

Economic and Environmental Impact Report

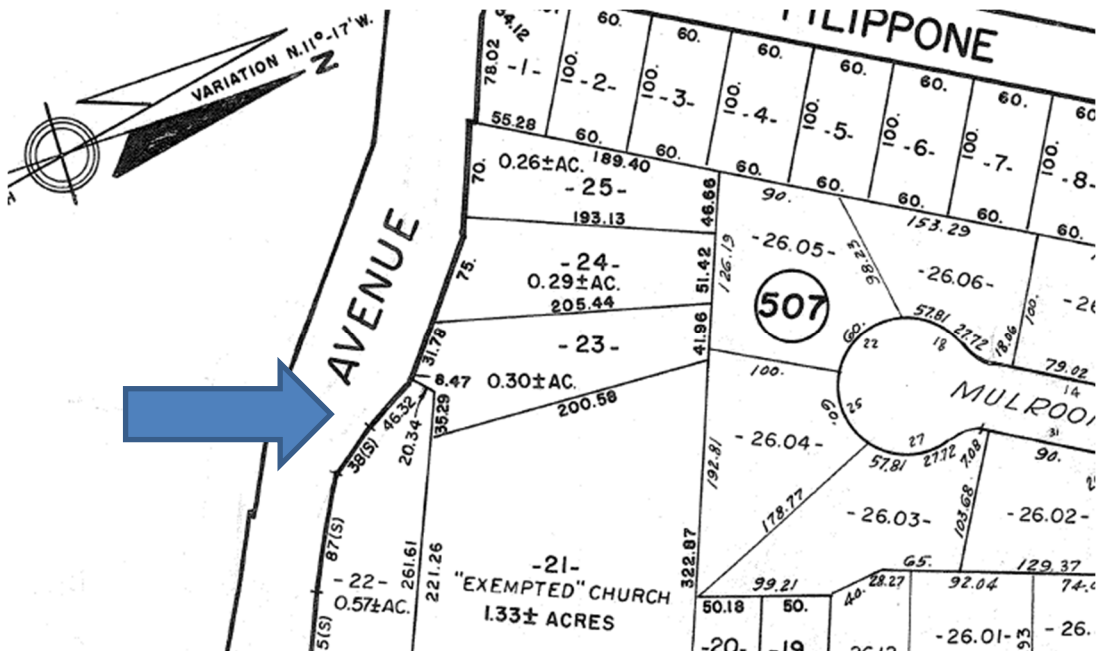
**Regarding the Proposed Private Sale of
a 1,050.17 square foot property easement in the Lackawanna Avenue roadway
adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of
Woodland Park, New Jersey**

**by the County of Passaic
to
The Owners of 287 Lackawanna Avenue or 269
Lackawanna Avenue, Borough of Woodland Park,
New Jersey**

**(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(2); N.J.S.A 40A:12-13.6; N.J.S.A 40A:12-13.7
“Local Lands and Buildings Law”)**

