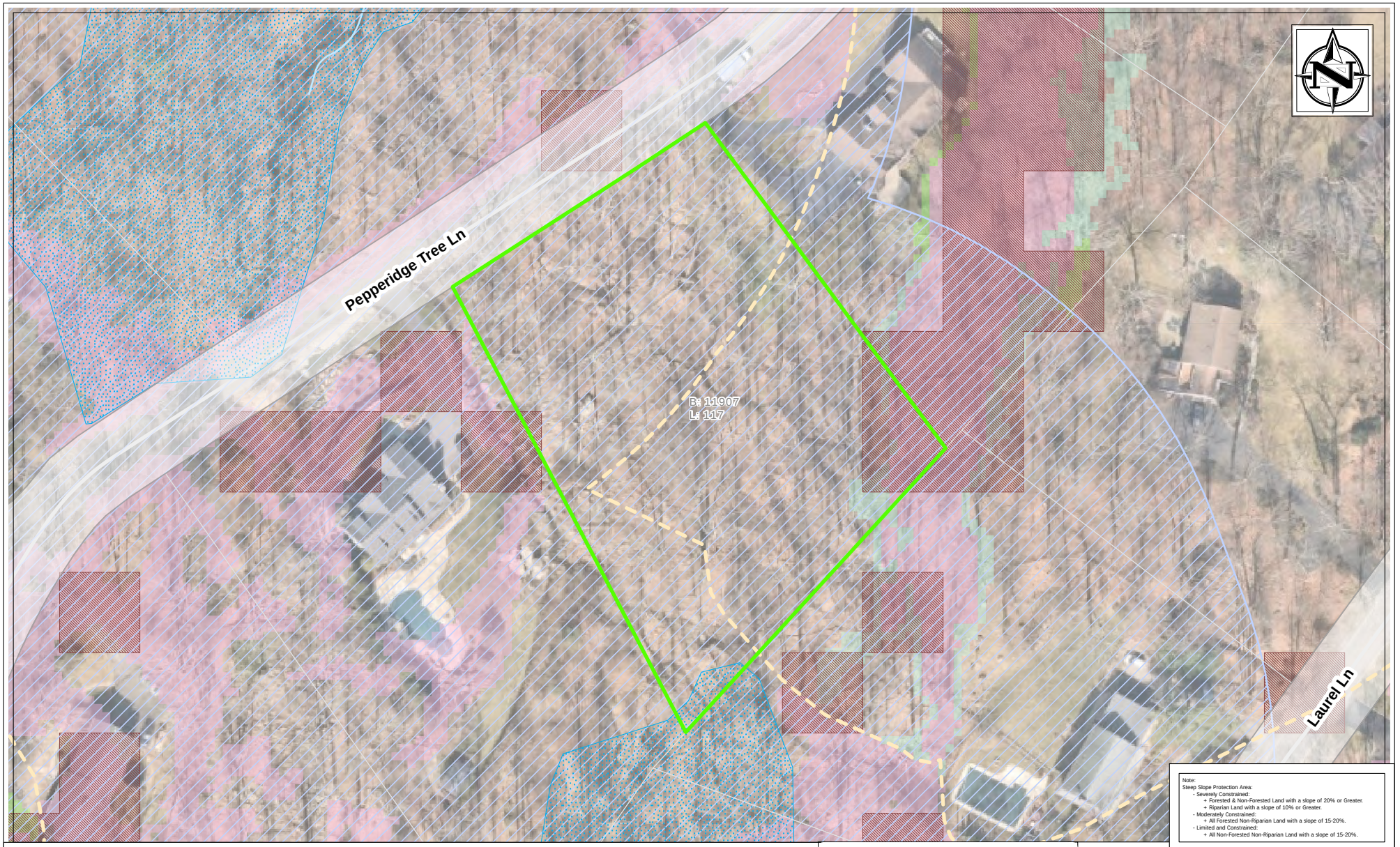
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

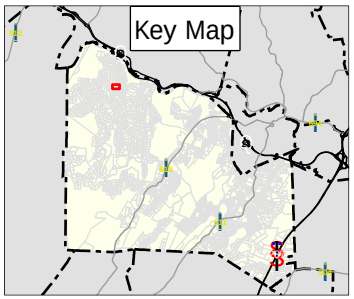
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 14
Block: 11907 Lot: 117
436 PEPPERIDGE TREE LN
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

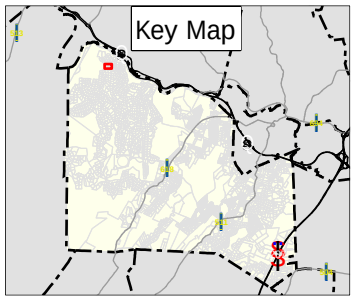
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 15
Block: 12001 Lot: 108
73 GREEN HILL/3KENT BROOK
Borough of Kinnelon, Morris County, NJ

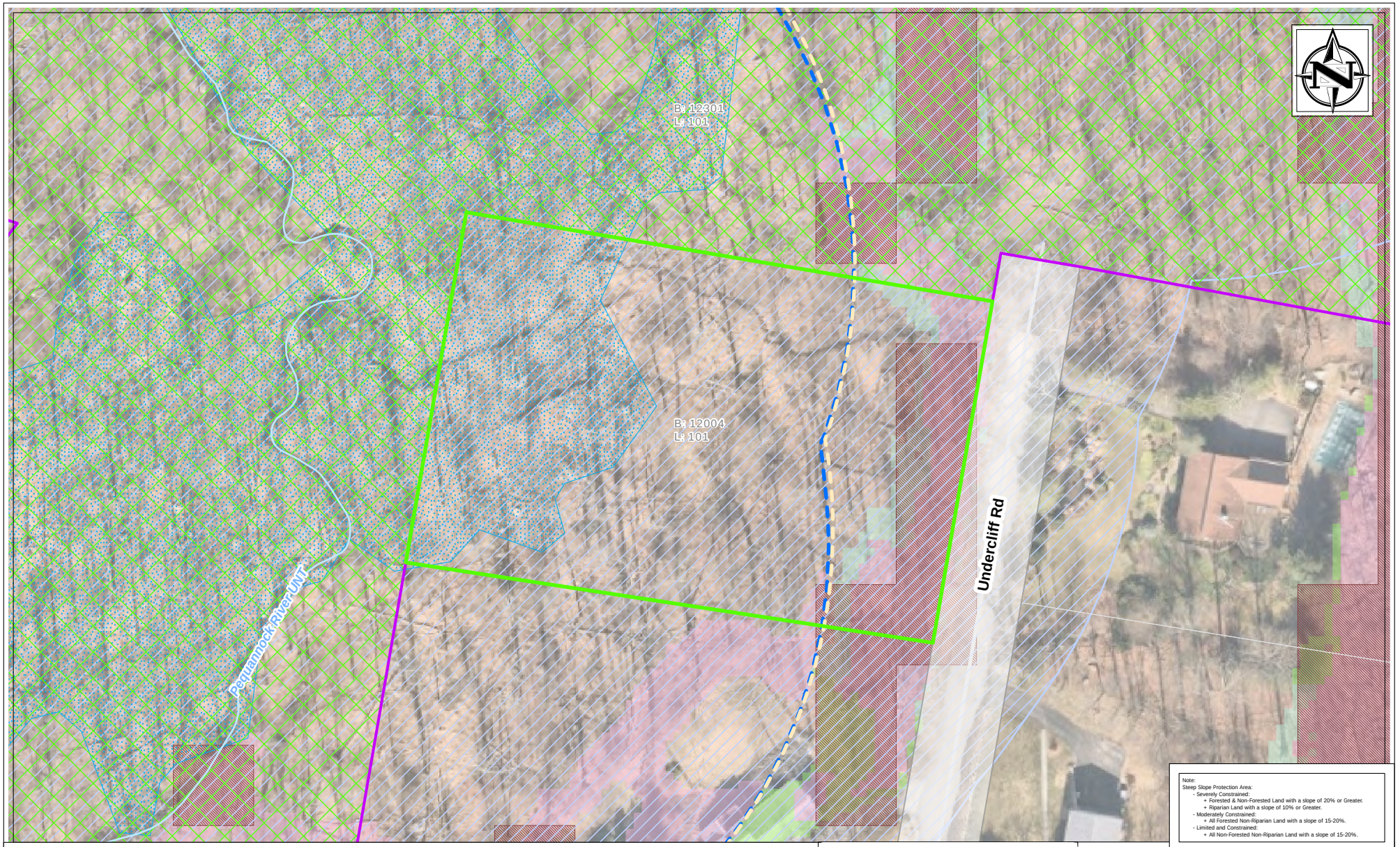
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

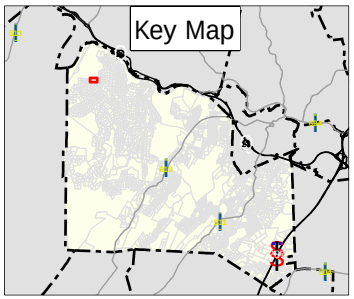
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 16
Block: 12004 Lot: 101
17 UNDERCLIFF RD
Borough of Kinnelon, Morris County, NJ

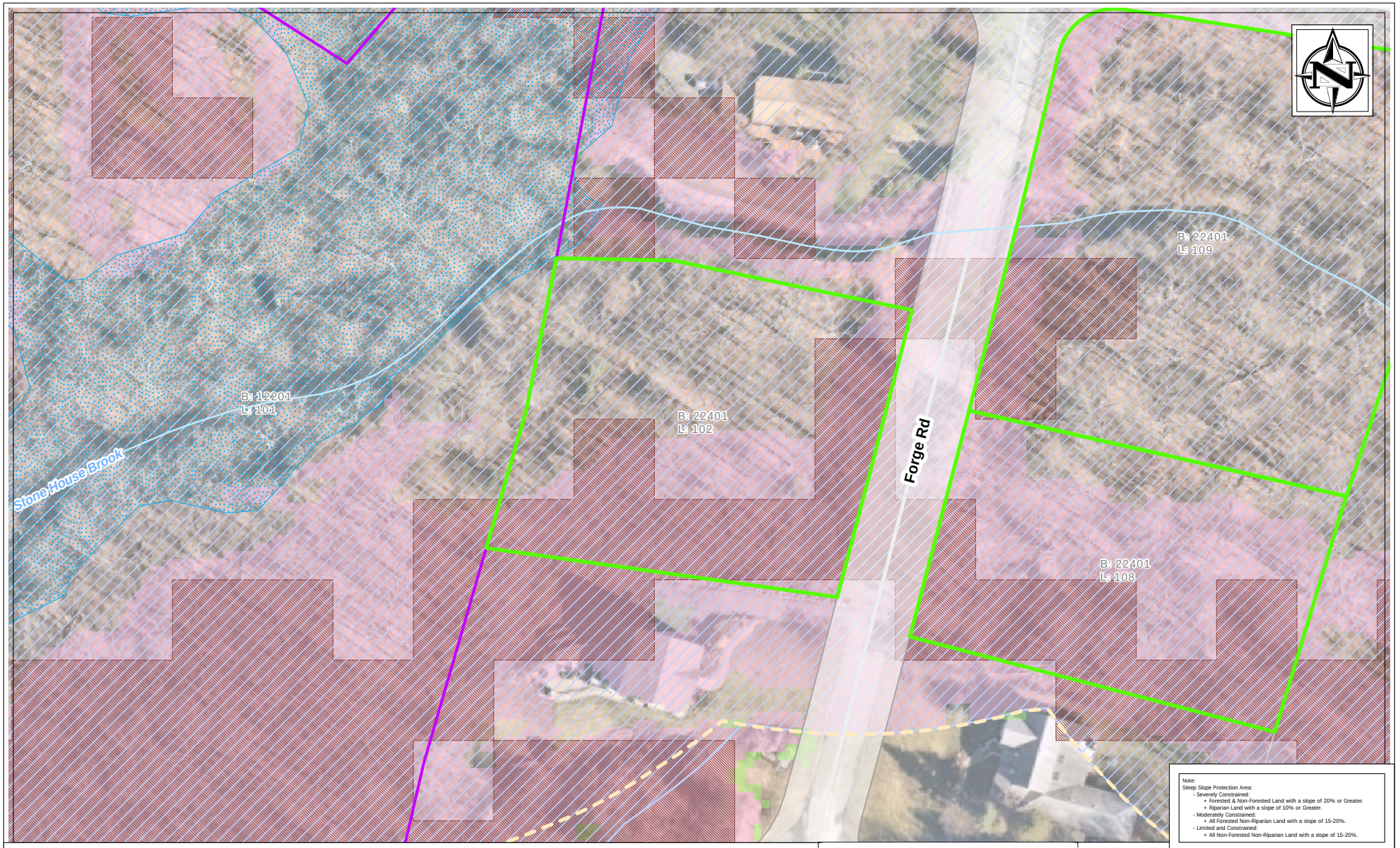
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

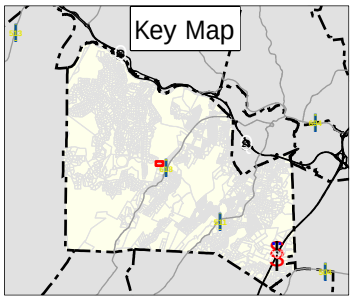
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 17
Block: 22401 Lot: 102
7 FORGE RD
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

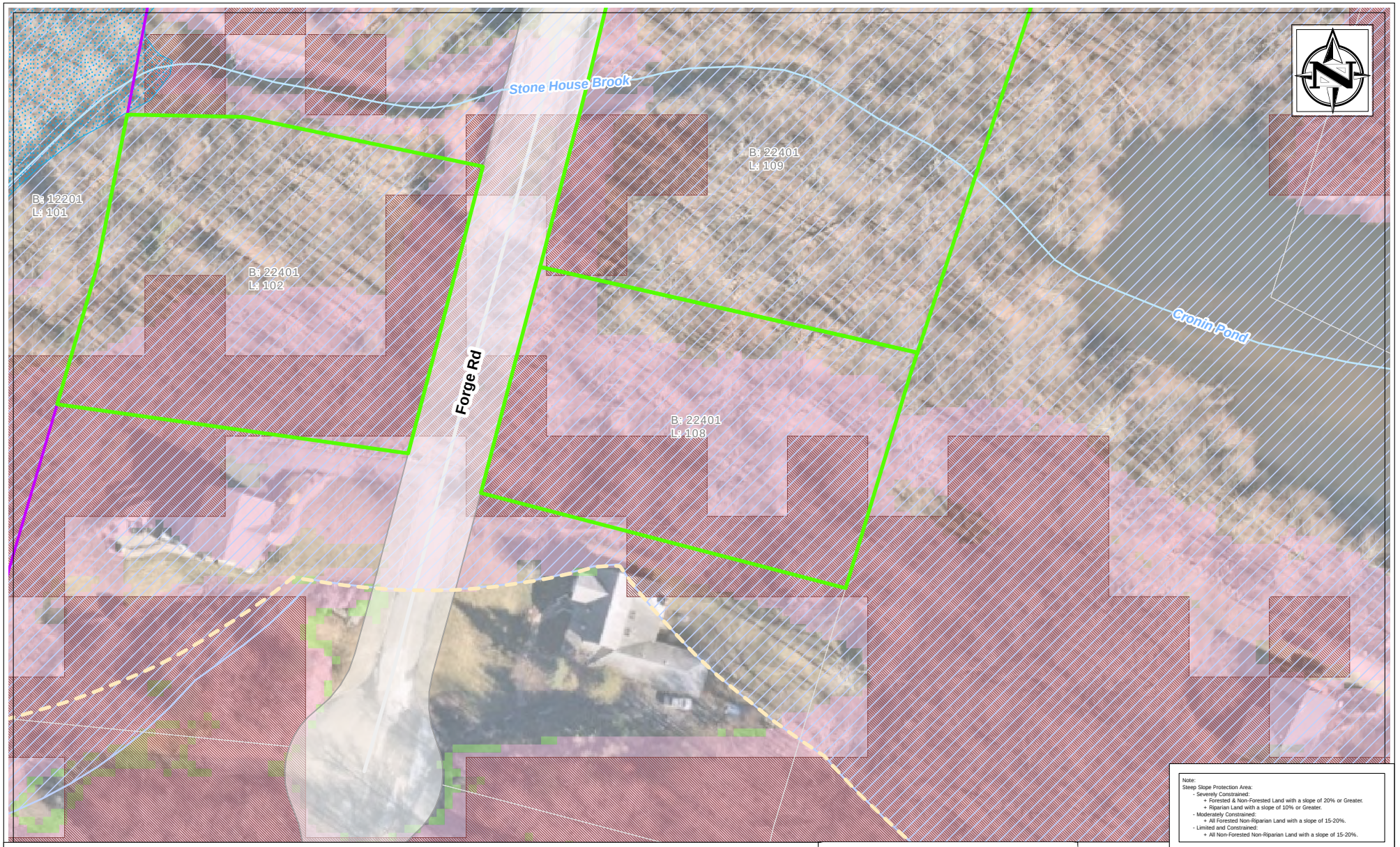
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

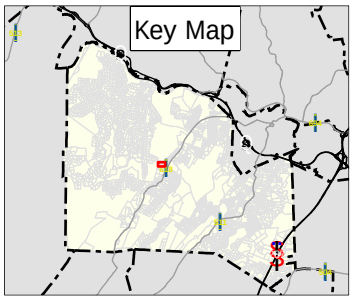
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 18
Block: 22401 Lot: 108
8 FORGE RD
Borough of Kinnelon, Morris County, NJ

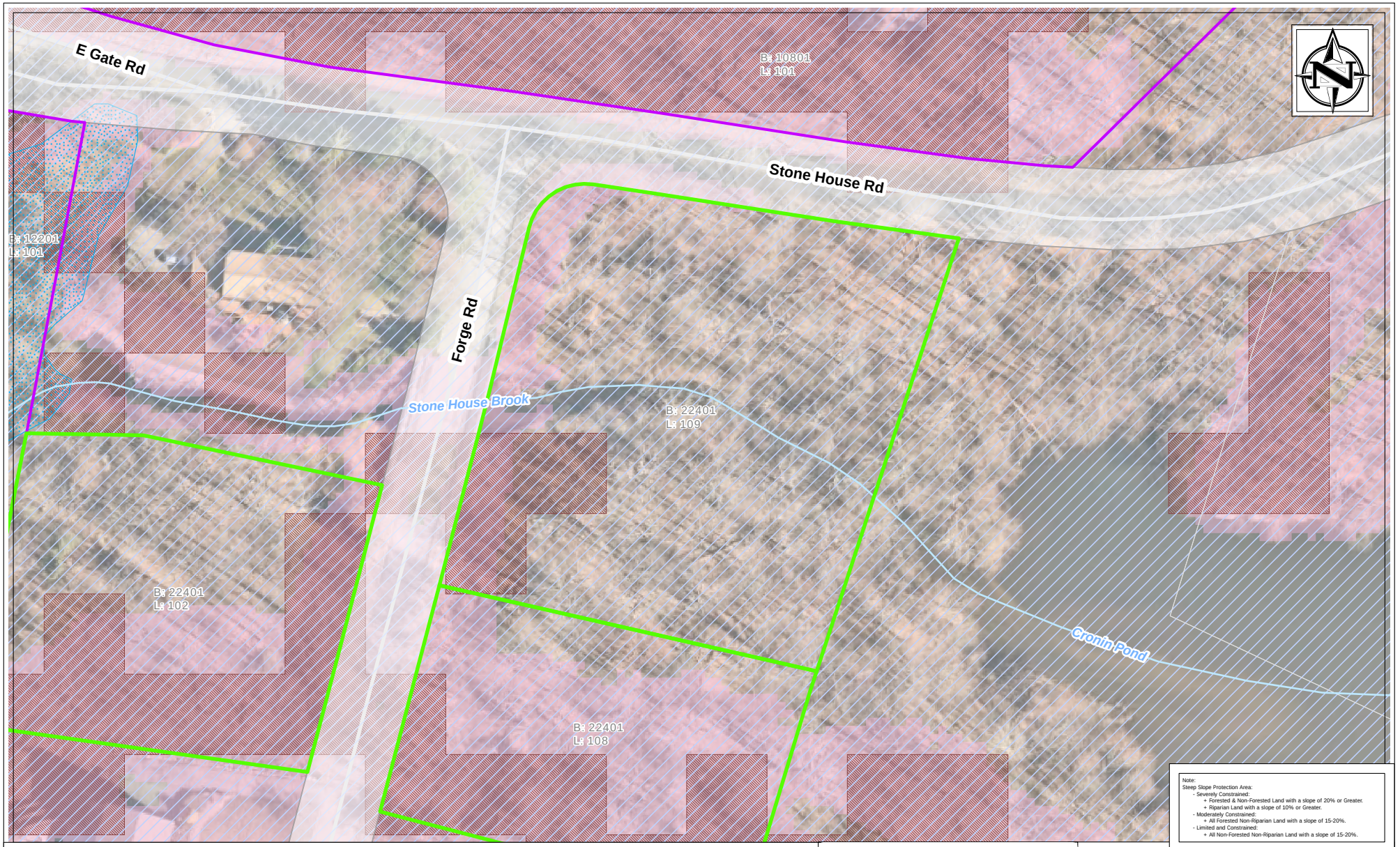
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

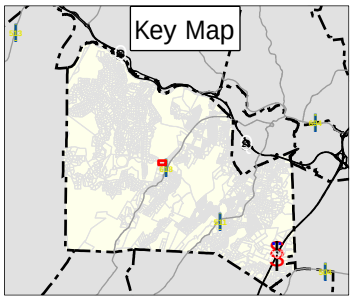
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 19
Block: 22401 Lot: 109
20 STONEHOUSE/ 4 FORGE RD
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

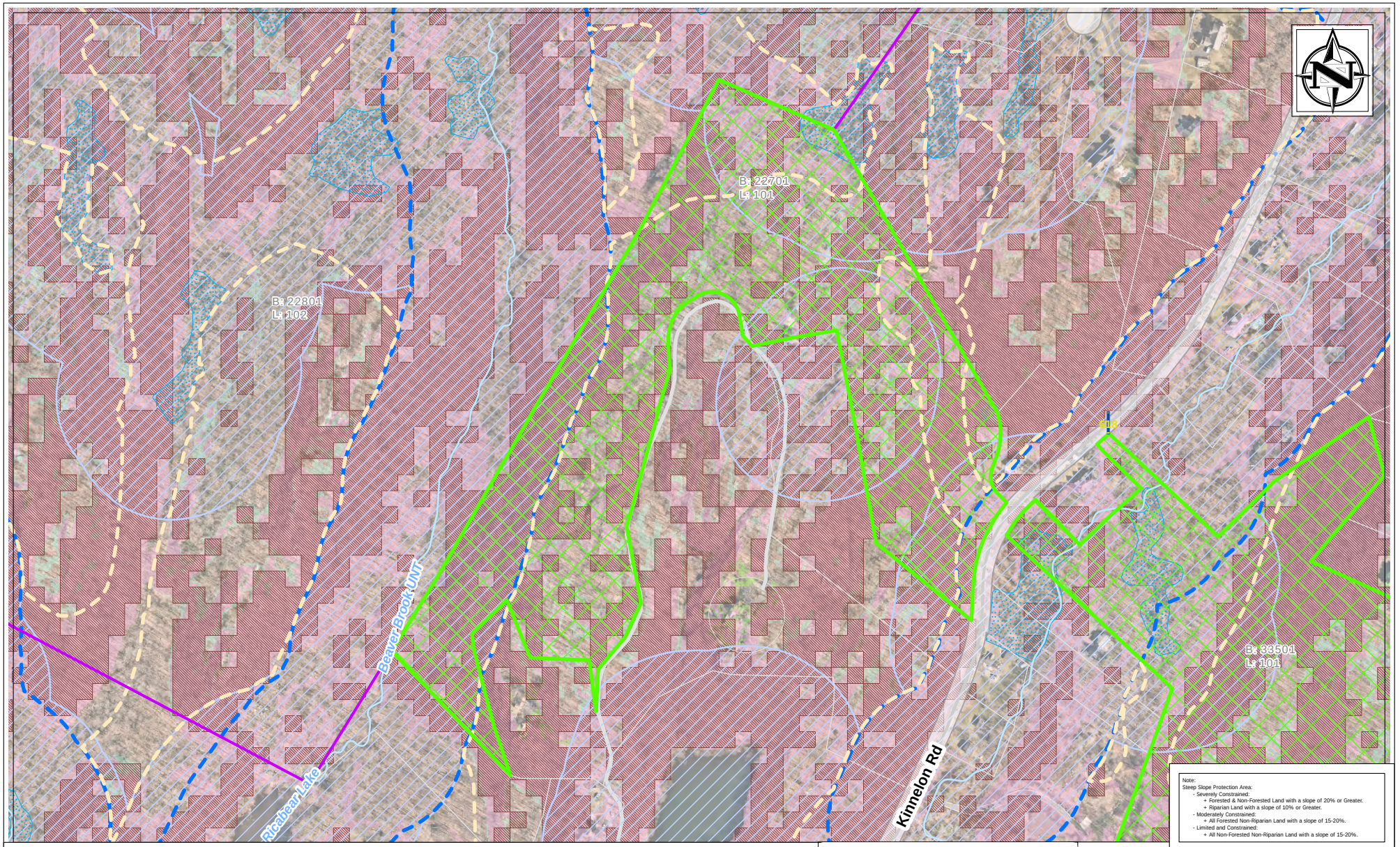
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

