



Engineering  
& Design

# Municipal Complex Hockey Rink

NJDEP Green Acres Program

Major Diversion Application

Scoping Hearing

**July 26, 2021**

Presented to: Public and Governing Body

Presented by: Kelsey Howard and Bob Mullin

# Introduction Agenda

- Explain that the purpose of the hearing is to accept public comment on a major disposal or diversion of parkland that is under consideration;
- Describe the proposed disposal or diversion, including the lands affected, the total acreage of parkland to be affected and the project for which the disposal or diversion is sought;
- Set forth the compelling public need that the project would fulfill, the significant public benefit it would yield, or the exceptional recreational and/or conservation benefit it would provide; and
- Discuss past and ongoing efforts to identify alternatives to the proposed disposal or diversion considered by the local government unit or nonprofit and the reason(s) for rejecting any alternatives, and, to the extent known, the compensation that the local government unit or nonprofit would provide for the proposed disposal or diversion; and
- Accept comment on any alternative sites suggested by the public and on alternative methods of achieving its project objectives without the diversion or disposal of parkland.

## Introduction

# Project's History

- By 1967 – Manchester Township owned the Municipal Complex property (1 Colonial Drive; Block 48, Lot 1)
- 1997 – Hockey rink was constructed (encompassing a 0.46 ac portion of the property)
- 2010 – Hockey rink area was first listed on the Township's Recreation and Open Space Inventory (ROSI), under the rules of the Garden State Preservation Trust (GSPT)
- Hockey rink has not been used for about 10 years and has fallen into a state of disrepair
- Since at least 2014 – Township has been considering the expansion of the municipal complex and diversion of the hockey rink

# Proposed Project Need & Scope

- The existing municipal complex is not sufficient to house and accommodate the expanding functions of the Township offices, staff and services
- Due to space needs, the Police Department has used the area adjacent to the abandoned hockey rink as police impoundment
  - Public access to the area is restricted due to security needs
- Expansion of the municipal complex
  - This will likely include parking lot expansion
  - It may include an addition to the building/ structures

# Proposed Project Alternatives

## Alternatives for the Police Impound Lot

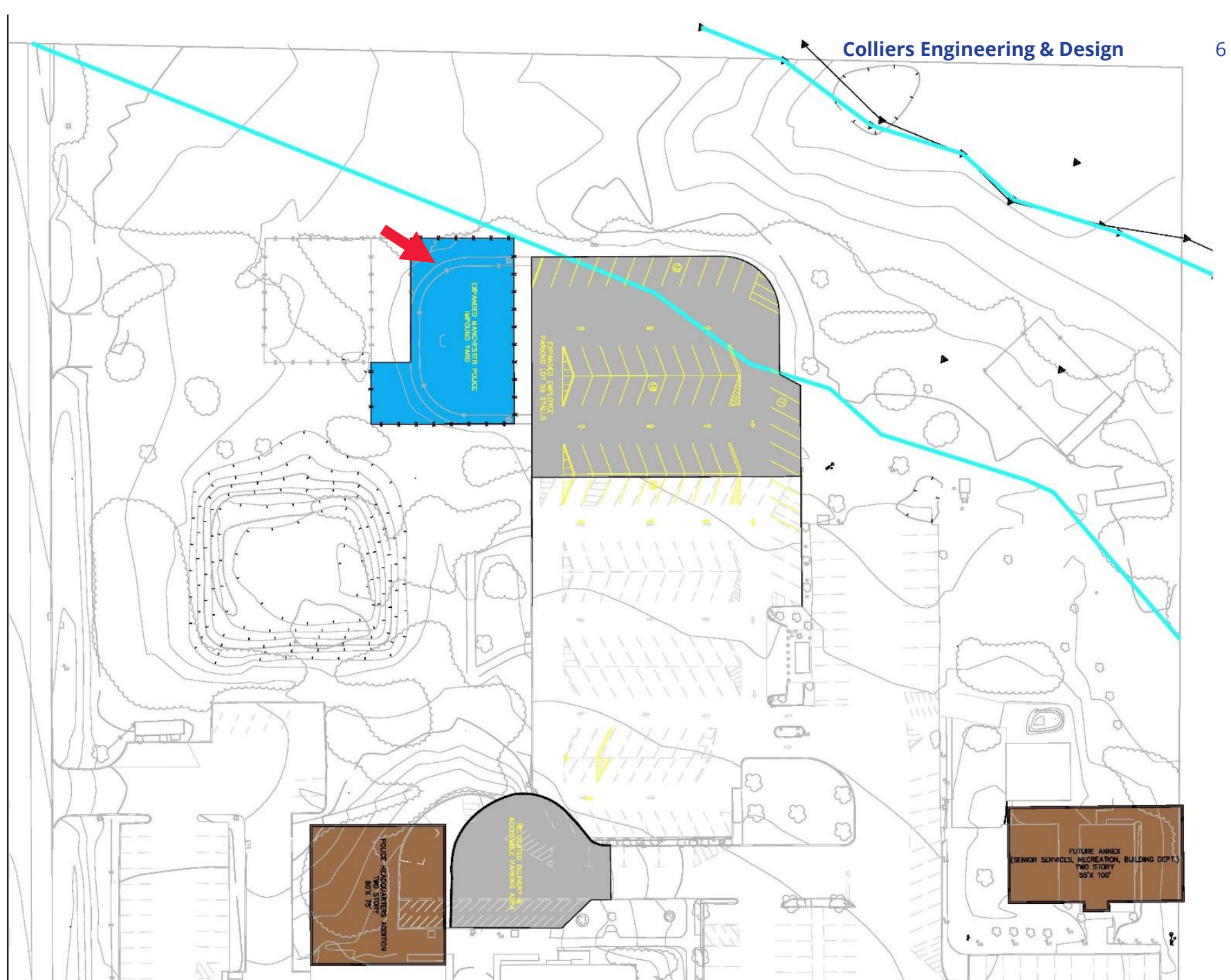
1. Department of Public Works garage
2. Recycling Center
  - Reasons for rejecting both: insufficient space and Pinelands regulations forbidding the taking of additional impervious land

