

FINAL

## Appendix G – Real Estate

# For the Feasibility Study of Rebuild by Design Meadowlands Flood Protection Project

May 2021



**Boroughs of Little Ferry, Moonachie, Carlstadt, and Teterboro  
and the Township of South Hackensack, Bergen County, New Jersey**

**REBUILD BY DESIGN  
MEADOWLANDS**



Prepared by **AECOM** for the State of New Jersey Department of Environmental Protection

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## Table of Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
<b>2.0</b>	<b>Overview of Regional Economy – Northern NJ (CoStar) .....</b>	<b>1</b>
<b>3.0</b>	<b>Project Features .....</b>	<b>2</b>
<b>4.0</b>	<b>Conditions and Exclusions .....</b>	<b>2</b>
<b>5.0</b>	<b>Required Lands, Easements, and Rights-of-Way .....</b>	<b>2</b>
<b>6.0</b>	<b>Parcel Characteristics and Value .....</b>	<b>3</b>
<b>7.0</b>	<b>Calculations of Temporary/ Permanent Easements and Takings .....</b>	<b>4</b>
<b>8.0</b>	<b>Budget for Acquisitions, Easements and Rights of Use .....</b>	<b>4</b>
<b>9.0</b>	<b>Risk – Opportunity Assessment .....</b>	<b>5</b>



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## 1.0 Introduction

The purpose of the Real Estate Assessment is to estimate the real estate cost to build the preferred alternative (Build Plan) of the Rebuild by Design Meadowlands Flood Protection Project (the Project). The real estate encompassed by this estimate is directly impacted by the construction and placement of the improvements necessary for the Project. Impact is defined herein by interference to the Property Owner of any of the following:

- Loss of use (temporary or permanent);
- Ownership;
- Quiet enjoyment; and
- Habitability.

## 2.0 Overview of Regional Economy – Northern NJ (CoStar)

An important factor in the valuation of Real Estate needed for the Project is the Regional Economy. The pharmaceutical industry has long been this region's lifeblood, and almost all of the largest companies have a significant presence here. At its peak, the sector's concentration in Northern New Jersey exceeded that in the nation by more than seven times. But over the past decade, pharmaceutical employment has been falling—a decrease intensified by firms' shift in focus toward research and biotech centers like Cambridge, MA, and Palo Alto, CA. Merck, Roche, Novartis, and Bristol-Myers Squibb have trimmed their footprints, leaving empty, obsolete suburban campuses dotting the landscape. Furthermore, Valeant Pharmaceuticals, once regarded as a bright spot for New Jersey's pharmaceutical industry, is embroiled in controversy over drug pricing, and its stock has lost over 90% of its value since July 2015. But there is hope. Besides adding 900 jobs in recent years, the pharmaceutical company Celgene recently completed a 550,000 SF addition to its existing Summit headquarters. This completion comes on the heels of Celgene's purchase of Merck's vacant 1.5 million SF Summit campus in the latter half of 2015 and could fuel much-needed job growth for the struggling industry. However, for Northern New Jersey to have any type of economic resurgence, the metro must count on additional industries to replace, or at least supplement, this receding giant.

It is hard to envision the source of future growth. With Northern New Jersey's aging population, healthcare and related services employment should increase, but these prospects hardly promise a bright future. Leisure and hospitality has had a nice run for the past few years, but it is primarily a low-value-add industry unlikely to drive real economic growth except in the case of legitimate tourist destinations (e.g., Las Vegas or Orlando). Furthermore, finance has been slow to return, and the New Jersey counties that count as part of the New York metro (Bergen, Hudson, and Passaic) are more likely to profit as low-value-add financial activities move out of the city. In one recent positive, financial tech company Broadridge Financial Solutions signed a deal to relocate 1,000 jobs to Newark in 2017. Two other recent good signs, Software House International's expansion in Somerset and Prudential's net expansion in Newark, signal that employer expansions could also provide office job growth in this market. Most encouraging is the expected increase in activity around the ports as the global economy improves and infrastructure enhancements progress in New York and New Jersey in anticipation of the Panama Canal expansion. Major logistics players, including Amazon and UPS, have already signaled their intentions by eyeing, and in some cases starting, large projects near the port. An active governance—at both the state and local level—dedicated to reinvigorating New Jersey also lends a bit of hope.

Demographics are working against the Garden State. Northern New Jersey has continually lost residents



since the early 2000s, causing the population to decrease even in the economically prosperous mid-2000s, while the U.S. population was growing steadily. Because New Jerseyans searched for better employment opportunities in regions that often featured lower living costs, the metro's population has aged. The younger cohort has decreased significantly over the past decade, while the older population continues to increase, which will put more pressure on the state's health services. Unless these troubling demographic trends are reversed, the metro is likely to struggle to achieve long-term economic prosperity.

