

TWIN PINES AIRPORT RECREATION FACILITY PROJECT DESCRIPTION

The purchase of Twin Pines Airport was a joint proposal with Hopewell Township, Lawrence Township, Hopewell Borough and Pennington Borough proposing to develop multi-purpose athletic fields on the 51-acre property on the Lawrence-Hopewell border.

The local need for this project was demonstrated in 2004 when the Hopewell Township Planning Board updated the recreation element of its master plan. This update was supported by a community effort that included the assistance of Kinsey Associates, a consulting recreation planning and design firm. Kinsey conducted an assessment of recreation facilities and needs in Hopewell Township, Hopewell Borough and Pennington Borough (Hopewell Valley). It also included the Hopewell Valley Regional Board of Education facilities in its assessments and recommendations. Kinsey's efforts included an inventory of existing facilities, observation and assessment of existing sites available at the time for new construction, constructed features and program delivery systems operating within these communities. Kinsey also identified a sequence of practical responses to physical conditions, organizational characteristics, or service deficiencies that exist now or will likely emerge.

Kinsey's report identified deficiencies and needs for new recreation facilities in Hopewell Valley for both passive and active uses. The report clearly identified the number of existing available playing fields was deficient. A minimum of four multi-purpose playing fields were identified as the immediate need. The Kinsey report included specific recommendations for the development of existing tracts owned by the constituent communities. Since the issuance of the Kinsey report, however, there has been no new athletic field construction on the sites evaluated by Kinsey in Hopewell Valley, primarily due to limiting factors of accessibility, wetlands, and funding necessary to overcome these constraints.

ACQUISITION

The Twin Pines site is planned to be co-owned (50% each) by Hopewell and Lawrence Townships. The property originally consisted of two tax lots (Block 75, Lots 8 & 10). Lot 8 was purchased in December 2007 following the award of the Mercer at Play grant and the award of the Municipal Assistance grants by Mercer County. Lot 10 was subdivided to separate lots to isolate areas that had potential NJDEP issues. The 39.89 acre subdivided area that was **NOT** contaminated was purchased in April 2008.

The remaining areas of the site with potential New Jersey Department of Environmental Protection (NJDEP) issues remain under contract for purchase if and when the NJDEP issues a No Further Action letter representing the fact that NJDEP is satisfied that the site meets acceptable standards for use. These remaining areas may be purchased by the Township within 5 years from April 2008.

The sources of funds for the acquisition are as follows:

Property Acquisition:

County Assistance to Hopewell Township	\$ 300,000
County Assistance to Hopewell Borough	\$ 300,000
County Assistance to Lawrence Township	\$ 300,000
County Assistance to Pennington Borough	\$ 300,000
Other Municipal Funds	
Hopewell Twp	\$ 623,750
Lawrence Twp.	\$ 623,750
Total Purchase Price	\$ 2,447,500¹

ENVIRONMENTAL REVIEW

Phase I/Phase II Environmental Review

Extensive environmental evaluations were performed prior to the purchase of the property by Brinkerhoff Environmental and M² Associates. Areas of buried solid waste were found on the northwest corner of the tract and at the northern end of the runway. Additionally, an abandoned underground aviation fuel storage facility and 2 underground fuel oil tanks were found in the area of the hangar and operations building. There was limited soil contamination found in the area of the oil tanks. Three large passenger buses were also located in the tree line along the eastern property line and the remnants of one vintage vehicle was found in the wooded portion of the site.

Areas of potential solid waste or known solid waste were isolated and identified on the tract. These areas were subdivided from the tract and the remaining land (39.89 acres) was purchased by Hopewell Township in April 2008. The remaining lands remain under contract of sale until they are remediated for solid waste and soil contamination by April 2014. The three buses in the tree line were removed by the Weasner's and the vintage vehicle remnants will require permit for the removal which will be sought simultaneously with the permits for site development.

Wetlands

Wetlands exist on-site. Wetlands were delineated by Amy Greene Environmental prior to purchase. The wetland delineation was submitted to NJDEP for review

¹ Original purchase price was \$2,372,500. Purchase price increased to \$2,447,500 by amended contract (HT Resolution #08-77) to permit the construction of a cellular communications facility on-site. Site acquisition to date includes \$339,100 for Lot 8 and \$1,680,914.63 for the subdivided portion of Lot 10.

and issuance of a Letter of Interpretation. Upon review of documents submitted, NJDEP found additional wetlands and, following several meetings, NJDEP indicated it would accept general permit applications that would permit filling of several key site locations that are necessary to permit athletic field construction on the south end of the runway. The NJDEP issued its Letter of Interpretation on September 16, 2008. Now that this document has been received and it is known how permits on this site will be handled, the design of the site may proceed. Once the design is completed, permits will be obtained on the basis of this determination.