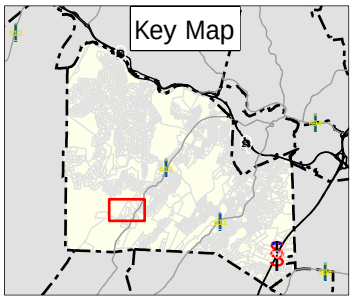
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 20
Block: 22701 Lot: 101
KINNELON RD BUCK MTN
Borough of Kinnelon, Morris County, NJ

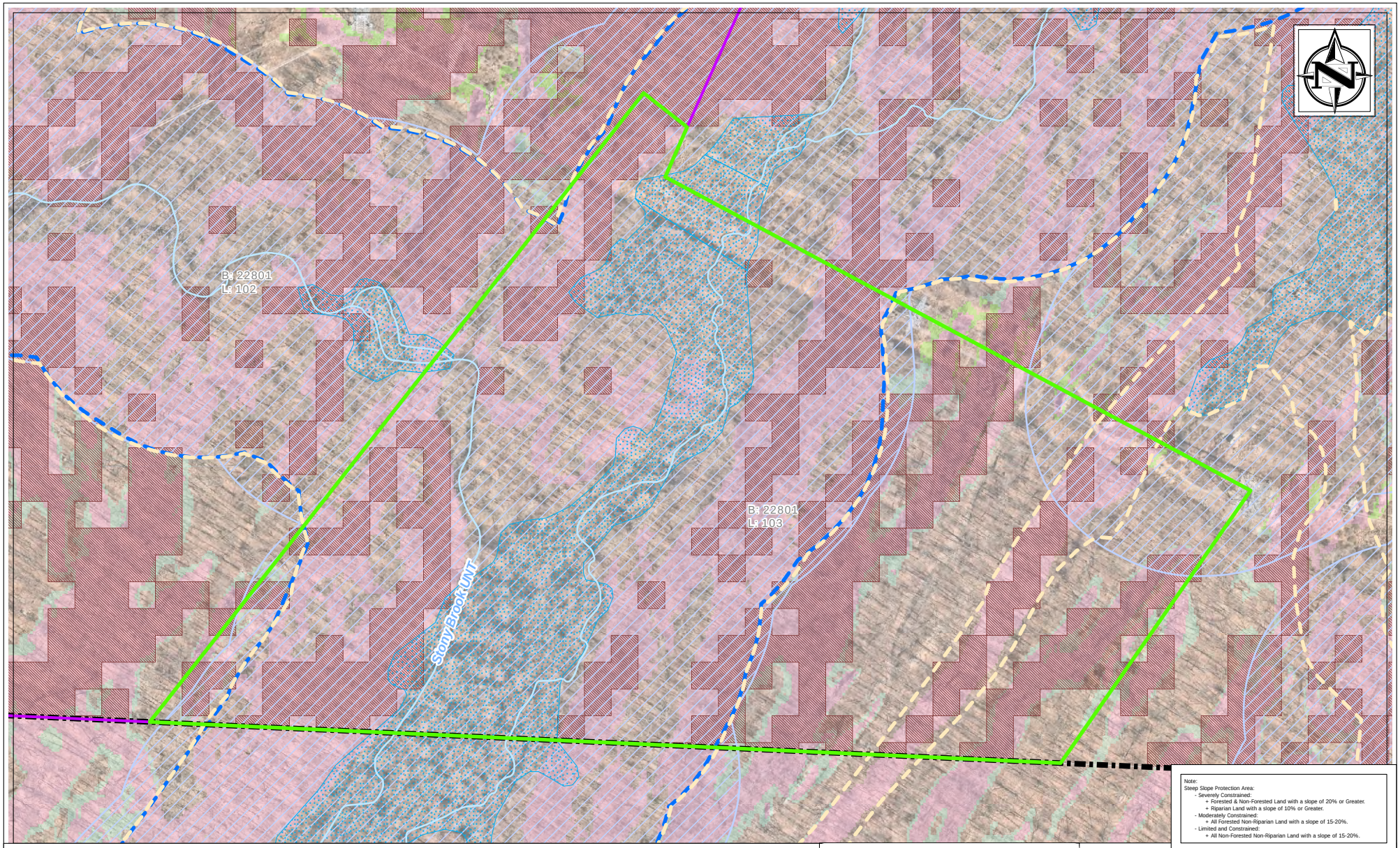
0 105 210 420 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

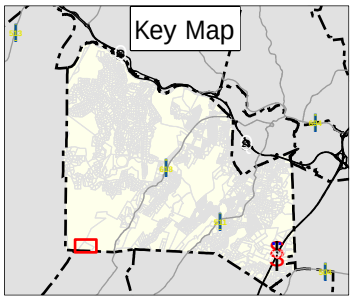
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 21
Block: 22801 Lot: 103
KINNELON RD, WEST OF
Borough of Kinnelon, Morris County, NJ

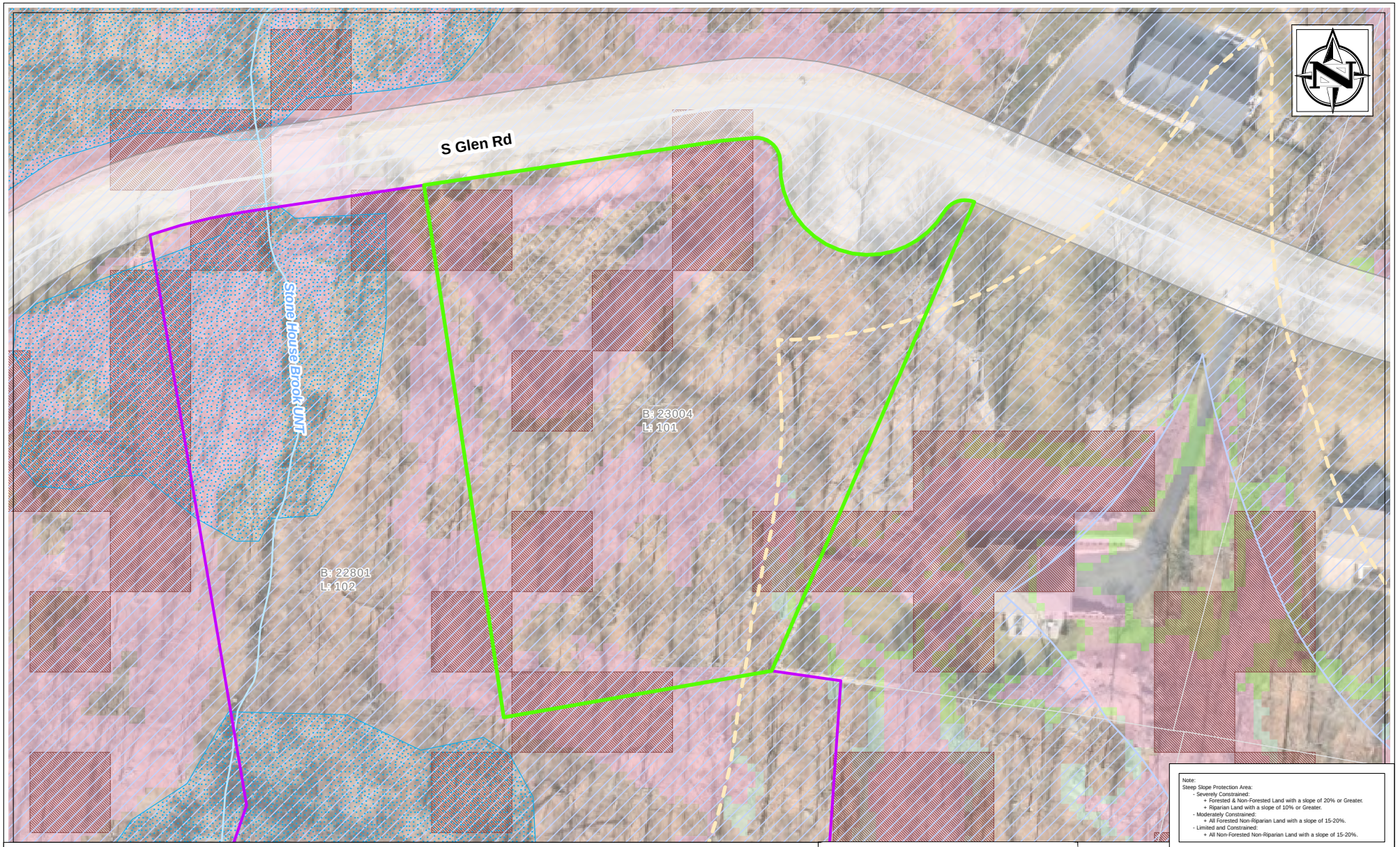
0 62.5 125 250 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

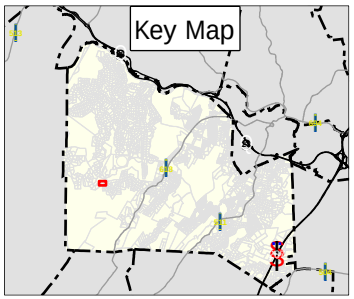
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 22
Block: 23004 Lot: 101
127 SOUTH GLEN RD
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

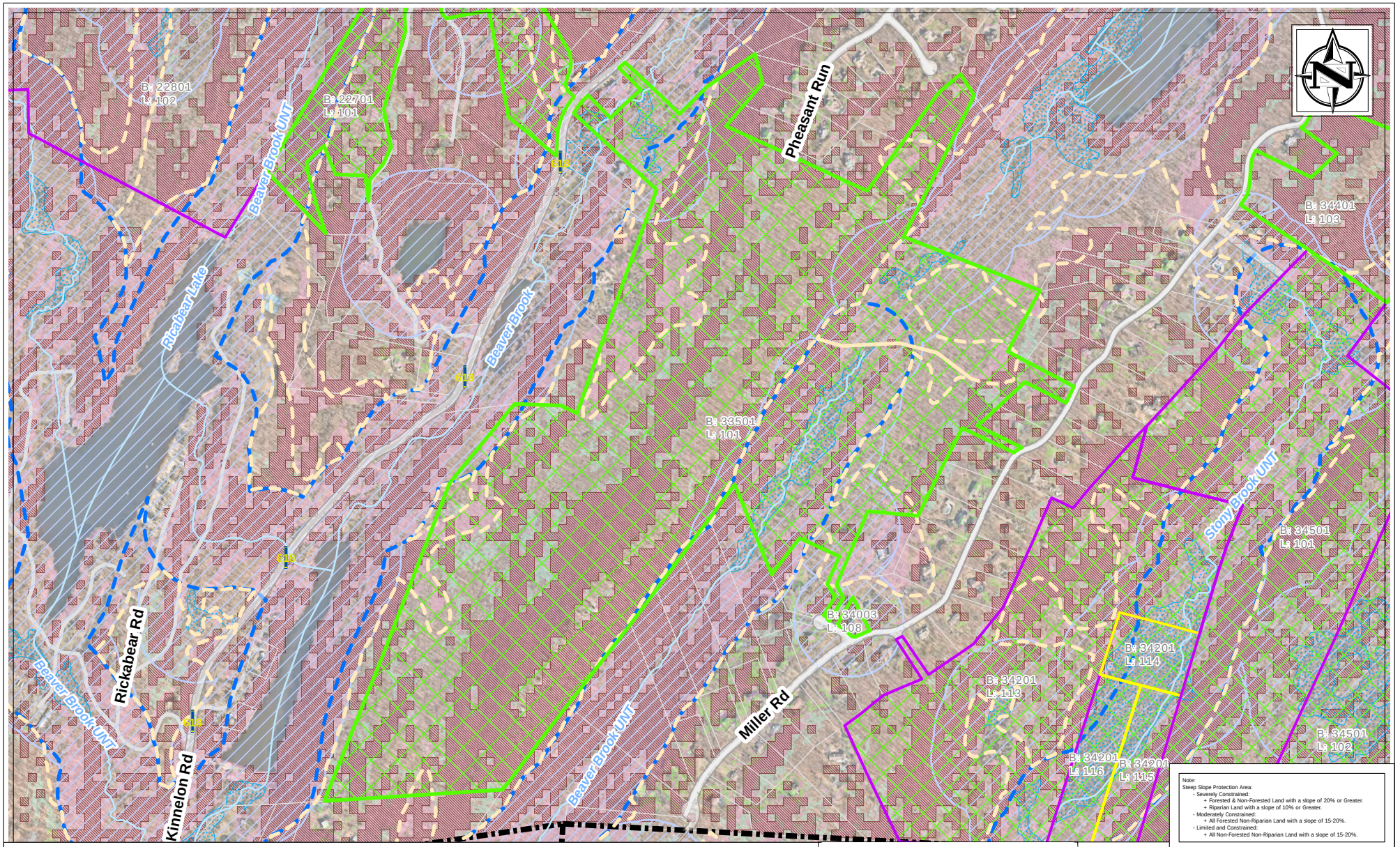
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

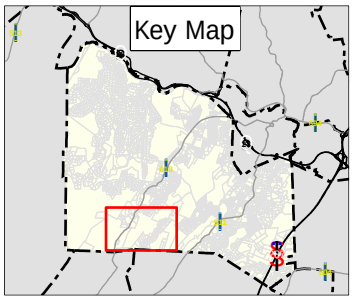
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints

Property Key: 23

Block: 33501 Lot: 101

MILLER RD ROCK PEAR MTN

Borough of Kinnelon, Morris County, NJ

0 210 420 840 Feet

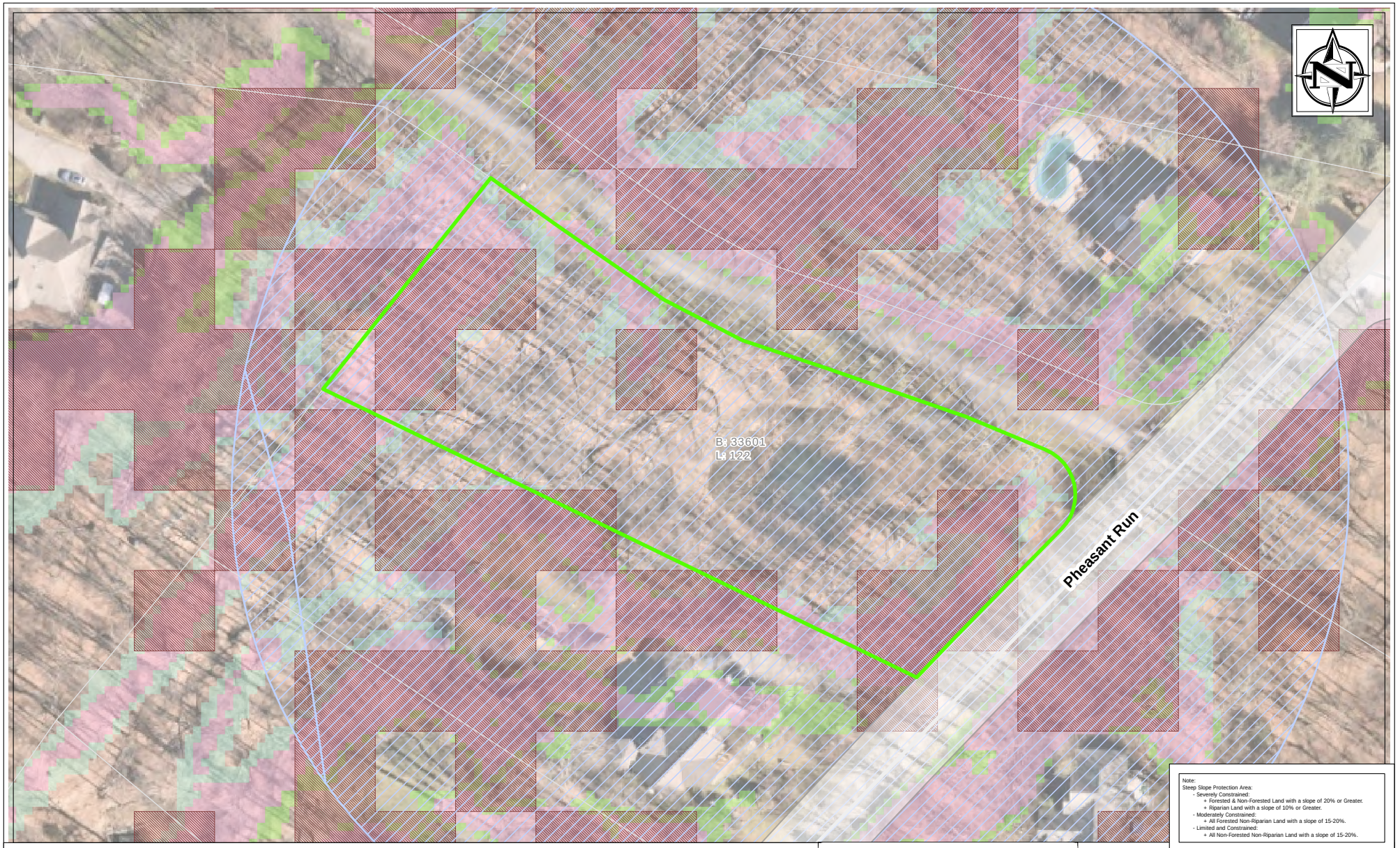
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

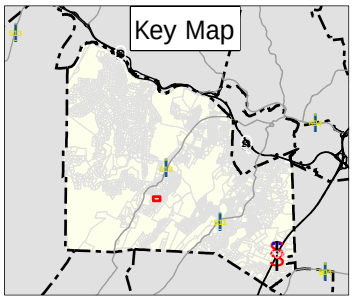
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 24
Block: 33601 Lot: 122
PHEASANT RUN
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

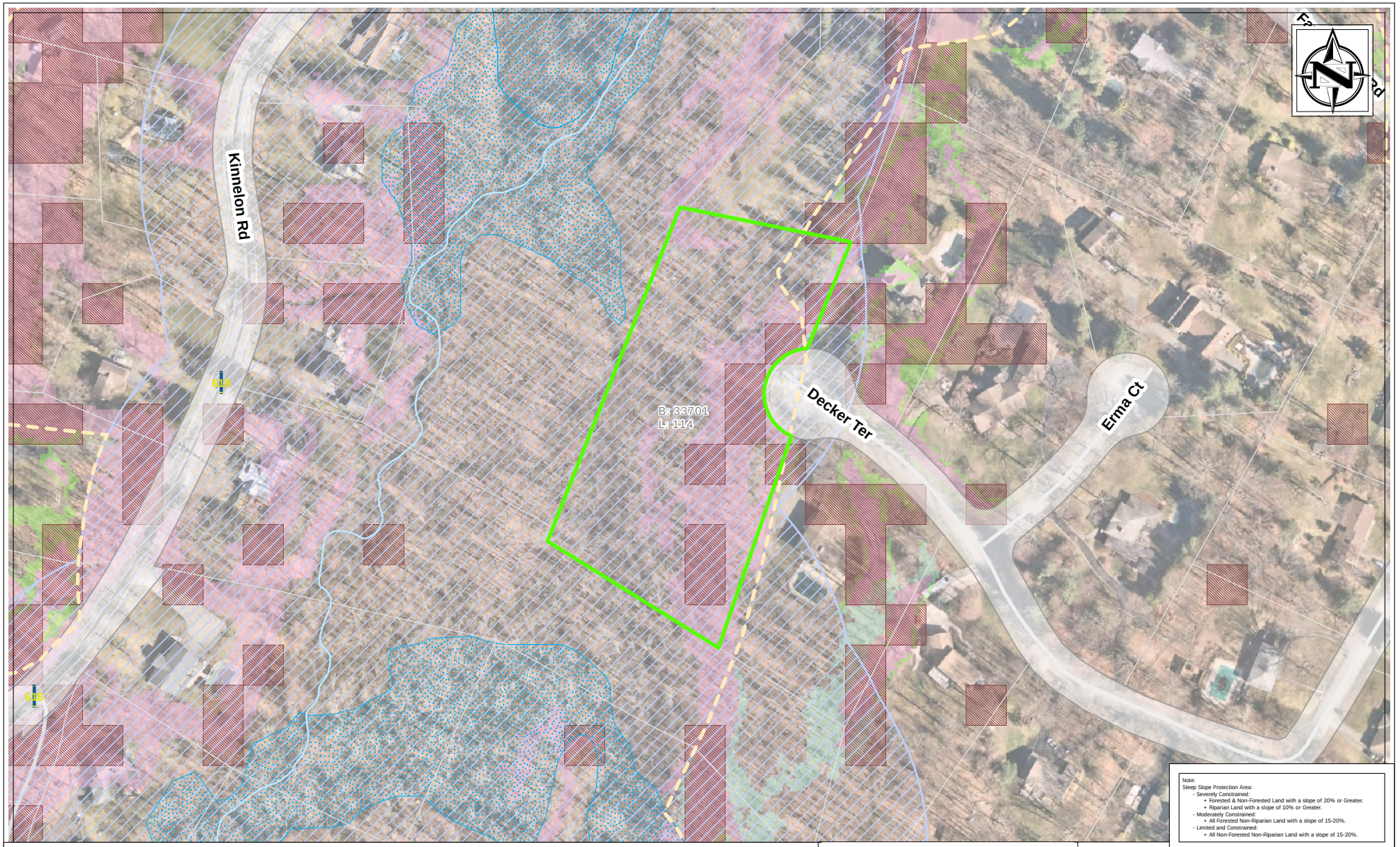
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

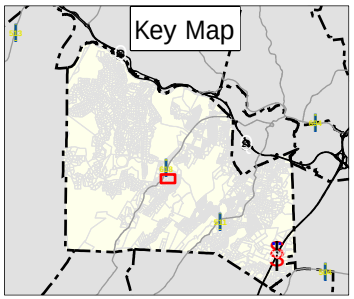
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 25
Block: 33701 Lot: 114
21 DECKER TER
Borough of Kinnelon, Morris County, NJ

0 40 80 160 Feet

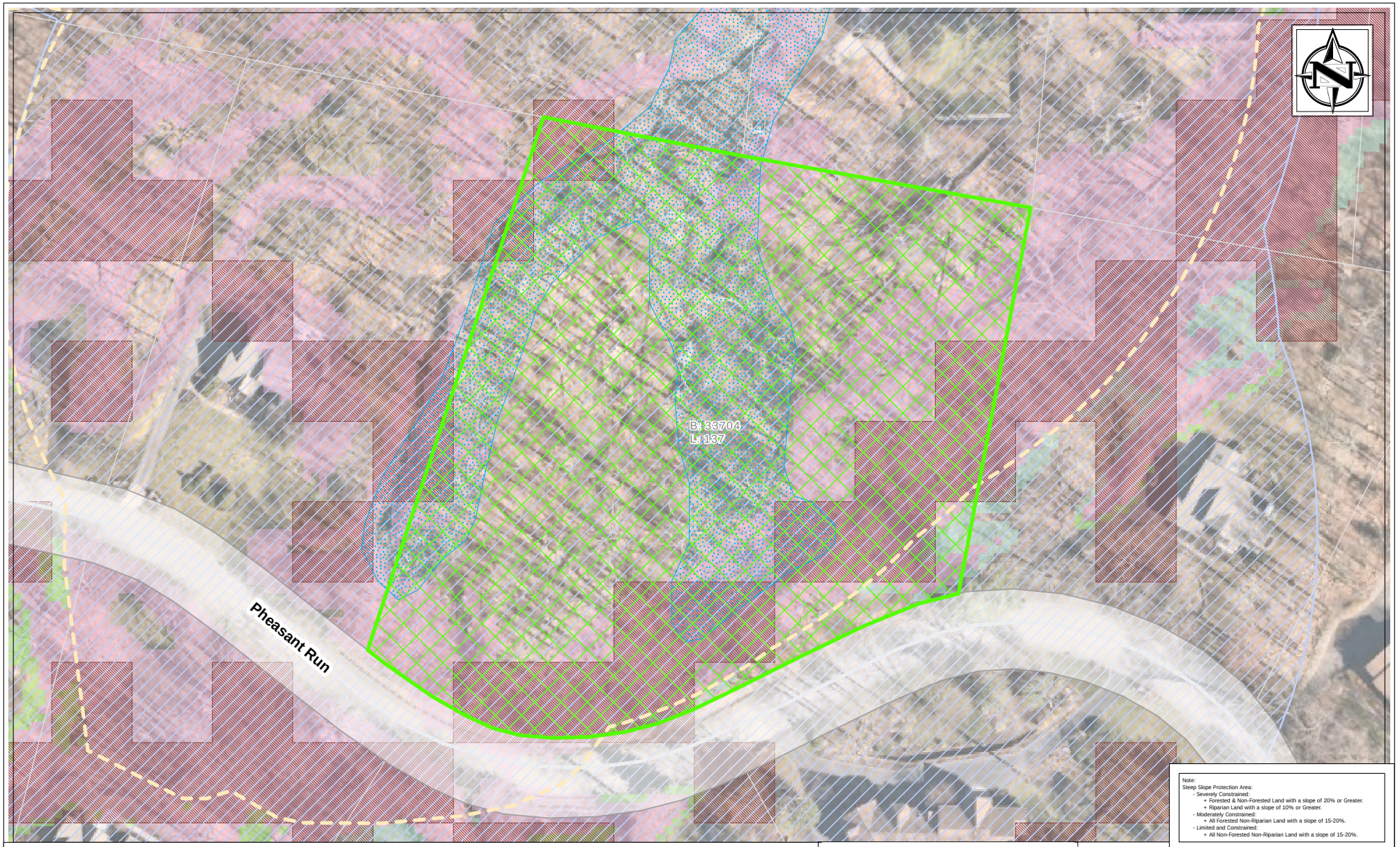
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

