

**PRESENTATION TO MENDHAM  
TOWNSHIP COMMITTEE  
APRIL 3, 2023**



**MOSLE  
FIELD  
PROPOSAL**





# **PROBLEM**

## **Primary Problems**

Mendham Township lacks safe and high quality recreational facilities to meet league needs and standards set by surrounding towns' sports leagues.

## **Secondary Problems**

- The Twin Boro Bears Football teams and Mendham Chester Patriots Baseball/Softball baseball teams cannot practice past 6pm during the fall or 7pm during parts of the spring due to lighting.
- Existing diesel powered light Towers are near end of life and not environmentally friendly
- The current lighting situation presents a harardous and unsafe conditions at Mosle Field

# HISTORY

## **Dating back to 2019:**

- Conversations began surrounding the permanent installation of lights and artificial turf at Mosle Field.
- There have been several requests at the Recreation Committee Level surrounding the need for basketball courts and a dog park in Mendham Township.
- Baseball has made several requests for various improvements across several Township fields to increase the playability to meet their league needs.2020

**Conversations paused due to COVID pandemic**

**2021 – Conversations restarted with the sports leagues**

**January 2022 – Meeting with sports leagues to discuss needs**

# ***POSSIBLE SOLUTIONS***

- Install permanent lights at Mosle Field on the football field and parking lot.
- Renting facilities from other towns or private locations.
- Hiring coaches to allow for early evening practices.
- New eco-friendly portable/temporary light rentals.
- Look at alternate fields within Mendham Township for permanent lights.



# HISTORY

## **March 2022 – Inclusion in Capital Budget to do a Site Study**

- The initial ask included seeking pricing for artificial turf, lighting three fields, looking into the feasibility of placing a basketball court, batting cages, and dog park on site.

## **October 2022 – TC approves moving forward with Site Study**

- The site study only moved forward with pricing on lights for the parking area, all three fields and artificial turf.

## **January 2023 – Recreation Committee Proposal to Township Committee**

- The initial proposal following pricing included lighting the main multi purpose field and the main parking lot,

## **February 7, February 20, March 7 - Community Listening Sessions**

## **March 13 - Budget Presentation**

# WHY MOSLE?

**Ralston:** Four rows of 23 parking spots

**Mosle:** One row of 29, 28, 26 and 24 parking spots in addition to the lower lot that can be used by coaches

**India Brook:** Under 30 spots total

- At Mosle, if there is an need for spill over parking, there is the hill leading down to the field that can also be utilized to avoid use of Carriage Hill and Hunters Glen
- At Ralston, the road leads directly to Route 24 – a county road where no parking is permitted.

***AGAIN, NO INCREASED USE OF THE FIELD DURING HOURS REQUIRING LIGHTING IS BEING PROPOSED***



# WHY MOSLE?

1. Lights are already used here. This is an attempt at upgrading what is already being used.
2. Safety is a huge concern. Lights are being used on the fields, but then there are no lights in the parking lot. This creates an unsafe environment.
3. Environmentally, the diesel powered lights are not good.

**Right now, Mosle is already used for Baseball/Softball and Football.**

**Baseball/Softball is predominantly in the spring season Football/Cheerleading is predominantly in the fall season**

- These seasons do not conflict. We are not looking to add any additional sports groups to the usage schedule.

# WHY MOSLE?

## **India Brook is a Soccer Field ONLY**

- A baseball field was considered when the field was constructed, but voted down.
- The Four Year plan acknowledges that this site is not well suited for the creation of active recreation spaces

## **Ralston houses 3 multi-purpose/soccer fields and a baseball field**

- If one of the soccer fields was converted to a football field, we are looking to have possibly three sports competing for facility at a time.
- There would be no way to manage the schedules with no conflicts. Currently, baseball and soccer happen at the same time in both the fall and spring.
- It is noted in the Four Town plan that the Ralston Fields were created in response for a need for soccer fields, also noting them to be vitally important to the West Morris Soccer Club



# **PURCHASE AGREEMENTS**

- ***NJ Department of Environmental Protection – Green Acres (Recreation Open Space Inventory - ROSI)***

- Uses complimentary to recreation are not restricted. Buildings used in support of these activities are not restricted.

