

# township of wayne

## *Parks & Recreation*

475 Valley Road  
Wayne, New Jersey 07470  
[www.waynetownship.com](http://www.waynetownship.com)  
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Dear Residents,

The Township of Wayne is currently applying for grant funding to develop additional inclusive playgrounds in our community. A public hearing on an application to the State of New Jersey's Green Acres program will take place on Wednesday, January 17, 2024 inside the Council Chambers at the Municipal Building, 475 Valley Road, Wayne, NJ at 7:30 p.m. The public is invited to share their comments.

The Township of Wayne, NJ owns the property at 533 Berdan Avenue, Wayne, NJ 07470, otherwise identified as Block 3703, Lot 26 on local tax maps. On this property is the Van Riper Hopper House, a historic home, listed on the National and State Historic Preservation registries, as well as the Mead-Van Duyne Home, a historic home listed on the State Historic Registry. The site also contains a community garden, landscaped grounds, parking and restricted access to the Point View Reservoir.

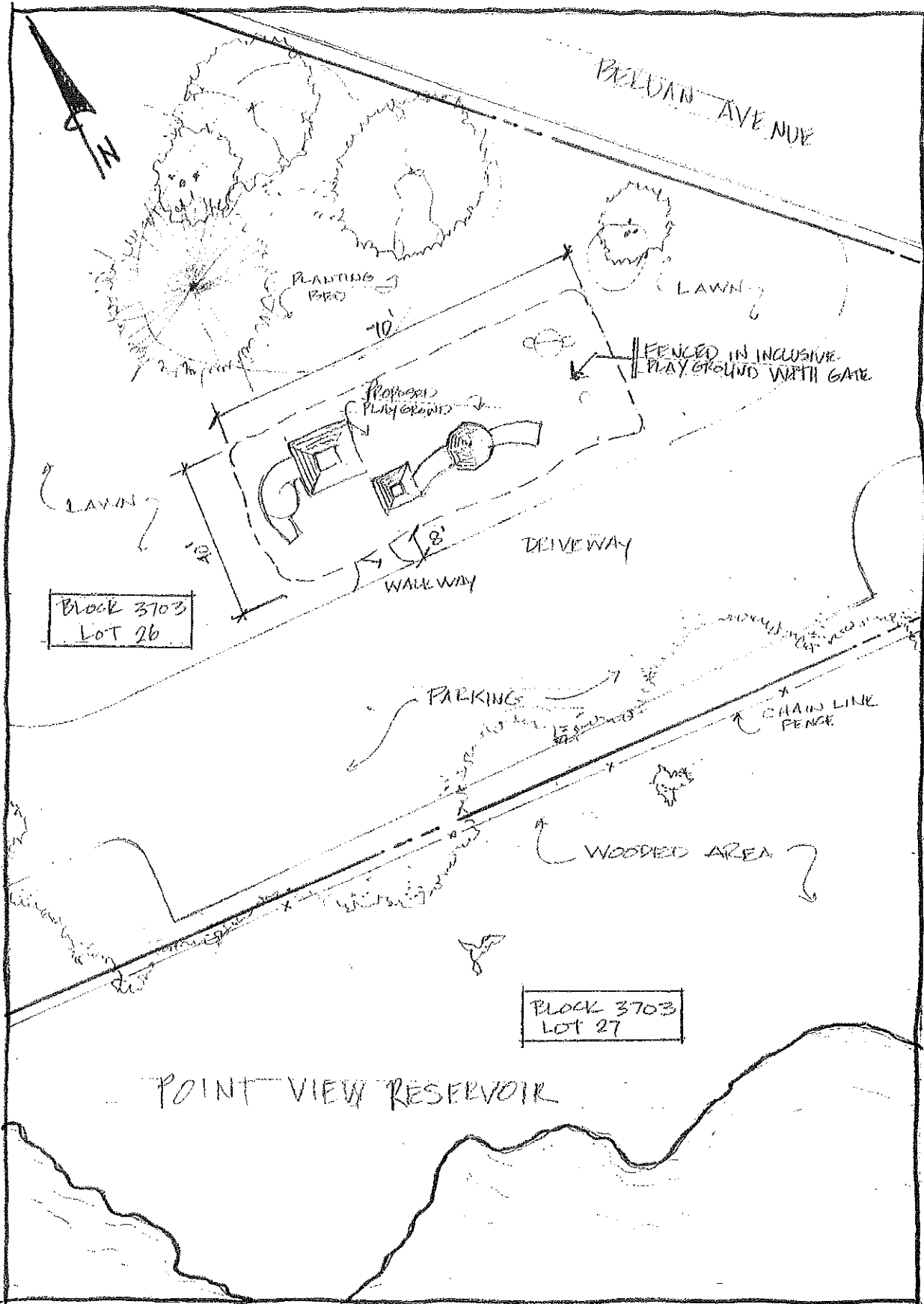
The indoor facilities in their current form, are utilized by the Township of Wayne as a local museum with display items dating back to the 1700's. The grounds of the facility are utilized for passive park uses including picnicking and gardening.