## Alternatives for the expansion of the Municipal Complex

1. Development of Block 38, Lot 20 (parcel across Colonial Dr from town hall)
  - Reason for rejecting: ongoing litigation with the developer
2. Acquisition/development of Block 48, Lot 2, Ocean County library parcel adjacent to town hall
  - Reason for rejecting: not favorable to the County
3. Development of Township-owned Block 48, Lot 6 adjacent property to the west
  - Reason for rejecting: encumbered by wetlands that would prohibit or severely limit development

# Proposed Project Concept

- Preliminary concept shows the existing, unused hockey rink as a space providing Police Department impoundment and vehicle parking for municipal complex function





## Proposed Property to be Diverted

# Township Hockey Rink, p/o Block 48, Lot 1

- Details
  - 0.46 acres of Block 48, Lot 1
  - Located on the Municipal Complex property
  - Tax assessor value the 0.46 acres at \$56,800
- Purpose
  - Hockey rink has not been used for many years
  - There is no recreation need in town for the hockey rink
  - Municipal Complex expansion planned
  - Diverted area will likely be parking for the Municipal Complex

















## Hockey Rink Diversion, Block 48, Lot 1



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## Open Space

114

## County Boundaries

### Parcels Data (Block and Lot)

Municipal Unfunded

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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## Municipalities

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Roads NJ (Centerlines)