Budget woes remain ongoing. New Jersey's indebtedness has risen much more rapidly than that of the average state over the past decade, exacerbated by the recession. State debt is now the third-highest in the country, and there are no signs that the fiscal outlook will improve anytime soon. Lawmakers' flexibility has been limited by growth in pension obligations to public sector employees, causing three major ratings agencies to downgrade state credit. Without serious entitlement reform, little will be left for other government expenses. Given the predicament Trenton now faces, public sector payrolls are unlikely to increase for the foreseeable future, and the state is running out of money for the generous relocation and retention packages it offers to job-generating corporations.

All these factors contribute to an uneven real estate market in Northern NJ. Residential values are stable and even increasing in areas that are in close to proximity to Manhattan, as well as served by commuter rail. Office and retail have been declining overall, with values driven by long term leases and proximity to "luxury clusters." Those in obsolete buildings or in areas away from increasing residential values have been impacted by declining occupancy rates and reduced demand by new occupants for vacant space. Industrial values within 10 miles of Port Newark and Elizabeth are bolstered and have been increasing by demand from E-commerce, those businesses relocating from Brooklyn and Queens due to gentrification and industrial loft conversions to residential and especially high cube warehouse development greater than 500,000 SF for major distribution operations supporting large E-Commerce operations like Amazon.

### 3.0 Project Features

Refer to Appendix F4 – Alternative Plans for project features and real estate information of the Build Plan.

### 4.0 Conditions and Exclusions

Estimates are based on the amounts and locations of real estate to be "taken" (occupied) whether by eminent domain or by easement. Price levels are based on current market values as of the fourth quarter 2017, as provided by CoStar, Zillow, as well as property tax records – a recent revaluation took place in the subject communities. Real Estate Valuations are not tied to inflation. Instead, they are tied to cyclical market fluctuations that already incorporate inflation. Public parcels are excluded since their "contribution" to this initiative is considered to be a "quid pro quo" to the improvements they will obtain resulting from the flood control project.

### 5.0 Required Lands, Easements, and Rights-of-Way

Types of easements and acquisitions needed are as follows:

- Temporary Easement - Occupied during construction to access areas to be built, store materials and equipment and stage construction activities.
- Permanent Easement – Occupied permanently to access areas built as well as house permanent facilities and fixtures built as part of the Project.



- Permanent Taking – Occupied permanently to own and access areas built as well as house permanent facilities and fixtures built as part of the Project. Those permanent facilities and fixtures include pumping stations, greenways and open space/parks.

The Project will require the acquisition of easements or land in fee to facilitate the construction and maintenance of the resilience features and public access to achieve social co-benefits. **Table 1** shows a summary of the parcels that will be impacted by municipality.

**Table 1. Summary of Parcels Impacted by Municipality**

Municipality	No. of Parcels Impacted	Area of Easement or Taking (ft <sup>2</sup> )		Total Impact Area (ft <sup>2</sup> )	Total Impact Area (acres)
		Permanent	Temporary		
Carlstadt	21	193,631	58,759	252,390	5.79
Little Ferry	47	180,205	677	180,882	4.15
Moonachie	31	328,240	20,062	348,302	8.00
<b>Total</b>	<b>99</b>	<b>702,076</b>	<b>79,498</b>	<b>781,574</b>	<b>17.94</b>

## 6.0 Parcel Characteristics and Value

The overall subject area (Teterboro, South Hackensack, Little Ferry, Moonachie, Carlstadt) consist of older, smaller building stock generally ranging in age from 40 to 80 years old, on smaller lot sizes in pockets of decline. With the general exception of Teterboro and Carlstadt (and partially Moonachie too), they are not positively impacted by the other areas growing due to E-Commerce and/or proximity to Commuter Railroad Service. Residential is typically 4 - 5,000 SF plats with a dwelling size under 2,000 SF; commercial is a building under 5,000 SF on less than 15,000 SF plat, and industrial is under 10,000 SF on less than 25,000 SF plat. There are exceptions (i.e. 20-24 feet clear ceiling height buildings of 20,000 SF +, on 2+ acre parcels in Moonachie and 30'+ clear ceiling height buildings of 100,000+ SF in ,Teterboro), but they do not apply for the sites impacted by the Project improvements.

Businesses and commercial uses at the sites impacted are typically local, privately held smaller scale enterprises. Residential occupants are typically of longer occupancy (>5 years) and are either families (multigenerational or single family) or those “aging in place.” Using this heuristic, as well as Zillow, local tax records and Costar as sources, the following serves as our benchmarks for valuation:

Industrial	\$1,000,000 per acre
Commercial	\$ 800,000 per acre
Open Space	\$ 800,000 per acre
Residential	\$ 600,000 per acre.

Little Ferry skews a little lower and Carlstadt a little higher for residential due to the age of buildings and local preference as manifested by local residential sales. However, we use the same values throughout the towns due to the assumption that the local values will equalize as the Project is completed.





