

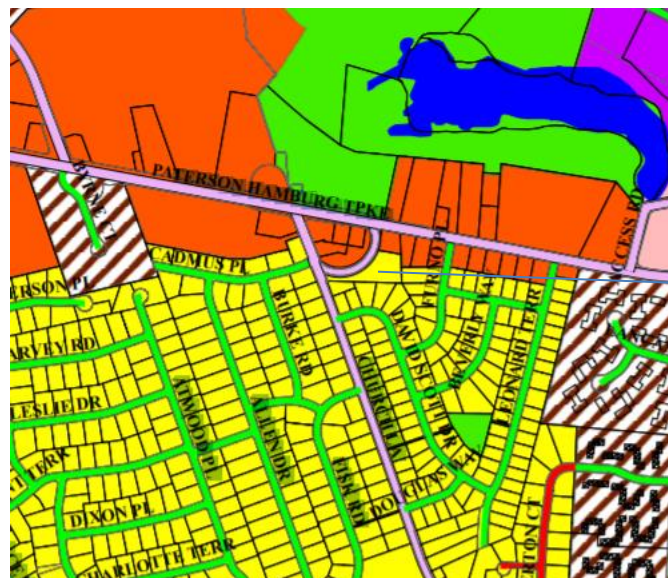
Economic and Environmental Impact Report

Regarding the Proposed Private Sale of
40,642 square feet, or 0.933 acres, 417+/- feet on the East
Side of Church Lane jug handle and 31.54+/- feet on Church
Lane, Wayne, NJ
(Block 2704, Lot 23)
in the Township of Wayne, NJ
by the County of Passaic
to
DJK Property, LLC

(N.J.S.A. 40A:12-13 and N.J.S.A 40A:12-13.5 et seq.
“Local Public Contracts Law”)

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

October 2020



Subject
Property

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 a 40,642 square feet, or 0.933 acre parcel; 417+/- feet on the East Side of Church Lane jug handle and 31.54+/- feet on Church Lane, Wayne, NJ (Block 2704, Lot 23) in the Township of Wayne, NJ. Hereafter referred to as “the Site.”

The scope of this proposal involves the property sale of approximately 40,642 square foot, or 0.933 acre parcel of land located 417+/- feet on the East Side of Church Lane jug handle and 31.54+/- feet on Church Lane, Wayne, NJ (Block 2704, Lot 23) in the Township of Wayne, NJ.

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, DJK Property, LLC.

The Site will be added to adjacent property owned by DJK Property, LLC 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.

In order to further the proposed project, the County wishes to grant the purchase of the Site (40,642 square feet) to DJK Property, LLC. The County and DJK Property, LLC), 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 DJK Property, LLC may be undertaken as a private sale because DJK Property, LLC 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 40,642 square feet, of land to DJK Property, LLC. The Site will be added to the adjacent property owned by DJK Property, LLC and the Site 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 Site is an excess right-of-way consisting of a 40,642 square feet, 0.933 acre vacant parcel, located 417+/- feet on the East Side of Church Lane jug handle and 31.54+/- feet on Church Lane, Wayne, NJ (Block 2704, Lot 23) in the Township of Wayne, NJ. The Site is located in an R-15 Medium Density Residential Zoning District in accordance with the Township of Wayne zoning ordinance.

All public utilities are available to the site including municipal water and sewer, gas, electricity and telephone.

In accordance with the Flood Insurance Rate Map (FIRM) for Passaic County, Township of Wayne, map number 34031C0203F, effective date September 28, 2007, the property is not located in a Flood Hazard Area.

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 40,642 square foot, 0.933 acre parcel which will be used by DJK Property, LLC to create a parking lot to support the operation of an adjacent property. This site has remained vacant for decades.
- b) The proposed sale will support the operations of the adjacent property.
- c) The compensation of \$96,000 has been agreed upon by both the County of Passaic and DJK Property, LLC supported by an independent appraisal.

The proposed sale will transfer a 40,642 square foot vacant lot. This will have no discernible adverse impact on the remainder of the roadway for the following reasons:

- a) The Site is not a distinguishable portion of the right-of-way and will not have an adverse impact on this County road.
- b) This small parcel has no utility for the roadway and is located in the R-15 Medium Density Residential zone.
- c) This small parcel has limited utility for future development.
- d) The Site under consideration is not utilized by the public as a formal recreational facility or program. The only value the area serves is as a buffer to the commercial and residential properties adjacent to it.

ENVIRONMENTAL IMPACT OF THE PROJECT

The proposed sale of the 40,642 square foot parcel to DJK Property, LLC is located 417+/- feet on the East Side of Church Lane jug handle and 31.54+/- feet on Church Lane, Wayne, NJ (Block 2704, Lot 23) in the Township of Wayne, NJ. There appears to be no environmental significance to this small parcel located along the Church Lane jughandle. Common trees, turf and broad-leaf weeds were the only plants on the site. There is no water body here and no evidence of wetlands.

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 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 DJK Property, LLC will now be able to develop the resulting 0.933 acre site into a parking lot to support the activities of an adjacent properties. 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 40,642 square foot parcel to DJK Property, LLC is located 417+/- feet on the East Side of Church Lane jug handle and 31.54+/- feet on Church Lane, Wayne, NJ (Block 2704, Lot 23) in the Township of Wayne, NJ. The Site will be added to adjacent property owned by DJK Property, LLC and will result in the development of a 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 DJK Property, LLC. The appraisal was ordered by DJK Property, LLC and conducted by Lasser Sussman Appraisers, June 12, 2020 providing a market value conclusion of \$120,000 for the 40,642 square foot, or 0.933 acre parcel; 417+/- feet on the East Side of Church Lane jug handle and 31.54+/- feet on Church Lane, Wayne, NJ (Block 2704, Lot 23) in the Township of Wayne, NJ.