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

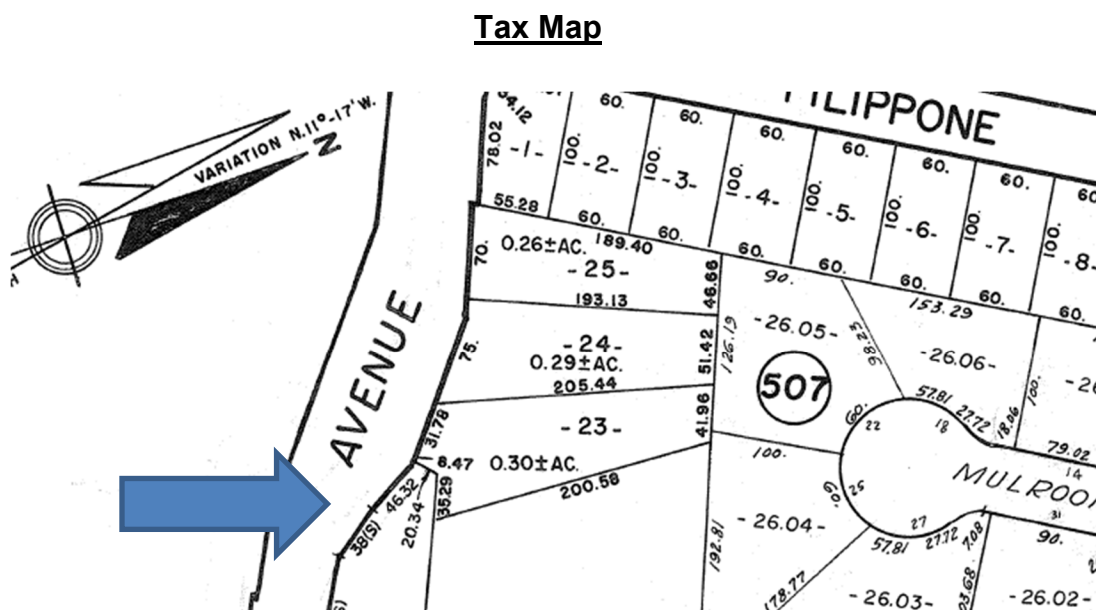
September 2024



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 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 1,050.17 square foot right-of-way in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey.

The scope of this proposal involves the property sale of an irregular, triangle shaped parcel of approximately 1,050.17 square foot representing a property easement in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey to either the owner of 287 Lackawanna Avenue or 269 Lackawanna Avenue, subject to the highest bid from both contiguous property owners. The property is generally at grade and part of Lackawanna Avenue.



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 the highest bidder between the property owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue, in compliance with N.J.S.A. 40A:12-13(b)(5).

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

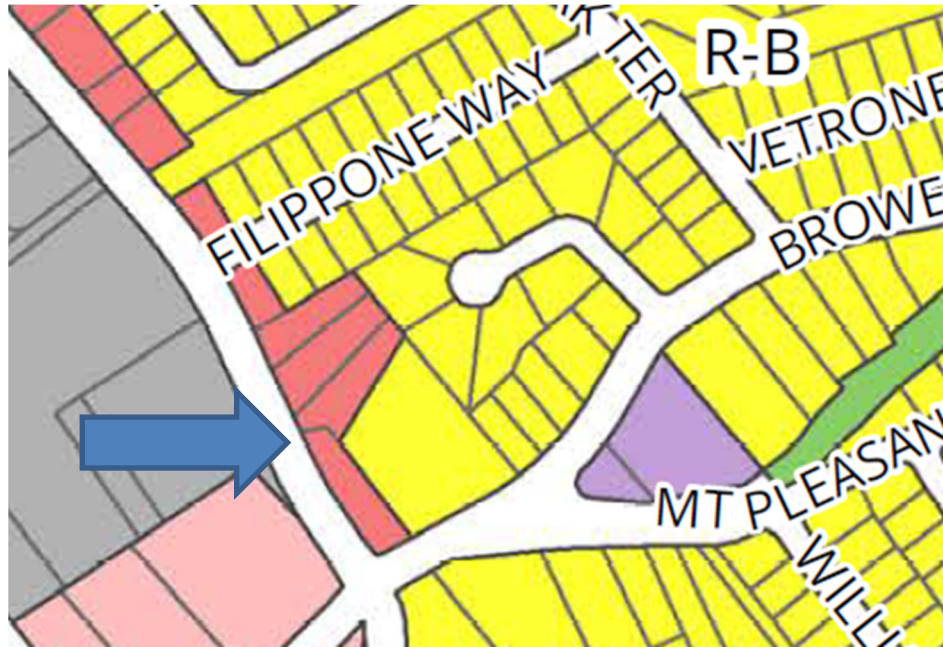
Any County may sell, by public auction or private sale, real property, capital improvements, or personal property, or interest therein, in accordance with the provisions of the Local Lands and Buildings Law. Under the Local Lands and Buildings Law, the County may authorize a private sale “to the owner of the real property contiguous to the real property being sold; provided that the property being sold is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; except that when there is more than one owner with real property contiguous thereto, said property shall be sold to the highest bidder from among all such owners. Any such sale shall be for not less than the fair market value of said real property.” N.J.S.A. 40A:12-13(b)(5). The granting of the property transfer/sale of the Site by the County to the highest bidder between the property owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue may be undertaken as a private sale.