## 7.0 Calculations of Temporary/ Permanent Easements and Takings

Since this project requires both takings and easements of underlying land for it to be constructed, both takings and easements need to be defined. Defining takings is straightforward – it is the acquisition (through purchase or eminent domain) of land necessary for the Project, and they are valued by market land value for the use of the land prior to acquisition. Easements are based on the value of the amount of land impacted. That amount is the land actually used as well as a buffer surrounding it, which is necessary to “protect the underlying improvements” constructed within the easement as part of the Project. Permanent easements are the land plus the buffer; temporary easements are the permanent easements subjected to the limitation of time.

The total value allocation is the “budget” for the real estate acquisitions for the Project, as explained in the next section.

The formulas used are as follows (Percentage of total value allocation for each is afterwards):

- Temporary Easement Includes Permanent Easement.
- Temporary Easement - Permanent Easement = Net Temporary Easement
- Net Temporary Easement: 20% of Value of Land (“Ground Rent”) x Amount Subject to Easement 3.71%
- Permanent Easement: Value of Land x Amount Subject to Easement + Impact Value (additional 25% of total). Impact Values represent a buffer of 25% of the amount of the permanent easement (one side that faces the lot; the other faces the drainage path). 14.09%
- Permanent Easements at the edge of parcels away from roads and active ingress/egress are valued as Net Temporary Easements.
- Takings through eminent domain and purchases constitute 82.2% of the total value allocation.

Takings are valued at the full value of the property described previously, according to use. It is assumed that 100% of the property is valued in this way, with no reductions taken for wetlands, unbuildable areas, soft soils or riparian rights. Likewise, no discounts are taken for environmental contamination, soft soils, low elevations, or other unusual site conditions requiring specific remedies like piling, dynamic compaction, backfilling or “floating slab” construction.

“Takings” are governed by HUD Guidelines. HUD guidelines call for compensation for relocation of active businesses, but do not incorporate minimum required amounts to “force a taking.” No active businesses or residences are being relocated as a result of any contemplated “takings.” Thus, no compensation for relocating businesses or residences is allocated in the budget.

## 8.0 Budget for Acquisitions, Easements and Rights of Use

The budget for these is approximately \$10.3 million, which includes the acquisition of sites for two areas that will become public parks (“Cesar Park” and “Riverside Park”). Certain easements (i.e. for sites along East Riser Channel) are treated as less impactful as others because they run along inaccessible portions of the site. Those conditions are taken in to account in this budget. Budgetary obligations can be reduced by restructuring the specifics of those parks.

As explained previously, the budget amount for “right of use” constitutes compensation for any interruption in the landowner’s “quiet enjoyment” and habitability of the owned land. “Quiet enjoyment” and “habitability” are defined as follows (Legal Dictionary / NY Times):



- Quiet Enjoyment: a right to the undisturbed use and enjoyment of real property by a tenant or landowner, which includes unencumbered access to and from the property.
- Habitability: provides that occupants entitled utilize their real estate free of conditions that would be considered "dangerous, hazardous or detrimental to their life, health or safety."

Note that these definitions are subject to legal interpretation and court decisions, which impact their scope of applicability.

## 9.0 Risk – Opportunity Assessment

Risk vs. Opportunity is balanced, especially when public contribution of land is taken into account – something which could be the subject of another analysis. Hedges against risks of rising costs are incorporated in the land utilized within the Project. For example, reserving half of Riverside Park as a development site can be construed as a hedge against rising acquisition costs because the development rights are currently valued at \$40,000 per approved unit. The "status quo" development density of the site for multifamily is currently 25 approved units per acre, but could be as much as 40 approved units per acre should the local governing body allow it. This results in an approved value of the Riverside Park as being \$1.6 million per acre for the 40 unit density vs \$1 million per acre for the 25-unit density.

In addition to risk of increasing land costs, there are risks regarding construction cost increases. These are tied to inflation based increases in material and labor costs. Public Private Partnerships, especially those taking the form of utilizing grant and PILOT bond money through the Environmental Infrastructure Trust, for example, can defray some of the risk by increasing the variety of funding resources.



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## ATTACHMENT G1-A

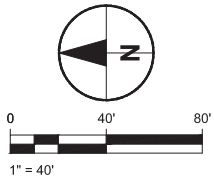


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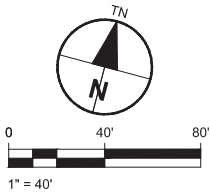
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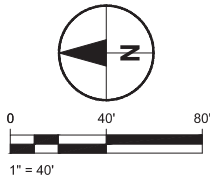
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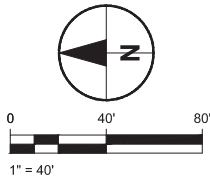




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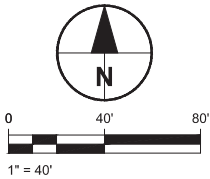
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I/R	DATE	DESCRIPTION

