

REPORT ON  
PROPOSED SALE OF  
LANDS

LOCATED IN  
THE CITY OF MILLVILLE  
CUMBERLAND COUNTY  
(BLOCK 578, LOT 19)

BY

THE DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

[ N.J.S.A. 13: 1D-52 ]

PREPARED BY

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION  
GREEN ACRES PROGRAM

October 2014

## STATUTORY REFERENCE

Under *L. 1993, c. 38*, codified at *N.J.S.A. 13:1D-51* through *N.J.S.A. 13:1D-58*, no lands acquired or developed by the State with Green Acres funds, or acquired or developed by the State in any other manner and administered by the Department of Environmental Protection (“DEP”), may be conveyed unless the DEP first prepares a report on the proposed conveyance in accordance with *N.J.S.A. 13:1D-52a(1)*, transmits the report to the individuals listed at *N.J.S.A. 13:1D-52a(2)*, makes the report available to the public in accordance with the *N.J.S.A. 13:1D-52a(3)* and conducts one or more public hearings as required by *N.J.S.A. 13:1D-52a(4)*. Public notice requirements for the hearings are specified at *N.J.S.A. 13:1D-53* and *-54*. A summary and/or transcript of the public hearing(s) is provided to the DEP Commissioner, the State House Commission and the public under *N.J.S.A. 13:1D-55*. The methodology for valuing lands to be conveyed and the terms of such conveyances are governed by *N.J.S.A. 13:1D-56*.

Once these procedural requirements have been met, the conveyance proposed in this report requires the approval of the DEP Commissioner and the State House Commission. *N.J.S.A. 13:1D-55*, *N.J.S.A. 13:8A-48*; *N.J.S.A. 13:8C-31*.

## RATIONALE FOR CONVEYANCE

The State of New Jersey, Department of Environmental Protection (“NJDEP”) proposes to convey to either the City of Millville (“City”), the Millville Urban Redevelopment Corporation (“MURC”), the Cumberland County Improvement Authority (“CCIA”) or any other nonprofit or public entity designated by the City, the property designated for tax purposes as Block 578, Lot 19 (comprising approximately 81 acres, hereafter “the Property.”) The Property was purchased by the NJDEP from the prior owner, Durand Glass Manufacturing Company, Inc. (“Durand”), in July 2013 for \$335,000. The proposed sale price for the conveyance by the NJDEP to the City or its designee is \$395,000.

As required by *N.J.S.A. 13:1D-57* and *N.J.S.A. 13:8C-31*, the NJDEP intends to deposit the funds received from the City or its designee into the Garden State Preservation Trust Fund, to be used for a future State acquisition project. It is the NJDEP’s intention to identify and purchase other suitable replacement land of at least equal acreage to the Property, in fee, within Cumberland County with these funds.

The NJDEP acquired the Property after it was offered by Durand to the State through the State Acquisition Program of the NJDEP’s Green Acres Program. Upon review of the offer of sale, the Property was approved for purchase based on its proximity to other preserved lands (State and nonprofit) and its natural resource values. It is currently administered by the NJDEP’s Division of Fish and Wildlife as part of the 474-acre Menantico Ponds Wildlife Management Area (“WMA”).

Subsequent to the acquisition of the Property, the City approached the NJDEP to request the conveyance of the Property for commercial development purposes. The City and the MURC

assert that the conveyance of the Property for these purposes is critical to ongoing efforts to relieve the City's economic distress.

The MURC was formed in 2011 as a nonprofit corporation. The MURC administers the City's economic development functions, including its participation in the statewide Urban Enterprise Zone program. Reportedly, the MURC has been approached in the past by a "major international corporation" about developing property in Millville for industrial purposes, and estimates that the types of projects that could be accommodated on the Property could provide 350 jobs in its initial phases and up to 1000 jobs at full buildout. At present, the Cumberland County Improvement Authority is assisting the MURC with its operations due to the recent retirement of its Executive Director.

In March 2014, the NJDEP proposed to convey the Property to the City and to use a portion of the sale proceeds to purchase approximately 900 acres of land elsewhere in Millville (within a 1300-acre parcel known as the Holly Farm property) for addition to the WMA. After conducting public hearings on the proposal in May 2014 and performing further review of the proposal, the NJDEP has determined that linking this conveyance to the Holly Farm purchase is no longer feasible. Therefore, the NJDEP is re-proposing this conveyance under *N.J.S.A. 13:1D-51 et seq.*

### **Description of the Property**

The Property is located off Gorton Road; the street address of the Property is 1 Gorton Road. The Property does not have direct legal access to Gorton Road due to the presence of a 50-foot wide right of way owned by the Winchester and Western Railroad Company that borders the southern edge of the parcel. The Property is bounded to the west by Route 55, but there is no direct access to either the Property or the South Millville Industrial Park from Route 55. A general location map for the Property is attached as Figure 1.

The Property consists of approximately 81 acres. It is irregularly shaped, with a maximum depth of about 2700 linear feet and a frontage of about 735 feet. An aerial map of the Property is attached as Figure 2.

As depicted in Figure 2, the remainder of the Property boundary adjoins conservation lands, as follows:

- Block 578, Lot 16, a 95-acre parcel owned by The Nature Conservancy. This parcel borders the Property to the north and the east. The Nature Conservancy is in the process of transferring ownership of this parcel, and other adjoining lands, to the NJDEP as an addition to the Menantico Ponds Wildlife Management Area.
- Block 578, Lot 21, a 99-acre parcel owned by the NJDEP. This parcel borders the property to the east and is administered by the NJDEP's Division of Fish and Wildlife as part of the 474-acre Menantico Ponds Wildlife Management Area.