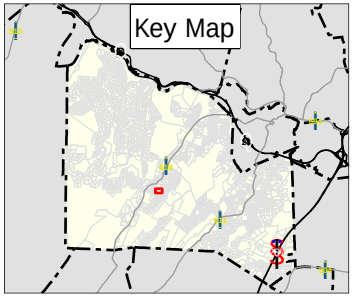
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 26
Block: 33704 Lot: 137
PHEASANT RUN REC AREA
Borough of Kinnelon, Morris County, NJ

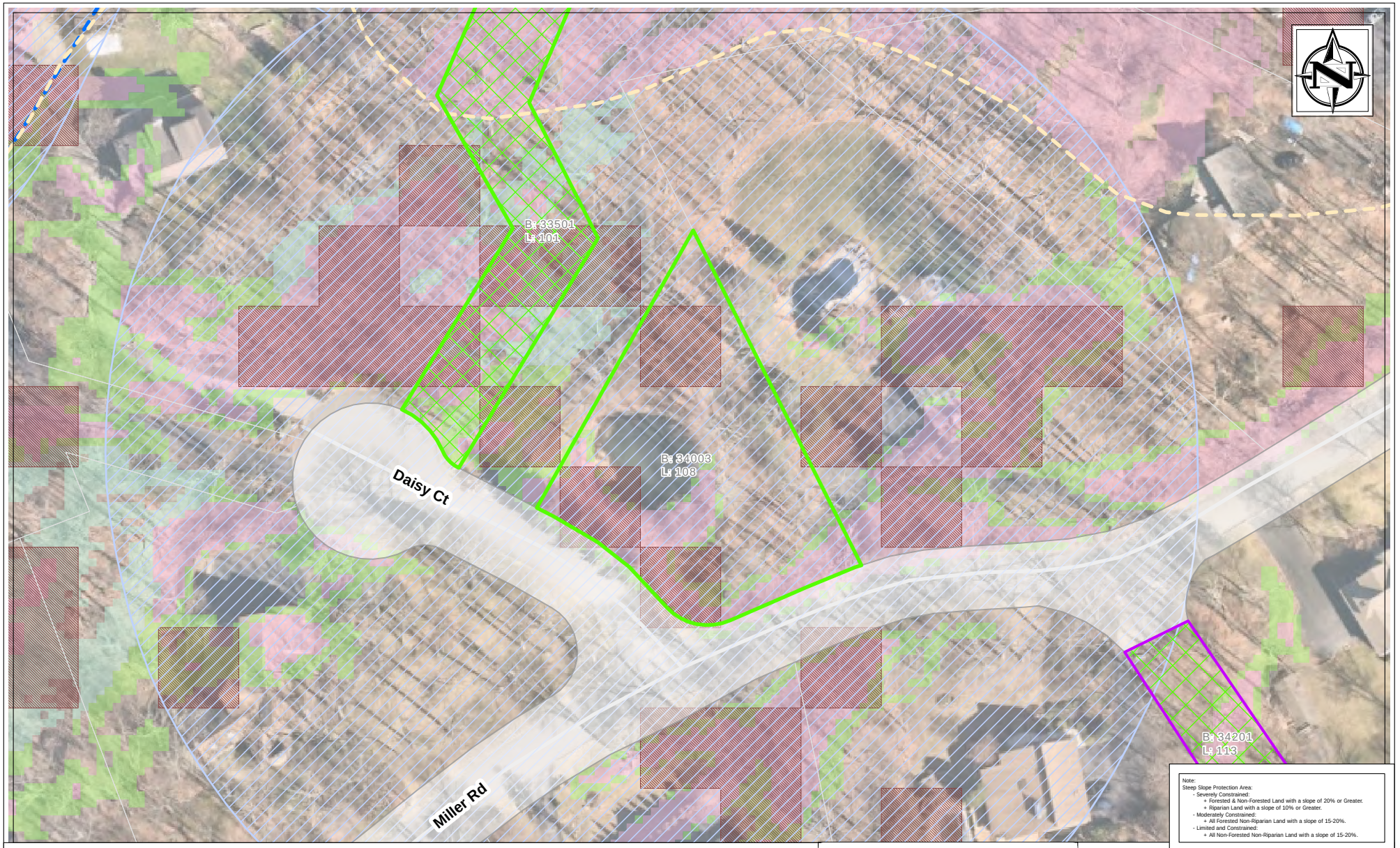
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

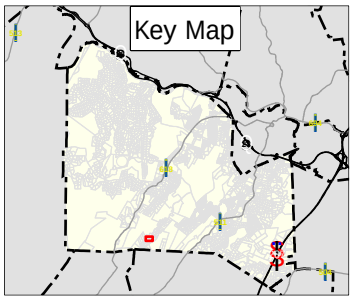
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 27
Block: 34003 Lot: 108
DAISY CT
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

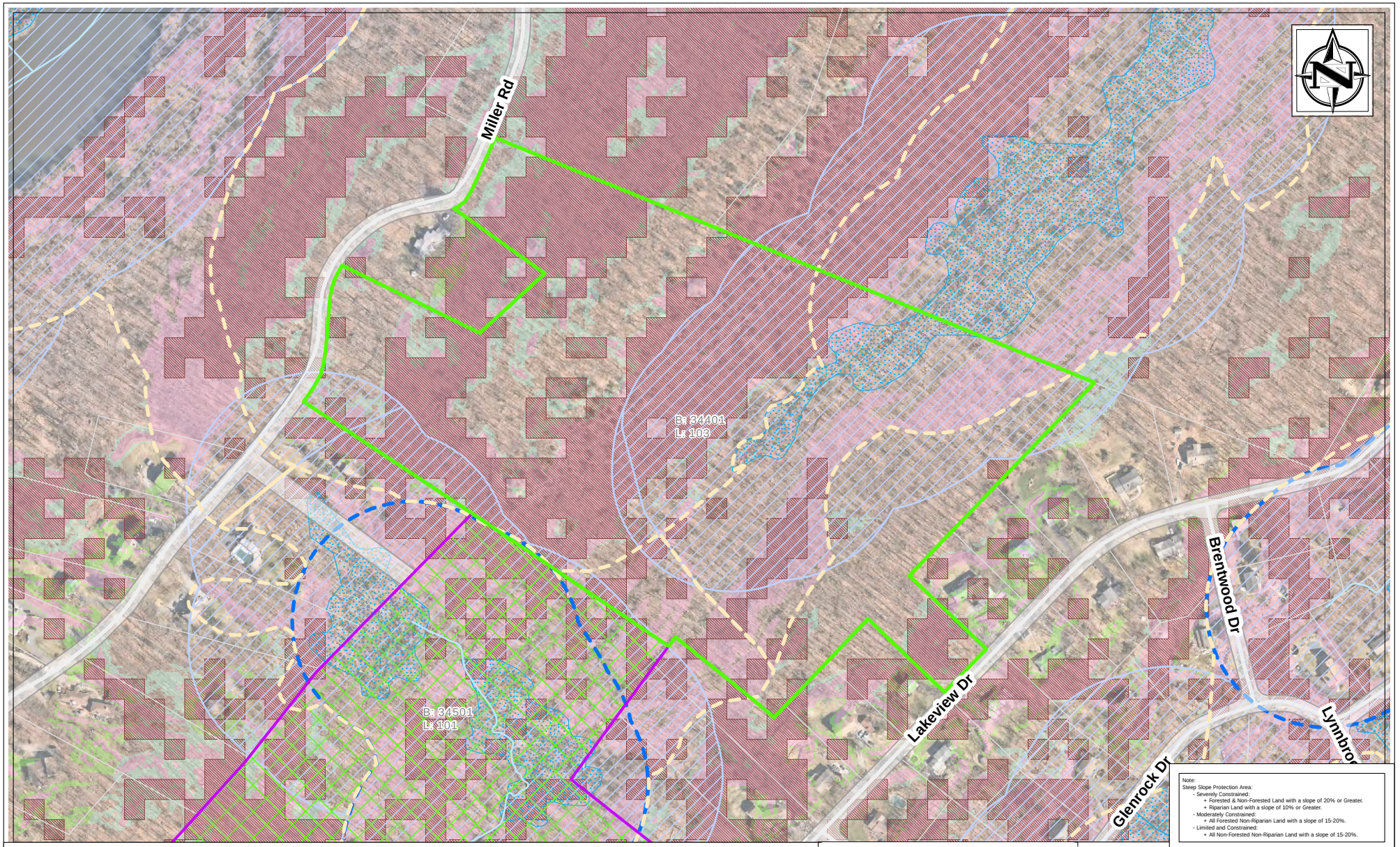
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

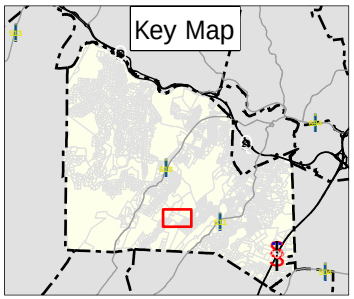
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints

Property Key: 28

Block: 34401 Lot: 103

MILLER RD PYRAMID MTN

Borough of Kinnelon, Morris County, NJ

0 80 160 320 Feet

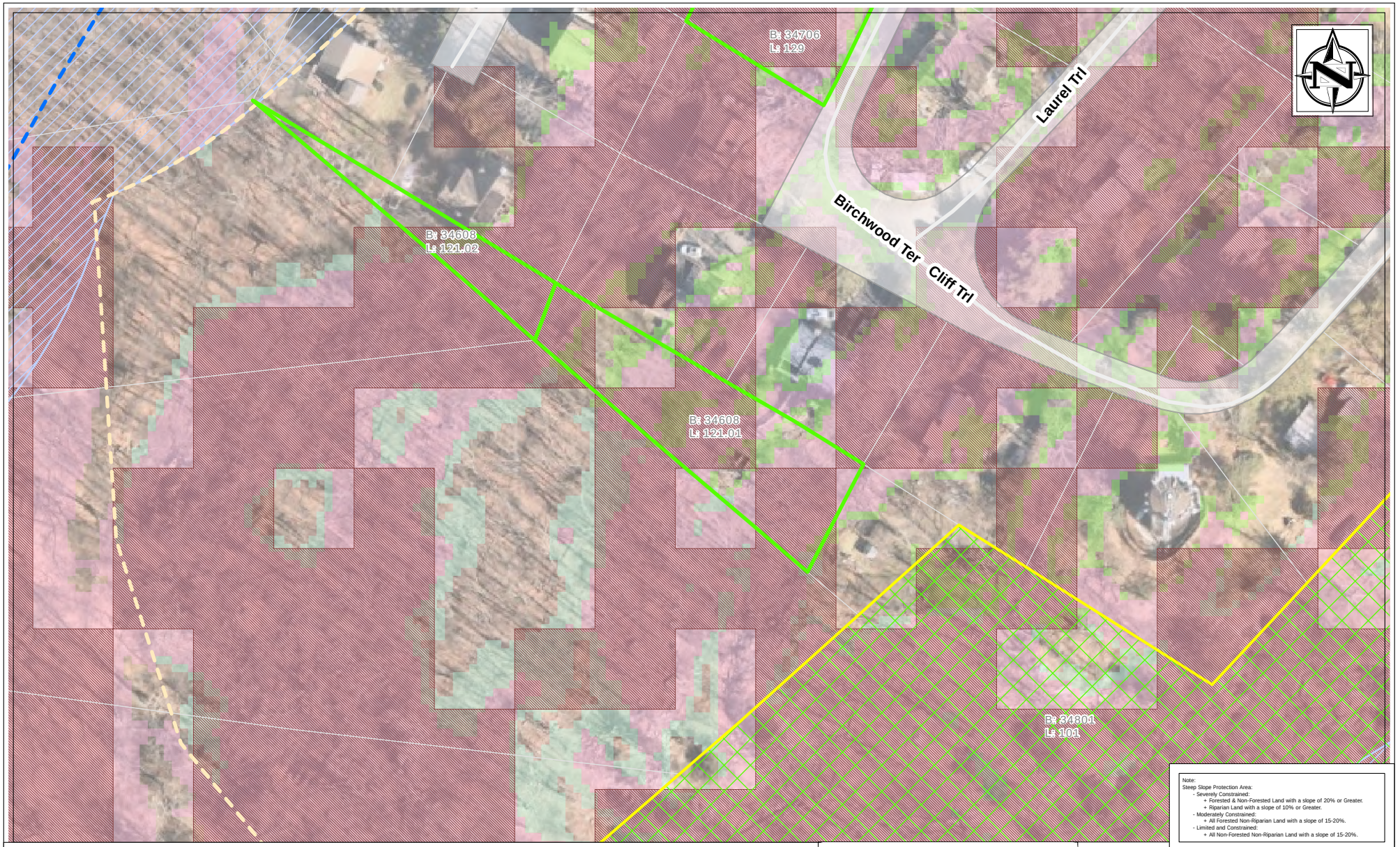
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

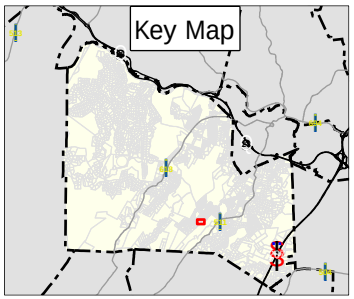
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 29
Block: 34608 Lot: 121.01
GLENROCK DR / CLIFF TRL
Borough of Kinnelon, Morris County, NJ

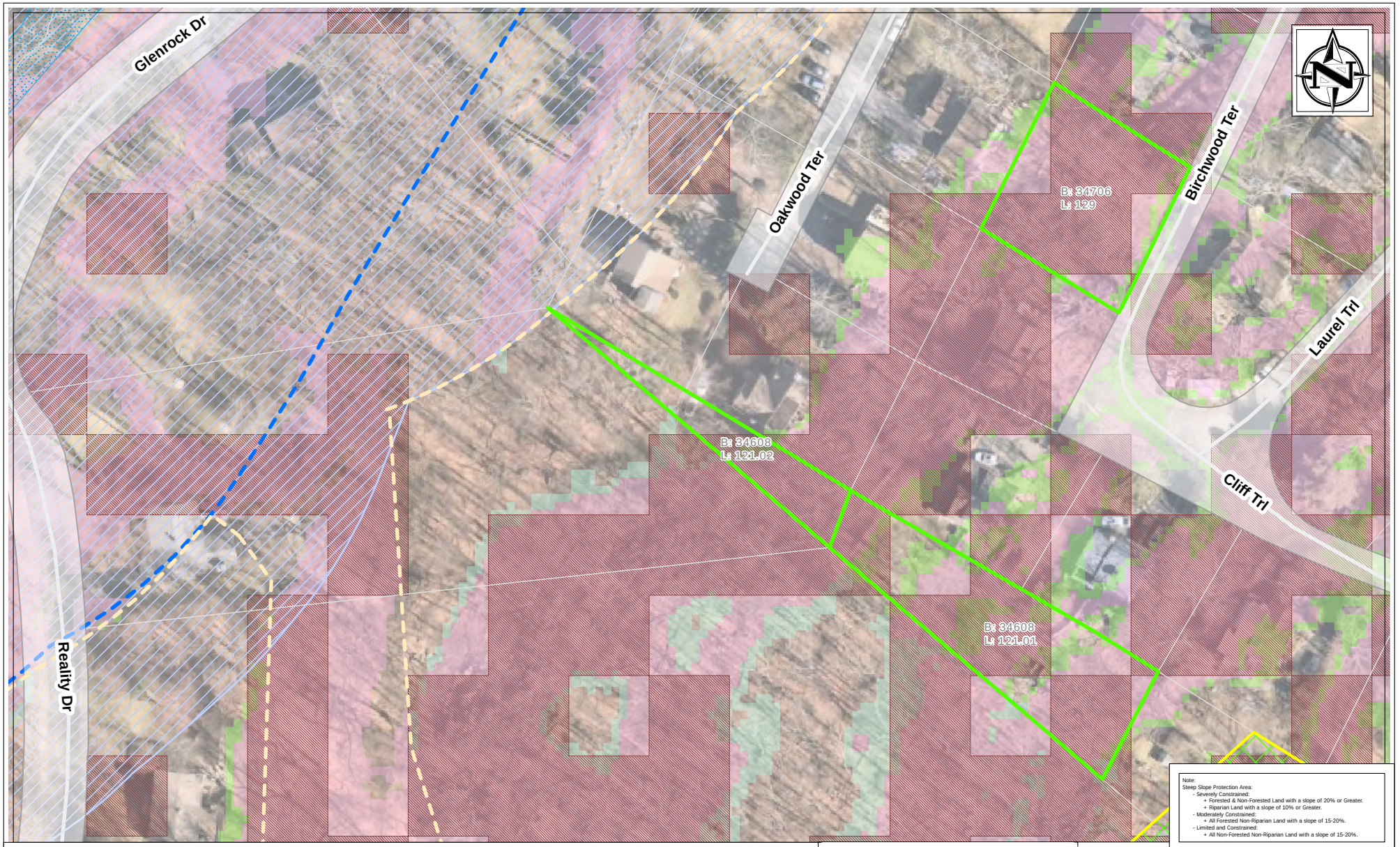
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

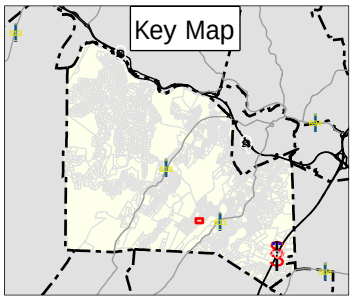
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 30
Block: 34608 Lot: 121.02
GLENROCK DR / CLIFF TRL
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

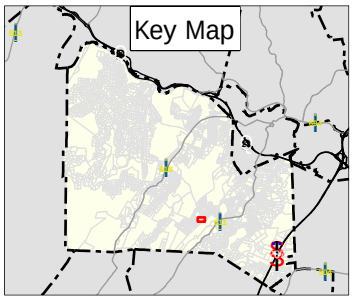
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 31
Block: 34706 Lot: 129
14 BIRCHWOOD TRL
Borough of Kinnelon, Morris County, NJ

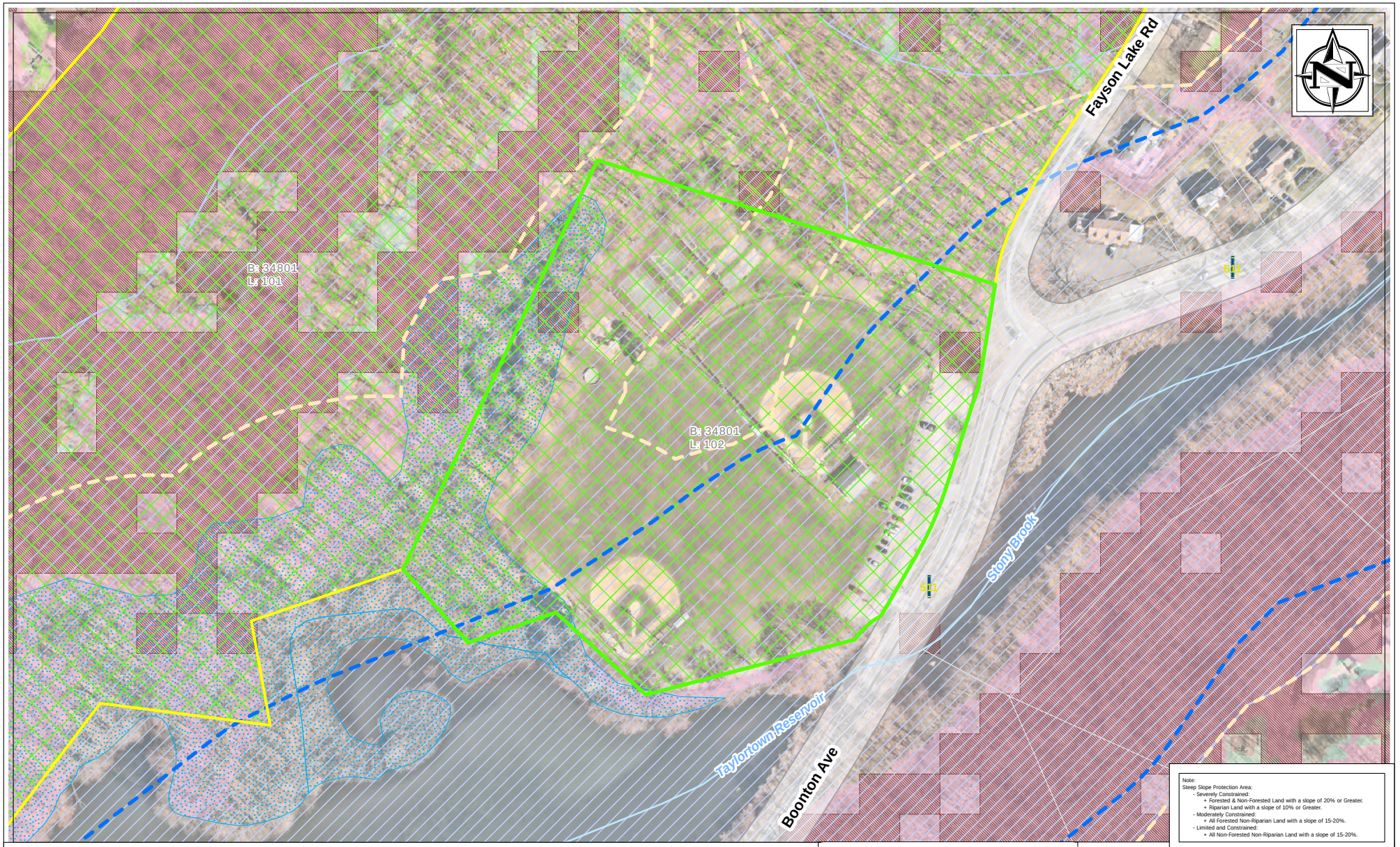
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

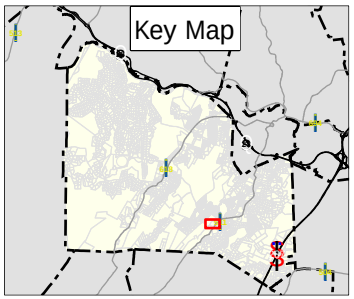
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 32
Block: 34801 Lot: 102
180 BOONTON AVE
Borough of Kinnelon, Morris County, NJ

0 40 80 160 Feet

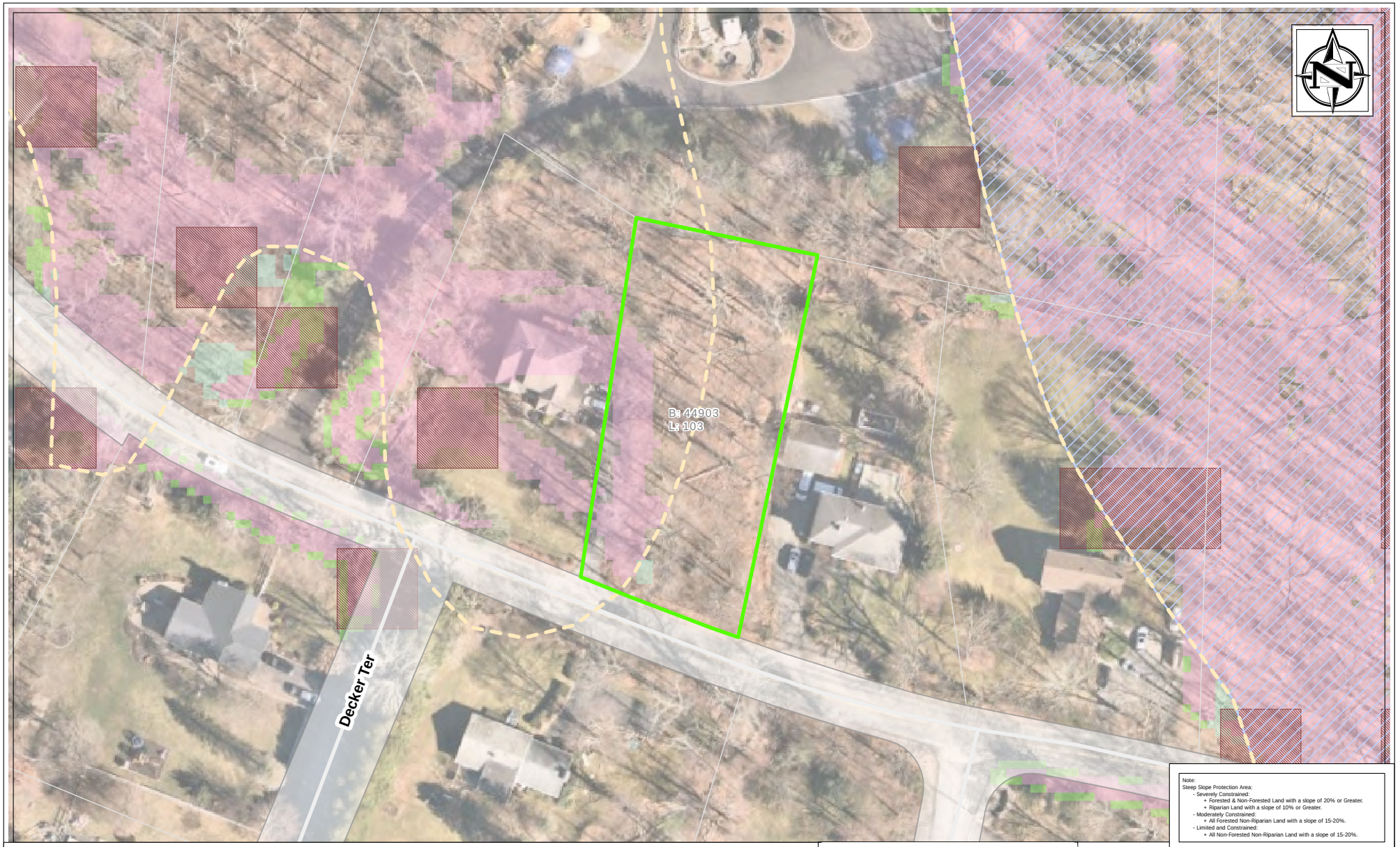
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