KEY PLAN



PROJECT NUMBER

P1131-00 TC-001

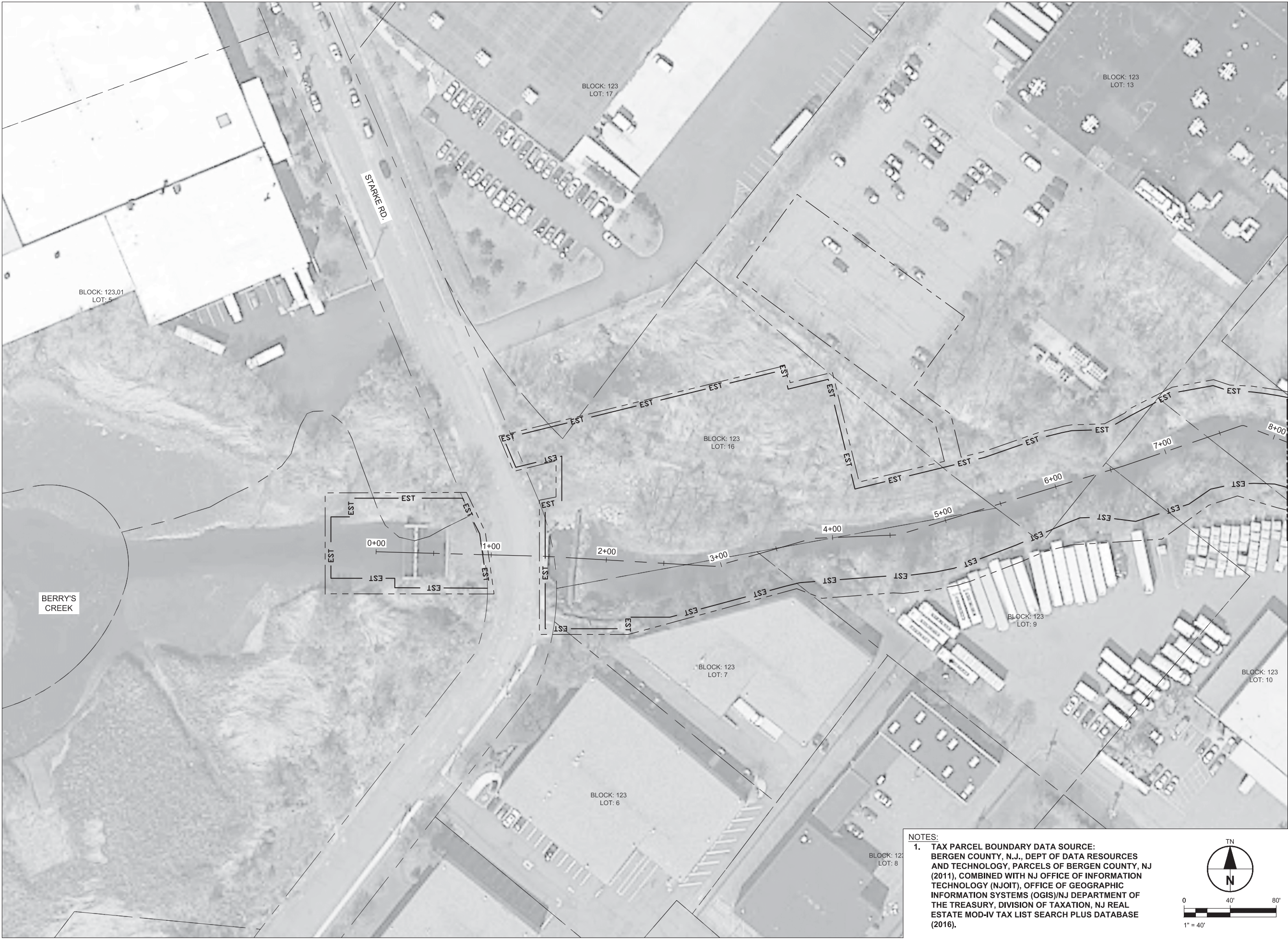
SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

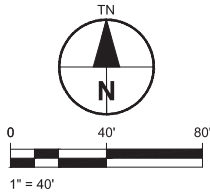
SHEET NUMBER

R-07-007





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJOIT), OFFICE OF GEOGRAPHIC  
INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF  
THE TREASURY, DIVISION OF TAXATION, NJ REAL  
ESTATE MOD-IV TAX LIST SEARCH PLUS DATABASE  
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DESIGNED BY	JG/KL	10/20/17
DRAWN BY	EC	10/20/17
CHECKED BY	MV/PD	11/03/17

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BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE  
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STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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PROJECT NUMBER  
P1131-00 TC-001  
SHEET TITLE  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
SHEET NUMBER  
R-08-008