- ***Deed of Conservation Restriction (DOCR) – Non-Profits - "Subject Area"***

The Active Recreation Area – area of proposed lights – is exempt from the Deed of Conservation Restrictions

- ***Deed of Conservation Restriction – NJ Water Supply - "EIFP Area"***

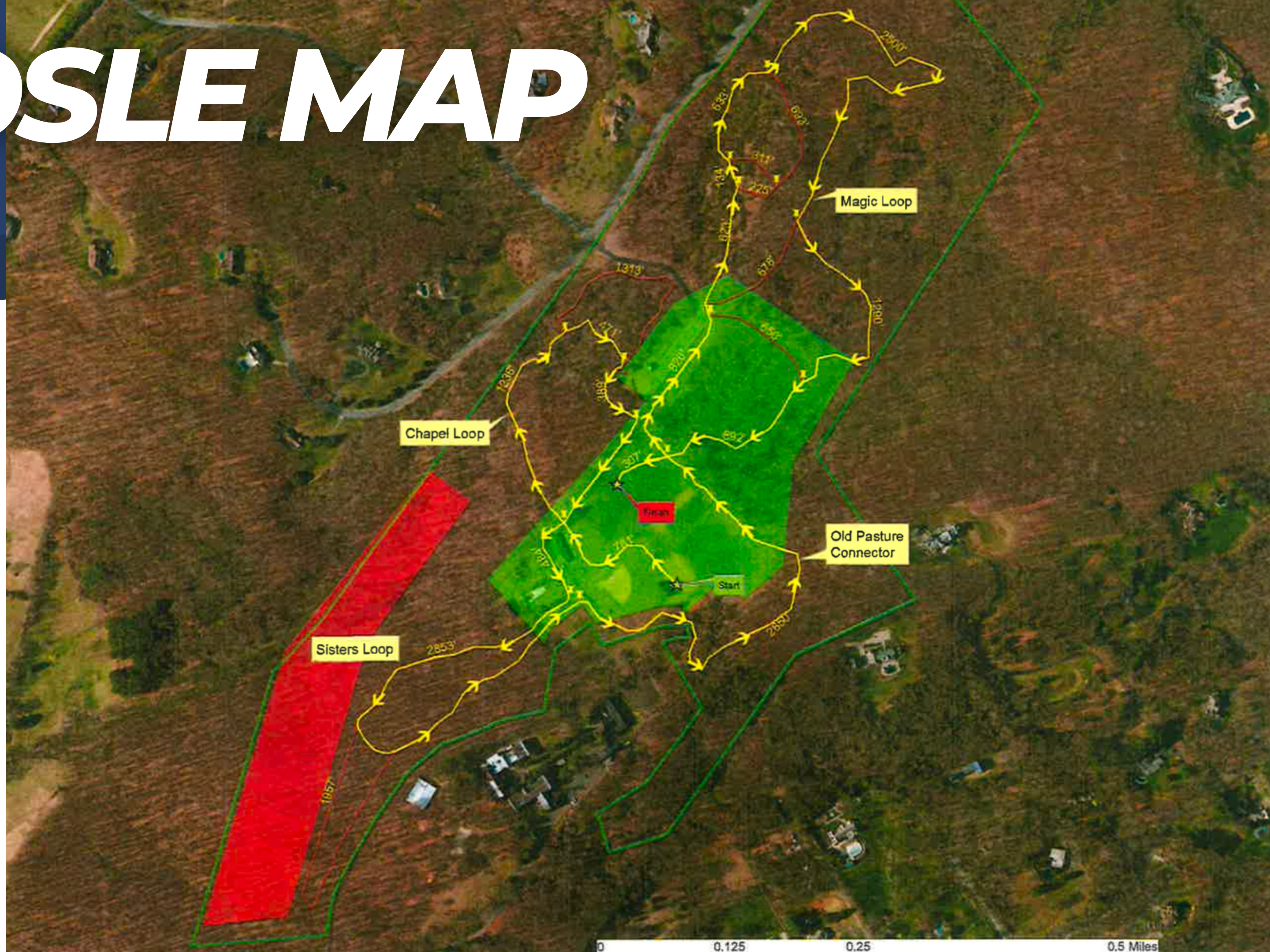
- It was agreed to not disturb the woodlands located on the western edge of the property so as to not impact water quality with respect to the Raritan Watershed (EIFP area)