The Property is vacant and primarily wooded, and is not believed to contain any freshwater wetlands. There are no Category 1 streams on the Property.

At the time of its purchase by the NJDEP, the Property was zoned I-1 (General Industry District) and was included in the City's South Millville Industrial Park. A more detailed description of the Property, including soils information and uses permitted by zoning, may be found in the appraisals of the Property posted at <http://www.state.nj.us/dep/greenacres/notices.html> as Appendices 2 and 3 to this report.

### **Proposed Conveyance**

In order to achieve its economic development objectives, the City has requested that the NJDEP enter into a direct sale of the property to the City, the MURC, the CCIA and/or another nonprofit or public entity designated by the City. The conveyance would take place through a direct sale by the NJDEP to the designated entity, for a sale price of \$395,000.

The purchase of the Property by the City or its designee would be separate from any permitting or approvals of the future development of the Property by the NJDEP, the City or the County. As required by N.J.S.A. 13:1D-56, the deed for the conveyance of the Property by the NJDEP will include statutory language requiring compensation to the State if the property is rezoned within 25 years of the purchase in a manner that increases the value of the lands.

Upon successful completion of the public hearing process, the proposed conveyance will require the approval of the NJDEP Commissioner and the State House Commission under N.J.S.A. 13:8C-31. The NJDEP believes that the earliest it could obtain these approvals is late April of 2015.

### **Proposed Compensation and Purchase of Replacement Land**

As compensation for the proposed conveyance, the City proposes to pay the NJDEP a sale price of \$395,000. This amount is intended to cover the fair market value of the property at the time of the NJDEP's purchase (\$370,000), plus an additional \$25,000 for technical costs associated with the original acquisition and proposed conveyance.<sup>1</sup>

As required by N.J.S.A. 13:1D-57 and N.J.S.A. 13:8C-31, the NJDEP intends to deposit the funds received from the City or its designee into the Garden State Preservation Trust Fund, to be used for a future State acquisition project. It is the NJDEP's intention to identify and purchase other suitable replacement land of at least equal acreage to the Property, in fee, within Cumberland County with these funds.

---

<sup>1</sup> Rounded numbers—see Economic Assessment, below, for a more detailed breakdown of the property value and technical costs.

## **ADVANTAGES AND DISADVANTAGES**

### **Advantages/Disadvantages of the Proposed Conveyance for the City**

As discussed above, the City has requested the opportunity to purchase the Property as part of its ongoing efforts to relieve economic distress in the area. The South Millville Industrial Park and the James Hurley Industrial Park at the Millville Airport are the two areas where most large industrial uses in the City are concentrated (although there are large industrial buildings and facilities located in the central city that stem from Millville's glass and manufacturing heritage.) The Property is zoned industrial (I-1) and is located within the South Millville Industrial Park.

In January 2014, the MURC prepared a report entitled "An Economic Assessment of the City of Millville" (hereafter "the Economic Assessment Report.") Due to the length of the Economic Assessment Report, it has not been physically appended to this report but has been posted on the web site of the Green Acres Program at <http://www.state.nj.us/dep/greenacres/notices.html> as Appendix 1 to this report.

The Economic Assessment Report documents the unique demographic and economic circumstances faced by the City of Millville, and concludes that re-inclusion of the Property in the South Millville Industrial Park is crucial to future economic recovery in the City and Cumberland County. The MURC characterizes the Property as being in a "prime" location in the South Millville Industrial Park and as a fully developable site having a complete array of water, sewer and City services available. The MURC notes that the South Millville Industrial Park area has been in industrial use for more than 40 years. The MURC further asserts that:

This 80 acre tract is the only similarly sized industrially zoned parcel in Cumberland County and one of the few available in the region that has direct rail access; public sewer and water lines that run through the property; and is part of a developed business park. The property is immediately adjacent to NJ Route 55. All these factors make the property extremely unique, particularly in an area with such a significant need for new jobs and industry. [Economic Assessment Report, pp. 15-16]

Information published by the City online (at <http://www.hollycity.com/millville/opportun.htm>), describes the South Millville Industrial Park as follows:

### **South Millville Industrial Park**

Located on Orange Street and Wade Boulevard, the South Millville Industrial Park encompasses a total of 250 acres. Several sites are still available with the price ranging from \$7,000-\$10,000 per acre. The site is serviced by City water, sewer and storm sewer, and rail service (Winchester and Western) is available. The land is located within an **I-1**, General Industry Zone. All types of manufacturing and warehousing are permitted within the zone. Required minimum lot size is 20,000 sf.

Support services are located within a ten minute drive of the park. Access can be gained from State Route #47 (Delsea Drive or S. Second Street), or State Route #49 (Main Street). An interchange of the Route #55 freeway is located within three miles of the site. All of the above mentioned routes serve as major trucking lines. Interstate Route #40 is within sixteen miles or twenty minutes of the park. The Millville Municipal Airport is approximately six miles, or a brief drive from the Industrial Park.

Approximately twenty businesses of varying sizes and natures are presently located in the South Millville Industrial Park, employing an estimated 1,800 persons. Some of the industries located in the park include:

**J.G. Durand International:** Manufacturers of international lead crystal, employing approximately 200 persons.

**Durand Glass:** Manufacturer of glass tableware, employing approximately 175 persons.

**Raritan Engineering:** Manufacturers of heads of boats and recreational equipment. Newly constructed 35,000 SF building with 70 employees.

