

Economic and Environmental Impact Report

Regarding the Proposed Private Sale of
a 9,944-square-foot area of vacant land, Block 2420, Lot 10, located to the south
of Block 2420, Lot 1 (part of the Lincoln of Wayne property identified on the
Wayne tax rolls as Block 2420, Lot 2 and on the Tax Maps as Block 1, 2 and 3).
The property is bordered by Lincoln of Ford to the north, the access road off
Route 23 to Black Oak Ridge Road and Ratzler Road to the east, a 10,852-
square-foot parcel of an NJ State Highway Right-Of-Way to the south and Route
23 to the west. The property has approximately 133 feet of frontage on Black
Oak Ridge Road, and 191 feet along Route 23 and is a Passaic County Right-Of-
Way in the Township of Wayne, NJ
by the County of Passaic
to
Adjacent Property Owner, 1910 Rt. 23 Realty Corp.

(N.J.S.A. 40A:12-13, et seq.; N.J.S.A 40A:12-13(b)(5); N.J.S.A 40A:12-13.5 (1);
N.J.S.A 40A:12-13.5(3); N.J.S.A 40A:12-13.6; N.J.S.A 40A:12-13.7
“Local Public Contracts Law”)

Prepared by
the County of Passaic
Department of Planning & Economic Development

July 2021



INTRODUCTION

This report has been prepared in accordance with N.J.S.A. 40A:12-13b (5) et seq. (“Local Lands and Buildings Law”), which, among other things, requires that a report be prepared whenever a county determines to sell, lease or exchange real property that it owns. The County of Passaic, New Jersey (hereinafter referred to as “the County”) owns the subject property - a 9,944-square-foot area of vacant land, Block 2420, Lot 10, located to the south of Block 2420, Lot 1 (part of the Lincoln of Wayne property identified on the Wayne tax rolls as Block 2420, Lot 2 and on the Tax Maps as Block 1, 2 and 3). The property is bordered by Lincoln of Ford to the north, the access road off Route 23 to Black Oak Ridge Road and Ratzler Road to the east, a 10,852-square-foot parcel of an NJ State Highway Right-Of-Way to the south and Route 23 to the west. The property has approximately 133 feet of frontage on Black Oak Ridge Road, and 191 feet along Route 23 and is a Passaic County Right-Of-Way in the Township of Wayne, NJ to the adjacent Property Owner, Wayne Motors, DBA “Lincoln of Wayne.”

The scope of this proposal involves the property sale of approximately 9,944 square feet of land, Block 2420, Lot 10, located to the south of Block 2420, Lot 1 (part of the Lincoln of Wayne property identified on the Wayne tax rolls as Block 2420, Lot 2 and on the Tax Maps as Block 1, 2 and 3). The property is bordered by Lincoln of Ford to the north, the access road off Route 23 to Black Oak Ridge Road and Ratzler Road to the east, a 10,852-square-foot parcel of an NJ State Highway Right-Of-Way to the south and Route 23 to the west. The property has approximately 133 feet of frontage on Black Oak Ridge Road, and 191 feet along Route 23 and is a Passaic County Right-Of-Way in the Township of Wayne, NJ to the adjacent Property Owner, 1910 Rt. 23 Realty Corp.

The Site is **not** on the County of Passaic ROSI (Recreation & Open Space Recreation Inventory) database, and is not subject to N.J.A.C. 7:36 et seq. (hereinafter referred to as the “NJ DEP Green Acres Program Rules” or “Green Acres Rules”). The sale of the site is subject to N.J.S.A. § 40A:12-13 and N.J.S.A.40A:12-13.5 et seq. Sale, lease or exchange of real property of capital improvement by counties; conditions; fees.

The County proposes a property sale of the County-owned property identified above to a private corporation, 1910 Rt. 23 Realty Corp.

The Site will be added to adjacent property owned by 1910 Rt. 23 Realty Corp. and the resulting site will be developed into a parking lot that supports the operation of the adjacent property. This site has remained vacant for decades and the addition of the property to be sold by the County of Passaic will enable continued use of the adjacent site.

The County seeks to grant the purchase of the Site (9,944 square feet, Block 2420, Lot 10) to 1910 Rt. 23 Realty Corp. The County and 1910 Rt. 23 Realty Corp., in principle, have agreed to a compensation land package to the County for the proposed purchase.

