Hon. Carol Jean Doyle
Mayor

TOWN OF KEARNY

HUDSON COUNTY, NEW JERSEY
402 Kearny Avenue
Kearny, New Jersey 07032
Tel. (201) 246-1418
Fax (201) 991-0608

George King
Town Administrator

MEMORANDUM

TO: HON. CAROL JEAN DOYLE, MAYOR & KEARNY TOWN COUNCIL
FROM: GEORGE KING, TOWN ADMINISTRATOR
DATE: JANUARY 8, 2026
RE: GREEN ACRES GRANT APPLICATION FOR RENOVATIONS TO A MUNICIPAL RECREATION/COMMUNITY CENTER

The New Jersey Department of Environmental Protection has announced funding availability through its "Green Acres" program. Funding may be used for development of parks and recreation facilities. Applications are due February 27, 2026. Applicants may request up to $1.4 million for eligible projects. As both an "Urban Aid" municipality and an "Overburdened Community" Kearny is eligible for 100% grant funding with no local match required. In addition to "brick-and-mortar" construction costs, applicants may request up to 13% of project expenses for design and construction inspection, administration and monitoring services (i.e. "soft costs").

Applicants must conduct an official public hearing for their proposed project, advertise in the official newspaper of public record, post public notices on their website and social media platforms, and invite members of the general public to the public hearing to ask questions and/or submit comments. A resolution in support of the application must also be approved by the governing body after the public hearing. A public hearing for Kearny's proposed application has been advertised for the Mayor & Council meeting scheduled for January 27, 2026.

Concept Plan

The Town proposes to submit a Green Acres application seeking funding to renovate the property located at 65 Oakwood Avenue into a community recreation center. The property is the site of a former Lutheran Church and the town proposes to maintain the historic building with renovations to convert the use to Kearny's first true recreation center. The property currently contains two single family homes that will be demolished to accommodate off street parking. A building addition of approximately 625 square feet to the rear of the building will be constructed along with an ADA compliant accessible ramp. The main "church" buildings interior will be renovated to include fitness rooms, recreational spaces, general multi-purpose room, office space and performance spaces. Additional renovations will encompass new ADA compliant restrooms and new kitchen area with improvements. The renovations will focus on minimizing the impact to the existing characteristics of the church's exterior and interior architecture while providing updates to provide compliant usable space.

Environmental Impact

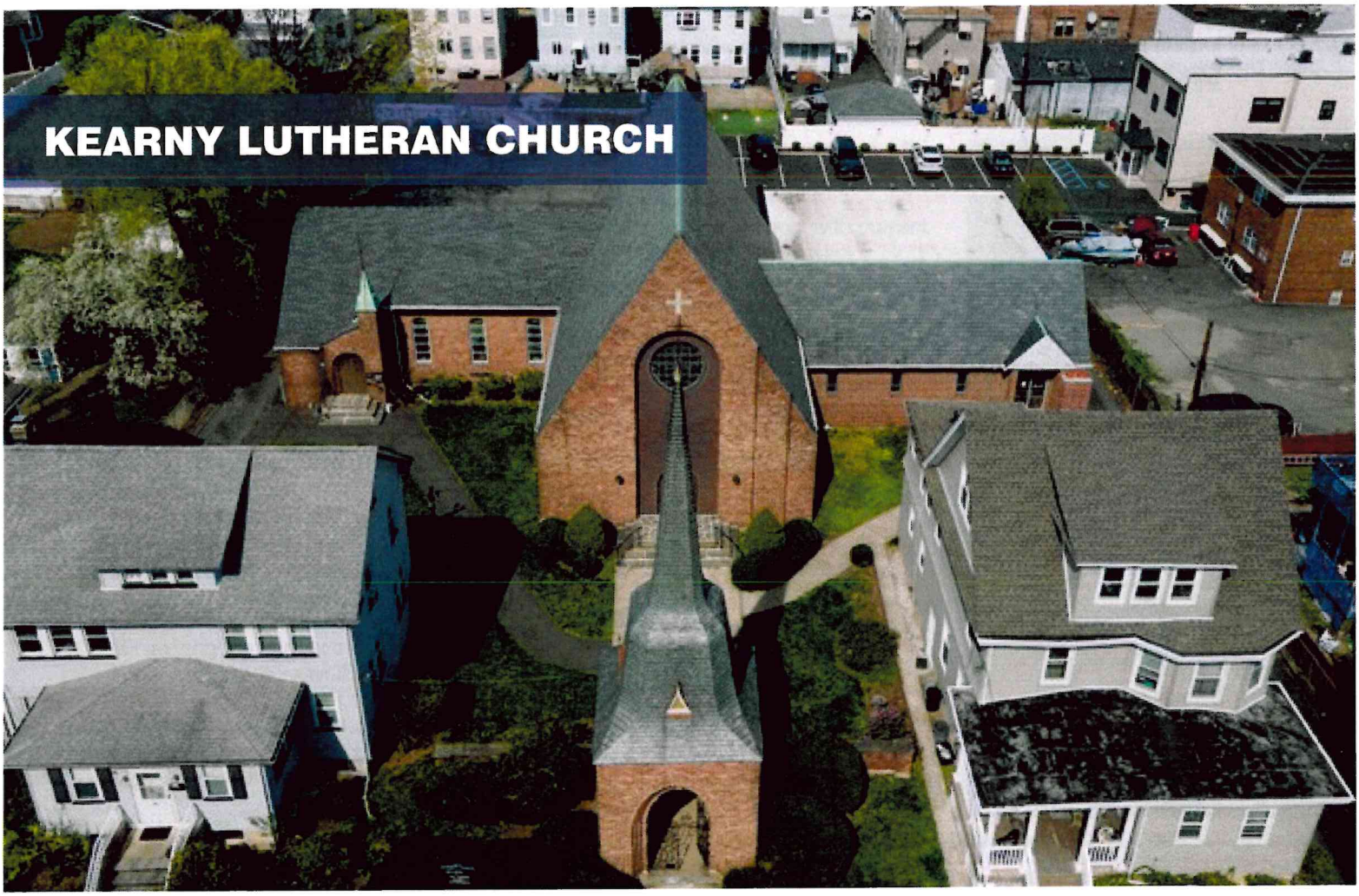
The recreation/community center property is located at 61-71 Oakwood Avenue (Block 72, Lots 32 & 33) The site is located in an R2 zone containing single and multi-family homes. The site is approximately 200 feet west of Kearny Avenue, a commercial district containing diverse business's. The renovation plans anticipate minimal to no environmental impacts with hazardous materials abatement in the basement and first floor of the structure including piping, flooring materials and some window assemblies. Prior to demolition of the existing single family homes, proper hazardous materials inspections and remediation will be conducted. Remediation efforts will conform to NJDEP laws, policies and procedures with necessary permits and inspections.