**Gorton Corporation:** Food processing plant (fish products), employing 50 people.

The MURC asserts that since “more than one quarter of the City’s land is permanently preserved or significantly restricted by regulation”, “[w]hen these acres are included with the acreage that is already developed for housing, retail, public facilities and other uses, it is easy to see why the South Millville Industrial Park is so important to the City’s economic future.” [Economic Analysis Report, p. 17] The Economic Assessment Report then concludes:

The industrial project recently presented to the City of Millville by an International Corporation for the former Durand property proposed a 400,000 s.f. facility with approximately 350 jobs as phase 1 of its development proposal. There has also been discussion with the City about a significant expansion of any development to encompass upwards of 1,000 jobs.

The 80 acre parcel in question is approximately 3.5 million square feet in size. Given its developable condition, which is relatively free of known natural or environmental impediments, the site could easily accommodate a 400,000 s.f. facility and associated parking and other improvements, while at the same time mitigating any documented environmental concerns. [Economic Analysis Report, p. 17]

### **Advantages/Disadvantages for the NJDEP**

In deciding whether to purchase the property after it was offered for sale by Durand, the NJDEP considered the following factors:

- Proximity to other preserved lands owned by the NJDEP and The Nature Conservancy;
- The creation of a large contiguous property for recreation and conservation use (in combination with the land already in the Menantico Ponds WMA);
- The fact that acquisition of the property would extend the border of the WMA to Route 55 (thereby reducing the potential for future encroachments by neighboring property owners; and
- The natural resource and habitat values of the Property, particularly as pine snake habitat.

The proposed conveyance would cancel out these anticipated benefits as they pertain to the Property.

## **ASSESSMENT OF ENVIRONMENTAL AND RECREATIONAL IMPACTS**

Under *N.J.S.A.13:1D-52a1*, the NJDEP is required to assess (1) the environmental and recreational impact of that proposed conveyance, including, but not limited to, the impact on endangered species and nongame species as defined and regulated pursuant to P.L.1973, c. 309 (C.23:2A-1 et seq.), and endangered plant species as defined and regulated pursuant to P.L.1989, c. 56 (C.13:1B-15.151 et seq.) and (2) the environmental and economic value of the lands proposed to be conveyed under both their current and proposed uses.

### **Ecological Values of Lands Proposed to be Conveyed**

In the Economic Assessment Report, the MURC describes the environmental attributes of the Property as follows:

#### **Environmental Characteristics**

There are no significant environmental designations or characteristics associated with the property in question. Information obtained from the City's 2005 Master Plan show the subject parcel being well removed from any floodplain or wetland areas. (See maps 2 and 3.)

In addition, the property is outside of the New Jersey Coastal Zone (CAFRA) which encompasses the Maurice River Corridor and does not impact the Durand property, and the New Jersey Pinelands, which is located wholly outside the City of Millville. There are no historic or cultural resources on or adjacent to the property.

#### **Endangered Species Habitat**

As part of its 2005 Master Plan, the City prepared an inventory of suitable threatened and endangered species habitat. Various studies have been done on site to determine the extent to which endangered species are present on the property. This work and subsequent analyses indicate that the site is not unique to any particular species and that there is ample comparable habitat in the vicinity. Should any sightings be documented, development plans for the site will have to mitigate any impacts that might occur. [Economic Assessment Report, p. 16]

At the time of purchase, the Property was believed to be almost entirely uplands (based on the NJDEP's New Jersey Freshwater Wetlands Maps.) Information about soils on the Property and flood plain mapping for the Property may be found in the appraisals of the Property posted online at <http://www.state.nj.us/dep/greenacres/notices.html> as Appendices 2 and 3 to this report. Surface waters and freshwater wetlands in the vicinity of the Property are shown in Figure 4.

A Wildlife Habitat Assessment of the Property is prepared by the NJDEP is posted online at <http://www.state.nj.us/dep/greenacres/notices.html> as Appendix 4 to this report. The Assessment

analyzes the suitability of the Property as habitat for three species known to occur in the general vicinity of the Property: Cope's Gray Treefrog (a State endangered species), Northern Pine Snake (a State threatened species) and Barred Owl (a State threatened species.) The Assessment concludes that:

- Based on the distance to the nearest sighting and the absence of any wetland habitat onsite or proximate to the property, it is unlikely that the Property currently provides habitat for the Cope's Gray Treefrog.
- Based on the habitat characteristics observed during a January 2013 site inspection, the Property offers marginal roosting and foraging habitat for Barred Owl due to the density of onsite vegetation and the overall age of the onsite forest. This factor compounded with the characteristics of surrounding offsite forest, proximity to Route 55 and distance from known breeding habitats to the east suggest that the onsite habitat does not play a major role in supporting regional Barred Owl populations.
- From a landscape perspective, the Property is located on the edge of a 5000 + acre forested habitat patch valued on the Department's landscape mapping as potential habitat for the Northern Pine Snake. The Property occurs along the edge of the regional pine snake habitat patch in an area bordered by Route 55 to the west and development to the north and south. In addition, aside from the older sightings associated with the subject site, Northern Pine Snakes and Corn Snakes have been documented more recently and extensively on Nature Conservancy and private holdings to the east. Based on this landscape location, the Property, while featuring suitable habitat, is neither located in a "core" habitat location nor proximate to documented pine snake populations occurring to the east.

The nearby Menantico Creek is a tributary to the Maurice River. In 1993, the federal government designated a 35.4-mile segment of the Maurice River, including the Menantico Creek and other tributaries, as a Wild and Scenic River. In January 2001, the National Park Service, in cooperation with other partners, adopted a Comprehensive Management Plan and Environmental Impact Statement for the Maurice National Scenic and Recreational River. A copy of the report may be found at: <http://www.cumauriceriver.org/pages/WildScenicManagPDF/WildandScenicMangPlan.pdf> However, as indicated on p. 127 of the report, the Property is located outside the designated Maurice National Scenic & Recreational River corridor.

