

**Economic and Environmental Impact Report
Regarding the Proposed Property Transfer/Sale of
Excess Right-of-Way
(Just north of Block 2400, Lot 1)
in the Borough of Pompton Lakes
by the County of Passaic
to 60 Wanaque Avenue Realty, LLC**

**(N.J.S.A. 40A:12-13.5 et seq.
“Local Lands and Buildings Law”)**

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

June 2019

INTRODUCTION

This report has been prepared in accordance with N.J.S.A. 40A:12-13.5 et seq. (“Local Lands and Buildings Law”), which, among other things, requires 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 5,020 square foot right-of way parcel (a parcel located just north of 60 Wanaque Avenue, Pompton Lakes, NJ). Hereafter referred to as “the Site.” The property is identified as just north of Block 2400, Lot 1 on the municipal tax map of the Borough of Pompton Lakes.

The scope of this proposal involves the property transfer/sale of approximately 5,020 square feet, a parcel of land located just north of 60 Wanaque Avenue, Pompton Lakes, NJ (Block 2400, Lot 1).

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.A.C. § 40A:12-13.5. Sale, lease or exchange of real property of capital improvement by counties; conditions; fees.**

The County proposes a property transfer/sale of the County-owned right-of-way property identified above to a private corporation, 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction).

The Site will be added to adjacent property owned by 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction) and the resulting half-acre site will be developed into a four story commercial building comprised of a 5,000 sf office on the first floor for the use of Soojian Brothers Construction and 15 units of residential apartments located on the above three (3) stories. In addition, 28 parking spaces will be created. This site has remained vacant for three decades and the addition of the 5,020 sf property to be sold by the County of Passaic will enable development of the site, the creation of 15 units of housing and the employment growth of Soojian Brothers Construction to approximately 12 full time employees.

In order to further the proposed project, the County wishes to grant the purchase of the Site (5,020 square feet) to 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction). The County and 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction), 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 and recreational 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 60 Wanaque Avenue realty, LLC (aka Soojian Brothers Construction) may be undertaken as a private sale because 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction) 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 5,020 square feet of land to 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction). The Site will be added to adjacent property owned by 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction) and the resulting half-acre site will be developed into a four story commercial building comprised of a 5,000 sf office on the first floor for the use of Soojian Brothers Construction and 15 units of residential apartments located on the above three (3) stories. In addition, 28 parking spaces will be created. This site has remained vacant for three decades and the addition of the 5,020 sf property to be sold by the County of Passaic will enable development of the site, the creation of 15 units of housing and the employment growth of Soojian Brothers Construction to approximately 12 full time employees.

DESCRIPTION OF PROPERTY TRANSFER/SALE OF PROJECT AREA

The project Site is an excess right-of-way consisting of a small (5,020 square foot) parcel, located just north of 60 Wanaque Avenue, Pompton Lakes, NJ. The property is zoned B-1 (Business-Retail Zone).

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 5,020 square foot parcel which will be used by 60 Wanaque Avenue Realty, LLC (aka Soojian Brothers Construction) to add to an adjacent property owned by 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction). The resulting half-acre site will be developed into a four story commercial building comprised of a 5,000 sf office on the first floor for the use of Soojian Brothers Construction and 15 units of residential apartments located on the above three (3) stories. In addition, 28 parking spaces will be created. This site has remained vacant for three decades and the addition of the 5,020 sf property to be sold by the County of Passaic will enable development of the site, the creation of 15 units of housing and the employment growth of Soojian Brothers Construction to approximately 12 full time employees.
- b) The proposed sale will support the growth of Soojian Brothers Construction and enable them to increase employment to 12 full time employees.
- c) The compensation of \$25,000 has been agreed upon by both the County of Passaic and 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction) supported by an independent appraisal.

The proposed sale will eliminate 5,020 square feet of the road right-of-way. 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 adjoins the adjacent B-1 commercial property.
- c) This small parcel cannot be sub-divided and built upon and 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 property adjacent to it.

ENVIRONMENTAL IMPACT OF THE PROJECT

The proposed sale of a 5,020 square foot lot to 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction) will be located on the Site just north of 60 Wanaque Avenue, Pompton Lakes, NJ. There appears to be no environmental significance to this small parcel located along Wanaque Avenue. Turf and broad-leaf weeds were the only plants on the site. There is no water body here and no evidence of wetlands. A sanitary sewer line runs under the parcel, as marked by a flag placed by the Pompton Lakes MUA.

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 four story building and 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 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction) will now be able to develop the resulting half-acre site into a four story commercial building comprised of a 5,000 sf office on the first floor for the use of Soojian Brothers Construction and 15 units of residential apartments located on the above three (3) stories. In addition, 28 parking spaces will be created. This site has remained vacant for three decades and the addition of the 5,020 sf property to be sold by the County of Passaic will enable development of the site, the creation of 15 units of housing and the employment growth of Soojian Brothers Construction to approximately 12 full time employees. In addition, the compensation to the County of Passaic will benefit other programs operated by the County.

ECONOMIC IMPACT OF PROPOSED SALE OF EASEMENT

The County will significantly benefit from the proposed sale of the 5,020 square foot parcel adjacent to 60 Wanaque Avenue, Pompton Lakes, NJ. The Site will be added to adjacent property owned by 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction) and the resulting half-acre site will be developed into a four story commercial building comprised of a 5,000 sf office on the first floor for the use of Soojian Brothers Construction and 15 units of residential apartments located on the above three (3) stories. In addition, 28 parking spaces will be created. This site has remained vacant for three decades and the addition of the 5,020 sf property to be sold by the County of Passaic will enable development of the site, the creation of 15 units of housing and the employment growth of Soojian Brothers Construction to approximately 12 full time employees.

A. Land Compensation:

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

Two independent appraisals were commissioned to establish the market value of the fee simple interest in the proposed property transfer/sale to 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction). The first appraisal was ordered by the County of Passaic and conducted by Mason Helmstetter Associates, LLC, November 24, 2014, providing a market value conclusion of \$50,000 for the right of way in front of 60 Wanaque Avenue, Pompton Lakes, NJ (just north of Block 2400, Lot 1). The second appraisal was ordered by 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction) and was performed by Blau Appraisal Company, September 11, 2018, providing a market value conclusion of \$10,000 for the right of way just north of 60 Wanaque Avenue, Pompton Lakes, NJ (just north of Block 2400, Lot 1).

The County Counsel's office negotiated the property transfer/sale of the right-of-way (just north of Block 2400, Lot 1) at a purchase price of \$25,000 from 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction).

PUBLIC HEARINGS

In accordance with the Local Lands and Buildings 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 60 Wanaque Avenue Realty LLC (aka Soojian Brothers Construction) on the following dates:

Project Title: PROPERTY TRANSFER/SALE OF 5,020 SQUARE FEET OF RIGHT-OF-WAY JUST NORTH OF 60 WANAQUE AVENUE, POMPTON LAKES, NJ (EASEMENT JUST NORTH OF BLOCK 2400, LOT 1)

The **first public hearing** will be held on July 17, 2019 at 6:30 p.m. at:

25 Lenox Avenue, Pompton Lakes, New Jersey 07442

The **second public hearing** will be held on August 13, 2019 at 5:30 p.m. at:

County of Passaic Administration Building – Freeholder Meeting Room
401 Grand Street, 2nd Floor
Paterson, NJ 07505

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: **August 27, 2019.**

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