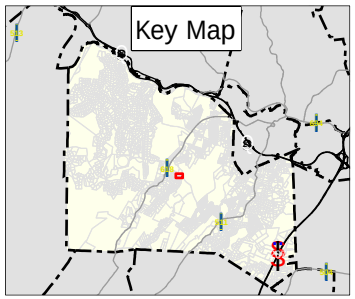
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 33
Block: 44903 Lot: 103
96 FAYSON LAKES RD
Borough of Kinnelon, Morris County, NJ

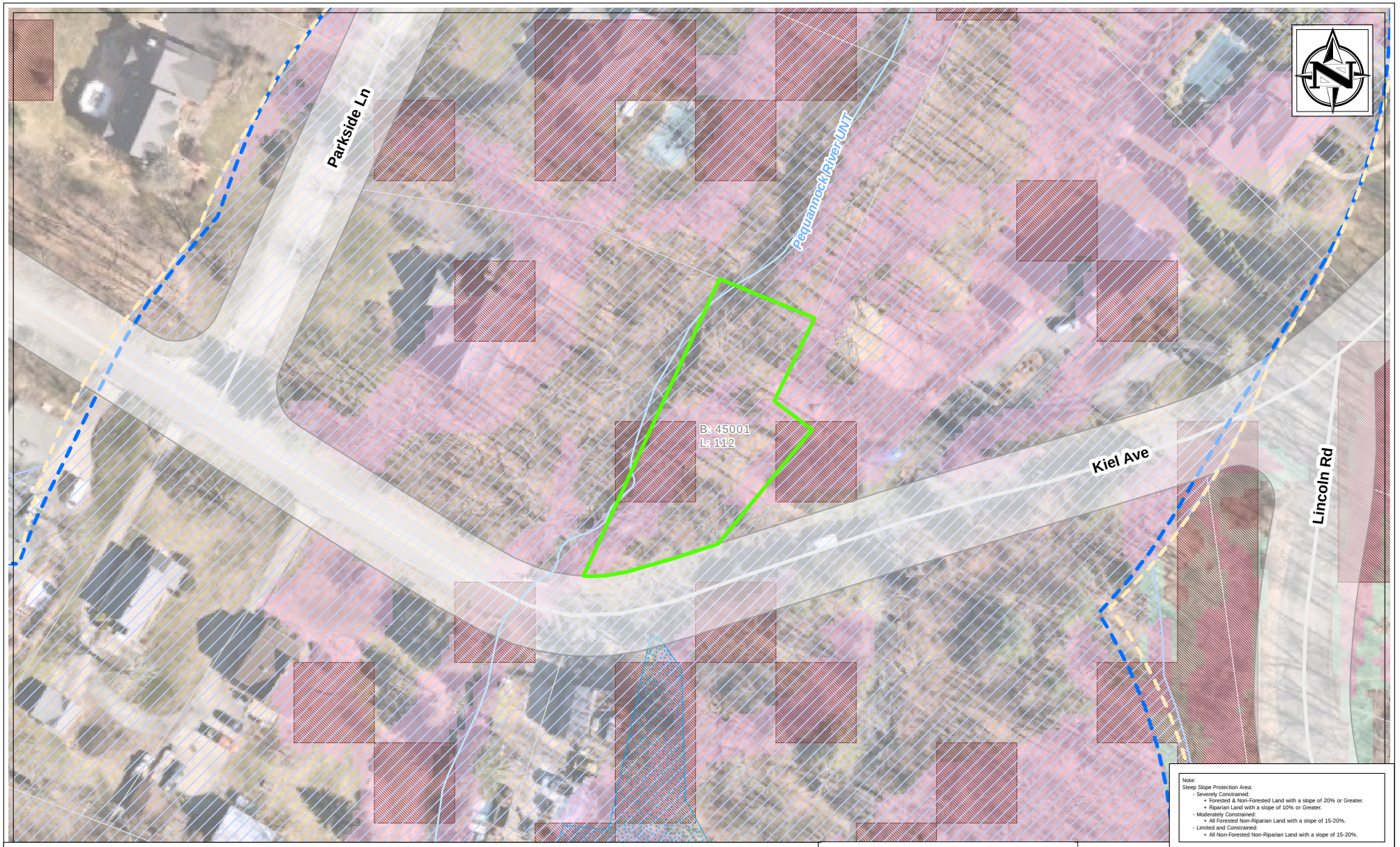
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

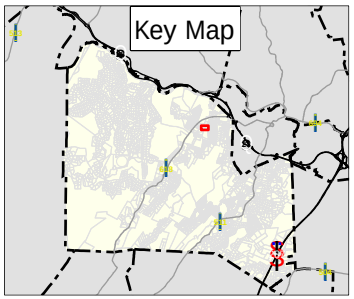
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 34
Block: 45001 Lot: 112
70 KIEL AVE
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

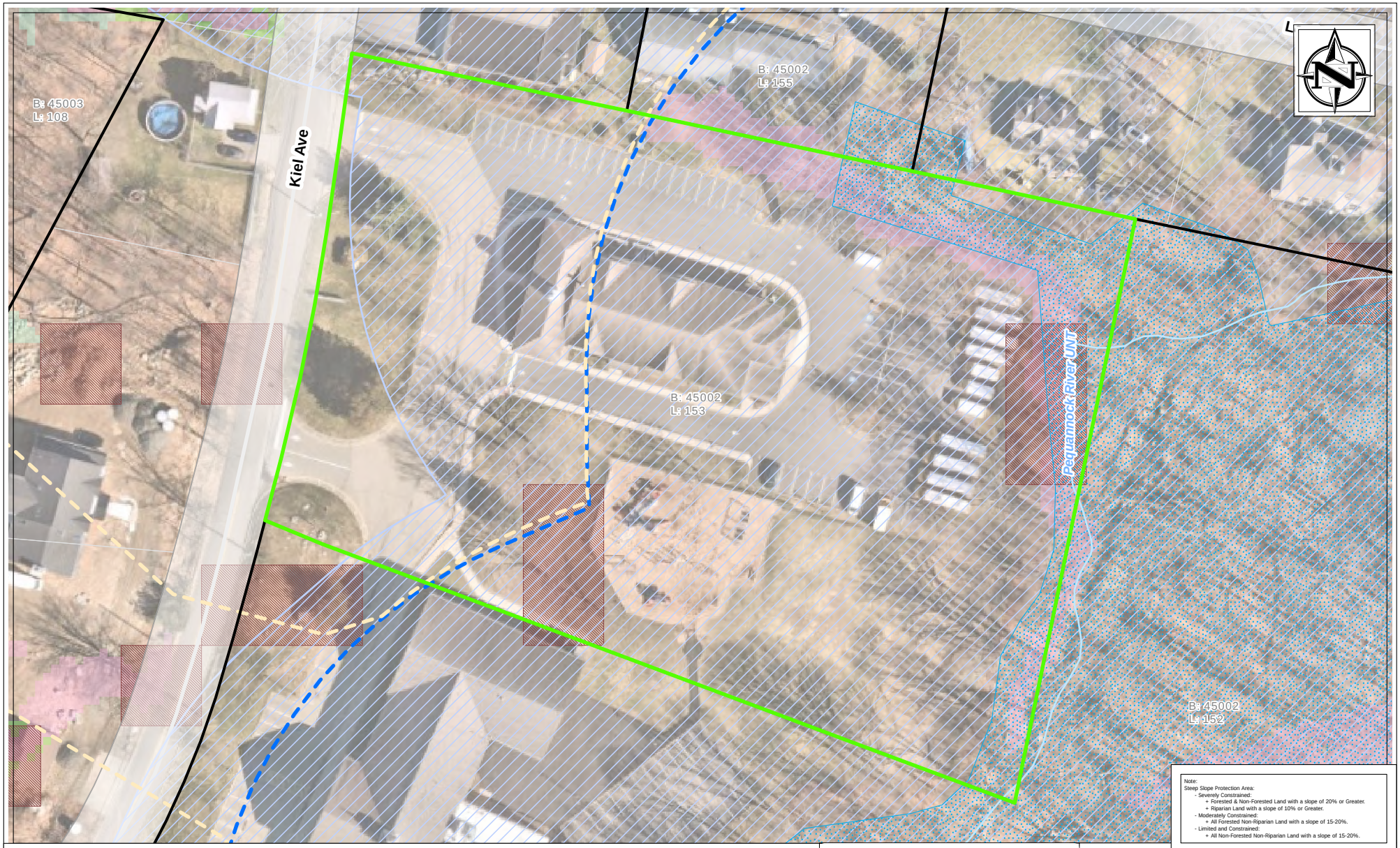
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

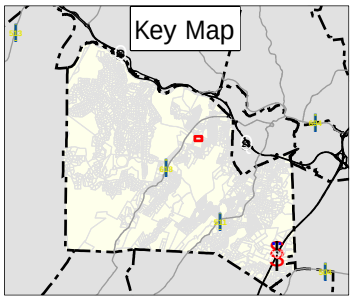
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 35
Block: 45002 Lot: 153
109 KIEL AVE
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

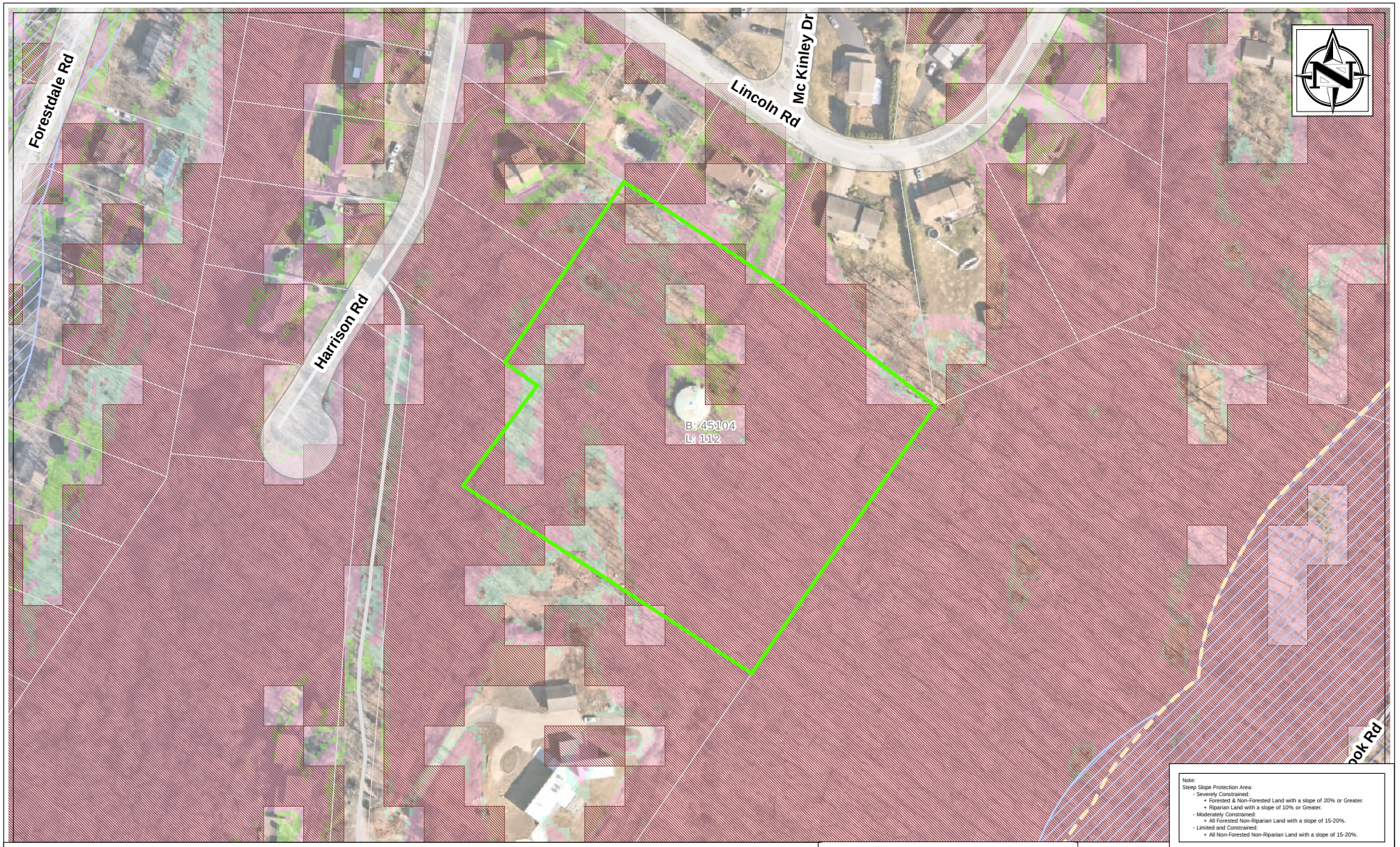
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

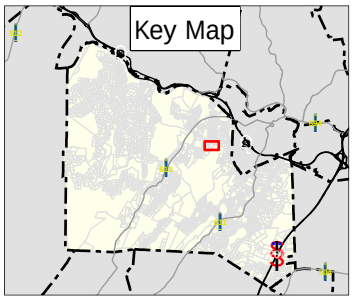
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 36
Block: 45104 Lot: 112
40-A LINCOLN RD
Borough of Kinnelon, Morris County, NJ

0 40 80 160 Feet

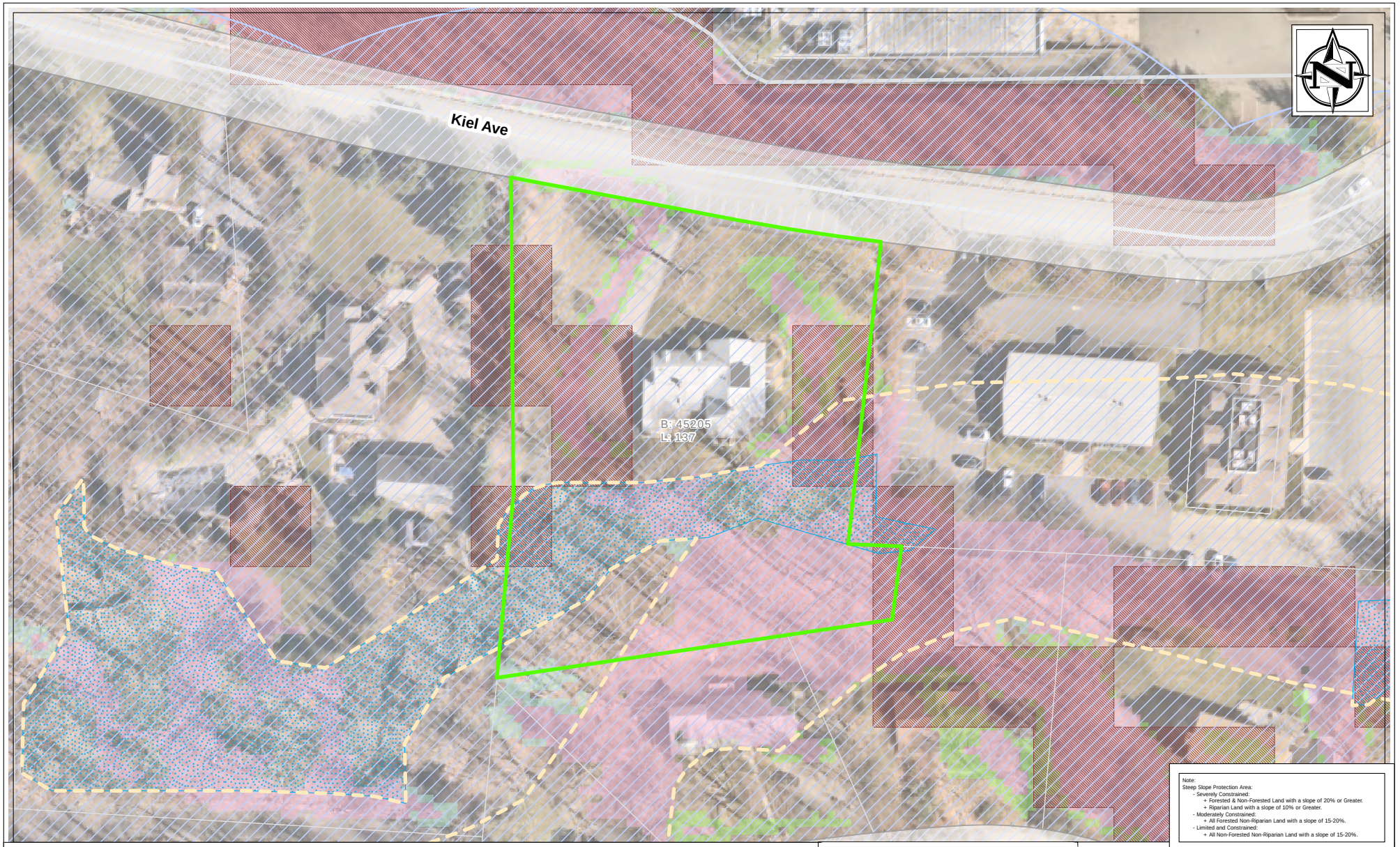
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

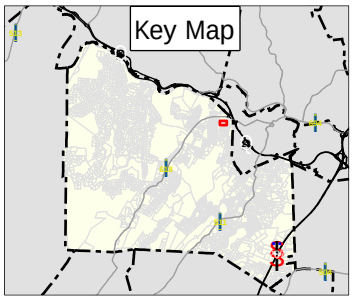
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 37
Block: 45205 Lot: 137
25 KIEL AVE MUSEUM
Borough of Kinnelon, Morris County, NJ

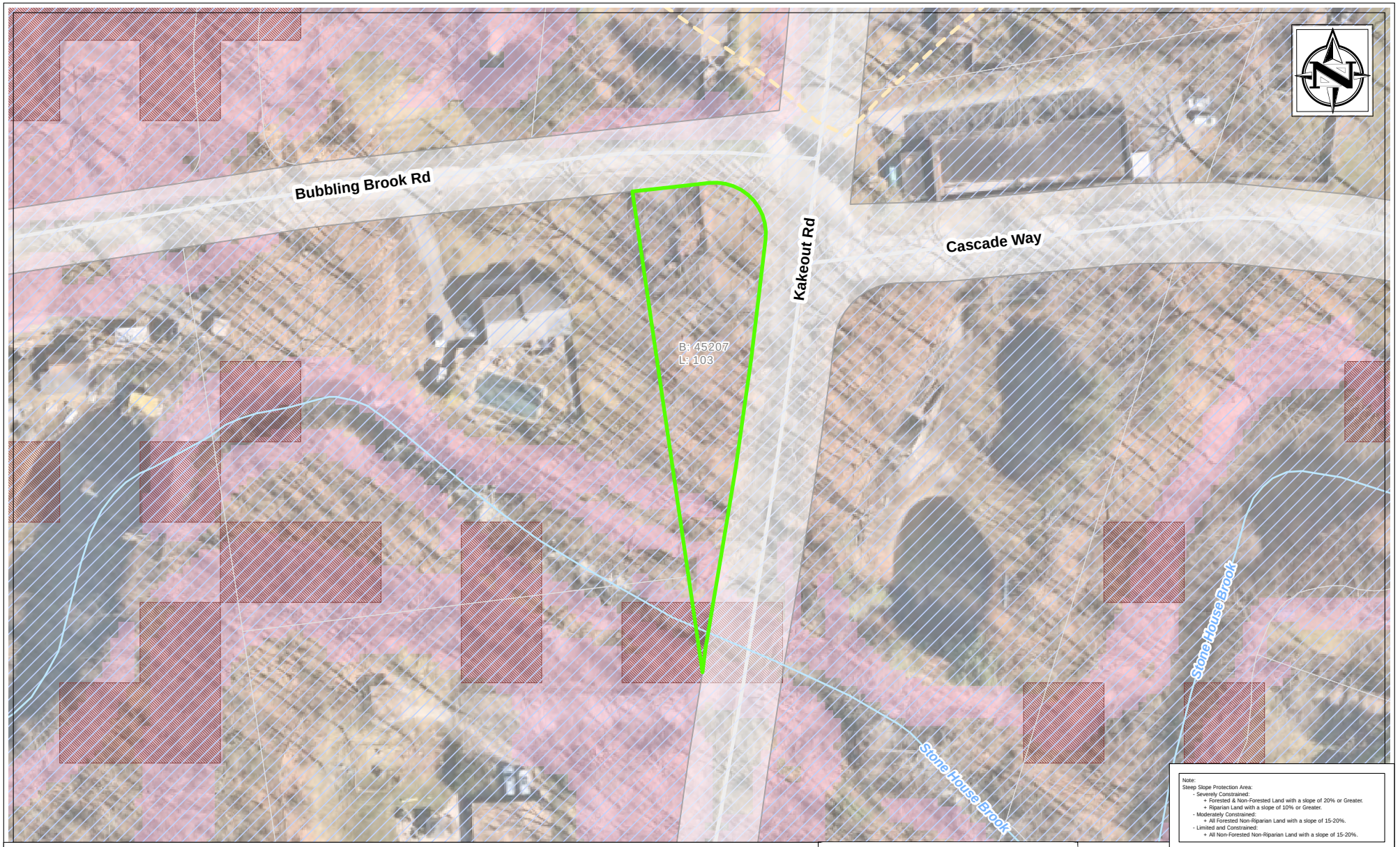
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

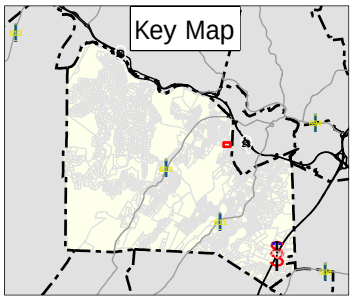
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 38
Block: 45207 Lot: 103
163 KAKEOUT RD
Borough of Kinnelon, Morris County, NJ

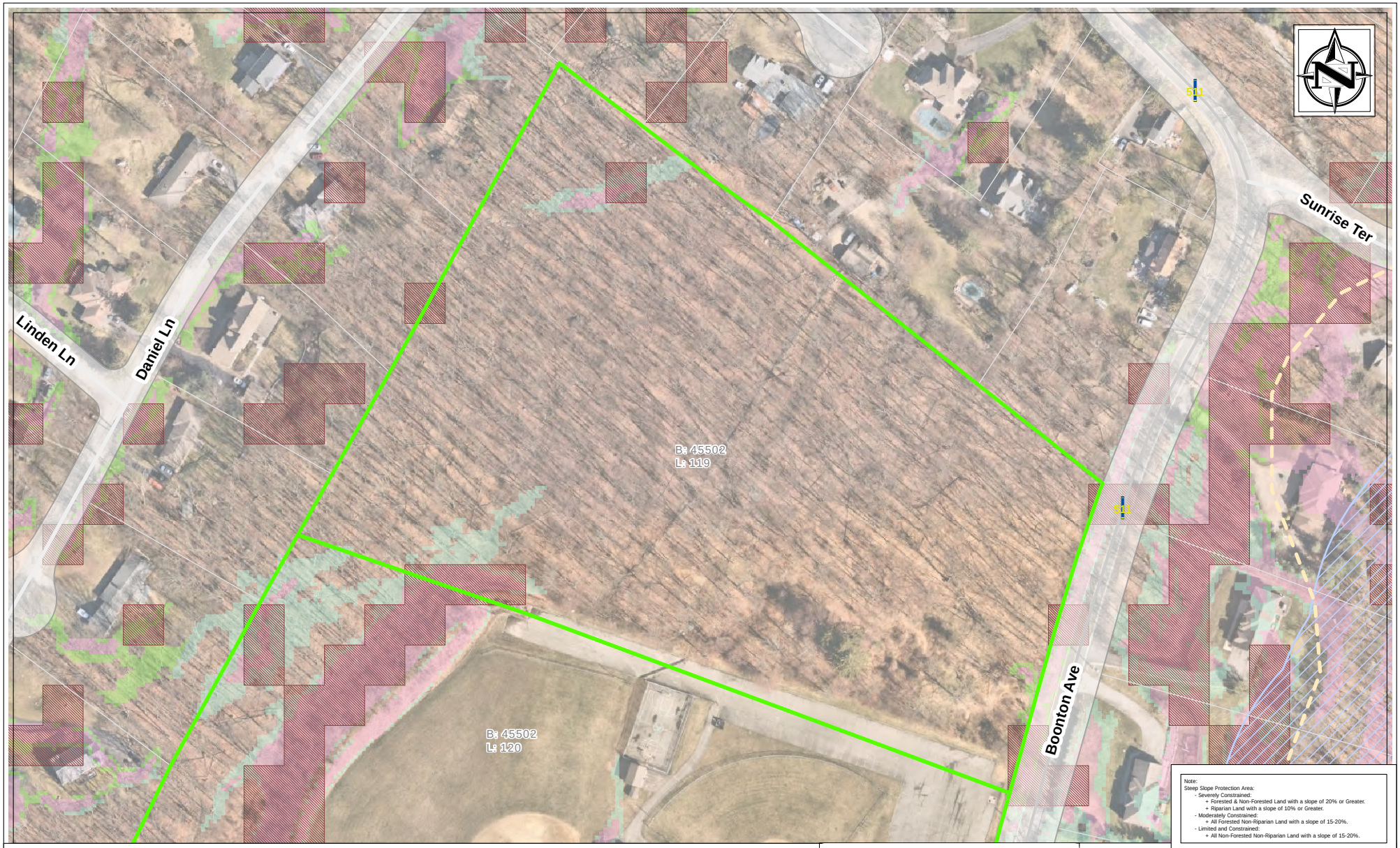
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