REASON FOR SALE OF PROPERTY/PROJECT

The proposed project consists of the property transfer/sale of an irregular, triangle shaped parcel of approximately 1,050.17 square feet representing the former County right-of-way in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey. The property is generally at grade and part of Lackawanna Avenue. The property is no longer necessary for County use, because Lackawanna Avenue was realigned over twenty years ago, and this portion of the County right-of-way was formerly within the course of Lackawanna Avenue prior to realignment.

DESCRIPTION OF PROPERTY TRANSFER/SALE OF PROJECT AREA

The property is an irregular shaped, triangular parcel of approximately 1,050.17 square representing a property easement in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey. The property is currently manicured grass.



Zoning

The subject property is located within the Central Business District (CBD) adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Woodland Park, NJ, Block 507, Lot 22. Note map above.

Utilities: No utilities are on the site.

Flood Risk

Flood Risk Area

Moderate to Low-Risk Area

FEMA Flood Zone

B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Floodplain Area

100-year and 500-year

In SFHA

No

FEMA Map Identifier

34031C0214G

FIRM ID

34031C

FIRM Panel Number

0214G

FEMA Map Date: Apr 17, 2020

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 proposed project consists of the property transfer/sale of an irregular, triangle shaped parcel of approximately 1,050.17 square feet representing a property easement in the Lackawanna Avenue roadway, adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey to the highest bidder between the owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue. The property is generally at grade and part of Lackawanna Avenue.
- b) The parcel is no longer needed by the County, due to a road realignment over twenty years ago. Prior to the road realignment, the parcel was within the course way of Lackawanna Avenue. Following the road realignment project, the parcel was no longer needed by the County.
- c) The compensation for the parcel will be the result of private bids between the owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue, and pursuant to N.J.S.A. 40A:12-13(b)(5), in no instance shall the compensation be less than the fair market value of the parcel.
- d) The sale will have no discernible adverse impact on the property or surrounding area:
 1. The property is zoned Central Business District (CBD): which permits the development of additional parking spaces with approval from the municipality and Passaic County.
 2. The site under consideration is not utilized by the public as a formal recreational facility or program.
 3. 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.
 4. The proposed sale can only be made to adjacent property owners (the owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue), and as such can only be utilized for purposes consistent with the current uses of each respective property.

ENVIRONMENTAL IMPACT OF THE PROJECT

The proposed sale of the irregular shaped, triangular parcel of a 1,050.17 square foot former County right-of-way in the Lackawanna Avenue roadway adjacent to 287

Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey will not have an impact on the environmental status of the property or the surrounding area. The property is currently County right-of-way with maintained grass. The proposed sale can only be made to adjacent property owners (the owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue), and as such can only be utilized for purposes consistent with the current uses of each respective 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. Any redevelopment of this small parcel will not disturb the current environmental status of 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 parcel is an irregular shaped, triangular parcel containing 1,050.17 square feet. The proposed sale can only be made to adjacent property owners (the owners of 287 Lackawanna Avenue and 269 Lackawanna Avenue), and as such can only be utilized for purposes consistent with the current uses of each respective property.

ECONOMIC IMPACT OF PROPOSED SALE

The County will benefit from the proposed sale of the 1,050.17 square foot site by enabling the highest bidder between the adjacent owners to utilize former public right-of-way for their own private or commercial purposes, as the case may be. The County will be receiving the sum offered by the highest bidder between the adjacent property owners, and in no case less than the fair market value. The proposed sale will benefit the community by putting to use land which has not been within the County right-of-way for over twenty years.