A map depicting the NJDEP's Landscape Mapping for the Property is attached as Figure 3.

### **Recreational Impacts of Proposed Conveyance**

The NJDEP has only owned the Property since July 2013. Therefore, removing the former Durand Glass property from the WMA is not expected to have a significant adverse recreational impact on the public. The remainder of the WMA (approximately 400 acres), will still be available for public use.

## ECONOMIC ASSESSMENT

The Property was originally offered for sale to the NJDEP by Durand Glass for \$450,000. Appraisals of the Property commissioned by the Green Acres Program established values of \$364,000 (by R.W. Frankenfield Associates) and \$380,000 (by Curini Appraisal Co, Inc.) (as of mid-January 2013.) The appraisals are posted online at <http://www.state.nj.us/dep/greenacres/notices.html> as Appendices 2 and 3 to this report.

Both appraisals were based on the Property's I-1 (General Industry District) zoning. Although the Curini appraisal assumed a highest and best use of "future industrial development" and the Frankenfield appraisal assumed a highest and best use of "open space and recreational use," both appraisers reached a similar conclusion about the market value of the Property.

The appraisals were reviewed by the Green Acres Program's review appraiser, who averaged the two values and established a certified fair market value of \$372,000. The Green Acres Program project manager then negotiated a contract price of \$340,000, which was later adjusted downward to \$335,300 when the surveyed acreage was determined to be 0.522 acre less than the acreage cited in the contract (80.2 acres.)

The technical costs associated with the NJDEP's purchase of the Property were as follows:

Appraisals:	\$4,413
Survey:	\$5,929
Title Report and Insurance:	\$1,899
<hr/>	
Total:	\$12,241

The above costs do not include Green Acres Program staff time, DAG costs (legal review) or recording fees for the deed.

Based on this information, the NJDEP proposes to sell the property for \$395,000. This amount represents the following:<sup>2</sup>

\$369,579		fair market value (\$372,000 appraised value for 80.2 contract Acres, adjusted downward for 79.678 surveyed acres)
\$12,241		technical costs
\$13,000		anticipated conveyance costs ( <i>N.J.S.A. 13:1D-57</i> )
<hr/>		
Total:	\$394,820	(rounded to \$395,000)

<sup>2</sup> The March 2014 report through which the NJDEP originally proposed to sell the Property listed the surveyed acreage as 79.078 acres, not 79.678 acres. Based on review of the survey and deed for the Property, the NJDEP has determined that the 79.078 acre figure was an error, and that 79.678 acres were acquired under the survey and deed. Therefore, the fair market value has been adjusted to reflect the addition of 0.6 acre to the surveyed acreage. The anticipated conveyance costs have been adjusted downward so that the previously-proposed sale price of \$395,000 is unchanged.

The final acreage involved in the proposed conveyance is subject to change due to site conditions and/or survey adjustments, but (1) such changes will not exceed ten percent of the proposed acreage (on either side of the transaction) and (2) the final replacement land will be of at least equal acreage to the final acreage conveyed. The block and lot designations involved in this transaction are subject to change if the City decides to redesignate any of the properties as part of the development approval process.

## **PUBLIC HEARINGS**

In accordance with N.J.S.A. 13:1D-52a(4), two public hearings have been scheduled on the proposed conveyance:

The **first public hearing** will be held on:

Wednesday, December 3, 2014 at 6:30 PM at the  
City of Millville City Hall  
Commission Chambers—4<sup>th</sup> floor  
12 S. High Street  
Millville, New Jersey 08332  
856-825-7000

The **second public hearing** will be held on:

Tuesday, January 6, 2015 at 2:30 PM at the  
Department of Environmental Protection  
Public Hearing Room  
401 E. State Street—1<sup>st</sup> floor  
Trenton, New Jersey 08625

Additional information about the public hearings and the opportunity to submit public comments on the proposed conveyance is contained in the attached public hearing notice (Figure 5.)

## CONTACT INFORMATION

For further information, please contact:

### Department of Environmental Protection

Judeth Piccinini Yeany, Chief  
Bureau of Legal Services and Stewardship  
New Jersey Department of Environmental Protection  
Green Acres Program  
Mail Code 501-01  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
(609) 984-0500  
[Judeth.Yeany@dep.nj.gov](mailto:Judeth.Yeany@dep.nj.gov)

### City of Millville

Susan G. Robostello, RMC  
City Clerk/Administrator  
City of Millville  
P.O. Box 609  
Millville NJ 08332  
856-825-7000 ext. 7231  
[Susan.Robostello@millvillenj.gov](mailto:Susan.Robostello@millvillenj.gov)

## FIGURES AND APPENDICES

Figure 1	General Location Map
Figure 2	Aerial Map of Proposed Conveyance
Figure 3	Landscape Mapping for Proposed Conveyance
Figure 4	Map of Wetlands & Surface Waters for Proposed Conveyance
Figure 5	Public Hearing Notice

The following appendices are referenced in this report, but not attached to the paper copies of the report distributed to the list below. They may be accessed at: <http://www.state.nj.us/dep/greenacres/notices.html>

Appendix 1	An Economic Assessment of the City of Millville, January 2014, prepared by the Millville Urban Redevelopment Corporation
Appendix 2	January 2013 Curini Appraisal
Appendix 3	January 2013 Frankenfield Appraisal
Appendix 4	Habitat Assessment Report for Block 578, Lot 19