As required by the Local Lands and Buildings Law, this report will address the reasons, advantages and detriments of the proposed sale; the environmental impact of the proposed property transfer/sale, as well as the environmental and economic value of the real property proposed to be sold.

LOCAL LANDS AND BUILDINGS LAW

Any County may sell, by public auction or private sale, real property, capital improvements, or personal property, or interest therein, in accordance with the provisions of the Local Lands and Buildings Law. Under the Local Lands and Buildings Law, the County may authorize a private sale when such sale is to any political subdivision, agency, department, commission, board or body corporate and politic of the State of New Jersey when authorized by County resolution. The granting of the property transfer/sale of the Site by the County to 1910 Rt. 23 Realty Corp. may be undertaken as a private sale. 1910 Rt. 23 Realty Corp. is a corporate body in the State of New Jersey.

REASON FOR SALE OF PROPERTY/PROJECT

The proposed project consists of the property transfer/sale of 9,944 square feet, of land to 1910 Rt. 23 Realty Corp. The site will be added to the adjacent property owned by 1910 Rt. 23 Realty Corp./Wayne Motors, DBA "Lincoln of Wayne." The property will be developed into a parking lot to support the use located adjacent to the site.

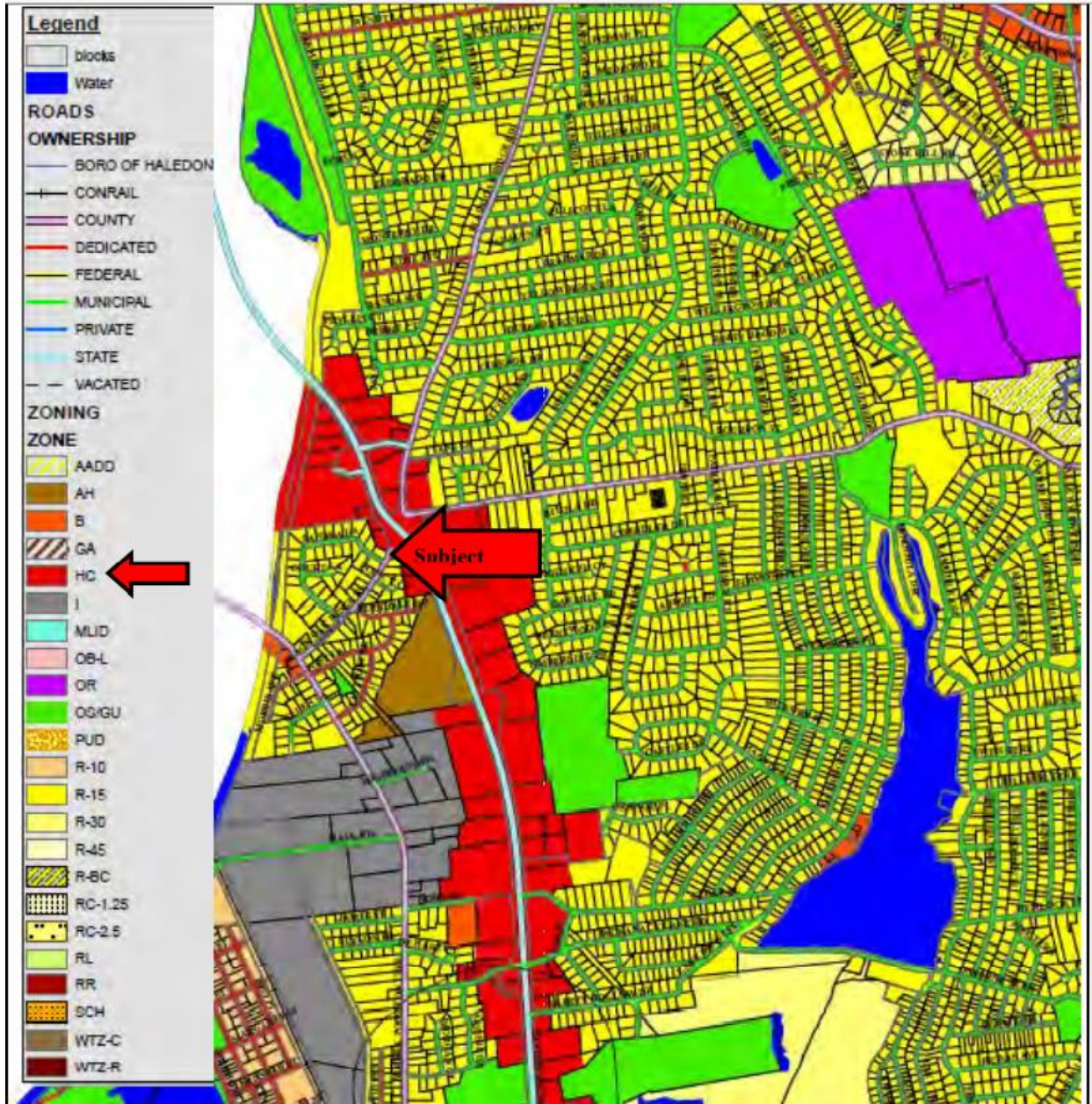
DESCRIPTION OF PROPERTY TRANSFER/SALE OF PROJECT AREA

The property is located in western Wayne on the northbound side of Route 23 at the exit for Ratzler Road and Black Oak Ridge Road just south of the Route 202 / Route 23 interchange. The property is adjacent to and south of Lincoln of Wayne and adjacent to and north of similarly undevelopable land that is a NJ State Highway R.O.W. Across the frontage road to the east is an AutoZone, with a Days Inn across Black Oak Ridge Road to the northeast. A controlled intersection is along the eastern frontage, providing traffic flow off Route 23 and onto Ratzler Road and Black Oak Ridge Road. To the northwest of the site is a controlled intersection at the junction of Route 202 and Route 23 (with Route 202 running with Route 23 south of the intersection). A Kohl's anchored shopping center is to the southwest of the subject. Across Route 23 are several commercial buildings by the continuance of Black Oak Ridge Road. The property was part of the Route 23 / 202 traffic circle years ago. The reconfiguration of the circle into a controlled intersection resulted in the creation of a site as a "tail" off the 1910 Route 23 property along with the adjacent 3,397-square-foot parcel that is a NJ State Highway Right-of-Way.