- a. **Land Compensation:** the highest bidder between adjacent owners, but in no case less than fair market value, pursuant to N.J.S.A. 40A:12-13(b)(5).
- b. There will be no negative economic impact due to the proposed sale

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 either the property owners of 287 Lackawanna Avenue or 269 Lackawanna Avenue on the following dates:

Project Title: PROPERTY TRANSFER/SALE OF A 1,050.17 SQUARE FOOT PROPERTY, REPRESENTING A PORTION OF THE FORMER COUNTY RIGHT-OF-WAY ADJACENT TO THE LACKAWANNA AVENUE ROADWAY, ADJACENT TO

BLOCK 507, LOT 22 AND 23, AKA 287 LACKAWANNA AVENUE AND 269 LACKAWANNA AVENUE, WOODLAND PARK, NEW JERSEY TO THE HIGHEST BIDDER

The first public hearing will be held October 8, 2024 at 5:15 PM, 401 Grand Street, Paterson, NJ 07505, 2nd Floor, Commissioner meeting room

The second public hearing will be held on October 22, 2024 at 5:15 PM at Passaic County Community College, Environmental Center, Rifle Camp Park, Woodland Park, NJ 07424

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:

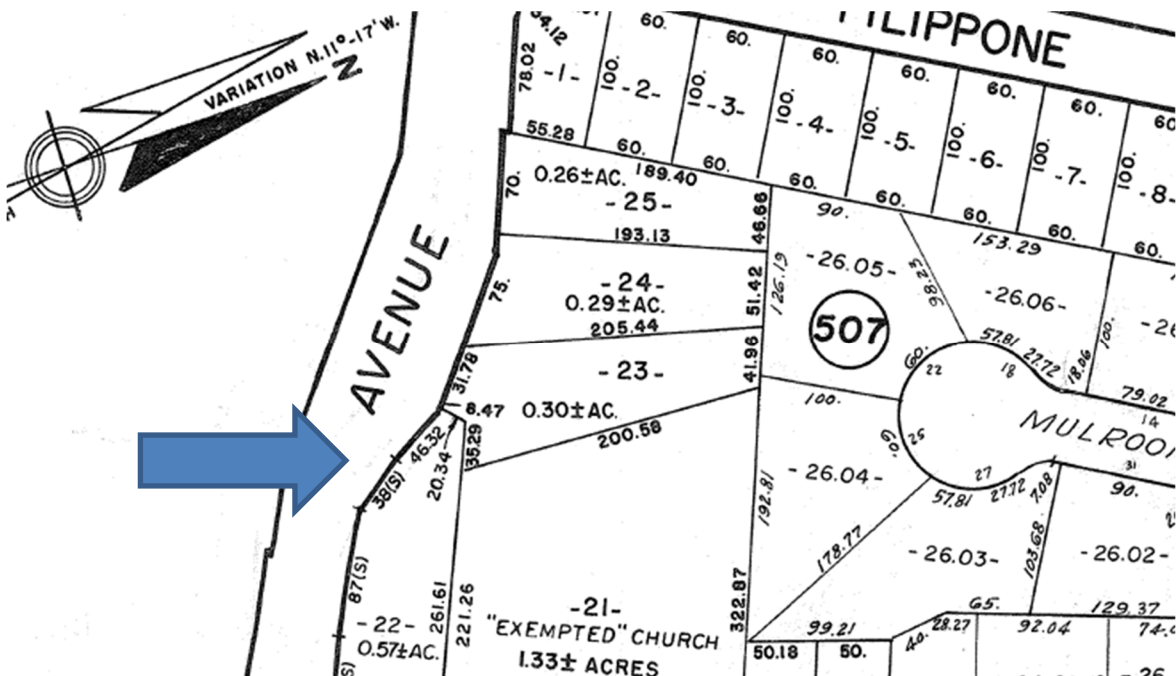
CONTACT INFORMATION

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APPENDIX

Tax Map



Zoning Map