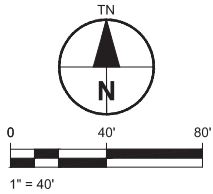


MATCHLINE REFER TO R-10-010

MATCHLINE REFER TO R-07-007



NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
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PROJECT NUMBER  
P1131-00 TC-001  
SHEET TITLE  
ALTERNATIVE 3  
BUILD PLAN  
PLAN VIEW STATION PLAN  
SHEET NUMBER  
R-09-009





NOTES:  
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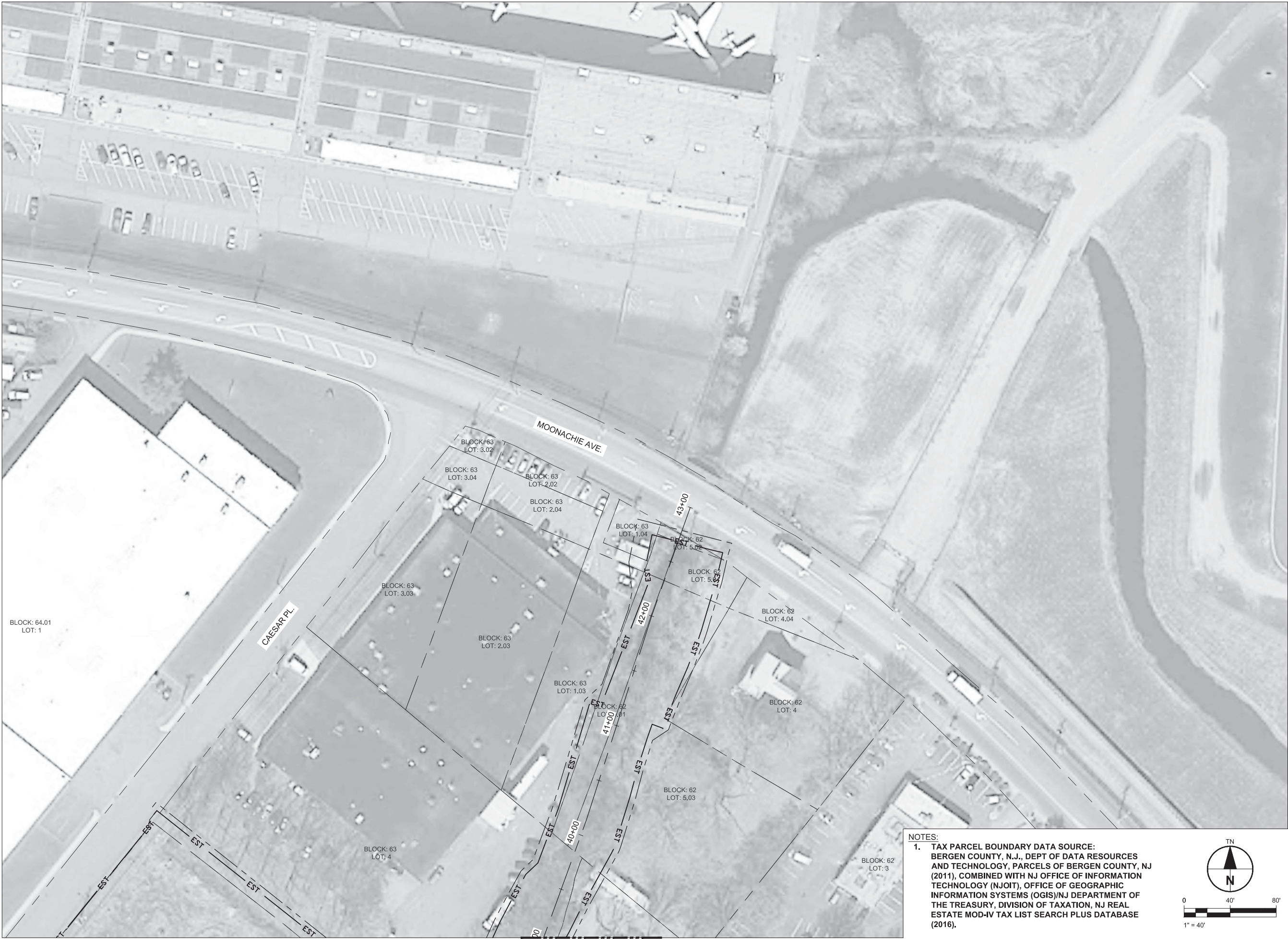
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ALTERNATIVE 3  
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REAL ESTATE PLAN

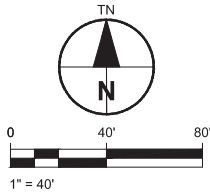
SHEET NUMBER

R-10-010





NOTES:  
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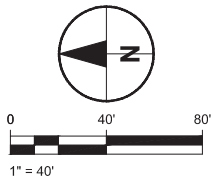
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NOTES:  
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SHEET TITLE

ALTERNATIVE 3  
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REAL ESTATE PLAN

SHEET NUMBER

R-12-012

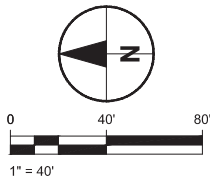


MATCHLINE REFER TO R-14-014



NOTES:

1. TAX PARCEL BOUNDARY DATA SOURCE: BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ (2011), COMBINED WITH NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF THE TREASURY, DIVISION OF TAXATION, NJ REAL ESTATE MOD-IV TAX LIST SEARCH PLUS DATABASE (2016).