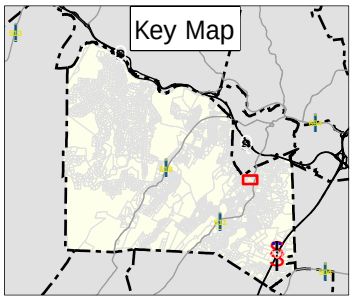
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 39
Block: 45502 Lot: 119
46 BOONTON AVE
Borough of Kinnelon, Morris County, NJ

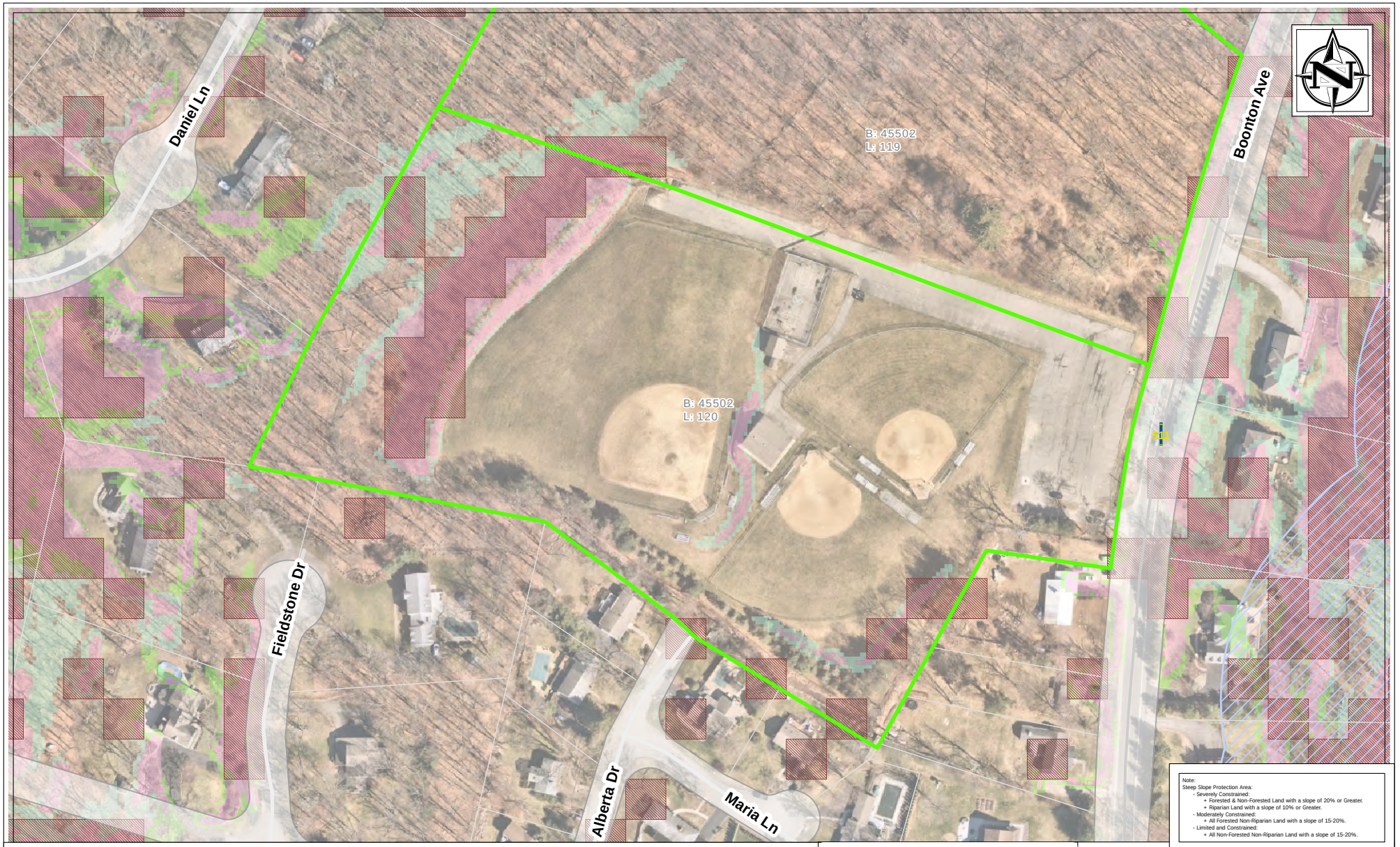
0 40 80 160 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

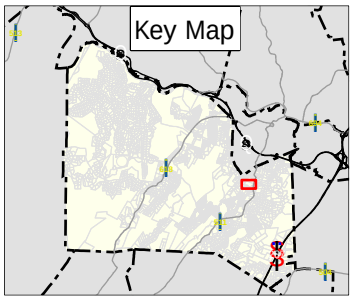
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 40
Block: 45502 Lot: 120
50 BOONTON AVE
Borough of Kinnelon, Morris County, NJ

0 40 80 160 Feet

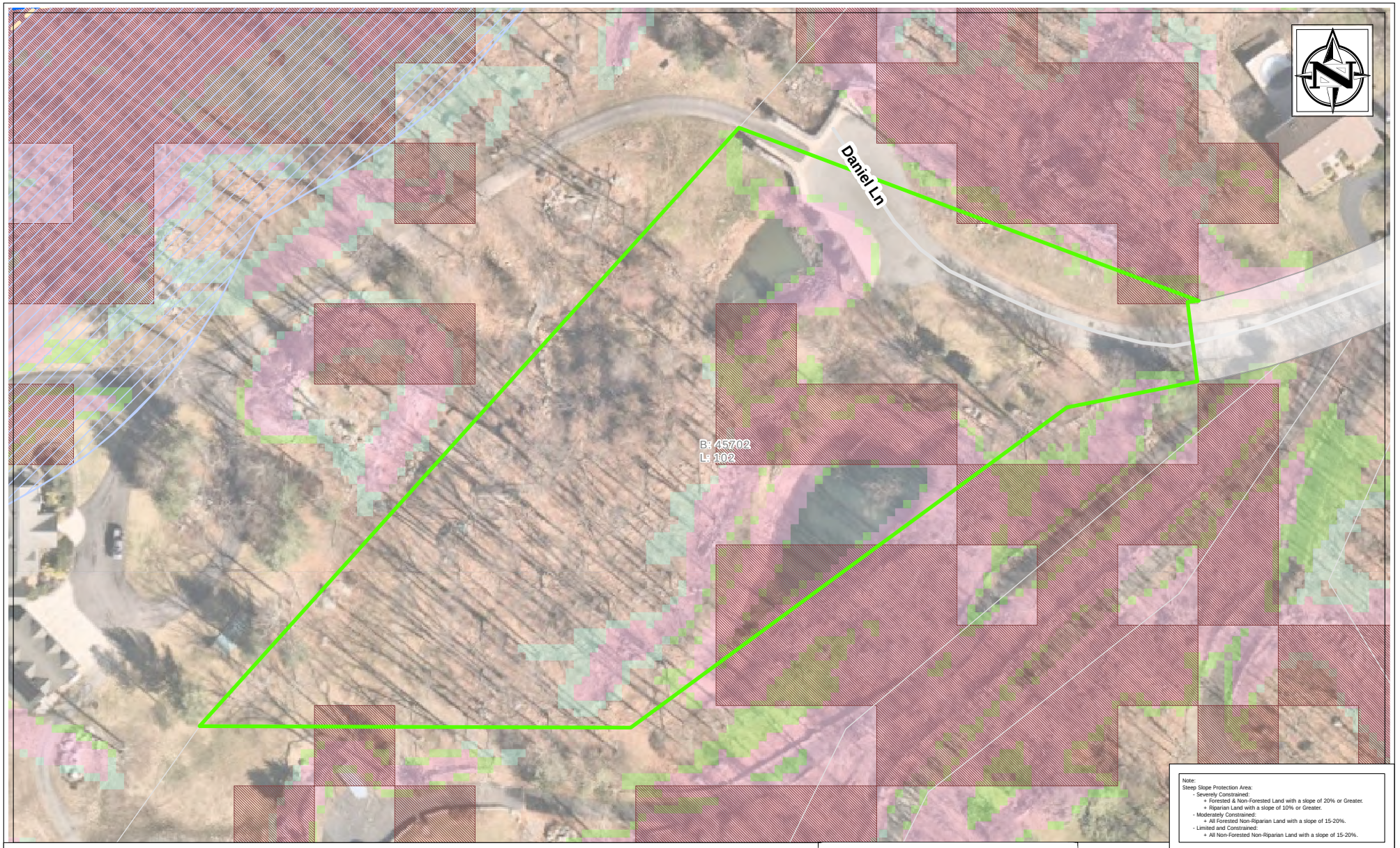
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope

Key Map

Public Properties and Environmental Constraints
Property Key: 41
Block: 45702 Lot: 102
DANIEL LN
Borough of Kinnelon, Morris County, NJ

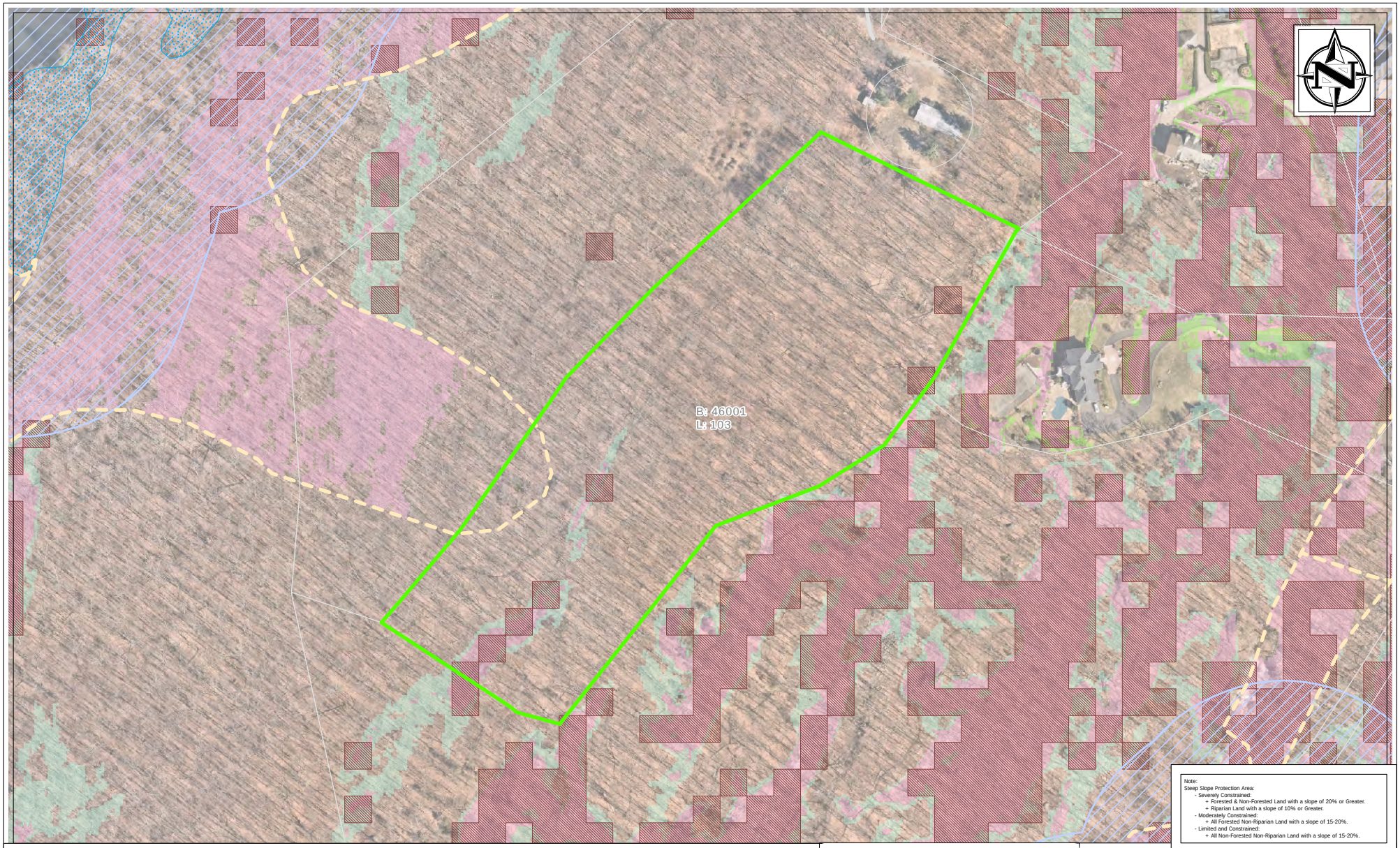
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

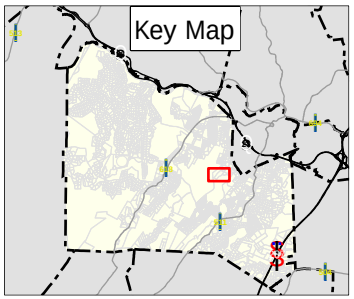
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 42
Block: 46001 Lot: 103
TINTLE RD, WEST OF
Borough of Kinnelon, Morris County, NJ

0 62.5 125 250 Feet

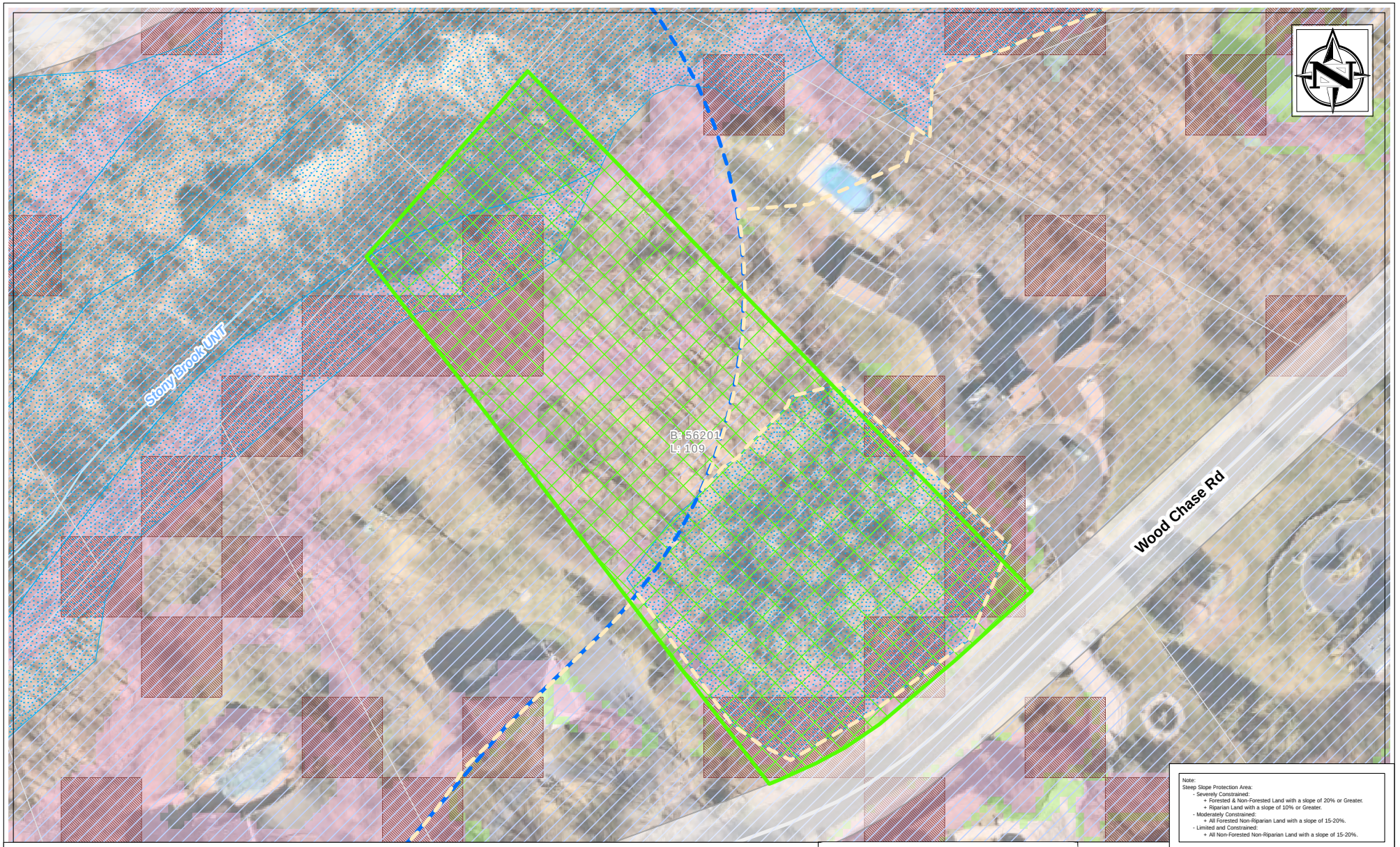
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope

Key Map

Public Properties and Environmental Constraints
Property Key: 43
Block: 56201 Lot: 109
8 WOOD CHASE LN
Borough of Kinnelon, Morris County, NJ

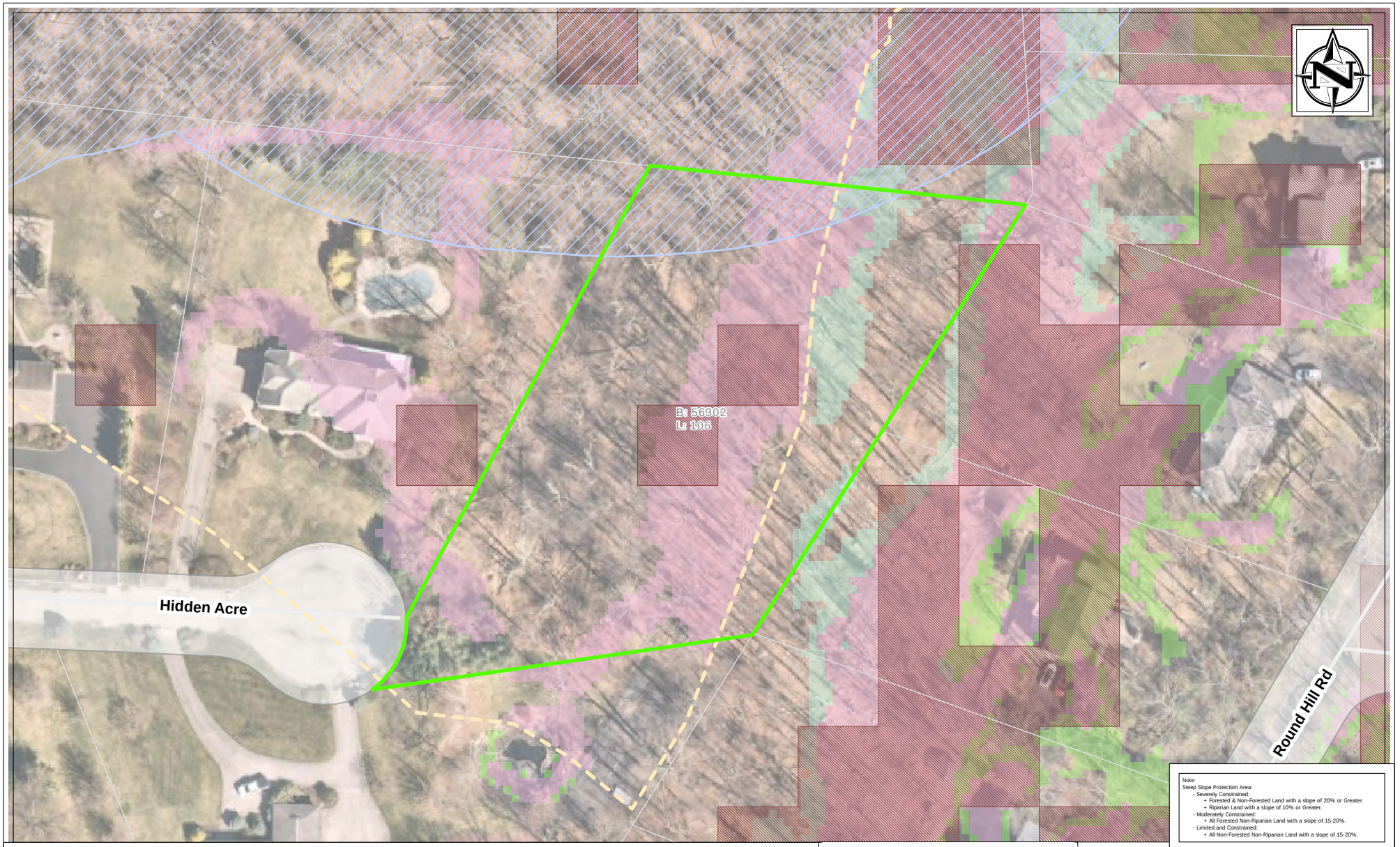
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

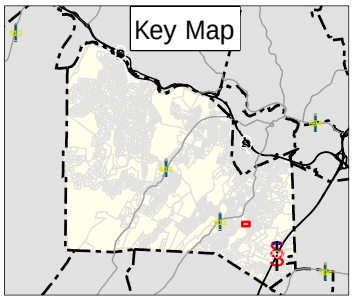
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 44
Block: 56302 Lot: 106
HIDDEN ACRES DR/REC AREA
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

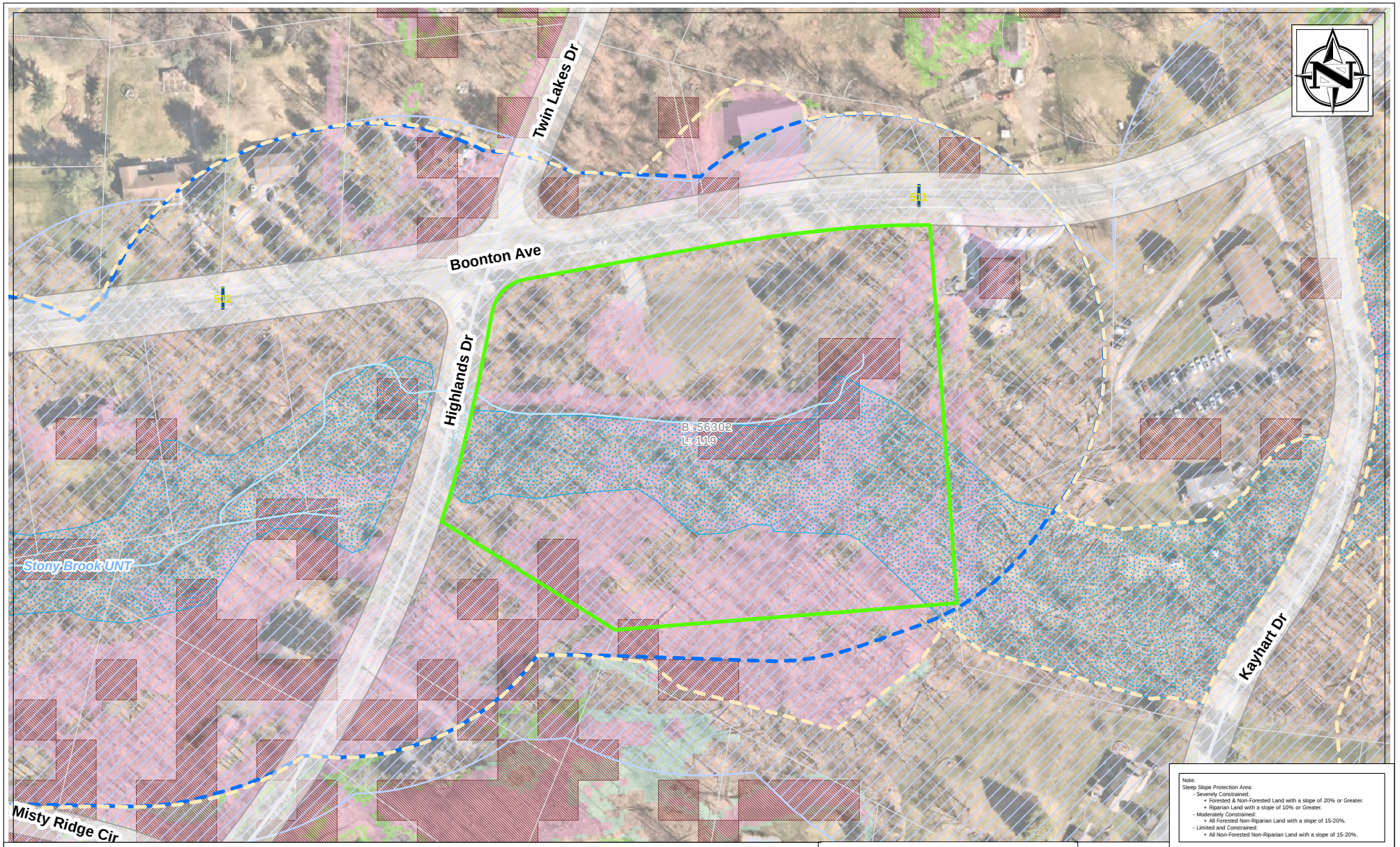
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