- ***Morris County Open Space and Farm Land Preservation Trust Fund***

- In the application to the County in 2006, it was stated that “The Township has a growing need for active recreation facilities. The Mosle property contains existing facilities that would offer and immediate remedy to this”



# MOSLE MAP





# STAKEHOLDERS

## **Stakeholders:**

NJ Water Supply Agency

Schiff

Morris County

Division of Environmental Protection

## **Areas Within the Mosle Preserve**

79.89 acres – "Subject Property"

23.62 acres – Active Recreation Area

11.168 acres – EIFP restricted area

# STAKEHOLDERS

The Authority takes no position the Recreation Department's decision to improve the athletic fields with lights. The original agreement with respect to funding and the assignment of interests document for the Mosle property states all parties (Mendham 64% ownership, Authority 20% ownership and Schiff 16% ownership) agreed to the Maintenance and Management Agreement (MM). The MM agreement states that, "MENDHAM shall be permitted to make such improvements and construct such, utilize existing, structures that are appropriate to support such activities determined by MENDHAM in its sole discretion, subject to applicable Environmental Infrastructure Financing Program and any other deed restrictions." Therefore, it is within Mendham Township's rights according to the MM to install permanent and temporary lights.

**Angela Mostwill, Watershed Protection Specialist**



# STAKEHOLDERS

"I've reviewed the DCR and found nothing that would preclude the Township from installing a turf field/*lights* within the Active Recreation Area. Since the ARA is excluded from the restrictions placed on the 76.89-acre Subject Property outlined in the DCR, the Township has some flexibility on what can occur out there"...

"Please keep in mind that the property is encumbered by Green Acres as funded parkland so there are some additional rules that apply than if it was unfunded. The installation of a turf field, however, is allowable" ....with that said, I recommend the following

- Communicate the proposed plan to both the NJWSA and Schiff Natural Lands Trust. They may have concerns about the conversion of natural land to turf.
- Communicate the plan to the public, either through a public hearing that complies with the Green Acres' Change In Use section of our rules (N.J.A.C. 7:36-25.6), or in some other public forum (i.e. Town Council meeting).
- Lastly, have your Township attorney review the DCR to see if they agree that the terms allow for the installation of a turf field in the ARA.

