

# Economic and Environmental Impact Report

**Regarding the Proposed Private Sale of  
a 3.57- acre. 155,509 square foot property, Block 2600, Lot 2, and Block 2300,  
Lots 1,7 &10, Borough of Pompton Lakes, New Jersey  
by the County of Passaic  
to  
Passaic County Affordable Housing Corporation**

**(N.J.S.A. 40A:12-13, et seq.; N.J.S.A 40A:12-13(b)(1); N.J.S.A 40A:12-13.5 (1);  
N.J.S.A 40A:12-13.5(2); 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**

**December 2021**



## INTRODUCTION

This report has been prepared in accordance with N.J.S.A. 40A:12-13.5(1) 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 - 3.57- acre property, Block 2600, Lot 2, and Block 2300, Lots 1,7 &10, Borough of Pompton Lakes, New Jersey.

The scope of this proposal involves the property sale of an irregular shaped parcel of approximately 3.57- acres, or 155,509 square feet, Block 2600, Lot 2, and Block 2300, Lots 1,7 &10, Borough of Pompton Lakes, New Jersey to Passaic County Affordable Housing Corporation. The property is generally at grade of Ringwood Avenue and Locust Street. Block 2600, Lot 2 has 173 feet of frontage on Ringwood Avenue and 318 feet of frontage on Locust Street.

### Tax Map



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 an agency, Passaic County Affordable Housing Corporation.

The site will be partially redeveloped by the Passaic County Affordable Housing Corporation which will construct an approximately 4-story, 60,000 square foot building consisting of no more than 40-60 one-bedroom residential apartments. Office space will be available on the first floor for the Corporation and a professional office space to be leased. Amenities include a community room and laundry facilities with parking on-site.

The Passaic County Affordable Housing Corporation will rent to low, very low and extremely low-income individuals and veterans. Pompton Lakes residents will be provided a preference for apartments.

The County seeks to grant the purchase of the Site (approximately 3.57- acres, or 155, 509 square feet, Block 2600, Lot 2, and Block 2300, Lots 1,7 &10, Borough of Pompton Lakes, New Jersey) to Passaic County Affordable Housing Corporation, 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. N.J.S.A. 40A:12-13(b)(1). The granting of the property transfer/sale of the Site by the County to Passaic County Affordable Housing Corporation may be undertaken as a private sale. Passaic County Affordable Housing Corporation is an agency of the State of New Jersey as contemplated by the Local Lands and Buildings Law.

### **REASON FOR SALE OF PROPERTY/PROJECT**

The proposed project consists of the property transfer/sale of an irregular shaped parcel of approximately 3.57- acres, or 155, 509 square feet, Block 2600, Lot 2, and Block 2300, Lots 1,7 &10, Borough of Pompton Lakes, New Jersey. The site will be partially redeveloped by the Passaic County Affordable Housing Corporation which will construct an approximately 4-story, 60,000 square foot building consisting of no more than 40-60 one-bedroom residential apartments. Office space will be available on the first floor for the Corporation and a professional office space to be leased. Amenities include a community room and laundry facilities with parking on-site. The Passaic County Affordable Housing Corporation will rent to low, very low and extremely low -income individuals and veterans. Pompton Lakes residents will be provided a preference for apartments.

### **DESCRIPTION OF PROPERTY TRANSFER/SALE OF PROJECT AREA**

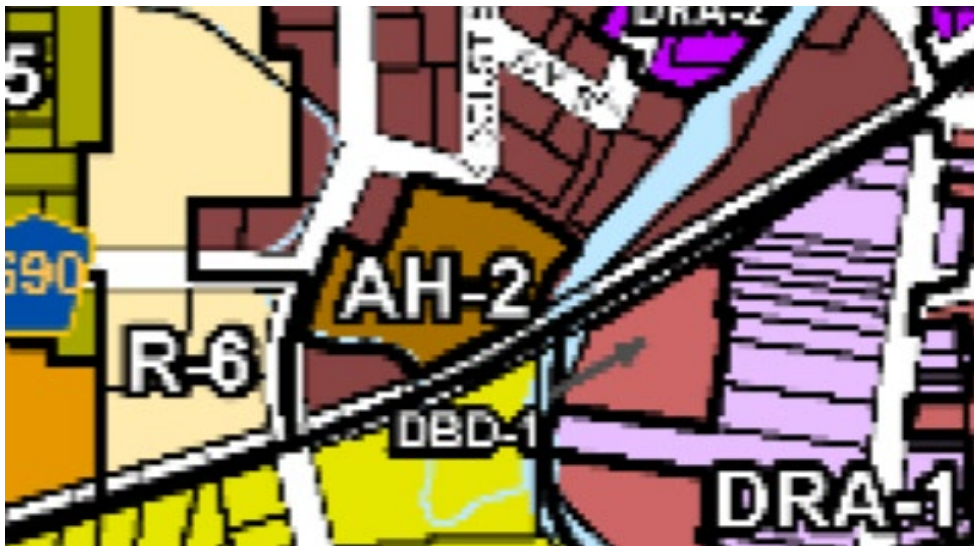
The property is an irregular shaped parcel of approximately 3.57- acres, or 155, 509 square feet, Block 2600, Lot 2, and Block 2300, Lots 1,7 &10, Borough of Pompton Lakes, New Jersey. The property is generally at grade of Ringwood Avenue and Locust Street. Block 2600, Lot 2 has 173 feet of frontage on Ringwood Avenue and 318 feet of frontage on Locust Street. The property is located on Ringwood Avenue, near the