Cost Estimates

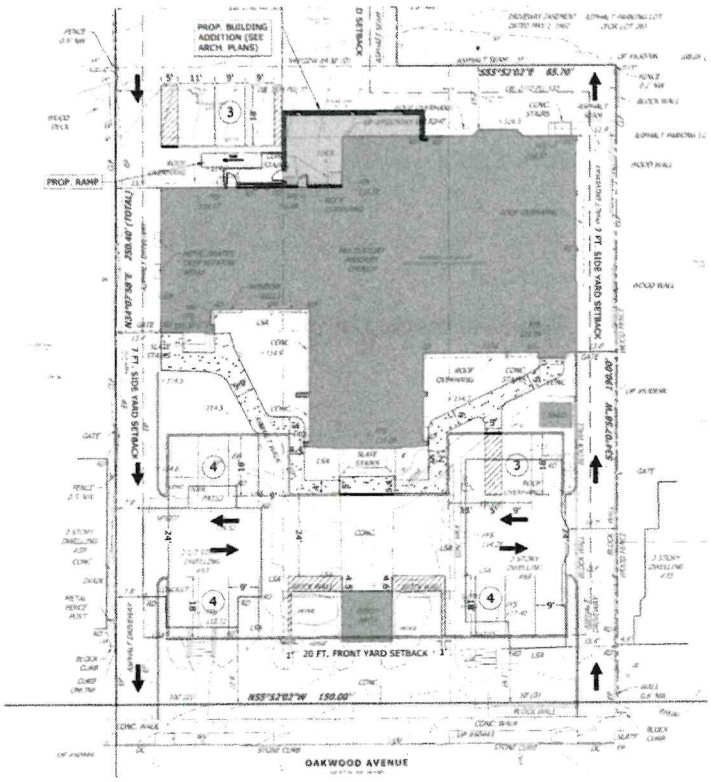
The cost of site renovation work is estimated to be $2.3 million as outlined in the attached budget estimate. This total cost estimate includes site remediation, building mechanical systems, exterior renovations, interior renovations and finishes, and exterior site work (parking lot improvements, walkways and landscaping). Construction soft costs (design fees, engineering, permits) is expected at approximately $200,000 for a total project cost estimate of approximately $2.5 million.

Public Participation

In 2022, the Kearny Planning Board approved a resolution accepting the town's comprehensive master plan. The Town solicited robust public input and comments through meetings, interviews and an online public opinion survey which garnered 845 unique responses. According to the public opinion survey, 92.5% of Kearny residents were in favor of preserving unique public spaces and 62.08% of Kearny residents were in favor of additional parks and recreational facilities. On December 29, 2026 the Town of Kearny circulated and promoted a survey on the town's website seeking updated community feedback on the planned project and Green Acres grant application. That survey remains active and is providing valuable feedback.