## **DISTRIBUTION LIST**

Honorable Paul A. Sarlo, Chair, Senate Budget and Appropriations Committee  
Honorable Bob Smith, Chair, Senate Environment and Energy Committee  
Honorable Jim Whelan, Chair, Senate State Government, Wagering, Tourism and  
Historic Preservation Committee

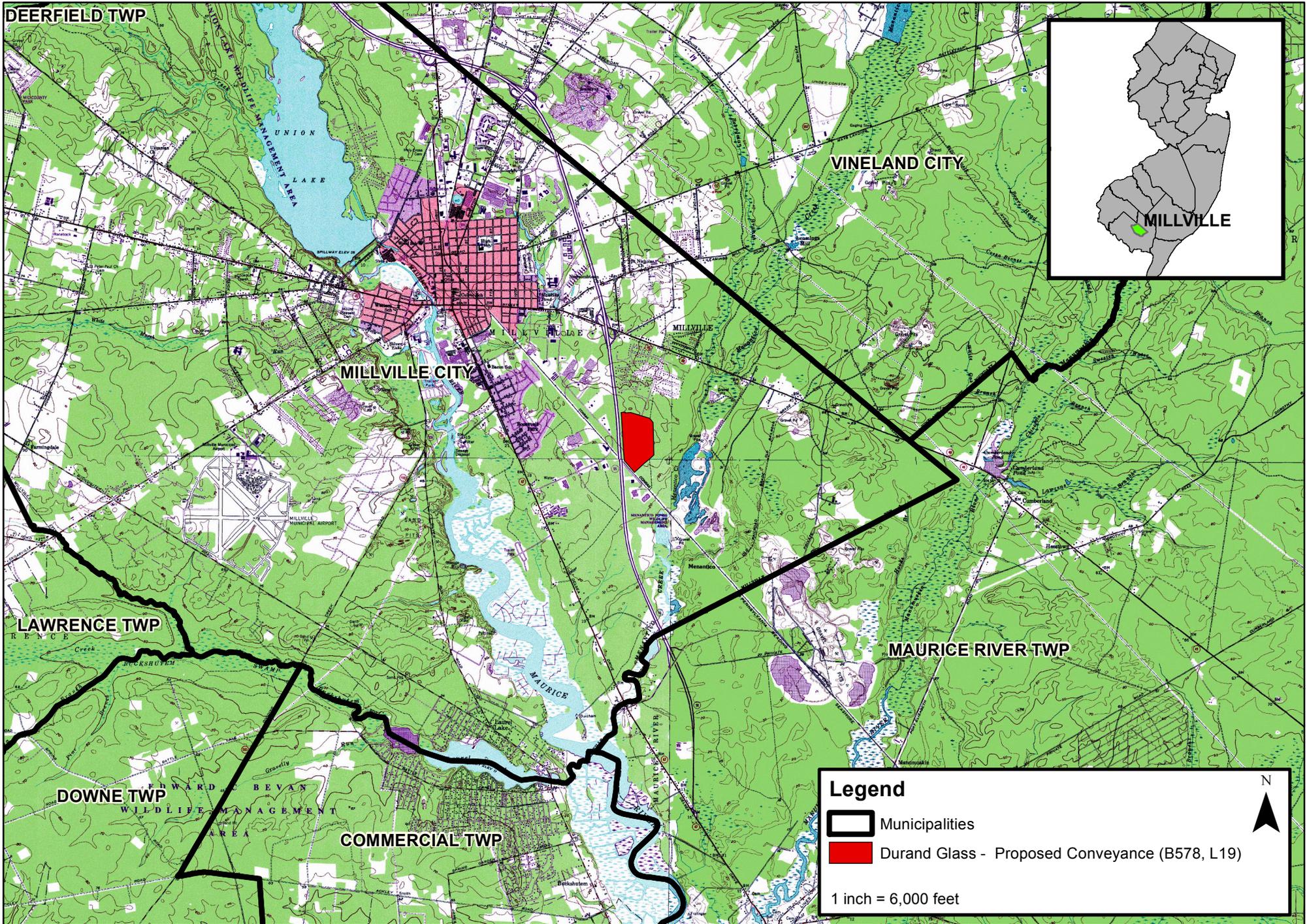
Honorable John J. Burzichelli, Chair, Assembly Appropriations Committee  
Honorable L. Grace Spencer, Chair, Assembly Environment and Solid Waste Committee  
Honorable Linda Stender, Chair, Assembly State and Local Government Committee