MATCHLINE REFER TO R-06-006



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SHEET TITLE

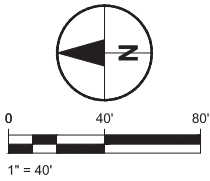
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-13-013



NOTES:  
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BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
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MATCHLINE REFER TO R-13-013

MATCHLINE REFER TO R-05-005



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SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

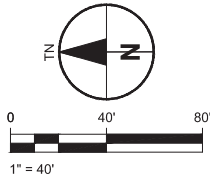
SHEET NUMBER

R-14-014





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC  
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MATCHLINE REFER TO R-04-004



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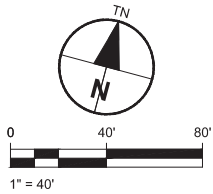


PROJECT NUMBER  
P1131-00 TC-001  
SHEET TITLE  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
SHEET NUMBER  
R-15-015





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
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SHEET TITLE

ALTERNATIVE 3  
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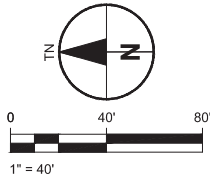
SHEET NUMBER

R-44-016





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
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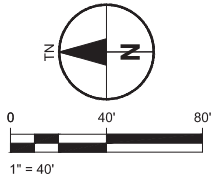


PROJECT NUMBER  
P1131-00 TC-001  
SHEET TITLE  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
SHEET NUMBER  
R-46-017





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
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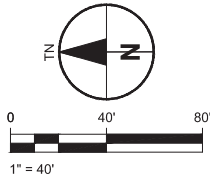
SHEET NUMBER

R-18-018





NOTES:  
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BUILD PLAN  
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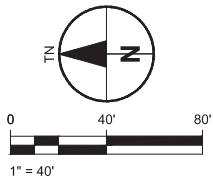
SHEET NUMBER

R-19-019





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
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201.335.9300 tel 201.335.9301 fax

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DRAWN BY	EC	10/20/17
CHECKED BY	MV/PD	11/03/17

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HORIZONTAL DATUM IS NAD83 NEW JERSEY  
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VERTICAL DATUM IS NAVD 88

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I	APR. 23, 2018	Draft Feasibility Report
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KEY PLAN



PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-20-020





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PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-21-021



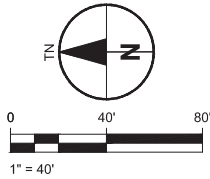


MATCHLINE REFER TO R-23-023

MATCHLINE REFER TO R-30-030

MATCHLINE REFER TO R-21-021

NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
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PROJECT NUMBER

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SHEET TITLE

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BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-22-022





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PROJECT NUMBER

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SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

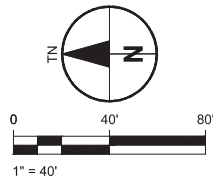
SHEET NUMBER

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NOTES:  
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MATCHLINE REFER TO R-19-019



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P1131-00 TC-001  
SHEET TITLE  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
SHEET NUMBER  
R-24-024





MATCHLINE REFER TO R-26-026

MATCHLINE REFER TO R-24-024

MATCHLINE REFER TO R-18-018



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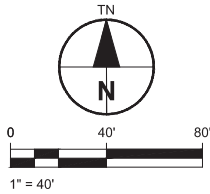


**PROJECT NUMBER**  
P1131-00 TC-001  
**SHEET TITLE**  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
**SHEET NUMBER**  
R-25-025





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
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P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
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REAL ESTATE PLAN

SHEET NUMBER

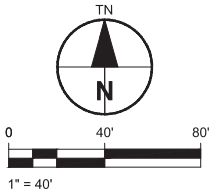
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MATCHLINE REFER TO R-26-026



NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
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PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-27-027