It is the Township's intention to add an inclusive playground to the existing site. The addition of a playground will serve two purposes; to enhance outdoor recreational opportunities for all in our community, and to help increase the community's awareness of the museum and the history of Wayne. The project scope will include:

- An inclusive playground designed to exceed ADA standards. The play area will include accessible pathways, sensory play panels, inclusive swings and imaginative play items. The play area will also include seating and shade.
- Fencing to surround the play area and a gate with child-proof locking mechanism. This is a safety feature to protect users.
- An ADA compliant walkway from the parking lot to the play area will be developed to ensure mobility-challenged individuals will be able to access the playground.
- Two additional shade trees will be planted on the site. Shade trees will help provide comfort to facility users and aid in carbon sequestration.

Enclosed are copies of the Concept Plan, an Environmental Impact Assessment and a cost estimate for the above referenced project. These items will be presented at the January 17, 2024 hearing.

For additional information please contact Parks & Recreation at 973-694-1800 x 3376 or email: [recreation@waynetownship.com](mailto:recreation@waynetownship.com)



**CONCEPT PLAN FOR:**  
**VAN RIPER HOPPER INCLUSIVE PLAYGROUND**      WAYNE, NJ 07470  
 1" = 17.5'

## **Environmental Impact Assessment Outline**

As part of the Green Acres funding proposal, each applicant must collect, evaluate, and present pertinent environmental information necessary to ascertain the suitability of the site for the activities proposed. Please review and consider the applicable Landscape Project maps and reports, developed by DEP Fish and Wildlife, during the preparation of the environmental assessment. Information can be found on the Landscape Project website or by emailing Fish and Wildlife.

### **1. DESCRIPTION OF THE PROPOSED PROJECT**

- a. Briefly describe the total development project
- b. State objectives of the project
- c. Fully describe multi-phase projects

### **2. DESCRIPTION OF THE ENVIRONMENT**

Describe existing environmental features:

- a. vegetation
- b. wildlife, including State and federal threatened and endangered species and critical habitats
- c. geology, topography, and soils
- d. water resources/hydrology
- e. historic/archeological resources
- f. transportation/access to site
- g. adjacent land uses/description of the surrounding neighborhood

### **3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

Impacts are defined as direct or indirect changes to the existing environment, whether beneficial or adverse, that are anticipated to result from the proposed action or related future actions and uses. Any off-site impacts, such as increased traffic on neighborhood roads or increased noise levels in surrounding areas, should be described. Whenever possible, environmental impacts should be quantified (i.e., number of trees to be removed, cubic yards of cut/fill, etc.).

- a. Discuss all affected resources and the significance of each impact
- b. Discuss short-term and long-term project impacts
- c. Discuss anticipated increase in recreation and overall use of site over time
- d. Identify adjacent environmental features that may be affected by the proposal
- e. List any permits required for project and brief status (i.e., waterfront development)
- f. For development that would impact an undisturbed portion of the project site, the local government must submit a Natural Heritage Data Request Form to the DEP's Office of Natural Lands Management (form available through website or by writing to Natural Heritage Program, PO Box 404, Trenton, New Jersey 08625-0404). Please attach and discuss the results of the search.
- g. Discuss if/how the project may be impacted by sea level rise and any related design considerations.

### **4. ALTERNATIVES TO THE PROPOSED ACTION**

- a. Identify alternate sites
- b. Discuss alternate levels and types of development
- c. Compare environmental impacts of each alternative