entrance to Interstate Route 287. The property currently contains a County of Passaic Pompton Lakes Roads Garage consisting of a one-story 7,854 square foot salt dome, a one-story maintenance garage building consisting of 10,094 square feet; and a one-story 1,024 square foot storage building. In addition, Block 2300, lot 10 is approximately 0.97 acres and contains a mobile telephone transmission tower leased initially on September 12, 2014 to Verizon Wireless and Omni Point with five lease renewal terms of five years each.

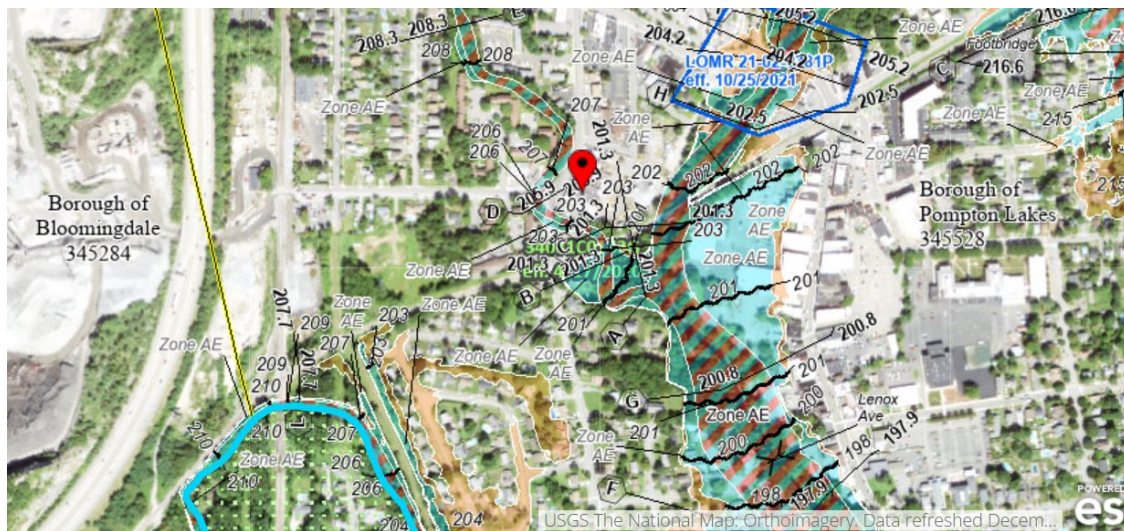
**Zoning**

The subject property is located within the AH-2 Affordable Housing District. No map below.



Utilities: Electricity, gas, sewer, water, telephone and broadband are all available at the site.

The property is located in Flood Zone X – an area that is determined to be outside the 100- and 500- year flood plains.