Robert J. Shaughnessy, Esq., Secretary, State House Commission

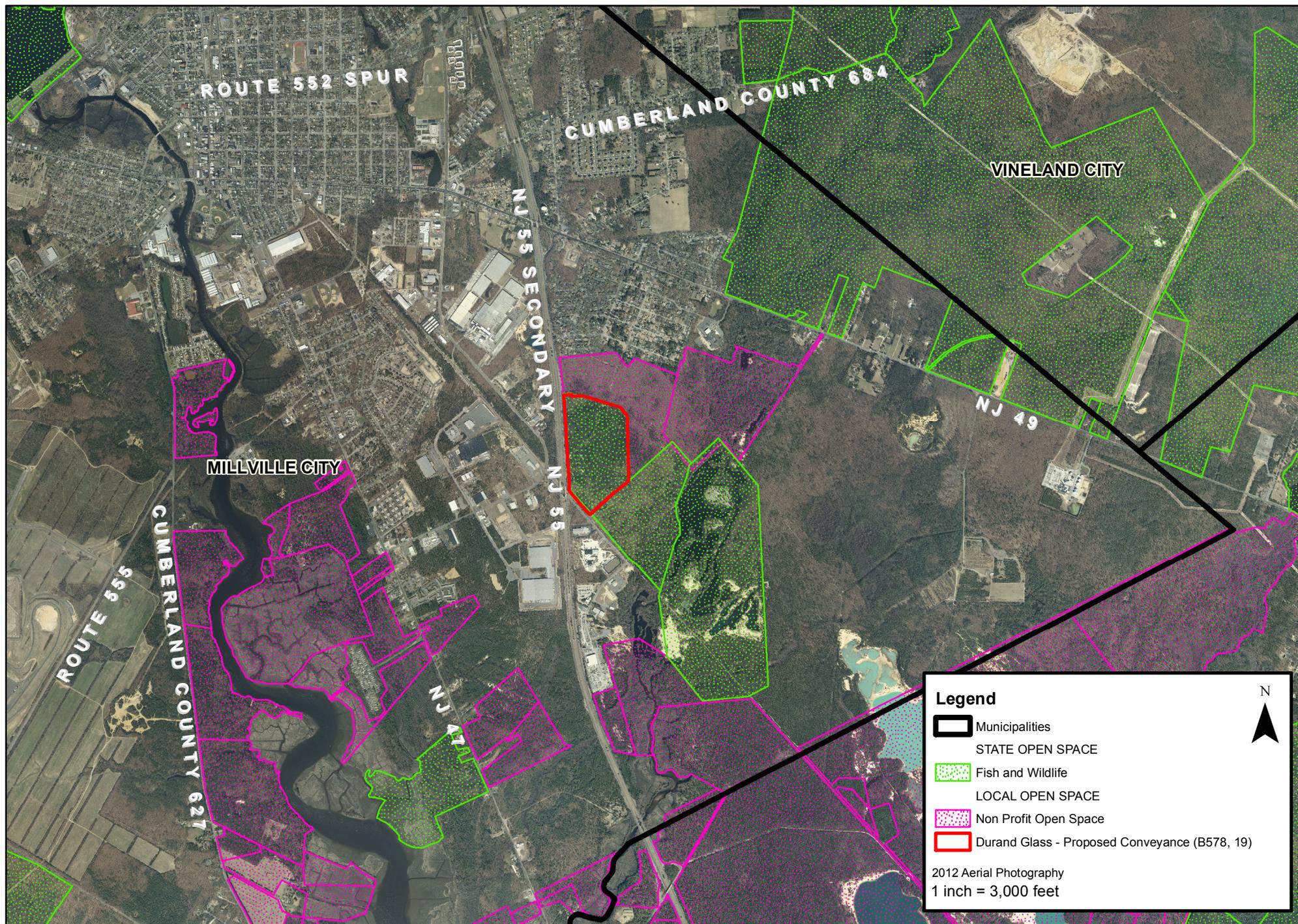
Richard Boornazian, Assistant Commissioner, NJDEP  
David Chanda, Director, Division of Fish and Wildlife, NJDEP  
Anthony Petrongolo, Division of Fish and Wildlife, NJDEP  
Martha Sapp, Acting Administrator, Green Acres Program, NJDEP

Gloria Noto, Clerk, County of Cumberland  
Honorable Michael Santiago, Mayor, City of Millville  
James F. Quinn, Vice Mayor, City of Millville  
Lynne Porreca Compari, Commissioner, City of Millville  
David W. Ennis, Commissioner, City of Millville  
Joseph Sooy, Commissioner, City of Millville  
Susan G. Robostello, Clerk/Administrator, City of Millville