Zoning

The subject property is entirely within the HC, Highway Commercial District. Permitted uses include various commercial uses such as retail stores, service establishments and offices. The yard and bulk requirements are noted below:

| Zone | Bulk Requirements | | | Yard Requirements | | | | |
|------|-------------------|------------|------------|-------------------|------|------|----------|-----------|
| | Min Lot Size | Min. Depth | Min. Width | Front | Side | Rear | Max. Ht. | Max. Cov. |
| HC | 40,000 | 200' | 200' | 75' | 25' | 50' | 50' | 70% |



It is presumed that Public Service Electric and Gas Company (PSE&G) can provide electricity and natural gas to the site. It is not noted if the property has access municipal to water and sewer lines. Wayne is served by a volunteer fire and ambulance service as well as a paid police force.

The property is not located in a flood zone. According to the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for Wayne City Community Panel Number 34031C0184G, effective on 04/17/2020, Zone X, the subject is in area of minimal flood hazard.



ADVANTAGES AND DISADVANTAGES OF THE PROPOSED SALE OF PROPERTY

If the County were to complete the property transfer/sale, as proposed, the following advantages and disadvantages will result:

- a) The site consists of a 9,944 square foot parcel which will be used by 1910 Rt. 23 Realty Corp./Wayne Motors, DBA "Lincoln of Wayne," to create a parking lot to support the operation of its business. This site has remained vacant for decades.
- b) The compensation of \$10,000 has been agreed upon by both the County of Passaic and 1910 Rt. 23 Realty Corp./Wayne Motors, DBA "Lincoln of Wayne," supported by an independent appraisal.
- c) The sale will have no discernible adverse impact on the remainder of the roadway for the following reasons:
 1. The property has significant external obsolescence that adversely effects the property.
 2. The property is under-sized, highly irregular in shape, with sloping topography. There is no possibility of an independent developer building on the subject lot. While access and exposure are considered average, the property configuration and utility preclude development.
 3. Areas of right-of-way abut the site on three sides.
 4. The site under consideration is not utilized by the public as a formal recreational facility or program.
 5. The proposed sale will not result in the loss or alteration of ecologically sensitive lands such as flood plains, steep slopes, wetlands, or preserved farmland as none are located at the site.