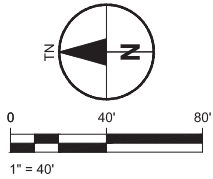




MATCHLINE REFER TO R-33-033

MATCHLINE REFER TO R-24-024

NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
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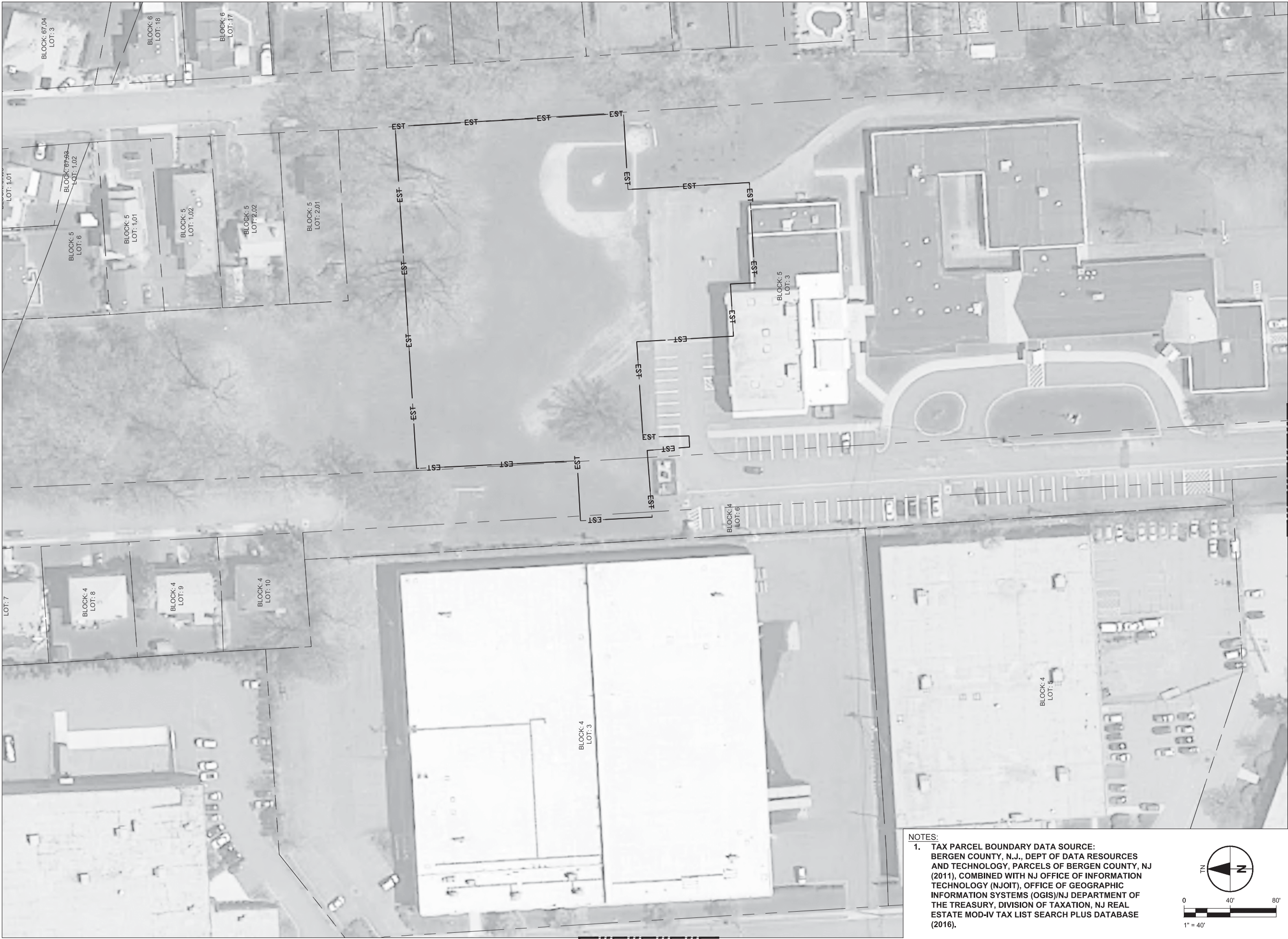
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ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

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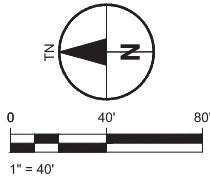




MATCHLINE REFER TO R-31-031

NOTES:

1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
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MATCHLINE REFER TO R-22-022



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PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-30-030

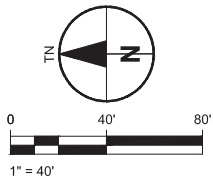


MATCHLINE REFER TO R-34-034

MATCHLINE REFER TO R-30-030



NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
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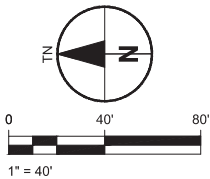
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-31-031



NOTES:  
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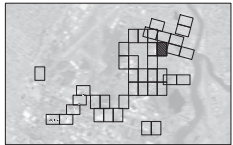
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SHEET NUMBER

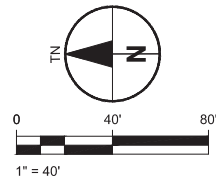
R-32-032





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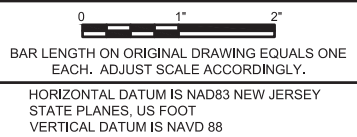
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<b>DESIGNED BY</b>	JG/KL	10/20/17
<b>DRAWN BY</b>	EC	10/20/17
<b>CHECKED BY</b>	MV/PD	11/03/17



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### KEY PLAN



## PROJECT NUMBER

P1131-00 TC-001

**SHEET TITLE**

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

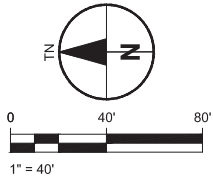
**SHEET NUMBER**

R-33-033





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJOIT), OFFICE OF GEOGRAPHIC  
INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF  
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ESTATE MOD-IV TAX LIST SEARCH PLUS DATABASE  
(2016).