**Adam Taylor, New Jersey Department of Environmental Protection**

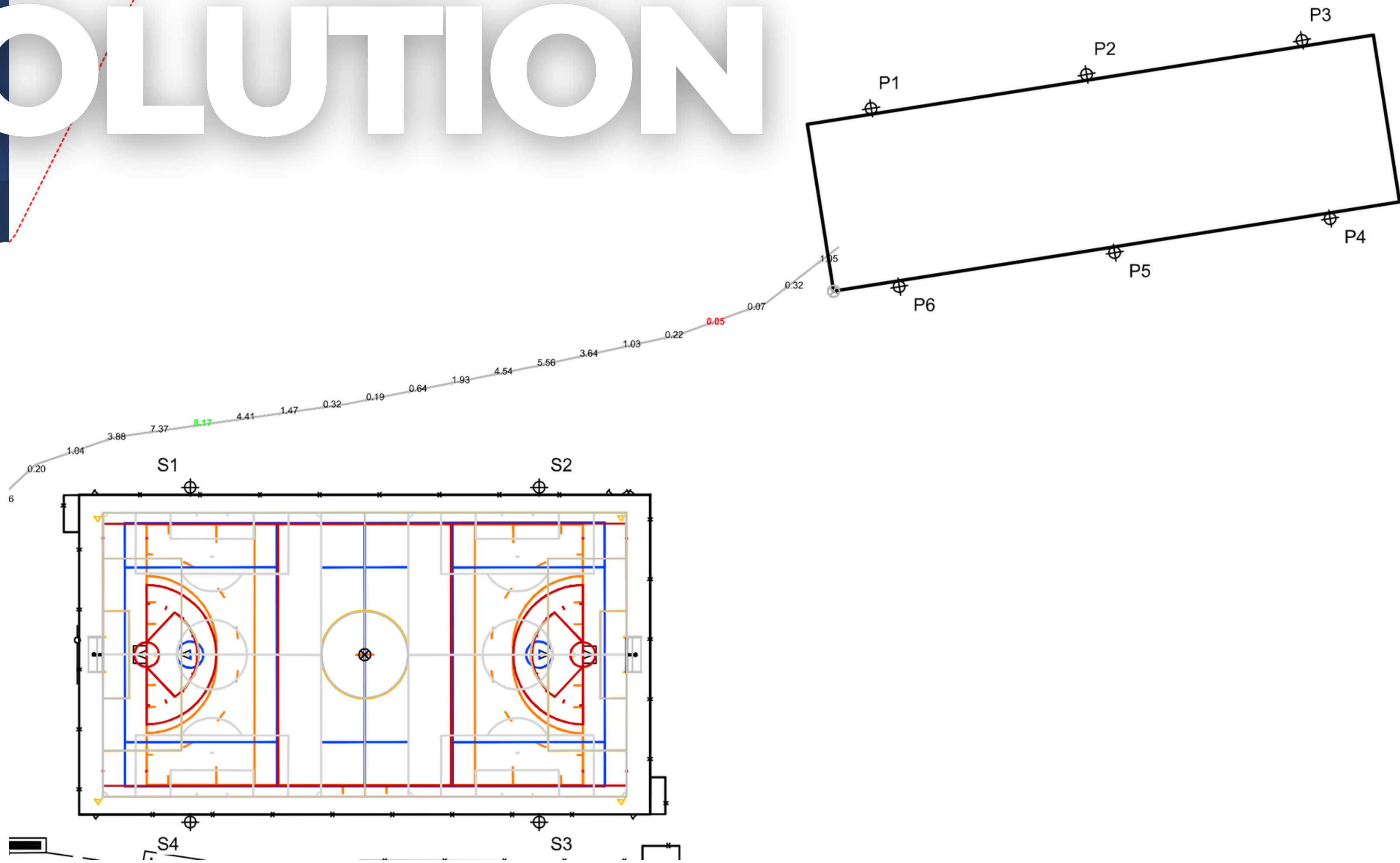
# SOLUTION

- **\$410,000** - Installation of 4 permanent lights on the athletic (football) field
  - **to be split 50/50% with the Twin Boro Bears**
- **\$10,000** - Purchase of Convertible Pitchers Mound
- **\$55,000** - Installation of 6 permanent lights in the parking lot
- **\$40,000** - Electrical Service

**\$515,000 - Total**

\$205,000 (Twin Boro Bears) + \$310,000 (Mendham Township)

# SOLUTION





# RENTAL V. PURCHASE

## RENTAL

September-November

Parking Lot: \$44,564

Football Field: \$74,328

**Over 25 years: \$2,972,300**

**LIGHTING COSTS PER HOUR FOR MP FIELD 1 IS ESTIMATED ABOUT \$10 / HOUR. MUSCO'S WARRANTY COVERS THE MUSCO PARTS AND LABOR FOR 25 YEARS.**

## PURCHASE

Initial Purchase: \$515,000

- \$10/hour to operate field
- \$10/hour to operate parking lot.

Maximum 3.5 hours per day M-F (5 days per week) for 12 weeks

Maximum of \$4,200 per year

*25 years = \$100,800*

**Over 25 years: \$615,8000**

# LONG TERM PROMISES

## **No Turf Agreement for 15 Years**

However, more long term solutions to turf will be tricky due to environmental impact and no support from New Jersey Water Supply Association.

## **9PM Deadline**

The Township Ordinance will not allow for any practices and games to ever be permitted after 9pm

## **No Increased Usage beyond current user groups and sporadic use**

The current permitted use is:

- TBB - August 1-August 31 - 5:30pm-8:30pm (M-F)
- TBB - September 1-November 15 - 5:30-8:30pm (M-F) & 8:30-1:30 (Sat)
- MCP - April 1-October 31 - 5pm-Dark (M-F) & 8am-6pm (Sat)

**NO PRIVATE FOR PROFIT RENTALS**

# TRAFFIC CONCERNS

**Due to no increase in the usage of the fields being permitted, we do not foresee any additional traffic flow.**

According to the Mendham Township Police Department, outside of construction trucks for the Hillendale project, there have been no complaints about traffic in the area.

***However, hearing concerns of neighbors:***

- Install a radar speed monitor
- Have police presence increased in monitoring after dark



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***THANK  
YOU***