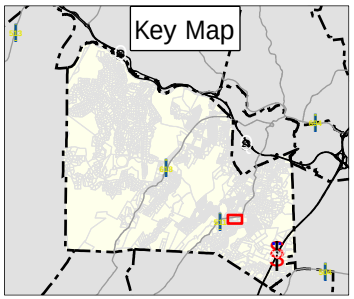
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 45
Block: 56302 Lot: 119
BOONTON AVE/HIGHLANDS DR
Borough of Kinnelon, Morris County, NJ

0 40 80 160 Feet

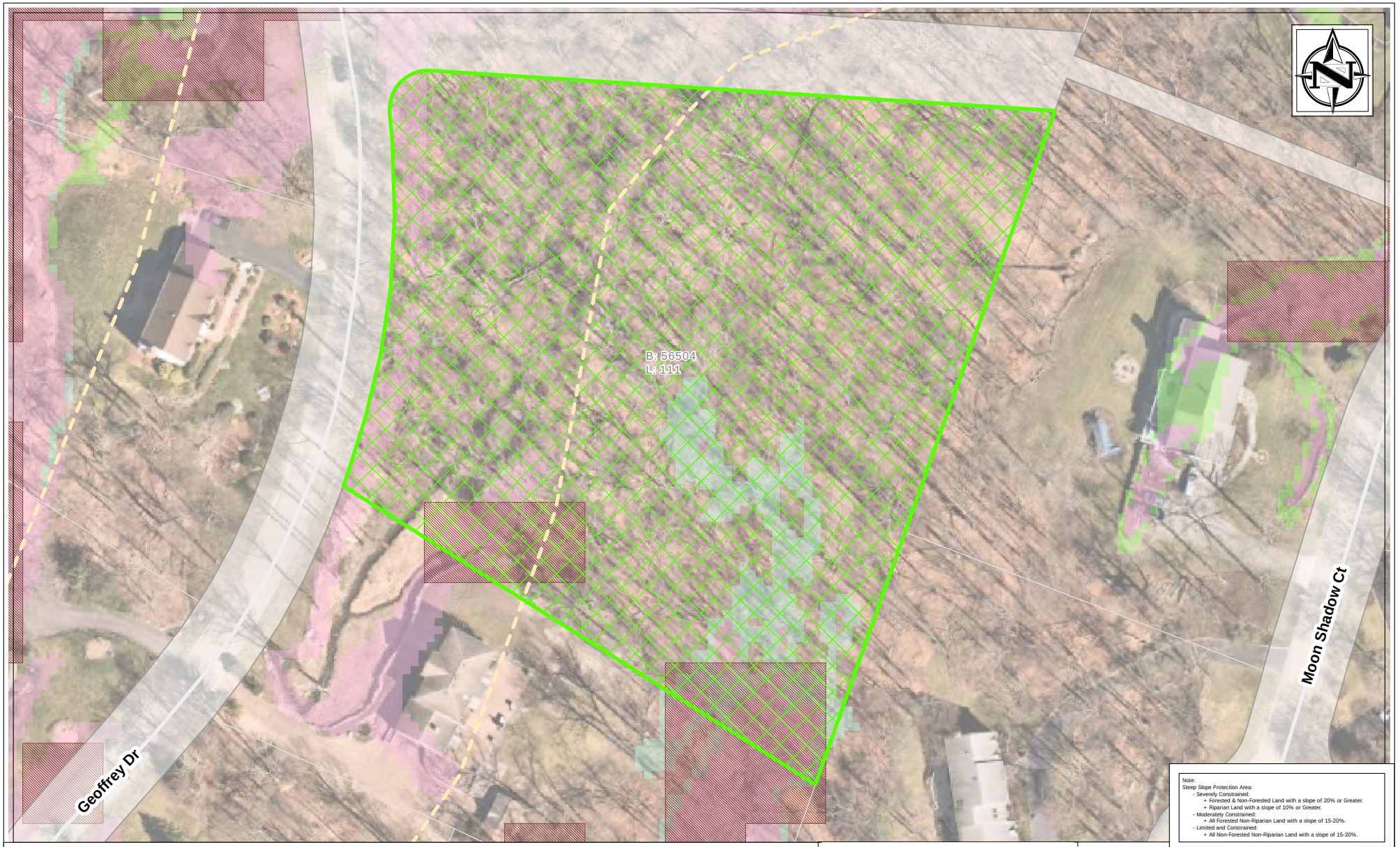
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

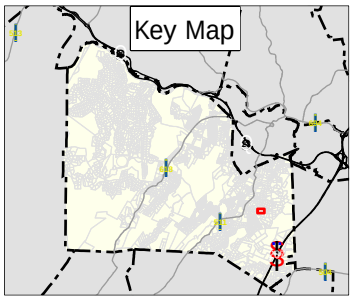
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 46
Block: 56504 Lot: 111
5 GEOFFREY DR/REC AREA
Borough of Kinnelon, Morris County, NJ

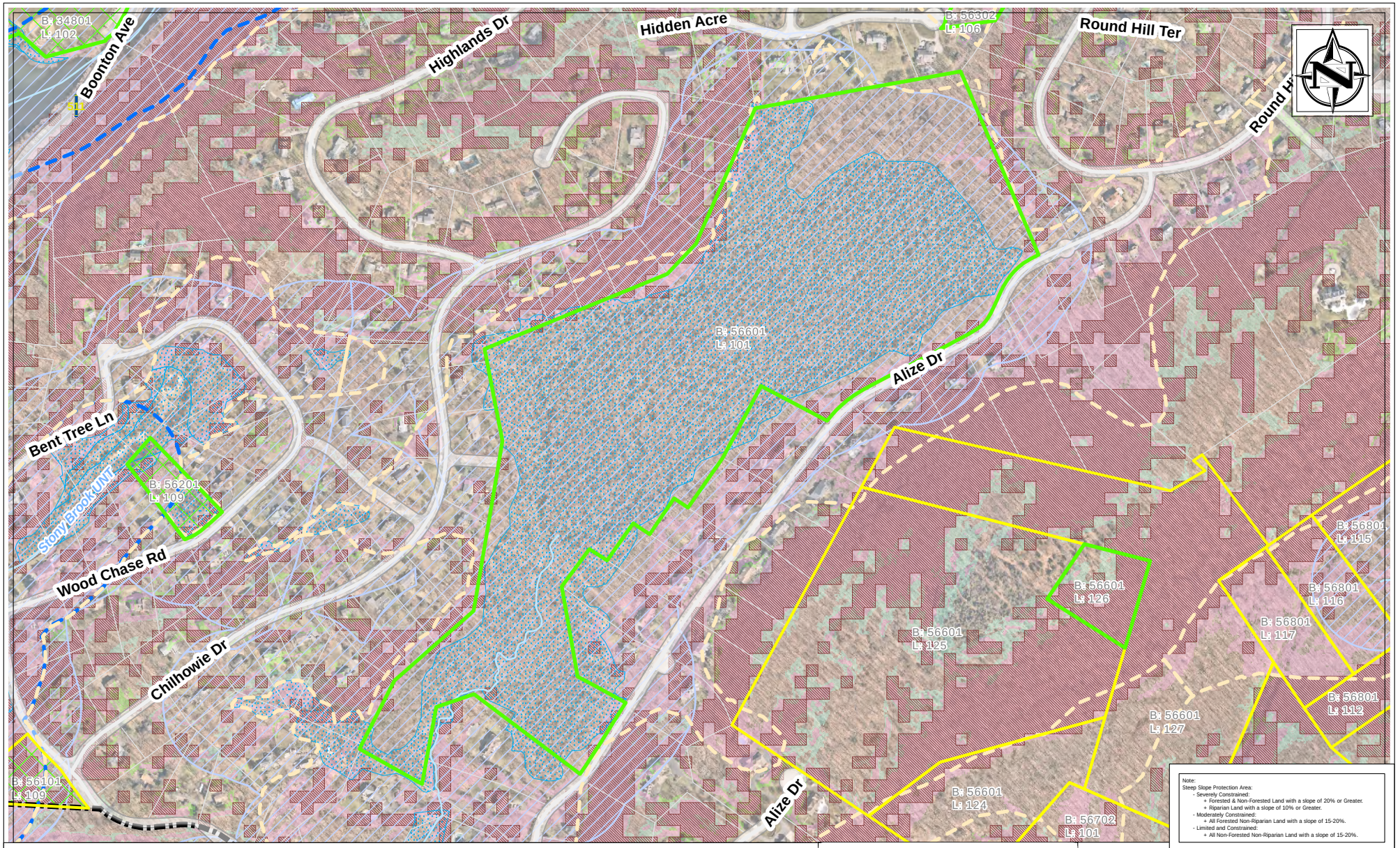
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

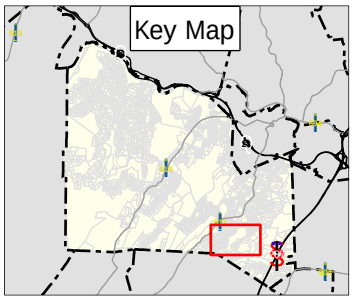
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA



Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 47
Block: 56601 Lot: 101
ALIZE DR
Borough of Kinnelon, Morris County, NJ

0 145 290 580 Feet

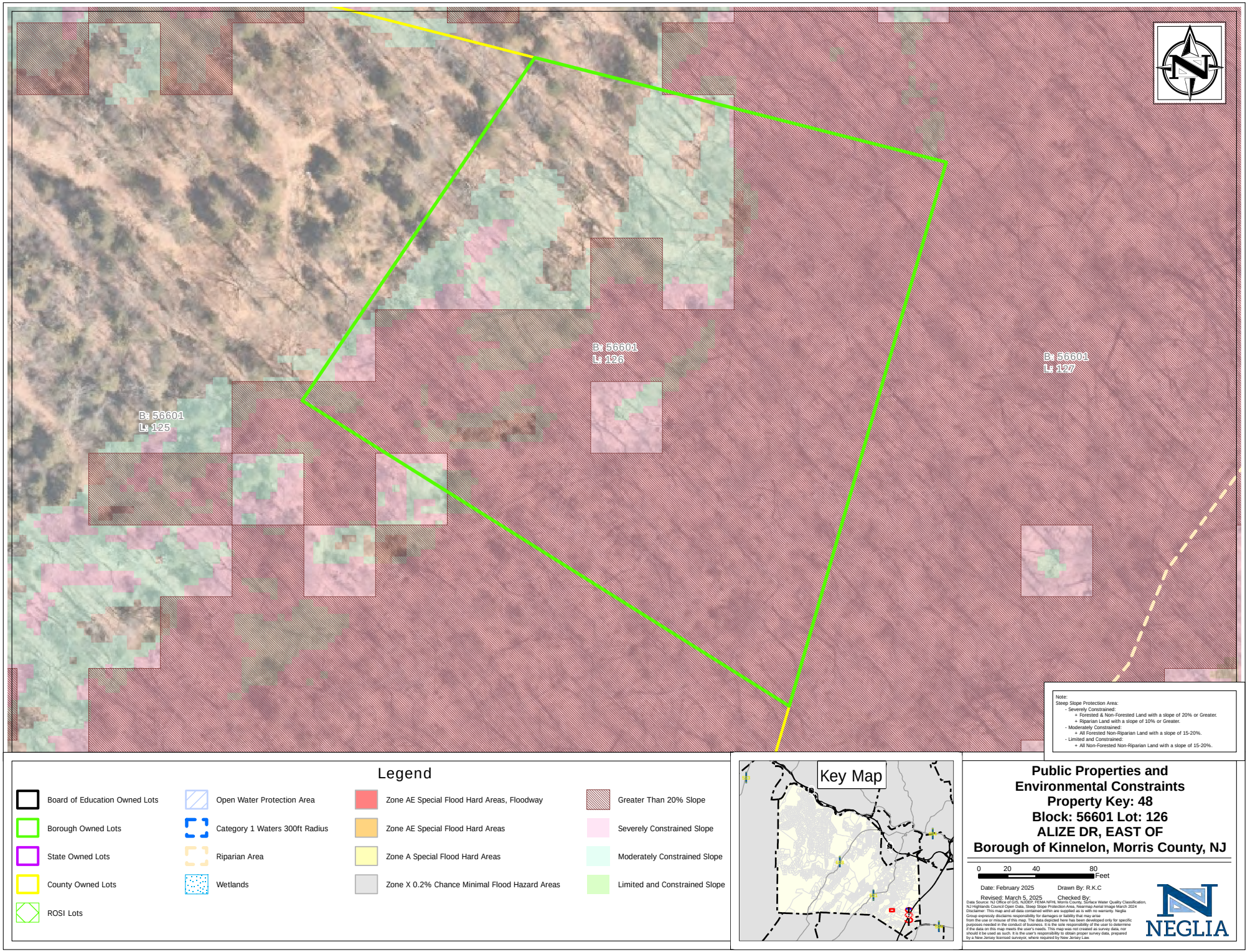
Date: February 2025 Drawn By: R.K.C

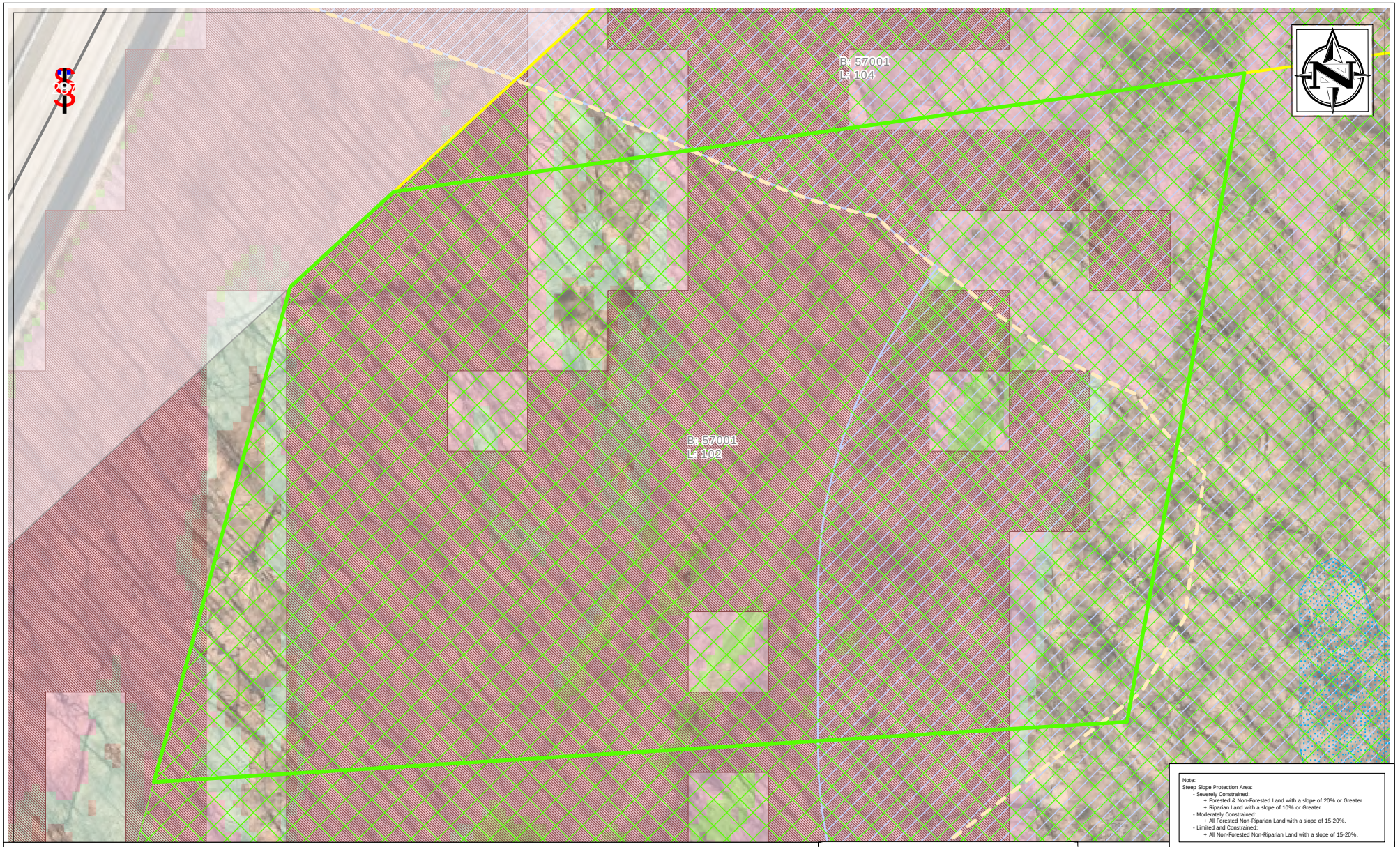
Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA

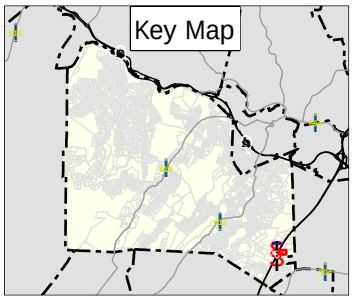

B: 56601
L: 125
B: 56601
L: 126
B: 56601
L: 127
N
Note:
Steep Slope Protection Area:
- Severely Constrained:
+ Forested & Non-Forested Land with a slope of 20% or Greater.
+ Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
+ All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
+ All Non-Forested Non-Riparian Land with a slope of 15-20%.
Legend
Board of Education Owned Lots
Borough Owned Lots
State Owned Lots
County Owned Lots
ROSI Lots
Open Water Protection Area
Category 1 Waters 300ft Radius
Riparian Area
Wetlands
Zone AE Special Flood Hard Areas, Floodway
Zone AE Special Flood Hard Areas
Zone A Special Flood Hard Areas
Zone X 0.2% Chance Minimal Flood Hazard Areas
Greater Than 20% Slope
Severely Constrained Slope
Moderately Constrained Slope
Limited and Constrained Slope
Key Map
Public Properties and
Environmental Constraints
Property Key: 48
Block: 56601 Lot: 126
ALIZE DR, EAST OF
Borough of Kinnelon, Morris County, NJ
0 20 40 80
Feet
Date: February 2025
Drawn By: R.K.C
Revised: March 5, 2025
Checked By:
Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 49
Block: 57001 Lot: 102
ROUTE 287, EAST OF
Borough of Kinnelon, Morris County, NJ

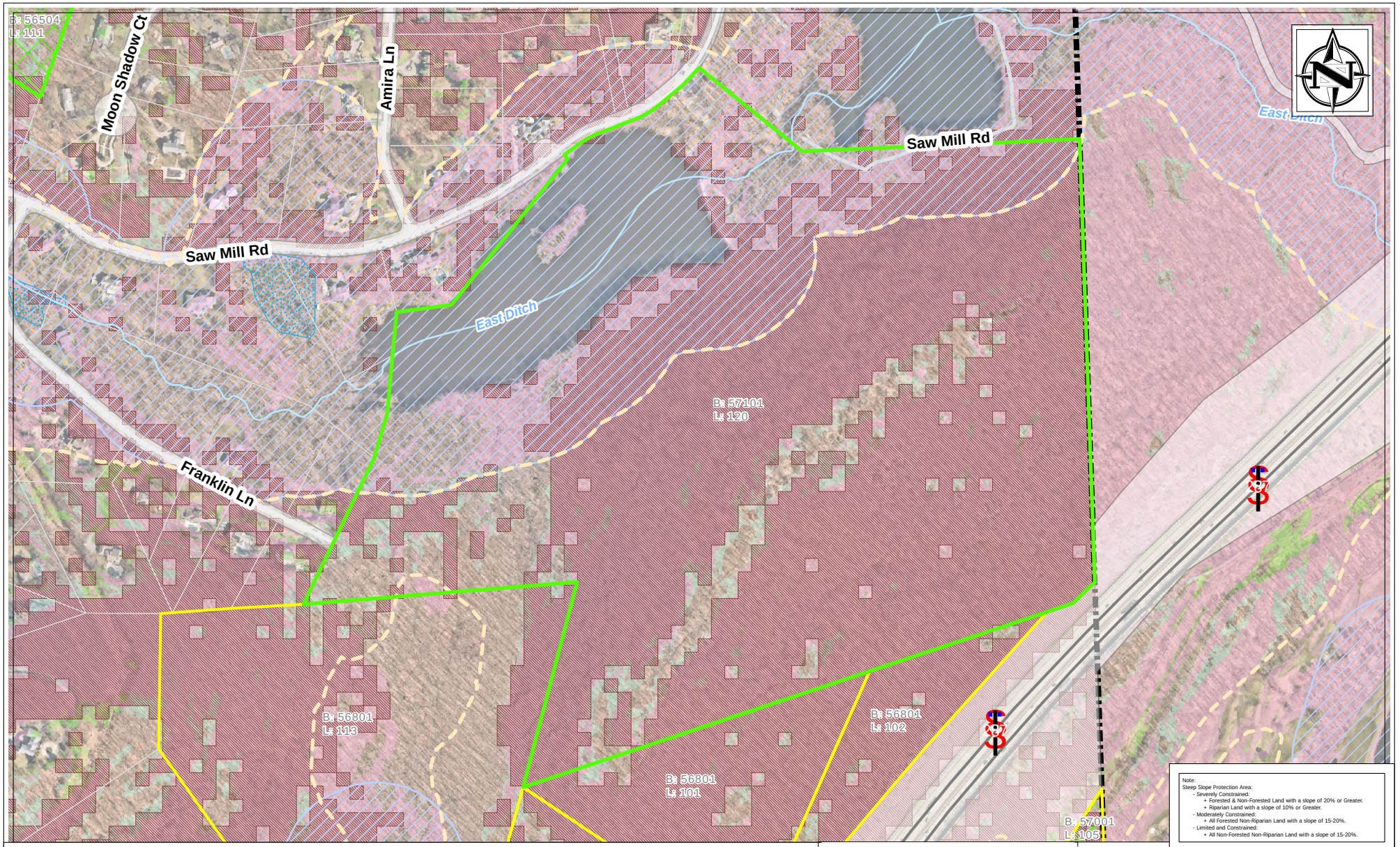
0 20 40 80 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

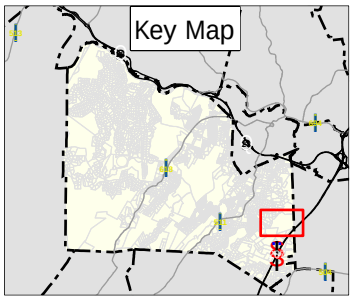
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 94
Block: 57101 Lot: 120
99 SAWMILL RD
Borough of Kinnelon, Morris County, NJ