<p> PIN</p> <p>Approximate location based on user input and does not represent an authoritative property location</p> <p> Selected FloodMap Boundary</p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <p> Without Base Flood Elevation (BFE)</p> <p> With BFE or Depth</p> <p> Regulatory Floodway Zone AE, AO, AH</p> <p> 0.2% Annual Chance Flood Hazard</p>	<p> Cross Sections with 1% Annual Water Surface Elevation</p> <p> Water Surface Elevation</p> <p> Coastal Transect</p> <p> Base Flood Elevation Line (BFE)</p> <p> Limit of Study</p>
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## 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 property is an irregular shaped parcel of approximately 3.57- acres, or 155,509 square feet, Block 2600, Lot 2, and Block 2300, Lots 1,7 &10, Borough of Pompton Lakes, New Jersey. The property is generally at grade of Ringwood Avenue and Locust Street. Block 2600, Lot 2 has 173 feet of frontage on Ringwood Avenue and 318 feet of frontage on Locust Street. The property is located on Ringwood Avenue, near the entrance to Interstate Route 287. The property currently contains a County of Passaic Pompton Lakes Roads Garage consisting of a one-story 7,854 square foot salt dome, a one-story maintenance garage building consisting of 10,094 square feet; and a one-story 1,024 square foot storage building. In addition, Block 2300, lot 10 is approximately 0.97 acres and contains a mobile telephone transmission tower leased initially on September 12, 2014 to Verizon Wireless and Omni Point with five lease renewal terms of five years each. All of the existing uses will remain on the site temporarily, except for the mobile telephone transmission tower that will remain for several decades serving the surrounding community and will serve an inherent benefit.
- b) The compensation of \$1,735,000 has been agreed upon by both the County of Passaic and the Passaic County Affordable Housing Corporation. These funds will benefit other programs provided by the County of Passaic to residents.
- c) The sale will have no discernible adverse impact on the property or surrounding area:
  1. The site will be partially redeveloped by the Passaic County Affordable Housing Corporation which will construct an approximately 4-story, 60,000 square foot building consisting of no more than 40-60 one-bedroom residential apartments. Office space will be available on the first floor for the Corporation and a professional office space to be leased. Amenities include a community room and laundry facilities with parking on-site. The Passaic County Affordable Housing Corporation will rent to low, very low and extremely low-income individuals and veterans. Pompton Lakes residents will be provided a preference for apartments.
  2. The property is zoned AH-2: which permits the development of Affordable Housing. The Passaic County Affordable Housing Corporation will provide safe and affordable housing options to individuals who are low, very low and extremely low income, providing a preference for Pompton Lakes residents.
  3. The site under consideration is not utilized by the public as a formal recreational facility or program.

4. 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 irregular shaped parcel of approximately 3.57- acres, or 155,509 square feet in the Borough of Pompton Lakes, New Jersey will not have an impact on the environmental status of the property or the surrounding area. The property currently contains a County of Passaic Pompton Lakes Roads Garage consisting of a one-story 7,854 square foot salt dome, a one-story maintenance garage building consisting of 10,094 square feet; and a one-story 1,024 square foot storage building. In addition, Block 2300, lot 10 is approximately 0.97 acres and contains a mobile telephone transmission tower leased initially on September 12, 2014 to Verizon Wireless and Omni Point with five lease renewal terms of five years each. All of the existing uses will remain on the site temporarily, except for the mobile telephone transmission tower that will remain for several decades serving the surrounding community and will serve an inherent benefit.

The site will be partially redeveloped by the Passaic County Affordable Housing Corporation which will construct an approximately 4-story, 60,000 square foot building consisting of no more than 40-60 one-bedroom residential apartments. Office space will be available on the first floor for the Corporation and a professional office space to be leased. Amenities include a community room and laundry facilities with parking on-site. The Passaic County Affordable Housing Corporation will rent to low, very low and extremely low -income individuals and veterans. Pompton Lakes residents will be provided a preference for apartments.

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 redevelopment proposed by the construction of a 60,000 square foot building will not disturb the current environmental status of the site. The County will have remediated all known environmental issues prior to the sale of 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. The partial redevelopment of the site will significantly benefit the community by creating 75 one-bedroom apartments for low, very-low and extremely low-income individuals in the Borough of Pompton Lakes. 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 3.57 acre site by the resulting partial redevelopment of the site into 75 affordable housing units for low, very-low and extremely low-income individuals and veterans. A preference for these units will be provided to current Pompton Lakes residents.

a. Land Compensation:

Property Transfer/Sale

Two independent appraisals were commissioned to establish the market value of the fee simple interest in the proposed property transfer/sale to Passaic County Affordable Housing Corporation. An appraisal was ordered by the County of Passaic in 2017 and conducted by Value Research Group, Inc. on March 29, 2017 providing a market value conclusion of \$1,820,000. A second appraisal was commissioned by the Passaic County Public Housing Agency and was conducted by Gerald A. Calabrese, Jr. and Company on May 1, 2017, providing a market value conclusion of \$1,650,000.

The County Counsel's office negotiated the property transfer/sale of the site at a purchase price of \$1,735,000 to the Passaic County Affordable Housing Corporation.

## **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 Passaic County Affordable Housing Corporation on the following dates:

Project Title: PROPERTY TRANSFER/SALE OF A 3.57- ACRE. 155,509 SQUARE FOOT PROPERTY, BLOCK 2600, LOT 2, AND BLOCK 2300, LOTS 1,7 &10, BOROUGH OF POMPTON LAKES, NEW JERSEY TO PASSAIC COUNTY AFFORDABLE HOUSING CORPORATION

The first public hearing will be held January 25, 2022 at 5:15 PM, 401 Grand Street, Paterson, NJ 07505, 2<sup>nd</sup> Floor, Commissioner meeting room

The second public hearing will be held on February 8, 2022 at 5:00 PM, Pompton Lakes Municipal Council Chambers, 25 Lenox Avenue, Pompton Lakes, NJ

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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## APPENDIX

### Tax Map





# Zoning Map