### **5. MITIGATING MEASURES**

Describe the measures that will be undertaken to mitigate adverse impacts

### **6. AUTHOR(S) AND QUALIFICATIONS**

## ENVIRONMENTAL IMPACT ASSESSMENT OUTLINE

### 1. DESCRIPTION OF PROPOSED PROJECT

- a. Wayne Township is proposing an inclusive playground on existing township parkland located at 533 Berdan Avenue, Wayne, NJ 07470. The existing parkland is home to the Van Riper Hopper House, a historic structure that currently serves as the Township's local history museum. The playground will serve as an inclusive play space for children. Play equipment will promote equitable play opportunities for early childhood through the use of sensory play and imaginative play elements. The playground will be situated within what is currently a standing lawn area. An accessible pour-in-place permeable rubber surface will be installed. The site will be directly accessible from existing parking spaces and will contain decorative fencing surrounding the play area for the safety of users.
- b. The objective of this project is to introduce an inclusive playground to an area of the township where there currently lacks one. Presently, an inclusive playground exists approximately 3 miles away and mainly serves residents in the southern portion of town. This location would allow for better access for residents and children with disabilities in the northern portion to reduce travel time to an inclusive playground. A second objective of this project is to promote the Township's history. The on-site museum will provide public restrooms for park users and will continue to provide historical programming and displays that reflect the 175 year history of our community.
- c. This project will be completed in one phase. Construction will consist of excavation of existing soil to allow for the installation of a base layer of stone, installation of play equipment, installation of playground surfacing, then site restoration work including the installation of a fence, pathway to the playground, and landscape restoration.

### 2. DESCRIPTION OF THE ENVIRONMENT

- a. The property contains maintained lawn, indigenous trees and shrubs, and some groundcovers.
- b. None
- c. The project area is level. Bedrock geology on the site is Preakness Basalt, Soils contain Boonton moderately well drained gravelly loam, 15 to 25 percent slopes, and the topography on the property is mainly level with some rolling slopes on the northwest corner.
- d. The property itself does not contain wetlands. There are deciduous wooded wetlands immediately along the southern border of the property.
- e. The project site contains two historic house museums. The Van Riper Hopper House (1786) and the Mead-Van Duyne House (built in 1750, moved to the property in 1974).
- f. New Jersey Transit bus routes 197 and 744 stop 1 mile from the project site. The project site is easily accessible by personal vehicles. A parking lot lined for 20 spaces is currently available.
- g. The site property is located in the OS/GU (Open Space/Government Use) District and borders R-30 (Residential Low Density) and R-45 (Residential Very Low Density) Districts. It is surrounded by the Point View Reservoir on two sides and fronts Berdan Avenue to the west.

### 3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION

- a. There will be no affected resources with this project.
- b. Short term impacts for the project site will include a reduction in parking during construction due to staging of playground materials and equipment, but it will not affect the daily operation of the museum or its programs. Traffic entering or exiting the property will not increase any more than what is currently experienced on a daily basis. Long term, the site will continue to serve as a museum containing the history of Wayne Township, as well as a place for passive recreational opportunities.

**3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

- c. The introduction of the proposed inclusive playground will have a positive recreational impact for the surrounding area. It will expose younger residents, non-residents and their parents/guardians that use the playground to our existing museums and the historic programs currently provided.
- d. There are no adjacent environmental features that will be affected by our project.
- e. Only in-house building permits will be necessary for this project.
- f. N/A
- g. N/A

**4. ALTERNATIVES TO THE PROPOSED ACTION**

Minnisink Park at the corner of Peach and Cherry Way would be an alternate site consideration that would present the same level and type of development as what is being proposed for our Van Riper Hopper property in this application.

**5. MITIGATING MEASURES**

All soil erosion and sediment control measures including but not limited to silt fencing will be utilized to mitigate any adverse impacts that could occur during construction of our proposed project.

**6. AUTHOR AND QUALIFICATIONS**

This Environmental Impact Assessment Outline was prepared by Ryan Edge, ASLA, Supervisor of Landscape and Park Design, Wayne Township.

## WAYNE TOWNSHIP Parks & Recreation

### Van Riper Hopper House - Inclusive Playground Cost Estimate

<u>Expenses</u>	<u>Estimated Cost</u>
Playground Equipment -Landscape Structures Quote 1/4/24	\$250,295.00
Freight	\$6,000.00
Base Layer - Crushed Stone	\$10,000.00
Installation of Playground and Stone	\$39,000.00
Rubber Recycle Surfacing - \$25 square foot x 2,800 square feet	\$70,000.00
Park Benches (3)	\$3,000.00
Nature's Choice - Top Soil, Mulch Removal	\$8,000.00
Cedar Hill Nursery - Soil and Plantings	\$5,705.00
Fencing - 230 Linear Feet	\$40,000.00
HEPSCD - Soil Moving Permit	\$1,000.00
Paverstone Walkway - Parking Lot to Fence Line	\$7,000.00
<b>Total Estimated Expenses</b>	<b>\$440,000.00</b>