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NEW JERSEY DEPARTMENT
OF
ENVIRONMENTAL PROTECTION
PUBLIC HEARING

IN RE: PROPOSED EXCHANGE OF VACANT PRESERVED
PROPERTY BETWEEN

THE NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION

AND

THE COUNTY OF OCEAN

- - -

May 31, 2018

- - -

Location: New Jersey Department of
Environmental Protection
501 E. State Street
4th Floor - Large Conference Room
Trenton, New Jersey

Time: Commencing at: 3:32 p.m.
Adjourning at: 3:45 p.m.

- - -

ROSENBERG & ASSOCIATES, INC.
23 Vreeland Road - Suite 204
Florham Park, New Jersey 07932
973.228.9100

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THOSE PRESENT:

- SEAN MORIARTY, NJDEP-Green Acres
- ROBERT SHAUGHNESSY, State House Commission
- Joseph A. Pirozek, Ocean County Parks
- Timothy Hart, Ocean County Parks
- Tom Keck, State park Service
- Mark Villinger, Ocean County Planning
- Stephanie Specht, Ocean County Planning
- Mike Mangun, Ocean County Parks

Court Reporter:

Michelle Palamarchuk, Registered Merit
Reporter and Certified Reporter of the State
of New Jersey

1 MR. MORIARTY: Good afternoon.
2 My name is John Moriarty. I am a
3 regulatory officer for the Green
4 Acres Program with the New Jersey
5 Department of Environmental
6 Protection. We are holding this
7 hearing in conjunction with the New
8 Jersey State House Commission in
9 accordance with N.J.S.A. 13:1D-51, et
10 seq., also known as Ogden-Rooney and
11 N.J.S.A. 52.31-1.1 to discuss a
12 proposed land exchange between the
13 Department and Ocean County of
14 properties located in Stafford and
15 Barnegat Townships.

16 The County and the Department
17 are proposing an exchange of
18 approximately 269 acres of County
19 land for approximately 192 acres of
20 land owned by the NJDEP. The
21 Department's general objectives are
22 to fill gaps in State ownership and
23 create a larger contiguous parcel for
24 both passive recreation and land
25 management purposes around Bass River

1 State Park. The County's general
2 objective for the proposed land
3 exchange is to expand its holdings
4 around the historic Cedar Bridge
5 Tavern Site in Barnegat Township.

6 Transfer of the NJDEP Tract to
7 the County will enable the County to
8 re-assemble most of the original
9 historic Cedar Bridge Tavern Site.
10 The NJDEP Tract is largely vacant
11 land located in Barnegat Township off
12 Cedar Bridge Road, the majority of
13 which is located within the Pinelands
14 and includes wetlands, stream
15 corridors, forests and uplands. The
16 property surrounds the County-owned
17 historic Cedar Bridge Tavern, making
18 it of particular interest to the
19 County in its plans for comprehensive
20 preservation of that area.

21 The County Tract located in
22 areas surrounding the Bass River
23 State Park in Barnegat and Stafford
24 Townships and contains similar
25 conservation areas such as wetlands,

1 stream corridors and forests within
2 the Pinelands. The Department had
3 previously been interested in
4 acquiring these properties but lacked
5 available funding at the time they
6 were up for sale. At that time the
7 County was able to step in and ensure
8 their preservation.

9 On both sides of the
10 transaction the lands proposed to be
11 exchanged will remain as preserved
12 open space after the exchange is
13 completed and will be subject to the
14 Green Acres Restrictions requiring
15 the properties to be used exclusively
16 for recreation and conservation
17 purposes. In other words,
18 there will be no change in the
19 protections of the properties as a
20 result of this transaction.

21 With regard to value, the NJDEP
22 Tract is valued at \$972,000 (or
23 \$5,062 per acre). The County Tract
24 is valued at \$1.25 million (or \$4.729
25 an acre). Based on the above, the

1 NJDEP and the County believe the
2 proposed land exchange represents an
3 equitable transaction for the public
4 from an economic perspective.

5 Although the overall fair market
6 value of the County Tract is higher
7 than the NJDEP Tract, the per acre
8 values of the properties are
9 comparable. Since all lands involved
10 in the proposed land exchange will
11 remain preserved and open to all
12 State residents, none of the real
13 estate value involved in this
14 transaction is being transferred for
15 a private benefit.

16 Upon completion of the public
17 hearing process, the proposed
18 conveyance will require the approval
19 of the NJDEP Commissioner and the
20 State House Commission under N.J.S.A.
21 13:8A-48 and N.J.S.A. 13:8C-31. The
22 NJDEP believes that the earliest it
23 could obtain these approvals is
24 September 2018.

25 We will now open up the floor

1 to anyone who wishes to comment on
2 the transaction. Anyone who wishes
3 to submit written comments may do so
4 until June 15, 2018.

5 We would open the floor to any
6 members of the public.

7 (No response.)

8 There are none present at this
9 time so we'll hold the record open
10 for approximately ten minutes and if
11 no members of the public come, we'll
12 close the record and end the hearing.

13 (Pause from 3:35 to 3:45)

14 MR. MORIARTY: So it's 3:45, no
15 members of the public have decided to
16 attend the meeting. So we will
17 adjourn.

18 Thank you the County and the
19 State House Commission.

20 (Whereupon, the hearing adjourned at 3:45 p.m.)
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C E R T I F I C A T E

I, Michelle Palamarchuk, Notary, RPR, RMR,
and Certified Court Reporter of the State of
New Jersey, do hereby certify that prior to
the commencement of the examination, the
witness was duly sworn by me to testify to
the truth, the whole truth and nothing but
the truth.

I do further certify that the foregoing
is a true and accurate transcript of the
testimony as taken stenographically by and
before me at the time, place and on the date
hereinbefore set forth, to the best of my
ability.

I do further certify that I am neither of
counsel nor attorney for any party in this
action, and that I am not interested in the
event nor outcome of this litigation.

MICHELLE PALAMARCHUK, RPR, RMR, CRR
LICENSE NO. 30X100237600

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