ENVIRONMENTAL IMPACT OF THE PROJECT

The proposed sale of the 9,944 square foot parcel to 1910 Rt. 23 Realty Corp./Wayne Motors, DBA "Lincoln of Wayne," is located on the northbound side of Route 23 at the exit for Ratzer Road and Black Oak Ridge Road just south of the Route 202 / Route 23 interchange. The property is adjacent to and south of Lincoln of Wayne and adjacent to and north of similarly undevelopable land that is a NJ State Highway R.O.W. Across the frontage road to the east is an AutoZone, with a Days Inn across Black Oak Ridge Road to the northeast. A controlled intersection is along the eastern frontage, providing traffic flow off Route 23 and onto Ratzer Road and Black Oak Ridge Road.

Subject Property Photographs



North View of Property



South View of Property

The proposed sale will not result in the loss or alteration of ecologically sensitive lands such as flood plains, steep slopes, wetlands, or preserved farmland as none are located at the Site. The permanent disturbance created by the proposed construction of a gravel parking lot will not take away from the rest of the County road. The County is unaware of any contamination on the property. No historic, archaeological or cultural resources have been identified at the Site.

IMPACT OF PROPOSED PROPERTY TRANSFER/SALE

There will be no significant negative impact to the public as a result of the proposed sale, and will only be a benefit because 1910 Rt. 23 Realty Corp./Wayne Motors, DBA "Lincoln of Wayne," will be able to develop the parcel into a gravel parking lot to support the activities of its business. This site has remained vacant for decades. In addition, the compensation to the County of Passaic will benefit other programs operated by the County.

ECONOMIC IMPACT OF PROPOSED SALE

The County will significantly benefit from the proposed sale of the 9,944 square foot parcel to 1910 Rt. 23 Realty Corp., Block 2420, Lot 10, located in the Township of Wayne, NJ. The Site will be added to adjacent property owned by 1910 Rt. 23 Realty Corp. and will result in the development of a gravel parking lot that will support the operation of the adjacent property.

A. Land Compensation:

- i) Property Transfer/Sale– (Project Area – Proposed Commercial Development)

One independent appraisal was commissioned to establish the market value of the fee simple interest in the proposed property transfer/sale to 1910 Rt. 23 Realty Corp. The appraisal was ordered by 1910 Rt. 23 Realty Corp. and conducted by Affiliated Appraisal Group, Inc., April 1, 2021 providing a market value conclusion of \$10,000 for the 9,944 square foot parcel, Block 2402, Lot 10.

The County Counsel's office negotiated the property transfer/sale of the site at a purchase price of \$10,000 to 1910 Rt. 23 Realty Corp.

PUBLIC HEARINGS

In accordance with the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A: 12-13.5 et seq., the Passaic County Counsel's Office, on behalf of the County, will conduct public hearings to solicit public comments on the proposed property transfer/sale of the property to 1910 Rt. 23 Realty Corp. on the following dates:

Project Title: PROPERTY TRANSFER/SALE OF 9,944 SQUARE FOOT PARCEL, BLOCK 2420, LOT 10, LOCATED TO THE SOUTH OF BLOCK 2420, LOT 1 (PART OF THE LINCOLN OF WAYNE PROPERTY IDENTIFIED ON THE WAYNE TAX ROLLS AS BLOCK 2420, LOT 2 AND ON THE TAX MAPS AS BLOCK 1, 2 AND 3) IN THE TOWNSHIP OF WAYNE, NJ

The first public hearing will be held virtually on September 8, 2021 at 5:15 PM

The second public hearing will be held virtually on September 28, 2021 at 5:15 PM

Notice of the public hearings shall be made in compliance with N.J.S.A. 40A:12-13.6 and N.J.S.A. 40A:12-13.7.

The public may submit written comments to the County for a two-week period after the date of the second public Hearing until close of business:

CONTACT INFORMATION

For further information, please contact:

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Zoning Map