1:3,611

0      0.02      0.04      0.09 mi

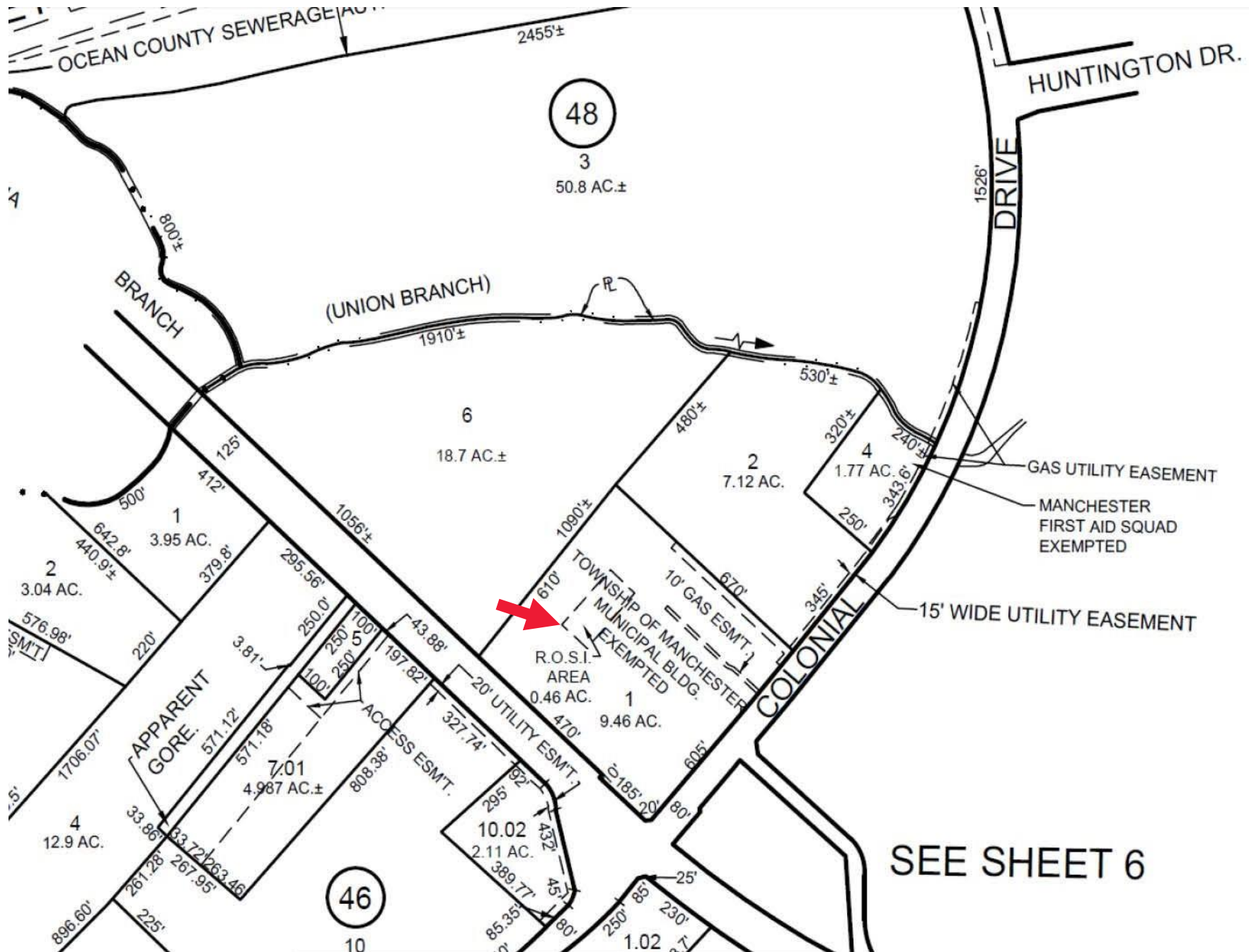
0 0.04 0.07 0.15 km

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# Compensation Land

## Block 37, Lot 3.01

- Details
  - 2.00 acres
  - In the R10 zone
  - Assessed for \$220,000
- Appropriateness
  - Adjacent to existing recreation/open space use
    - Manchester Hawks Youth Football and Cheer complex (formerly Pop Warner)

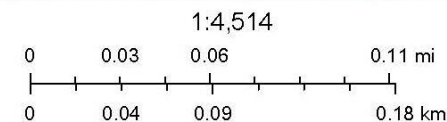


# Compensation Land, Block 37, Lot 3.01



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Output Query  
Parcels Data (Block and Lot)  
Municipalities  
Roads NJ (Centerlines)



Esri Community Maps Contributors, New Jersey Office of GIS,



# Compensation Land, Block 37, Lot 3.01



7/7/2021, 10:00:30 AM

## Open Space

Municipal

Municipal Unfunded

 Output Query

 Municipalities

 Parcels Data (Block and Lot)

— Roads NJ (Centerlines)

1:4,514

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.03, 0.06, and 0.11. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.04, 0.09, and 0.18. There are 8 equal intervals between 0 and 0.11 on the top scale, and 9 equal intervals between 0 and 0.18 on the bottom scale. The scales are aligned such that 0.03 miles corresponds to 0.04 kilometers, 0.06 miles to 0.09 kilometers, and 0.11 miles to 0.18 kilometers.

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## Scoping Hearing Process

# Direct Written Comments To...

All interested parties are invited to attend and participate in the scoping hearing. Written comments on the **diversion** request may be directed to the **Manchester Township Clerk's Office at 732-657-8121 extension 3200, 1 Colonial Drive Manchester, NJ 08759**. Please send a copy of any comments submitted on this request to [Mackenzie.Piggott@dep.nj.gov](mailto:Mackenzie.Piggott@dep.nj.gov) or to the New Jersey Department of Environmental Protection, Green Acres Program, Bureau of Legal Services and Stewardship, Mail Code 501-01, 501 East State St., P.O. Box 420, Trenton, NJ 08625- 0420 Attn: Mackenzie Piggott.

Public comment on this **diversion** request will be accepted during the scoping hearing or until **August 9, 2021**.

AP-GCI0681409-01



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