

Memo

TO: Bruce Darvas, Esq.

FROM: Robert F. Casey, Esq., Robbinsville Board of Education Attorney

RE: Shared services Agreement / Field expansion onto Block 5, Lot 1

Date: May 9, 2022

The Robbinsville Board of Education ("BOE") is interested in entering a Shared Services Agreement with Robbinsville Township ("Township") to expand the BOE's current athletic fields at Robbinsville High School ("High School") onto adjacent property (Block 5, Lot 1; the "Parcel") that is owned by the Township.

The proposed use would be athletic fields for use by the Robbinsville Board of Education, in particular the High School and community at large. It is anticipated that the project for the development of the Parcel would be a phased development over four (4) or five (5) years and broken into two (2) phases.

Phase 1

Attached hereto is a very general schematic of the areas of the two (2) phases. Phase 1 would allow expansion into the Parcel for BOE athletic programs for students and the community at large. Currently the BOE does not have enough fields for the current and growing student body population. The High School was built in 2005 with a much smaller student body population. In 2009 there were 736 students and now there are nearly 1,100 students. As a result, there is increased pressure on the current athletic fields. This expansion will allow for a proper field rotation for the healthiness of all fields which is currently non-existent.

Phase 1 will add a few additional athletic fields for expansion with an investment in grading. In particular, the fields are proposed for field hockey, JV soccer and the lacrosse program. A roughly estimated time frame would be fourteen (14) months from agreement (and any land use approvals) with the Township to use. Outside the regrading and field layouts, there would be minimal disturbance and no proposed roads or improvements constructed during Phase 1. No parking expansion is contemplated for Phase 1; interconnection of walking paths is expected.

Phase 2

Dependent on the requisite financing of Phase 2, Phase 2 will look at expanding with even more fields allowing for more community events/use, as well as additional sports for the BOE and High School, i.e. cricket, along with promoted field rotation. Phase 2 would likely be three (3) or four (4) years away due to funding requirements and internal BOE approvals. Phase 2 would be a more robust project compared to Phase 1.

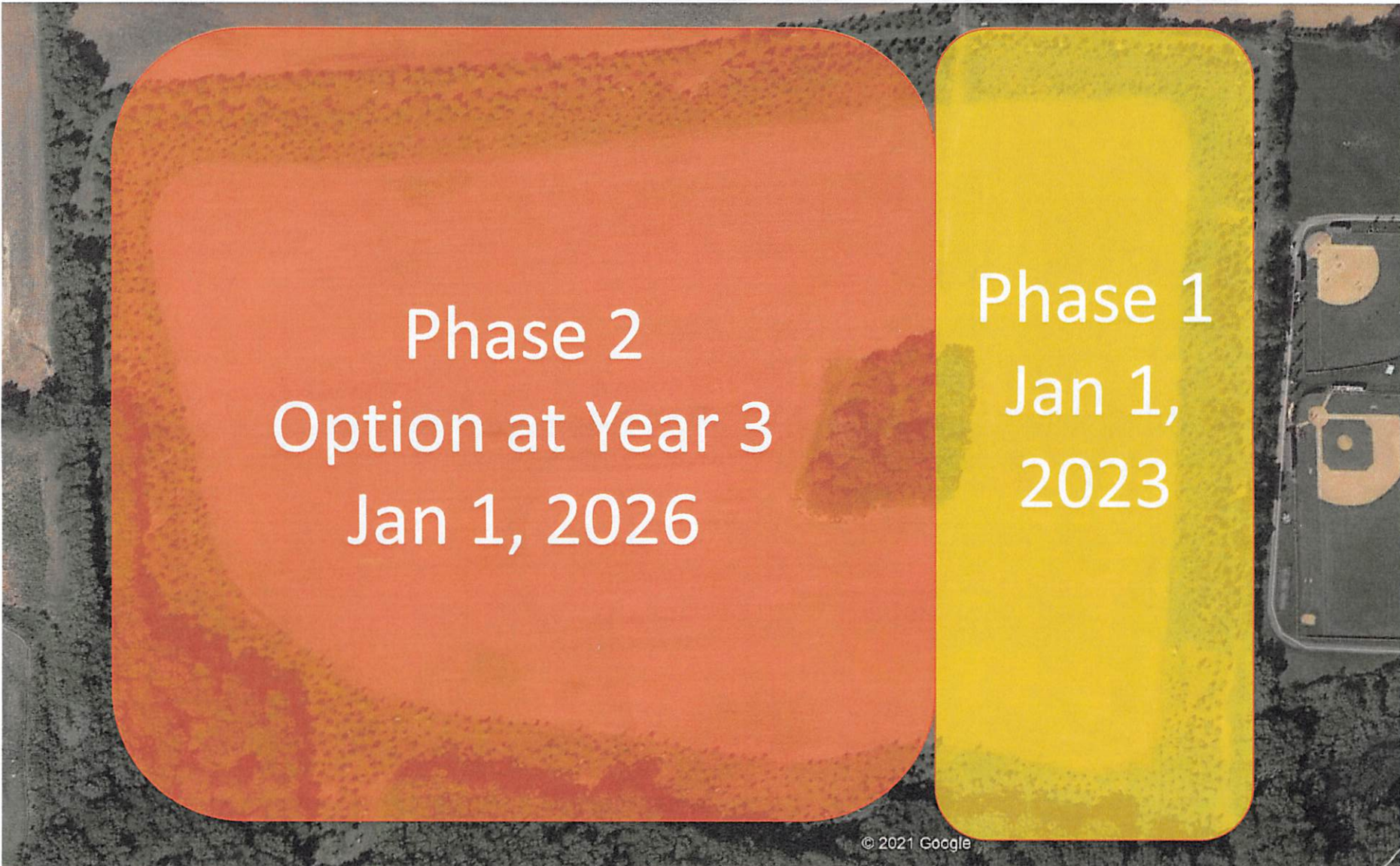
Legal Analysis

Pursuant to N.J.S.A. 40:55-D-70D(1) the proposed school use and athletic fields/facilities commensurate with said school use, satisfies the positive criteria requirement in that (a) it encourages the appropriate use of land; (b) it provides the establishment of appropriate population densities; and (c) it will promote a desirable visual environment through good civic design. The Parcel is adjacent to the High School and comports with the zone plan.

The proposed use satisfies the negative criteria. There will be no detriment to the public good in that the Parcel will be developed for public school and community use. There will be no negative impacts. The zoning purpose would be met because the location is most appropriate for the proposed additional school use being located adjacent to the existing High School.

Conclusion

For the foregoing reasons, the Parcel is particularly well suited for the proposed use. Please also note that the Shared Service Agreement and proposed development for school use will require BOE approval.



Phase 2
Option at Year 3
Jan 1, 2026

Phase 1
Jan 1,
2023

Field Expansion Phase 1