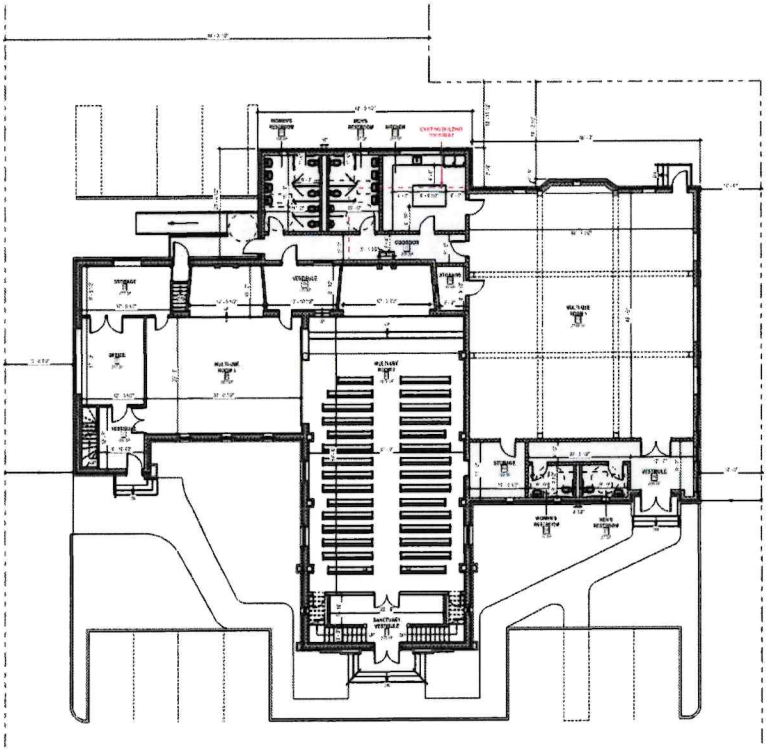

KEARNY LUTHERAN CHURCH

KEARNY LUTHERAN CHURCH - SCOPE DESCRIPTION



- Church building along with the brick arch are to remain.
- Existing residential dwellings to be demolished to accommodate
- Additional parking area proposed for fifteen (15) parking stalls in front
- A building addition of approximately 625 square feet to the rear of the church along with an accessible ramp
- The rear asphalt parking lot to be re-striped with ten (10) parking stalls in conjunction with the adjacent parking lots for twenty-five (25) parking stalls in total.
- Full-depth pavement replacement and/or additional site milling and new overlay.

KEARNY LUTHERAN CHURCH - CONCEPT PLAN



1 FIRST FLOOR PLAN

- Interior spaces to house small to medium-sized gatherings or assemblies.
- Removal of religious iconography.
- Interior finish renovations serving the functions of meeting spaces and community center programs.
- New Interior circulation.
- Small addition in the rear to accommodate an expansion of the restroom facilities for the building and renovated kitchen.
- Access to the rear lot with an exterior ramp and landing will accommodate an accessible entrance for the building from new accessible parking spaces in the rear.

Proposed Construction Budget For:
Kearny Community Rec Center Project
Adaptive Re-Use of Kearny First Lutheran Church
61-71 Oakwood Avenue
Kearny, New Jersey

AREA SUMMARY
Existing Building
Building w. New Addition (Proposed)