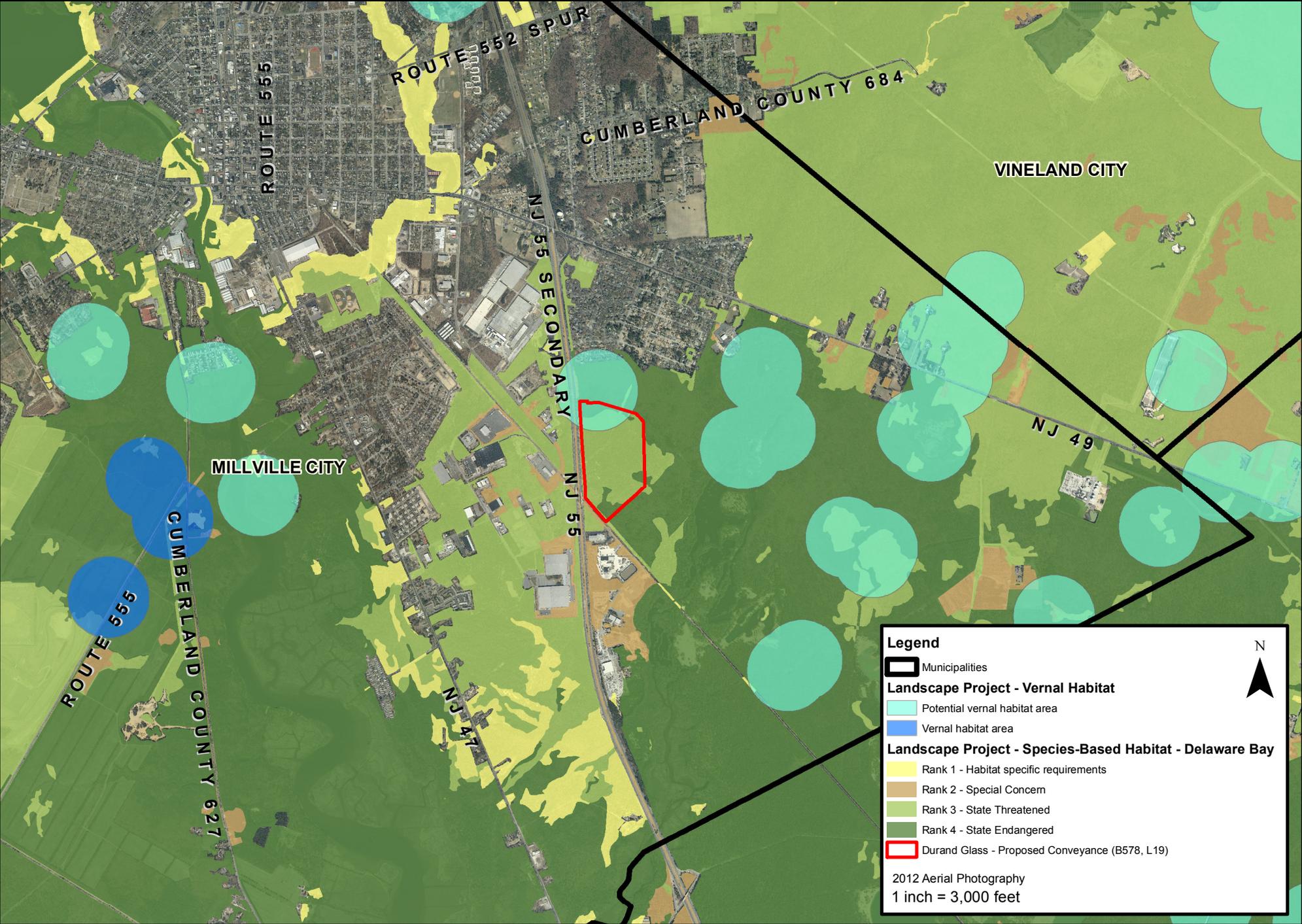
# FIGURE 1: GENERAL LOCATION MAP



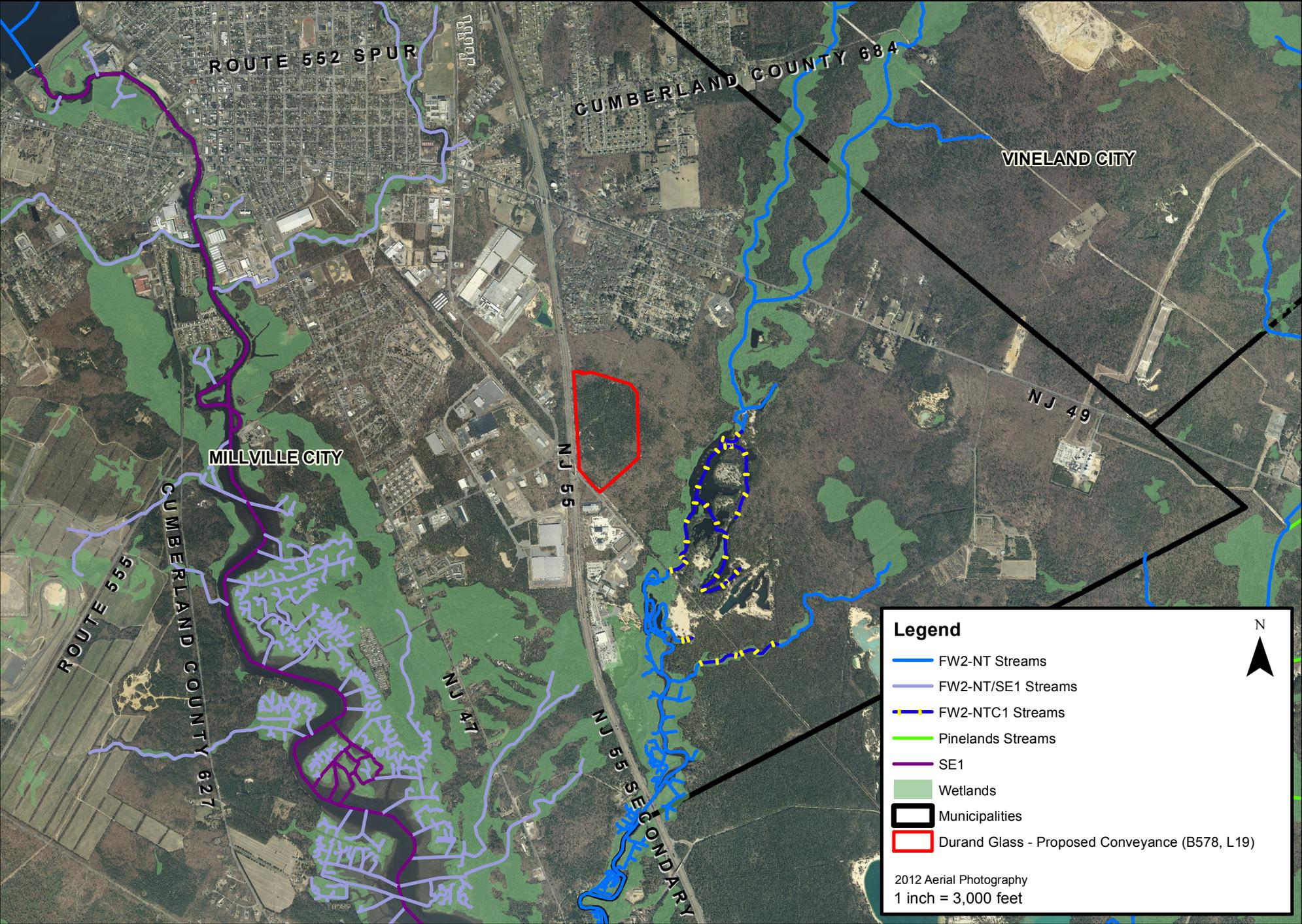
# FIGURE 2: AERIAL MAP OF PROPOSED CONVEYANCE



**FIGURE 3: LANDSCAPE PROJECT MAPPING, VERSION 3.1**



**FIGURE 4: WETLANDS & SURFACE WATERS MAP**



## PUBLIC HEARING NOTICE

**Department of Environmental Protection  
Green Acres Program  
Notice of Public Hearings on Proposed Conveyance of Property in the  
City of Millville, Cumberland County**