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CHECKED BY	MV/PD	11/03/17

0 1" 2"  
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE  
EACH. ADJUST SCALE ACCORDINGLY.  
HORIZONTAL DATUM IS NAD83 NEW JERSEY  
STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-34-034



PROJECT

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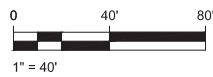
CONSULTANT

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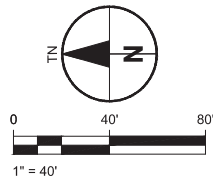


MATCHLINE REFER TO R-37-037

MATCHLINE REFER TO R-35-035

NOTES:

1. TAX PARCEL BOUNDARY DATA SOURCE: BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ (2011), COMBINED WITH NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF THE TREASURY, DIVISION OF TAXATION, NJ REAL ESTATE MOD-IV TAX LIST SEARCH PLUS DATABASE (2016).



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CHECKED BY	MV/PD	11/03/17

0 1" 2"  
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE EACH. ADJUST SCALE ACCORDINGLY.

HORIZONTAL DATUM IS NAD83 NEW JERSEY STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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KEY PLAN



PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

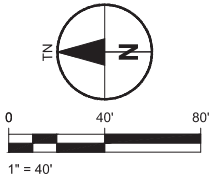
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-36-036



NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC  
INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF  
THE TREASURY, DIVISION OF TAXATION, NJ REAL  
ESTATE MOD-4V TAX LIST SEARCH PLUS DATABASE  
(2016).



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0 1" 2"  
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HORIZONTAL DATUM IS NAD83 NEW JERSEY  
STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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KEY PLAN



PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-37-037

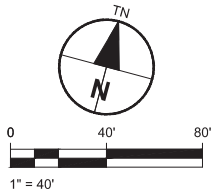
MATCHLINE REFER TO R-33-003

MATCHLINE REFER TO R-36-036





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC  
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STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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KEY PLAN



PROJECT NUMBER

P1131-00 TC-001

SHEET TITLE

ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

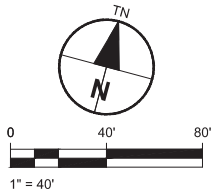
SHEET NUMBER

R-38-038





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
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MATCHLINE REFER TO R-38-038



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HORIZONTAL DATUM IS NAD83 NEW JERSEY  
STATE PLANES, US FOOT  
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P1131-00 TC-001  
SHEET TITLE  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
SHEET NUMBER  
R-39-039





MATCHLINE REFER TO R-41-041

MATCHLINE REFER TO R-39-039



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HORIZONTAL DATUM IS NAD83 NEW JERSEY STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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P1131-00 TC-001

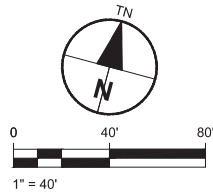
**SHEET TITLE**  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN

**SHEET NUMBER**  
R-40-040





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC  
INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF  
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ESTATE MOD-IV TAX LIST SEARCH PLUS DATABASE  
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STATE PLANES, US FOOT  
VERTICAL DATUM IS NAVD 88

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I	APR. 23, 2018	Draft Feasibility Report
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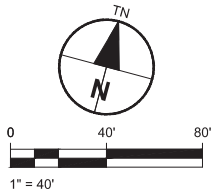


**PROJECT NUMBER**  
P1131-00 TC-001  
**SHEET TITLE**  
ALTERNATIVE 3  
BUILD PLAN  
REAL ESTATE PLAN  
**SHEET NUMBER**  
R-41-041





NOTES:  
1. TAX PARCEL BOUNDARY DATA SOURCE:  
BERGEN COUNTY, N.J., DEPT OF DATA RESOURCES  
AND TECHNOLOGY, PARCELS OF BERGEN COUNTY, NJ  
(2011), COMBINED WITH NJ OFFICE OF INFORMATION  
TECHNOLOGY (NJOIT), OFFICE OF GEOGRAPHIC  
INFORMATION SYSTEMS (OGIS)/NJ DEPARTMENT OF  
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MATCHLINE REFER TO R-42-042



PROJECT

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SHEET TITLE

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BUILD PLAN  
REAL ESTATE PLAN

SHEET NUMBER

R-43-043



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