Description	Quantity	Unit	Unit Cost	Sub-Cost	Sub-Total
ABATEMENT					
Remediation					
Basement, abatement	1.0	LS	$ 110,000	$ 110,000	
1st Floor, Floor Tile & Mastic, abatement	1.0	LS	$ 60,000	$ 60,000	
1st Floor, Pipe Insulation, abatement	1.0	LS	$ 11,000	$ 11,000	
Floor Tile, Chapel Area, abatement	1.0	LS	$ 35,000	$ 35,000	
					$ 216,000
BUILDING SYSTEMS					
Mechanical					
New VRF Equipment	7,285	SF	$ 25	$ 182,125	
Plumbing					
Water Fountain/ Filling Stations	1.0	EA	$ 15,125	$ 15,125	
Boiler Replacement	1.0	EA	$ 20,000	$ 20,000	
Fire Alarm					
New FA System	9,254	GSF	$ 12	$ 111,048	
Electrical					
Service Upgrade	1.0	LS	$ 20,000	$ 20,000	
					$ 348,298
EXTERIOR					
Roofs					
Exg Slate Roof, patch and repair	5,439	SF	$ 20	$ 108,780	
Exg Built-Up Roof, repair existing	2,246	SF	$ 50	$ 112,300	
Demo Exg Leaders, replace w. new	216	LF	$ 30	$ 6,480	
Demo Exg Gutter, replace w. new	360	LF	$ 30	$ 10,800	$ 238,360
Exterior Walls					
Exg Brick, patch and repair	5,500	SF	$ 20	$ 110,000	
Demo Exg Stucco, patch and repair	1,085	SF	$ 20	$ 21,700	
Exterior Lighting, new install	10.0	EA	$ 1,200	$ 12,000	$ 143,700
Windows					
Exg Window Trim, repair	12	LF	$ 10	$ 120	
Exg Windows, replacement	28.0	EA	$ 4,120	$ 115,360	
Exg Stained Windows, infill w. storm windows	14.0	EA	$ 3,000	$ 42,000	$ 157,480
Exterior Stair, Ramps					
New Accessible Ramp Entrance, at rear entry	183	SF	$ 250	$ 45,750	
Exg Railings, restore and replace	29	LF	$ 50	$ 1,450	
Exg Stone Stair/Landings, patch and repair	142	SF	$ 60	$ 8,520	
Exg Concrete Stair/Landings, patch and repair	117	SF	$ 15	$ 1,755	$ 57,475
INTERIORS					
Interior Renovations					
Salvage/ Religious artifacts	1.0	LS	$ 50,000	$ 50,000	
Salvage/ Furniture	1.0	LS	$ 150,000	$ 150,000	$ 200,000
General Office Renovations					
** General Office Renovations	1,238	SF	$ 150	$ 185,700	
(Offices 1 & 2 and Open Office Area)					

Description	Quantity	Unit	Unit Cost	Sub-Cost	Sub-Total
Office Furniture					
Private Office Furniture (2 Offices)	385	SF	$ 25	$ 9,625	
Open Area Furniture (4 Workstations)	4.0	EA	$ 2,500	$ 10,000	$ 205,325
Finish Renovations					
Replace Carpet, Main Room, stage	404	SF	$ 7	$ 2,828	
Replacement Tile, Main Room, borders	482	SF	$ 12	$ 5,784	
Replace Vinyl Flooring, Multi-Use room	2,183	SF	$ 7	$ 15,281	
Ceilings. Replacement, Multi-Use room	2,183	SF	$ 5	$ 10,915	
Interior walls, painting, throughout	6,915	GSF	$ 6	$ 41,490	
Lighting, renovate and replace	6,915	GSF	$ 10	$ 69,150	$ 145,448
Alterations					
Renovated Vestibule. Multi-Use room	207	SF	$ 60	$ 12,420	
Renovated Restrooms, accessible	110	SF	$ 500	$ 55,000	$ 67,420
Addition, Construction					
New Exterior Construction, addition	935	SF	$ 450	$ 420,750	
New Kitchen Equipment, addition	250	SF	$ 620	$ 155,000	$ 575,750
SITE					
Circulation					
Exg Driveway/Pavement, renovations	14,960	SF	$ 8	$ 119,680	
Prepare Exg Site for New Parking	3,465	SF	$ 10	$ 34,650	
New Parking Areas, addition	3,465	SF	$ 20	$ 69,300	
Exg Walkway Renovations, new pathways	390	SF	$ 30	$ 11,700	$ 235,330
Landscaping					
General Landscaping	6,384	GSF	$ 15	$ 95,760	$ 95,760
	Sub Total			**$ 2,355,256**	$ 2,355,256

Owner's Contingency Allowance *$ 235,526* *10%*

TOTAL ESTIMATED COST FOR CONSTRUCTION **$ 2,590,782**

** Furniture only included in the estimate for the New Office portions of the project*

** Please note that this estimate includes approximate costs associated with environmental remediation. This does not include unforeseen environmental issues that may arise during the project.*

** This estimate does not include any professional fees (e.g., architect, engineer, etc.) or costs for permits, development applications, or associated government fees.*

** This estimate includes only baseline allowances for cost escalation due to factors such as inflation or fluctuating material pricing.*

*** General renovations forthis value takes into account the overall renovations from floor to ceiling, including walls and doors, floor and wall finishes, electrical upgrades required to sustain the proposed programs and equipment, and also the mechanical and life safety system needs of the space. The estimate attempts to cover costs from existing conditions to full renovation for final use. But does not include furniture.*

KEARNY LUTHERAN CHURCH - MILESTONES

PHASE NAME	ESTIMATED DURATION
DESIGN	40 WEEKS
BIDDING	4 WEEKS
APPROVALS	2 WEEKS
REMEDIATION	3 WEEKS
CONSTRUCTION	30 WEEKS