The County Counsel's office negotiated the property transfer/sale of the Site at a purchase price of \$96,000 to DJK Property, LLC.

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 DJK Property, LLC on the following dates:

Project Title: PROPERTY TRANSFER/SALE OF 40,642 SQUARE FOOT, OR 0.933 ACRE PARCEL; 417+/- FEET ON THE EAST SIDE OF CHURCH LANE JUG HANDLE AND 31.54+/- FEET ON CHURCH LANE, WAYNE, NJ (BLOCK 2704, LOT 23) IN THE TOWNSHIP OF WAYNE, NJ.

The first public hearing will be held virtually on November 16, 2020 at 5:45PM

The second public hearing will be held virtually on December 8, 2020 at 5:45PM

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: **December 22, 2020**

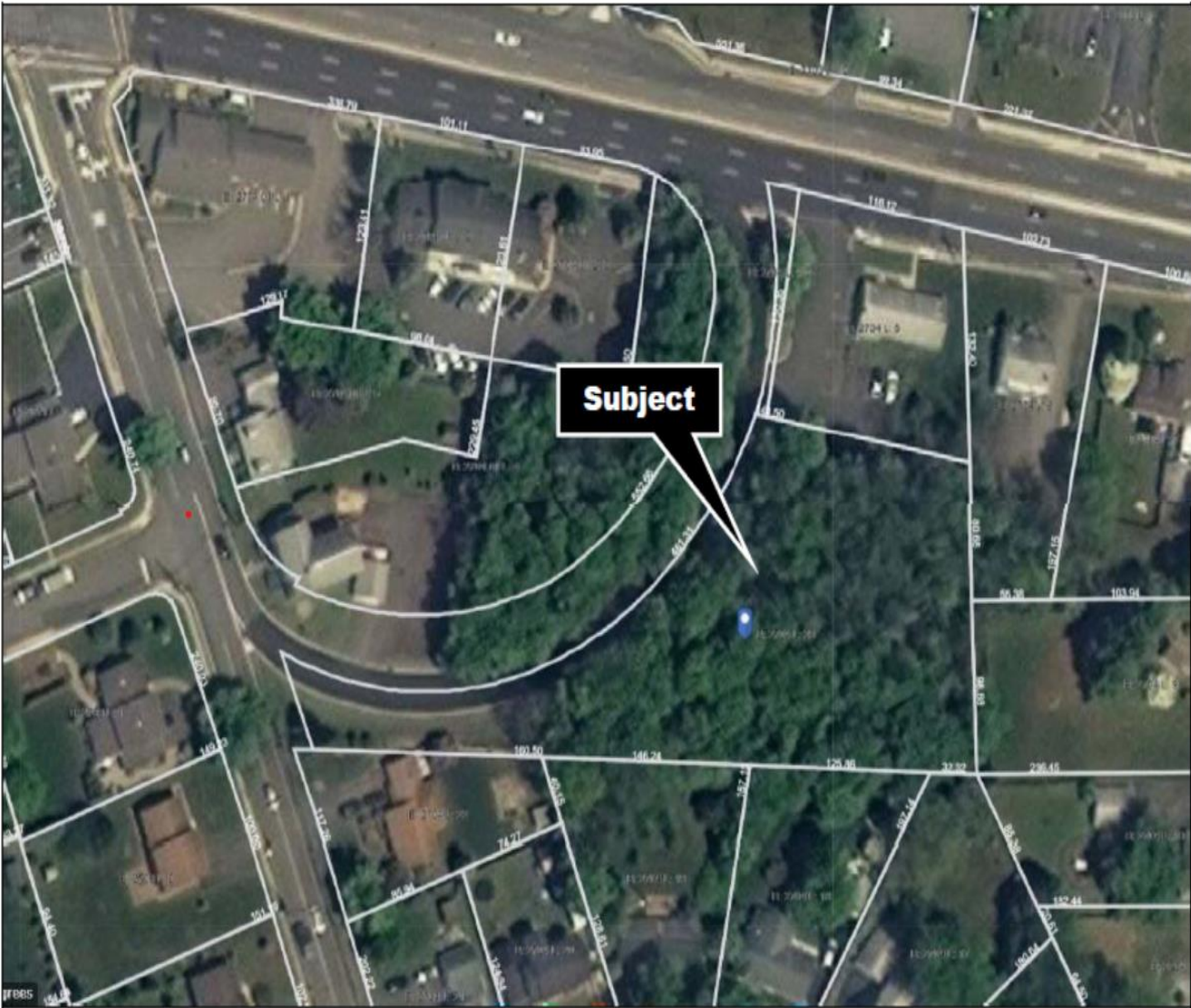
CONTACT INFORMATION

For further information, please contact:

Nadege D. Allwaters, Esq.
Deputy County Counsel
Office of the County Counsel
County of Passaic
401 Grand Street, Room 214
Paterson, NJ 07505
nadegea@passaiccountynj.org
(973) 881-4466

APPENDIX

Tax Map



Subject Property – Aerial View with Tax Map

Zoning Map



Zoning Map