SITE PLANNING

Hopewell Township engaged Kinsey Associates on February 11, 2008 to prepare conceptual site development plans for the Twin Pines site. These plans were jointly developed in meetings with the Lawrence Township Recreation Committee and the Hopewell Township Parks and Recreation Advisory Committee. A preliminary concept has been agreed to however, final review of this concept was delayed for approximately 6 months while waiting for NJDEP to complete its review of the wetlands. Site development planning is planned to resume on October 29, 2008.

The present concept plan anticipates a synthetic turf field on the portion of the site dedicated to Hopewell Township purposes. The Hopewell Township Parks and Recreation Advisory Committee is presently conducting research on potential health effects caused by synthetic turf fields and is expected to present its findings in October 2008.

In July 2008, Hopewell Township authorized a Professional Services Agreement with Arora and Associates of Lawrenceville, NJ for traffic engineering services related to the development of site access and on-site parking. These design services were delayed until approval by NJDEP of the wetlands locations. This design effort will follow the completion of the Kinsey Master Plan for the site in October 2008.

CONSTRUCTION

Construction is being financed in part by Mercer County and in part by municipal funds as follows:

Mercer at Play Grant	\$1,966,582.00
Lawrence Township Match	\$ 491,645.50
Hopewell Township Match	\$ 491,645.50
<u>Other²</u>	<u>\$ 71,777.00</u>
Total Available Funds	\$3,021,650.00

² As noted in Mercer at Play Agreement

By ordinance 07-1418, Hopewell Township appropriated \$500,000 toward construction and \$100,000 toward design and permitting.

The Original schedule developed for the site planning and construction is shown in exhibit "A". This schedule will be updated upon resumption of the Kinsey planning process on October 29, 2008.

CELLULAR COMMUNICATIONS FACILITY

A cellular communications facility serving emergency services will be located in the heavily wooded portion of the property. The tower will be 170 feet high which height assists in sending communication signals to the Mt. Rose communications tower and from there to the New Road Tower site. These are critical links to serving Hopewell Valley.

A communications and radio frequency consultant, Comp Comm was hired by Hopewell Township to evaluate the proposed tower and any impacts upon the users of the facility. There will be no health effects resulting from this tower construction.

This tower is expected to be constructed in late Fall 2008.

PUBLIC INPUT

All residents in the area of this site are considered stakeholders. Hopewell Township invited property owners within 200 feet of the site to a meeting prior to presentation to the Planning Board to review any and all concerns about the plans for the park. Comments were received and are being integrated in to the design of the facility. Once the master plan for the site is finalized, additional meetings will be held with the property owners.

Hopewell Township formally presented the plans for this facility to the Hopewell Township Planning Board as a site plan/capital project review. Public notices of the meeting date were placed in local newspapers and certified mail notices of this presentation were sent to property owners within 200 feet of the site. The Planning Board approved the application.

AVIATION

The Twin Pines site was approved for use as an airport by the New Jersey Department of Transportation on June 1, 1956 and was continually used as an airport through the date of closure April 6, 2008.

As a condition of the sale, Hopewell Township agreed to maintain the aviation theme of this site by integrating aviation into the design of the site. Hopewell Township also agreed to either save or recreate the small office area attached to the existing hangar in

as a public meeting place in which the aviation history of the area can be displayed. The name of the facility must also recognize the prior aviation use.

PRESENT USE

The site is available for public recreation purposes. A new site access drive has been constructed on Pennington Lawrenceville Road and the site has been staked for use by local soccer and lacrosse groups. Fencing will be installed to identify prohibited areas and parking is planned on the grass surfaces near the Pennington Lawrenceville Road driveway.

Caution should be exercised when use of the site is planned following a rainfall. The subsoil absorbs and retains moisture making play and parking following rainfalls difficult. These conditions will be abated when the new fields are constructed by the construction of subsurface drainage, improved soil mixtures and hard surfaced parking.

Twin Pines Airport

PROJECT SCHEDULE 02-24-08

Description	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	
Close Title																							
Stripe Temporary Fields																							
Capital Project Review																							
Kinsey Evaluation and First Draft																							
Public Review of Kinsey First Draft																							
Final Kinsey Report																							
Site Design Engineering																							
Agency Review and Permitting																							
Phase I Project Bidding & Award																							
Construction																							
Cell Tower Bid & Award																							
Cell Tower Construction																							

- Legend**
- Hopewell Township Engineer
 - Consultant
 - Agency Review
 - Bidding
 - Construction
 - DRBC
 - Public Information Meetings