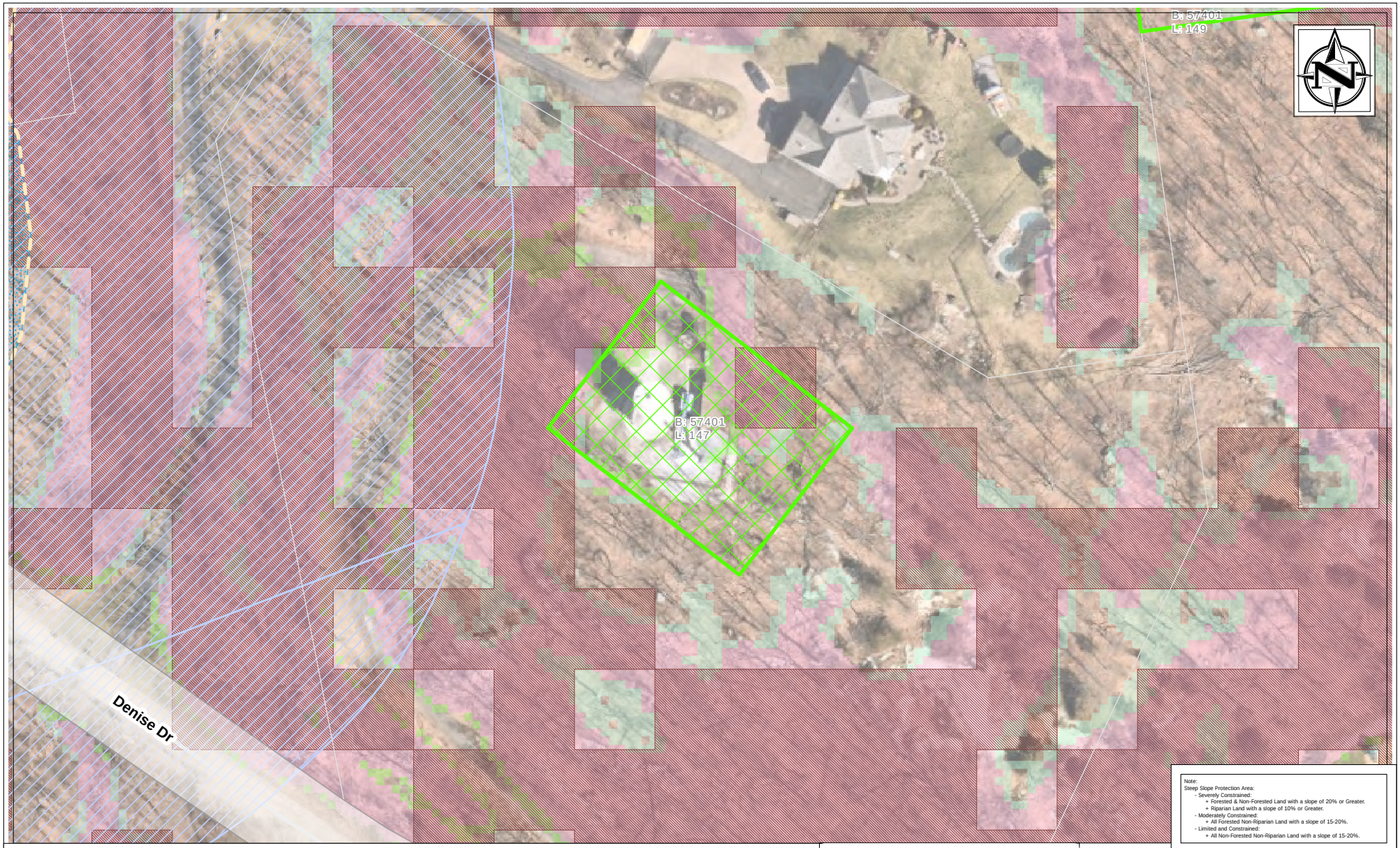
0 125 250 500 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

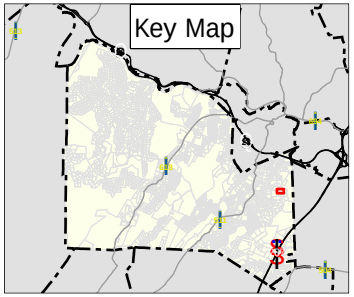
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 50
Block: 57401 Lot: 147
68 DENISE DR
Borough of Kinnelon, Morris County, NJ

0 20 40 80 Feet

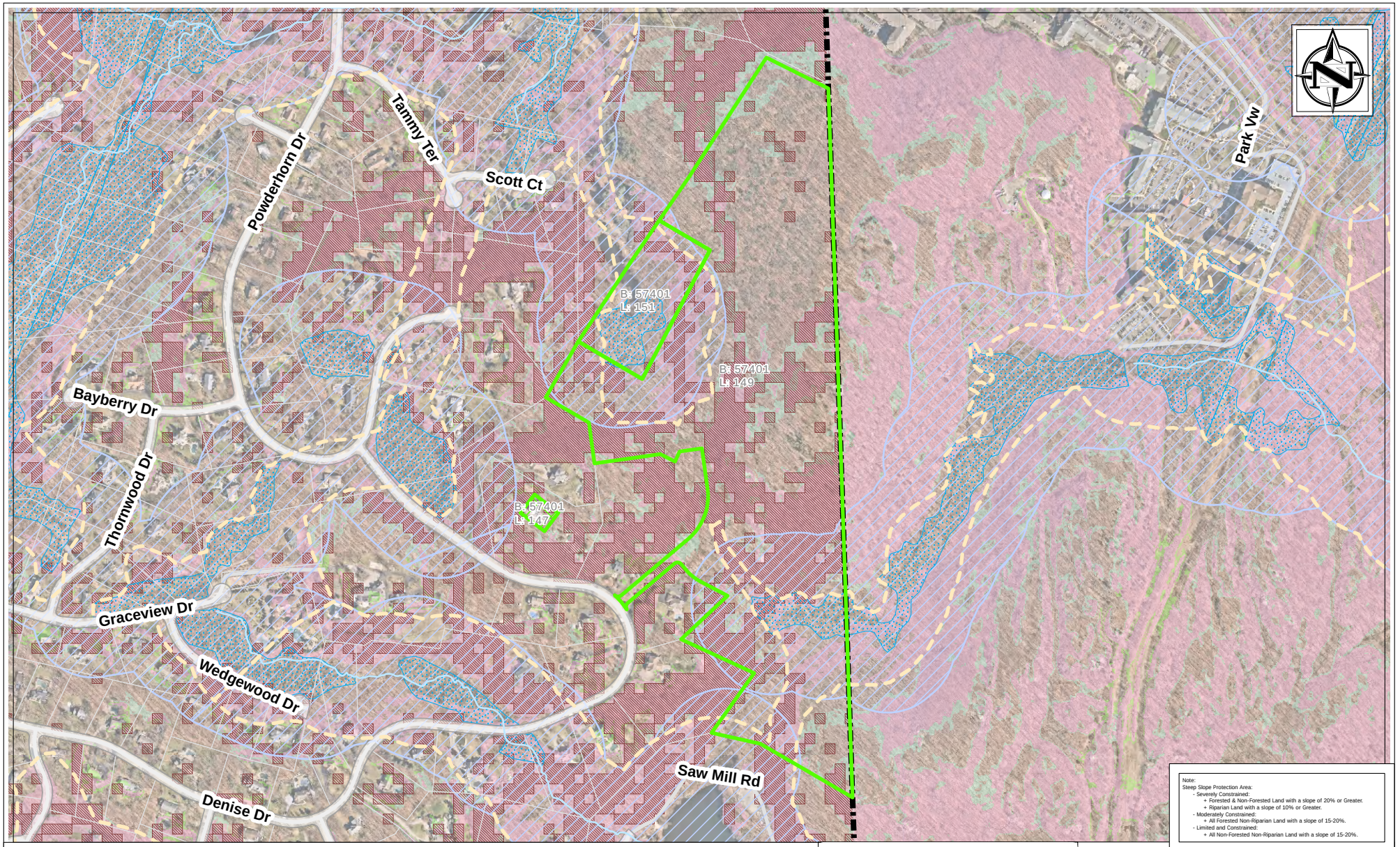
Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024

Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

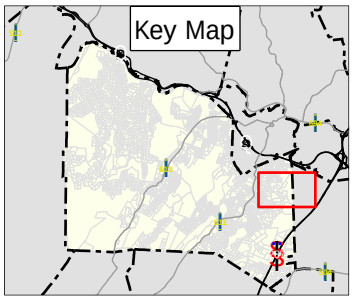
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 95
Block: 57401 Lot: 149
DENISE DR
Borough of Kinnelon, Morris County, NJ

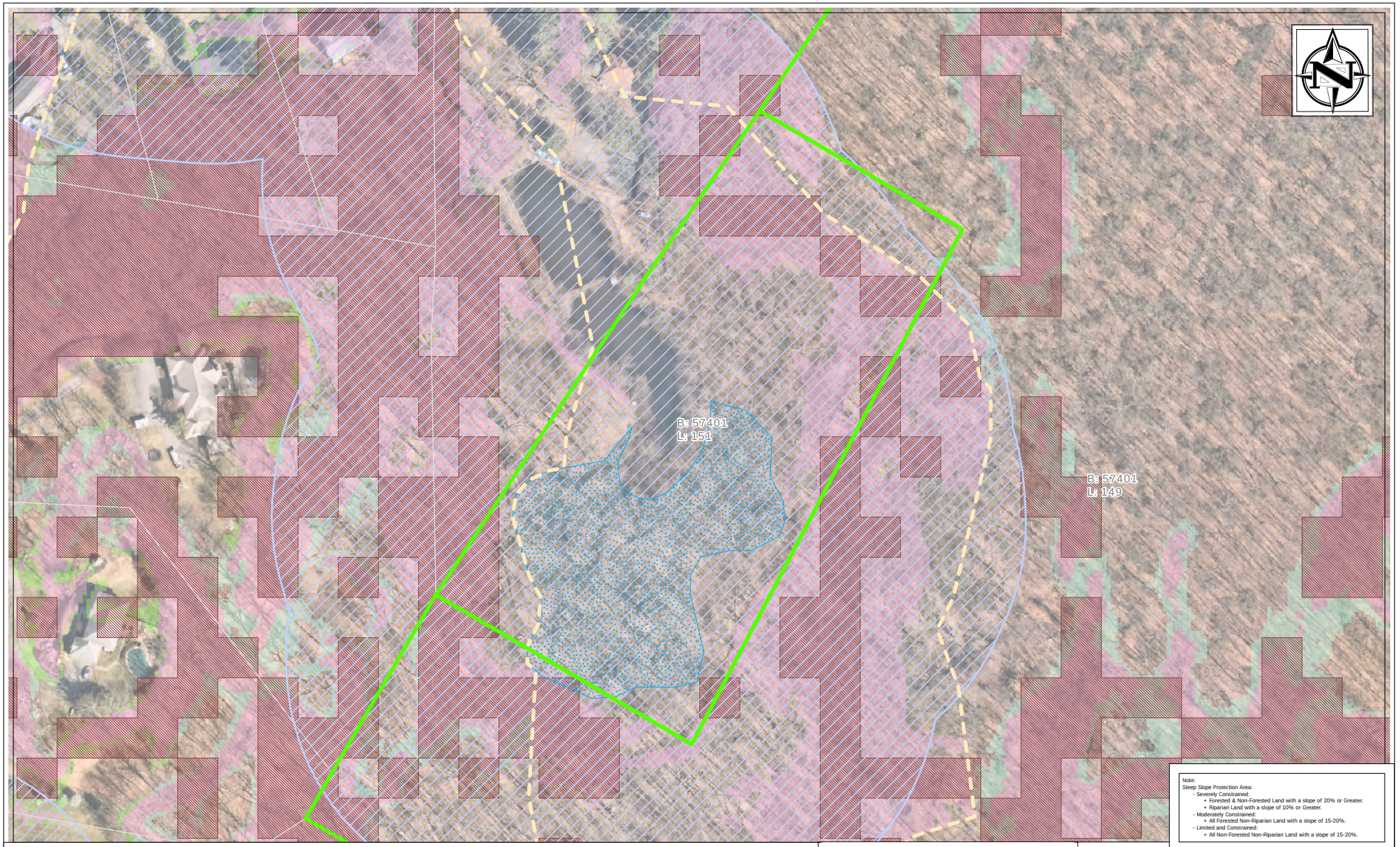
0 165 330 660 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

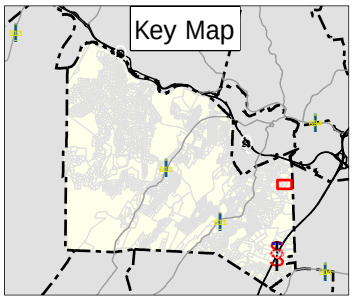
NEGLIA



Note:
Steep Slope Protection Area:
- Severely Constrained:
  + Forested & Non-Forested Land with a slope of 20% or Greater.
  + Riparian Land with a slope of 10% or Greater.
- Moderately Constrained:
  + All Forested Non-Riparian Land with a slope of 15-20%.
- Limited and Constrained:
  + All Non-Forested Non-Riparian Land with a slope of 15-20%.

Legend

- Board of Education Owned Lots
- Borough Owned Lots
- State Owned Lots
- County Owned Lots
- ROSI Lots
- Open Water Protection Area
- Category 1 Waters 300ft Radius
- Riparian Area
- Wetlands
- Zone AE Special Flood Hard Areas, Floodway
- Zone AE Special Flood Hard Areas
- Zone A Special Flood Hard Areas
- Zone X 0.2% Chance Minimal Flood Hazard Areas
- Greater Than 20% Slope
- Severely Constrained Slope
- Moderately Constrained Slope
- Limited and Constrained Slope



Public Properties and Environmental Constraints
Property Key: 96
Block: 57401 Lot: 151
CUTLASS RD
Borough of Kinnelon, Morris County, NJ

0 40 80 160 Feet

Date: February 2025 Drawn By: R.K.C

Revised: March 5, 2025 Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Morris County, Surface Water Quality Classification, NJ Highlands Council Open Data, Steep Slope Protection Area, Nearmap Aerial Image March 2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

NEGLIA

APPENDIX B

Color Renderings

GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

DEED

PROPOSED RECREATION CENTER

PROPOSED RETAINING WALL, (12' HT. MAX), WITH PROTECTIVE FENCE

PROPOSED PAVER PATIO

PROPOSED SCOREBOARD

PROPOSED FLAG POLE

WOODED AREA TO REMAIN PER NJDEP HPAA PERMIT

HIGH SCHOOL SOCCER FIELD
340' X 230'
FOOTBALL FIELD
360' X 160'

PROPOSED SUBSURFACE INFILTRATION SYSTEM

PROPOSED NATURAL GRASS MULTI SPORTS FIELD FOR HIGH SCHOOL SOCCER (340' X 230') AND FOOTBALL (360' X 160')

PROPOSED ELEVATED ANNOUNCERS BOTH

PROPOSED RAIN GARDEN

PROPOSED CONCRETE WALKING PATHS (TYP)

PROPOSED PAVER PATIO

PROPOSED FIELD HOUSE

PROPOSED RETAINING WALL

PROPOSED STAIRS

PROPOSED ASPHALT PARKING LOT WITH 63 SPACES

BOONTON AVENUE

EXISTING ASPHALT PARKING LOT

NEGLIA GROUP
DEDICATED RESPONSIVE EXPERIENCED

LYNDHURST
34 PARK AVENUE, PO BOX 426
LYNDHURST
NEW JERSEY 07071
PHONE: 201.939.8805
FAX: 201.939.0846

MOUNTAINSIDE
200 CENTRAL AVENUE, SUITE 102
MOUNTAINSIDE
NEW JERSEY 07092
PHONE: 201.939.8805
FAX: 732.943.7249

INFO@NEGLIAGROUP.COM
NEGLIAGROUP.COM

NO.	DATE	REVISION	DRAWN	DESIGNED	CHECKED

CONCEPTUAL

A PRODUCT OF

NEGLIA GROUP

KINNELON BOROUGH
OPEN SPACE IMPROVEMENTS

BLOCK 45502 - LOT 1119
KINNELON BOROUGH
COUNTY OF MORRIS
STATE OF NEW JERSEY

JOHN J. DUNLEA, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05630800

DRAFT

JAMES J. LYLE, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE06123100

DRAFT

KINNELON REC. PARK
CONCEPT PLAN A

DRAWN BY:	J.J.S.	SCALE:	AS NOTED
DESIGNED BY:	J.J.S.	CHECKED BY:	J.J.L.
PROJECT NO.: KINNMUN25.010			1.00A
DATE: FEBRUARY 27, 2025			

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. © COPYRIGHT 2025 BY NEGLIA GROUP. ALL RIGHTS RESERVED.

m:\kinnelon\revision\rec. feasibility parsonstrail, final plans\0. concept plans\1.00 kinnelon rec park concept plan a dwg Layout: 1.00A Plotted: Thursday, February 27, 2025 8:58 AM By: jjlyle

GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

DEED



NEGLIA GROUP
DEDICATED EXPERIENCED RESPONSIVE

LYNDHURST
34 PARK AVENUE, PO BOX 426
LYNDHURST
NEW JERSEY 07071
PHONE: 201.939.8805
FAX: 201.939.0846

MOUNTAINSIDE
200 CENTRAL AVENUE, SUITE 102
MOUNTAINSIDE
NEW JERSEY 07092
PHONE: 201.939.8805
FAX: 732.943.7249

INFO@NEGLIAGROUP.COM
NEGLIAGROUP.COM

NO.	DATE	REVISION	DRAWN	DESIGNED	CHECKED

CONCEPTUAL

A PRODUCT OF

NEGLIA GROUP

KINNELON BOROUGH
OPEN SPACE IMPROVEMENTS

BLOCK 45502 - LOT 1119
KINNELON BOROUGH
COUNTY OF MORRIS
STATE OF NEW JERSEY

JOHN J. DUNLEA, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05630800

DRAFT

JAMES J. LYLE, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE06123100

DRAFT

KINNELON REC. PARK
CONCEPT PLAN B

DRAWN BY:	J.J.S.	SCALE:	AS NOTED
DESIGNED BY:	J.J.S.	CHECKED BY:	J.J.L.
PROJECT NO.: KINNMUN25.010			1.00B
DATE: FEBRUARY 27, 2025			

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. © COPYRIGHT 2025 BY NEGLIA GROUP. ALL RIGHTS RESERVED.

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

w:\kinnelon\concepts_feasibility_agenda\cad_final plans\0_concept plans\1.00_ top_concept plan & layout_1.00B Printed: Thursday, March 06, 2025 8:39:56 AM by Jacqueline Dolan

GRAPHIC SCALE

0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

DEED

EXISTING DITCH TO BE DREDGE, SUBJECT TO NJDEP REVIEW AND APPROVAL

EXISTING MUSCO SPORT LIGHTINGTO BE REVIEWED FOR POSSIBLE LED RETROFIT

NATURAL GRASS GRASS SPORTS FIELD WITH PROPOSED UNDER FIELD DRAINAGE SYSTEM

UNIFIED LACROSSE FIELD 155' X 330'

ALTERNATIVE COURT LAYOUT

PROPOSED CONCRETE PATH

PROPOSED GATE

PROPOSED PICKLEBALL COURTS

PROPOSED 8' HT CHAIN LINK FENCE

PROPOSED GATE

PROPOSED AMPHITHEATER

U-12 SOCCER FIELD 210' X 150'

FLAG FOOTBALL 120' X 90'

RECONSTRUCT BASKETBALL CORT

RECONSTRUCT ASPHALT PARKING LOT

18' 24' 18' 18' 24' 18' 30' 18'

PROPOSED OUTFALL TO EXISTING DRAINAGE DITCH

PROPOSED DOG PARK FOR LARGE DOGS

PROPOSED WATER SERVICE FROM BUILDING

PROPOSED DOG PARK GRAVEL PARKING SPACES

15' 27' 90' 9'

PROPOSED DOG PARK FOR SMALL DOGS

NEGLIA GROUP
RESPONSIVE EXPERIENCED DEDICATED

LYNDHURST
34 PARK AVENUE, PO BOX 426
LYNDHURST
NEW JERSEY 07071
PHONE: 201.939.8805
FAX: 201.939.0846

MOUNTAINSIDE
200 CENTRAL AVENUE, SUITE 102
MOUNTAINSIDE
NEW JERSEY 07092
PHONE: 201.939.8805
FAX: 732.943.7249

INFO@NEGLIAGROUP.COM
NEGLIAGROUP.COM

NO.	DATE	REVISION	DRAWN	DESIGNED	CHECKED

CONCEPTUAL

A PRODUCT OF

NEGLIA GROUP

KINNELON BOROUGH

OPEN SPACE IMPROVEMENTS

BLOCK 10801 - LOT 102
KINNELON BOROUGH
COUNTY OF MORRIS
STATE OF NEW JERSEY

JOHN J. DUNLEA, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05630800

DRAFT

JAMES J. LYLE, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE06123100

DRAFT

KINNELON REC. FIELD CONCEPT PLAN

DRAWN BY:	J.J.S.	SCALE:	AS NOTED
DESIGNED BY:	J.J.S.	CHECKED BY:	J.J.L.
PROJECT NO.:	KINNMUN25.010		2.00
DATE:	FEBRUARY 27, 2025		

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. © COPYRIGHT 2025 BY NEGLIA GROUP. ALL RIGHTS RESERVED.

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

m:\kinnelon\master_feasibility_planning\cad_final plans\0 - concept plans\2 00 - sht - concept plan dog 1.dwg Layout: 2 D Printed: Wednesday, May 28, 2025 3:39:48 PM by: Lyle, Jamie

DEED

GRAPHIC SCALE

0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

PROPOSED PICKLEBALL COURTS WITH 8' HT CHAIN LINK FENC

CHAIN LINK FENCE GATE

EXISTING BASEBALL FIELD

FAYSON LAKES ROAD

EXISTING TENNIS COURTS TO REMAIN

CONNECTION TO TRAIL

EXISTING PLAYGROUND

EXISTING BULLPEN TO REMAIN

6' HT CHAIN LINK FENCE

4' HT CHAIN LINK FENCE

RESTORE LAWN AREA FOR MULTI-SPORTS USE

POROUS ASPHALT PAVEMENT PARKING LOT ADDITION

EXISTING RESTROOM BUILDING TO REMAIN

EXISTING PARKING LOT ENTRANCE

EXISTING ASPHALT PARKING LOT TO BE RECONSTRUCTED WITH POROUS ASPHALT

CONCRETE PATHWAY FOR ADA ACCESS

U-10 SOCCER FIELD 165' X 120'

U-10 SOCCER FIELD 165' X 120'

BOONTON AVENUE

EXISTING BASEBALL FIELD TO REMAIN

EXISTING MUSCO SPORT LIGHTINGTO BE REVIEWED FOR POSSIBLE LED RETROFIT

POROUS ASPHLT PAVEMENT PARKING LOT ADDITION

6' HT CHAIN LINK FENCE

4' HT CHAIN LINK FENCE

NEGLIA GROUP
EXPERIENCED DEDICATED RESPONSIVE

LYNDHURST
34 PARK AVENUE, PO BOX 426
LYNDHURST
NEW JERSEY 07071
PHONE: 201.939.8805
FAX: 201.939.0846

MOUNTAINSIDE
200 CENTRAL AVENUE, SUITE 102
MOUNTAINSIDE
NEW JERSEY 07092
PHONE: 201.939.8805
FAX: 732.943.7249

INFO@NEGLIAGROUP.COM
NEGLIAGROUP.COM

NO.	DATE	REVISION	DRAWN	DESIGNED	CHECKED

CONCEPTUAL

A PRODUCT OF

NEGLIA GROUP

KINNELON BOROUGH

OPEN SPACE IMPROVEMENTS

BLOCK 34801 - LOT 102
KINNELON BOROUGH
COUNTY OF MORRIS
STATE OF NEW JERSEY

JOHN J. DUNLEA, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05630800

DRAFT

JAMES J. LYLE, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE06123100

DRAFT

BOONTON AVE. FIELD CONCEPT PLAN

DRAWN BY:	J.J.S.	SCALE:	AS NOTED
DESIGNED BY:	J.J.S.	CHECKED BY:	J.J.L.
PROJECT NO.: KINNMUN25.010			3.00
DATE: FEBRUARY 27, 2025			

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. © COPYRIGHT 2025 BY NEGLIA GROUP. ALL RIGHTS RESERVED.

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

N:\Kinnelon\Kinnelon_Feasibility_plans\Kinnelon_Feasibility_Final_plans\3.00 - baf - concept plans\3.00 - baf - concept plan_Dwg Layout - 3.00 Plotted: Wednesday, February 26, 2025 - 3:39pm by: jjunlea

DEED

GRAPHIC SCALE

0 15 30 60 90

(IN FEET)
1 inch = 30 ft.



NEGLIA GROUP
EXPERIENCED DEDICATED RESPONSIVE

LYNDHURST
34 PARK AVENUE, PO BOX 426
LYNDHURST
NEW JERSEY 07071
PHONE: 201.939.8805
FAX: 201.939.0846

MOUNTAINSIDE
200 CENTRAL AVENUE, SUITE 102
MOUNTAINSIDE
NEW JERSEY 07092
PHONE: 201.939.8805
FAX: 732.943.7249

INFO@NEGLIAGROUP.COM
NEGLIAGROUP.COM

NO.	DATE	REVISION	DRAWN	DESIGNED	CHECKED

CONCEPTUAL

A PRODUCT OF

NEGLIA GROUP

KINNELON BOROUGH

OPEN SPACE IMPROVEMENTS

BLOCK 56302- LOT 119
KINNELON BOROUGH
COUNTY OF MORRIS
STATE OF NEW JERSEY

JOHN J. DUNLEA, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05630800

DRAFT

JAMES J. LYLE, PE
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE06123100

DRAFT

BOONTON AVE. PARK
CONCEPT PLAN

DRAWN BY:	J.J.S.	SCALE:	AS NOTED
DESIGNED BY:	J.J.S.	CHECKED BY:	J.J.L.
PROJECT NO.:	KINNMUN25.010		4.00
DATE:	FEBRUARY 27, 2025		

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. © COPYRIGHT 2025 BY NEGLIA GROUP. ALL RIGHTS RESERVED.