**Take Notice** that in accordance with *N.J.S.A.* 13:1D-51 through –58, the State of New Jersey, Department of Environmental Protection (“NJDEP”) will hold two **public hearings** to seek comments on the proposed conveyance of property in the City of Millville, Cumberland County.

The property proposed for conveyance is designated for tax purposes as Block 578, Lot 19 (comprising approximately 81 acres, hereafter “the Property.”) The NJDEP proposes to convey the Property through a direct sale to either the City of Millville (“City”), the Millville Urban Redevelopment Corporation, the Cumberland County Improvement Authority or any other nonprofit or public entity designated by the City. The Property was purchased by the NJDEP from the prior owner, Durand Glass Manufacturing Company, Inc., in July 2013 for \$335,000. The proposed sale price for the conveyance by the NJDEP to the City or its designee is \$395,000. If the property is conveyed by the NJDEP to the City or its designee, it will be used for commercial/industrial purposes consistent with current zoning.

The Property is located off Gorton Road; the street address of the Property is 1 Gorton Road. It is irregularly shaped, with a maximum depth of about 2700 linear feet and a frontage of about 735 feet. The property is currently administered by the NJDEP’s Division of Fish and Wildlife as part of the 474-acre Menantico Ponds Wildlife Management Area (“WMA”).

A copy of a report analyzing the proposed conveyance is available online at [www.nj.gov/dep/greenacres/notices.html](http://www.nj.gov/dep/greenacres/notices.html). A general location map for the Property is included as Figure 1 of the report. An aerial map of the Property is included as Figure 2 of the report.

The proposed sale price is based on three components: the \$369,579 full fair market value of the Property as of January 2013 (as established by appraisals commissioned by the NJDEP as part of the purchase); approximately \$12,241 in technical costs incurred by the NJDEP as part of the purchase of the Property and \$13,000 for administrative costs associated with the proposed conveyance.

If the proposed conveyance of the Property is approved and the Property is sold to the City or its designee, the NJDEP intends to deposit the funds received from the City or its designee into the Garden State Preservation Trust Fund, to be used for a future State

acquisition project as required by *N.J.S.A. 13:1D-57* and *N.J.S.A. 13:8C-31*. It is the NJDEP's intention to identify and purchase other suitable replacement land of at least equal acreage to the Property, in fee, within Cumberland County with these funds.

In March 2014, the NJDEP proposed to convey the Property to the City and to use a portion of the sale proceeds to purchase approximately 900 acres of land elsewhere in Millville (within a 1300-acre parcel known as the Holly Farm property) for addition to the WMA. After conducting public hearings on the proposal in May 2014 and performing further review of the proposal, the NJDEP has determined that linking this conveyance to the Holly Farm purchase is no longer feasible. Therefore, the NJDEP is re-proposing this conveyance under *N.J.S.A. 13:1D-51 et seq.*

State House Commission approval is required for this proposal. If approved, the Department anticipates that the earliest the proposed conveyance could occur is late April 2015.

The **first public hearing** on the proposed conveyance of the Property will be held on:

Wednesday, December 3, 2014 at 6:30 PM at the  
City of Millville City Hall  
Commission Chambers—4<sup>th</sup> floor  
12 S. High Street  
Millville, New Jersey 08332  
856-825-7000

The hearing record for the first public hearing will close on Wednesday, December 17, 2014. Interested persons may obtain information from Judeth Yeany in the Green Acres Program or Susan Robostello at the City of Millville at the addresses below and may submit written comments to Ms. Yeany until the close of business on Wednesday, December 17, 2014.

The **second public hearing** will be held on:

Tuesday, January 6, 2015 at 2:30 PM at the  
Department of Environmental Protection  
Public Hearing Room  
401 E. State Street—1<sup>st</sup> floor  
Trenton, New Jersey 08625

The hearing record for the second public hearing will close on Tuesday, January 20, 2015. Interested persons may obtain information from Judeth Yeany in the Green Acres Program or Susan Robostello at the City of Millville at the addresses below and may submit written comments to Ms. Yeany until the close of business on Tuesday, January 20, 2015.

Persons wishing to make oral presentations at either of the public hearings are asked to bring a written copy of their comments to the hearing for use by the Department. For further information on the proposed conveyance, please contact:

Department of Environmental Protection

Judeth Piccinini Yeany, Chief  
Bureau of Legal Services and Stewardship  
New Jersey Department of Environmental Protection  
Green Acres Program  
Mail Code 501-01  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
(609) 984-0500  
Judeth.Yeany@dep.nj.gov

City of Millville

Susan G. Robostello, RMC  
City Clerk/Administrator  
City of Millville  
P.O. Box 609  
Millville NJ 08332  
856-825-7000 ext. 7231  
Susan.Robostello@millvillenj.gov

DATE: 10/9/14

  
Richard Boornazian, Assistant Commissioner  
Natural and Historic Resources  
Department of Environmental Protection