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

m:\kinnelon\kinnelon_feasibility_parcels\cad_final plans\0 - concept plans\4.00 - base - concept plan dwg Layout: 4.00 Plotted: Wednesday, March 05, 2025 08:28:28 AM by Jaclyn Bellucci

APPENDIX C

Preliminary Construction Cost Estimates

Kinnelon Recreation Park (Block 45502, Lot 119) Option A
Kinnelon Borough, Morris County, New Jersey
NEA Project No.: KINNMUN25.010 - April 9, 2025

PRELIMINARY ENGINEER'S ESTIMATE

Item No.	Item Description	Unit of Measure	Quantity	Unit Cost	Total Cost
1	Mobilization / Demobilization	L.S.	1	$ 120,000.00	$ 120,000.00
2	Site Cleaning and Tree Removals (2"-48" Dia)	ACRES	5	$ 25,000.00	$ 125,000.00
3	Soil Erosion Measures	L.S.	1	$ 10,000.00	$ 10,000.00
4	Site Grading (Includes Cut & Fill and Soil Removal)	L.S.	1	$ 2,500,000.00	$ 2,500,000.00
5	Drainage Improvements (Includes Field Drainage)	L.S.	1	$ 750,000.00	$ 750,000.00
6	Concrete Flush Header Curb 12" x 18"	L.F.	550	$ 65.00	$ 35,750.00
7	Black Vinyl Coated Chain Link Fence, 8' High	L.F.	550	$ 75.00	$ 41,250.00
8	Sports Netting, 20' Overall Height	L.F.	550	$ 180.00	$ 99,000.00
9	Black Vinyl Coated Chain Link Fall Protection Fence, 4' High	L.F.	680	$ 50.00	$ 34,000.00
10	9" x 18" Concrete Vertical Curb	L.F.	1,150	$ 50.00	$ 57,500.00
11	Hot Mix Asphalt Surface Course, Mix 9.5M64, 2" Thick (Parking Lot)	TONS	320	$ 180.00	$ 57,600.00
12	Hot Mix Asphalt Base Course, Mix 19M64, 4" Thick (Parking Lot)	TONS	650	$ 180.00	$ 117,000.00
13	Dense-Graded Aggregate Base Course, 6" Thick (Parking Lot)	S.Y.	2,720	$ 10.00	$ 27,200.00
14	Excavation, Unclassified, 12" (Parking Lot)	C.Y.	1,060	$ 45.00	$ 47,700.00
15	Community Center and Shelter (To be Designed)	L.S.	1	$ 10,000,000.00	$ 10,000,000.00
16	Decorative Pavers on 4" Thick Concrete Base	S.Y.	375	$ 190.00	$ 71,250.00
17	Concrete Sidewalk, 4" Thick	S.Y.	740	$ 100.00	$ 74,000.00
18	Concrete, Reinforced, 6" Thick	S.Y.	370	$ 125.00	$ 46,250.00
19	Reinforced Concrete Stairs	L.S.	1	$ 60,000.00	$ 60,000.00
20	Parking Lot Striping	L.S.	1	$ 15,000.00	$ 15,000.00
21	Retaining Wall (Height Varies 1' - 12' Max)	S.F.F.	8,100	$ 95.00	$ 769,500.00
22	Root Zone Topsoil and Sodding (for Fields)	S.Y.	11,000	$ 18.00	$ 198,000.00
23	Topsoil and Hydroseed for Slopes and Disturbed Areas	S.Y.	8,750	$ 8.00	$ 70,000.00
24	Irrigation System Complete (for New Soccer/Football Field)	L.S.	1	$ 65,000.00	$ 65,000.00
25	Furnish and Install Flagpole with Uplights	L.S.	1	$ 25,000.00	$ 25,000.00
26	Furnish and Install Scoreboard	UNIT	1	$ 15,000.00	$ 15,000.00
27	Furnish and Install Elevated Announcers Booth	L.S.	1	$ 100,000.00	$ 100,000.00
28	Furnish and Install Football / Soccer Goal Combination System, Complete	UNIT	2	$ 25,000.00	$ 50,000.00
29	Furnish and Install Field House/Concession Stand	L.S.	1	$ 500,000.00	$ 500,000.00
30	Furnish and Install Trash and Recycle Receptacles	UNIT	4	$ 3,500.00	$ 14,000.00
31	Landscaping	L.S.	1	$ 45,000.00	$ 45,000.00
31	Final Cleanup / Site Restoration	L.S.	1	$ 20,000.00	$ 20,000.00
32	Utility Connections and Relocations (Electric and Water)	L.S.	1	$ 300,000.00	$ 300,000.00
33	Decorative LED Parking Lot Lighting Set Up, Complete (includes fixture, Light Pole Foundations, Bolt Patterns)	UNIT	12	$ 7,500.00	$ 90,000.00
34	Musco Sport Lighting Complete System (Excluding Electrification) (For New Soccer/Football Field Only)	L.S.	1	$ 470,000.00	$ 470,000.00
				Subtotal	**$ 17,020,000.00**
				20% Contingencies	**$ 3,404,000.00**
				Total Estimate	**$ 20,424,000.00**

Notes: 1. Estimate is preliminary for planning purposes only based on Conceptual Plans prepared for the Recreational Vision Report
2. Unit costs are approximate based recently received public bid pricing and subject to bidding variations and final engineering design

Kinnelon Recreation Park (Block 45502, Lot 119) Option B
Kinnelon Borough, Morris County, New Jersey
NEA Project No.: KINNMUN25.010 - April 9, 2025

PRELIMINARY ENGINEER'S ESTIMATE

Item No.	Item Description	Unit of Measure	Quantity	Unit Cost	Total Cost
1	Mobilization / Demobilization	L.S.	1	$ 120,000.00	$ 120,000.00
2	Site Clearing / Demolition	L.S.	1	$ 30,000.00	$ 30,000.00
3	Site Cleaning and Tree Removals (2"-48" Dia)	ACRES	5	$ 25,000.00	$ 125,000.00
3	Soil Erosion Measures	L.S.	1	$ 10,000.00	$ 10,000.00
4	Site Grading (Includes Cut & Fill and Soil Removal)	L.S.	1	$ 5,500,000.00	$ 5,500,000.00
5	Drainage Improvements (Includes Field Drainage)	L.S.	1	$ 750,000.00	$ 750,000.00
6	Concrete Flush Header Curb 12" x 18"	L.F.	590	$ 65.00	$ 38,350.00
7	Hot Mix Asphalt Base Course, 2" Thick (Pickleball Courts)	TONS	60	$ 180.00	$ 10,800.00
8	Hot Mix Asphalt Surface Course, 2" Thick (Pickleball Courts)	TONS	60	$ 180.00	$ 10,800.00
9	Dense Graded Aggregate, 6" Thick (Pickleball Courts)	S.Y.	480	$ 10.00	$ 4,800.00
10	Pickleball Court Netting and Posts	UNIT	1	$ 2,500.00	$ 2,500.00
11	Plexipave, Two-Color Court Coating	S.Y.	480	$ 25.00	$ 12,000.00
12	Pickleball Court Striping	L.S.	1	$ 5,000.00	$ 5,000.00
13	Black Vinyl Coated Chain Link Fence, 4' High	L.F.	1360	$ 50.00	$ 68,000.00
14	Black Vinyl Coated Chain Link Fence Gate, Single Swing, 4' High, 4' Wide	UNIT	2	$ 1,000.00	$ 2,000.00
15	Black Vinyl Coated Chain Link Fence Gate, Double Swing, 4' High, 12' Wide	UNIT	1	$ 1,500.00	$ 1,500.00
16	Black Vinyl Coated Chain Link Fence, 8' High	L.F.	515	$ 75.00	$ 38,625.00
17	Black Vinyl Coated Chain Link Fence Gate, Single Swing, 8' High, 4' Wide	UNIT	2	$ 2,000.00	$ 4,000.00
18	Sports Netting, 20' Overall Height	L.F.	185	$ 180.00	$ 33,300.00
19	Furnish and Install Playground Equipment, Complete	L.S.	1	$ 350,000.00	$ 350,000.00
20	Furnish and Install Landscape Mulching for Outdoor Gym Area	S.F.	4,340	$ 15.00	$ 65,100.00
21	9" x 18" Concrete Vertical Curb	L.F.	2,650	$ 50.00	$ 132,500.00
22	HMA Milling, 2"	S.Y.	7,320	$ 10.00	$ 73,200.00
23	Hot Mix Asphalt Surface Course, Mix 9.5M64, 2" Thick (Parking Lot)	TONS	1,155	$ 180.00	$ 207,900.00
24	Hot Mix Asphalt Base Course, Mix 19M64, 4" Thick (Parking Lot)	TONS	645	$ 180.00	$ 116,100.00
25	Dense-Graded Aggregate Base Course, 6" Thick (Parking Lot)	S.Y.	2,720	$ 10.00	$ 27,200.00
26	Excavation, Unclassified, 12" (Parking Lot)	C.Y.	910	$ 45.00	$ 40,950.00
27	Community Center and Shelter (To be Designed)	L.S.	1	$ 10,000,000.00	$ 10,000,000.00
28	Decorative Pavers on 4" Thick Concrete Base	S.Y.	320	$ 190.00	$ 60,800.00
29	Concrete Sidewalk, 4" Thick	S.Y.	1,575	$ 100.00	$ 157,500.00
30	Concrete, Reinforced, 6" Thick	S.Y.	270	$ 125.00	$ 33,750.00
31	Parking Lot Striping	L.S.	1	$ 35,000.00	$ 35,000.00
32	Retaining Wall (Height Varies 1' - 12' Max)	S.F.F.	19,000	$ 95.00	$ 1,805,000.00
33	Root Zone Topsoil and Sodding (for Fields)	S.Y.	14,350	$ 18.00	$ 258,300.00
34	Topsoil and Hydroseed for Slopes and Disturbed Areas	S.Y.	10,800	$ 8.00	$ 86,400.00
35	Beam Clay Pro Premium Diamond Mix, 4" Thick (Clay Infield and On Deck Area)	TONS	180	$ 175.00	$ 31,500.00
36	Coarse Sand, 7" Thick (Clay Infield and On Deck Area)	TONS	320	$ 60.00	$ 19,200.00
37	Geotextile Fabric (Clay Infield and On Deck Area)	S.Y.	1,160	$ 4.00	$ 4,640.00
38	Irrigation System Complete (New Little League Baseball Field and Soccer/Football Field)	L.S.	1	$ 120,000.00	$ 120,000.00
39	Furnish and Install Portable Pitching Mound, Little League, 6" High	UNIT	1	$ 2,000.00	$ 2,000.00
40	Furnish and Install Portable Bases, Complete with Covers (Set of 3)	UNIT	1	$ 1,000.00	$ 1,000.00
41	Furnish and Install Portable Homeplate, Complete with Covers	UNIT	1	$ 500.00	$ 500.00
42	Furnish and Install Pitchers Rubber, Complete with Covers	UNIT	1	$ 500.00	$ 500.00
43	Furnish and Install Backstop	UNIT	1	$ 45,000.00	$ 45,000.00
44	Furnish and Install Dugout Structure, 30' x 10'	UNIT	2	$ 18,000.00	$ 36,000.00
45	Furnish and Install ADA Accessible Bleachers, 27' Long, 5 Rows, Complete	UNIT	3	$ 26,000.00	$ 78,000.00
46	Furnish and Install Player Benches - 27; with Backrest	UNIT	2	$ 3,000.00	$ 6,000.00
47	Furnish and Install Benches	UNIT	4	$ 2,500.00	$ 10,000.00
48	Furnish and Install Foul Poles	UNIT	2	$ 6,000.00	$ 12,000.00
49	Furnish and Install Scoreboard	UNIT	2	$ 15,000.00	$ 30,000.00

Kinnelon Recreation Park (Block 45502, Lot 119) Option B
Kinnelon Borough, Morris County, New Jersey
NEA Project No.: KINNMUN25.010 - April 9, 2025

PRELIMINARY ENGINEER'S ESTIMATE

Item No.	Item Description	Unit of Measure	Quantity	Unit Cost	Total Cost
50	Furnish and Install Elevated Announcers Booth	L.S.	1	$ 250,000.00	$ 250,000.00
51	Furnish and Install Flagpole with Uplights	L.S.	1	$ 25,000.00	$ 25,000.00
52	Furnish and Install Football / Soccer Goal Combination System, Complete	UNIT	2	$ 25,000.00	$ 50,000.00
51	Landscaping	L.S.	1	$ 85,000.00	$ 85,000.00
52	Furnish and Install Trash and Recycle Receptacles	UNIT	8	$ 3,500.00	$ 28,000.00
53	Final Cleanup / Site Restoration	L.S.	1	$ 20,000.00	$ 20,000.00
54	Utility Connections and Relocations (Electric and Water)	L.S.	1	$ 750,000.00	$ 750,000.00
55	Decorative LED Parking Lot Lighting Set Up, Complete (includes fixture, Light Pole Foundations, Bolt Patterns)	UNIT	28	$ 7,500.00	$ 210,000.00
56	Musco Sport Lighting Complete System (Excluding Electrification) (For All Existing and Proposed Fields)	L.S.	1	$ 2,000,000.00	$ 2,000,000.00
				Subtotal	**$ 24,030,715.00**
				20% Contingencies	**$ 4,806,143.00**
				Total Estimate	**$ 28,836,858.00**

Notes: 1. Estimate is preliminary for planning purposes only based on Conceptual Plans prepared for the Recreational Vision Report
2. Unit costs are approximate based recently received public bid pricing and subject to bidding variations and final engineering design.
3. The Cost associated with the Community Center and Shelter is preliminary and is subject to change based on final design.

Kinnelon Recreation Park (Block 10801, Lot 102)
Kinnelon Borough, Morris County, New Jersey
NEA Project No.: KINNMUN25.010 - April 9, 2025

PRELIMINARY ENGINEER'S ESTIMATE

Item No.	Item Description	Unit of Measure	Quantity	Unit Cost	Total Cost
1	Mobilization / Demobilization	L.S.	1	$ 90,000.00	$ 90,000.00
2	Site Clearing / Demolition	L.S.	1	$ 25,000.00	$ 25,000.00
3	Soil Erosion Measures	L.S.	1	$ 15,000.00	$ 15,000.00
4	Site Grading (Includes Cut & Fill and Soil Removal)	L.S.	1	$ 150,000.00	$ 150,000.00
5	Drainage Improvements (Includes Field Drainage)	L.S.	1	$ 625,000.00	$ 625,000.00
6	Ditch Cleaning (includes Dredging, Dewatering, and Disposal of Hazarduous Material)	TONS	2500	$ 250.00	$ 625,000.00
7	Dewatering Basin	UNIT	12	$ 5,000.00	$ 60,000.00
8	Construction Driveway, Wood Mats	UNIT	250	$ 100.00	$ 25,000.00
7	Concrete Flush Header Curb 12" x 18"	L.F.	1,115	$ 65.00	$ 72,475.00
8	Basketball Court Striping	L.S.	1	$ 5,000.00	$ 5,000.00
9	Black Vinyl Coated Chain Link Fence, 6' High	L.F.	750	$ 75.00	$ 56,250.00
10	Black Vinyl Coated Chain Link Fence Gate, Single Swing, 6' High, 4' Wide	UNIT	4	$ 2,000.00	$ 8,000.00
11	Black Vinyl Coated Chain Link Fence, 8' High	L.F.	365	$ 75.00	$ 27,375.00
12	Black Vinyl Coated Chain Link Fence Gate, Single Swing, 8' High, 4' Wide	UNIT	2	$ 2,000.00	$ 4,000.00
13	Furnish and Install Dog Park Amenities	L.S.	1	$ 150,000.00	$ 150,000.00
14	Furnish and Install Engineered Wood Fiber Safety Surface, 12" Thick Compacted, Complete (Dog Park)	S.Y.	1,600	$ 30.00	$ 48,000.00
15	Furnish and Install Dog Park Water Fountain, Complete (including Water Line & Supply)	L.S.	1	$ 35,000.00	$ 35,000.00
16	Furnish and Install Basketball Court Goal System Complete	UNIT	2	$ 5,500.00	$ 11,000.00
17	Furnish and Install Benches	UNIT	3	$ 2,500.00	$ 7,500.00
18	HMA Milling, 2" (Existing Parking Lot)	S.Y.	4,905	$ 10.00	$ 49,050.00
19	Hot Mix Asphalt Surface Course, Mix 9.5M64, 2" Thick (Parking Lots and Basketball Court)	TONS	635	$ 180.00	$ 114,300.00
20	Hot Mix Asphalt Base Course, Mix 19M64, 4" Thick (New Parking Lot)	TONS	140	$ 180.00	$ 25,200.00
21	Dense-Graded Aggregate Base Course, 6" Thick (New Parking Lot)	S.Y.	595	$ 10.00	$ 5,950.00
22	Excavation, Unclassified, 12" (Parking Lot)	C.Y.	200	$ 45.00	$ 9,000.00
23	Plexipave, Two-Color Court Coating	S.Y.	745	$ 25.00	$ 18,625.00
24	Ampitheater	L.S.	1	$ 70,000.00	$ 70,000.00
25	Concrete Sidewalk, 4" Thick	S.Y.	230	$ 100.00	$ 23,000.00
26	Parking Lot Striping	L.S.	1	$ 15,000.00	$ 15,000.00
27	Root Zone Topsoil and Sodding (for Fields)	S.Y.	18,000	$ 18.00	$ 324,000.00
28	Furnish and Install Trash and Recycle Receptacles	UNIT	8	$ 3,500.00	$ 28,000.00
29	Final Cleanup / Site Restoration	L.S.	1	$ 20,000.00	$ 20,000.00
30	Sports Lighting Light Structure Retrofit Complete System Upgrade (25 Year Warranty)	L.S.	1	$ 735,000.00	$ 735,000.00
				Subtotal	**$ 3,476,725.00**
				20% Contingencies	**$ 695,345.00**
				Total Estimate	**$ 4,172,070.00**

Notes: 1. Estimate is preliminary for planning purposes only based on Conceptual Plans prepared for the Recreational Vision Report
2. Unit costs are approximate based recently received public bid pricing and subject to bidding variations and final engineering design

Boonton Avenue Fields (Block 34801, Lot 102)
Kinnelon Borough, Morris County, New Jersey
NEA Project No.: KINNMUN25.010 - April 9, 2025

PRELIMINARY ENGINEER'S ESTIMATE

Item No.	Item Description	Unit of Measure	Quantity	Unit Cost	Total Cost
1	Mobilization / Demobilization	L.S.	1	$ 60,000.00	$ 60,000.00
2	Site Clearing / Demolition	L.S.	1	$ 50,000.00	$ 50,000.00
3	Soil Erosion Measures	L.S.	1	$ 5,000.00	$ 5,000.00
4	Site Grading (Includes Cut & Fill and Soil Removal)	L.S.	1	$ 70,000.00	$ 70,000.00
5	Drainage Improvements (Includes Field Drainage)	L.S.	1	$ 500,000.00	$ 500,000.00
6	9" x 18" Concrete Vertical Curb	L.F.	2,500	$ 50.00	$ 125,000.00
7	Concrete Flush Header Curb 12" x 18" (Pickleball Courts)	L.F.	330	$ 65.00	$ 21,450.00
8	Hot Mix Asphalt Base Course, 2" Thick (Pickleball Courts)	TONS	60	$ 180.00	$ 10,800.00
9	Hot Mix Asphalt Surface Course, 2" Thick (Pickleball Courts)	TONS	60	$ 180.00	$ 10,800.00
10	Dense Graded Aggregate, 6" Thick (Pickleball Courts)	S.Y.	480	$ 10.00	$ 4,800.00
11	Pickleball Court Netting and Posts	UNIT	1	$ 2,500.00	$ 2,500.00
12	Plexipave, Two-Color Court Coating	S.Y.	480	$ 25.00	$ 12,000.00
13	Pickleball Court Striping	L.S.	1	$ 5,000.00	$ 5,000.00
14	Black Vinyl Coated Chain Link Fence, 4' High	L.F.	650	$ 50.00	$ 32,500.00
15	Black Vinyl Coated Chain Link Fence, 6' High	L.F.	1,520	$ 65.00	$ 98,800.00
16	Black Vinyl Coated Chain Link Fence, 8' High	L.F.	330	$ 75.00	$ 24,750.00
17	Black Vinyl Coated Chain Link Fence Gate, Single Swing, 8' High, 4' Wide	UNIT	2	$ 2,000.00	$ 4,000.00
18	Porous Pavement Parking Lot with Stone, Underdrain Pipe, and Geotextile Fabric, Complete	S.Y.	5,335	$ 85.00	$ 453,475.00
19	Excavation, Unclassified, 12" (Parking Lot)	C.Y.	910	$ 45.00	$ 40,950.00
20	Parking Lot Striping	L.S.	1	$ 20,000.00	$ 20,000.00
21	Concrete Sidewalk, 4" Thick	S.Y.	685	$ 100.00	$ 68,500.00
22	Root Zone Topsoil and Sodding (for Fields)	S.Y.	6,350	$ 18.00	$ 114,300.00
23	Irrigation System Complete	L.S.	1	$ 70,000.00	$ 70,000.00
24	Furnish and Install Trash and Recycle Receptacles	UNIT	6	$ 3,500.00	$ 21,000.00
25	Final Cleanup / Site Restoration	L.S.	1	$ 15,000.00	$ 15,000.00
26	Musco Sport Lighting Complete System (Excluding Electrification) (For Tennis, Soccer, Baseball/Softball Fields)	L.S.	1	$ 1,400,000.00	$ 1,400,000.00
				Subtotal	**$ 3,240,625.00**
				20% Contingencies	**$ 648,125.00**
				Total Estimate	**$ 3,888,750.00**

Notes: 1. Estimate is preliminary for planning purposes only based on Conceptual Plans prepared for the Recreational Vision Report
2. Unit costs are approximate based recently received public bid pricing and subject to bidding variations and final engineering design

Boonton Ave. Park (Block 56302, Lot 119)
Kinnelon Borough, Morris County, New Jersey
NEA Project No.: KINNMUN25.010 - April 9, 2025

PRELIMINARY ENGINEER'S ESTIMATE

Item No.	Item Description	Unit of Measure	Quantity	Unit Cost	Total Cost
1	Mobilization / Demobilization	L.S.	1	$ 30,000.00	$ 30,000.00
2	Site Clearing / Demolition	L.S.	1	$ 5,000.00	$ 5,000.00
3	Soil Erosion Measures	L.S.	1	$ 5,000.00	$ 5,000.00
4	Site Grading (Includes Cut & Fill and Soil Removal)	L.S.	1	$ 30,000.00	$ 30,000.00
5	Draiange Improvements	L.S.	1	$ 30,000.00	$ 30,000.00
6	9" x 18" Concrete Vertical Curb	L.F.	390	$ 50.00	$ 19,500.00
7	Hot Mix Asphalt Surface Course, Mix 9.5M64, 2" Thick (Parking Lot)	TONS	80	$ 180.00	$ 14,400.00
8	Hot Mix Asphalt Base Course, Mix 19M64, 4" Thick (Parking Lot)	TONS	165	$ 180.00	$ 29,700.00
9	Dense-Graded Aggregate Base Course, 6" Thick (Parking Lot)	S.Y.	690	$ 10.00	$ 6,900.00
10	Excavation, Unclassified, 12" (Parking Lot)	C.Y.	230	$ 45.00	$ 10,350.00
11	Synthetic Track System, Complete w/ Curb, Sub-base for Walking/Jogging Path	S.Y.	530	$ 120.00	$ 63,600.00
12	Parking Lot Striping	L.S.	1	$ 5,000.00	$ 5,000.00
13	Furnish and Install Timber Guiderail	L.F.	160	$ 40.00	$ 6,400.00
14	Furnish and Install Landscape Mulching for Outdoor Gym Area	S.F.	260	$ 15.00	$ 3,900.00
15	Furnish and Install Outdoor Fitness Equipment, Complete	UNIT	8	$ 8,000.00	$ 64,000.00
16	Landscaping	L.S.	1	$ 30,000.00	$ 30,000.00
17	Decorative LED Path Lighting Set Up (includes fixture and secuirty camera in Pole), Complete	UNIT	10	$ 7,500.00	$ 75,000.00
18	Conduit, Wiring, Bolt Patterns, Pull Boxes, Path Light Pole Foundations, Timer, Controls, and Elevated Pad Construction and Energizing of LED Site Lighting System Complete	L.S.	1	$ 85,000.00	$ 85,000.00
19	New Electrical Service for Park Lighting and Structures, Complete	L.S.	1	$ 40,000.00	$ 40,000.00
20	Furnish and Install Trash and Recycle Receptacles	UNIT	4	$ 3,500.00	$ 14,000.00
21	Final Cleanup / Site Restoration	L.S.	1	$ 5,000.00	$ 5,000.00
				Subtotal	**$ 572,750.00**
				20% Contingencies	**$ 114,550.00**
				Total Estimate	**$ 687,300.00**

Notes: 1. Estimate is preliminary for planning purposes only based on Conceptual Plans prepared for the Recreational Vision Report.
2. Unit costs are approximate based recently received public bid pricing and subject to bidding variations and final engineering design.