

REPORT ON  
PROPOSED CONVEYANCE OF  
LANDS

TO

THE NEW JERSEY TURNPIKE AUTHORITY

by

THE DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

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

PREPARED BY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM  
June 7, 2010

## **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 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 *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-1 et seq.*

## **RATIONALE FOR CONVEYANCE**

### **PROPOSED ACTION**

The New Jersey Turnpike (“Turnpike”) is the principal north-south travel corridor in the State of New Jersey, and is a critical link in the transportation system of the northeastern United States, serving as a connection between Washington, D.C. and other points south, to New York City, New England and other points to the north. Most segments of the New Jersey Turnpike opened to traffic in 1951. Significant traffic growth associated with population and employment growth that occurred in the years since the Turnpike’s opening has resulted in the widening of all sections of the Turnpike, except between Interchanges 1 and 4, to accommodate increased travel demand. Today, the New Jersey Turnpike spans a one hundred and forty-eight (148) mile stretch containing twenty-nine (29) interchanges and is as wide as fourteen lanes in some areas.

The New Jersey Turnpike Authority (“Authority”) embarked on a long-range planning process for the Turnpike in November 2001. The purpose of the planning process was to update previous traffic and toll revenue forecasts, and to provide a system-wide capacity analysis. According to the Authority’s Third Draft of the Long Range Plan, traffic levels of service are projected along the Turnpike for all mainline segments, ramps, and toll plazas for various future years. The Plan identified the section of the Turnpike mainline between Interchanges 7A and 9 as one of the most congested sections, both northbound and southbound during AM and PM peak hours, based on both 2006 and future projected traffic volumes. One of the significant factors for the projected increase in traffic volumes within the limits of the proposed project is the anticipated construction of the Route I-95/I-276 Interchange in Pennsylvania, which will allow drivers to directly connect from I-95 in Pennsylvania to the Turnpike at Interchange 6, and vice

versa, via the Pearl Harbor Memorial Turnpike Extension. The Turnpike is currently a six-lane roadway (three in each direction) from Interchange 6 in Mansfield Township to just south of Interchange 8A in Monroe Township. The roadway in this area includes 12-foot wide right shoulders and approximately 11½-foot wide left shoulders in each direction, with the northbound and southbound traffic lanes separated by a 42-inch high reinforced concrete median barrier.

As a result of its planning efforts, the Turnpike has now undertaken the New Jersey Turnpike 6-9 Widening Program (“Widening Program”), a \$2.7 billion project consisting of 35 miles of road widening and associated interchange improvements from the vicinity of Interchange 6, in Mansfield Township, Burlington County (Milepost 48) to Interchange 9 in East Brunswick Township, Middlesex County (Milepost 83). The proposed Widening Program is primarily intended to mitigate a hazard to the public safety by addressing the existing and projected future congestion within the Interchange 6 to 8A segments. However, due to continued traffic growth on the Turnpike, and the continued growth and development in the central New Jersey region as a whole, the proposed Widening Program also includes the addition of the third lane to the outer roadways between Interchanges 8A and 9.

The proposed improvements to the Turnpike include widening of the mainline from six lanes to twelve lanes as a dual-dual facility from a point approximately two miles south of Interchange 6 to the existing ten-lane dual-dual roadway south of Interchange 8A, along with the addition of a third lane to the outer roadways of the ten-lane dual-dual roadway between Interchanges 8A and 9. Also included as part of the proposed project are improvements to interchanges and service areas, and construction of police/maintenance u-turn bridges, Best Management Practices (BMP) stormwater management facilities, and the southerly existing six-lane Turnpike south of Interchange 6 as necessary to accommodate the proposed Widening Program.

The Widening Program will also necessitate the relocation of significant lengths of two (2) interstate petroleum pipelines and one (1) interstate natural gas pipeline. Additional information on and updates for the Widening Project may be found at [www.njturnpikewidening.com](http://www.njturnpikewidening.com).

During project development, five categories of alternatives were considered, including cross-section alternatives. The preferred alternative was chosen because it best meets future demand and safety considerations, as discussed below.

However, to construct this alignment and accomplish the planned improvements to the Turnpike, the Authority has requested the conveyance of approximately 12.1 acres of lands owned by the New Jersey Department of Environmental Protection (“NJDEP”) for use as roadway right of way and stormwater management facility (fee conveyance), utilities (easements), roadway slopes (easement) and drainage (easement). The lands affected by the Widening Project are located within the Assunpink Wildlife Management Area, in the Township of Robbinsville, County of Mercer. The tax parcel designation, size and type of the proposed conveyances are summarized in Table 1.

In addition, the Authority has requested the use of a 0.06-acre temporary construction easement across Block 19, Lot 15 in Robbinsville.

## ADVANTAGES AND DISADVANTAGES

The Assunpink Wildlife Management Area consists of over 6,300 acres of land in the Township of Robbinsville, Mercer County and several municipalities in Monmouth County. As proposed, the Widening Project will result in the taking of approximately 12.1 acres of land from the Wildlife Management Area. Of this total, approximately 7 acres will be taken from the Wildlife Management Area in the form of small slivers of land along the existing right of way for the Turnpike. See Exhibit 1, Aerial Map of Proposed Conveyances (two sheets.) The remainder of the proposed conveyance (approximately 5.1 acres) is associated with the proposed construction of a stormwater management basin on Block 46, Lot 1 in Robbinsville.

Although the entire Wildlife Management Area is open to a variety of recreational activities, in general the taking of land from the borders of the Area is preferable to the removal of a large contiguous piece of property from the Area. Therefore, the NJDEP does not expect the proposed conveyances of property to have a significant negative impact on public use of the Wildlife Management Area. In the one location in which the Authority proposes to remove a 5.1-acre contiguous land area (Block 46, Lot 1) for construction of a stormwater management basin, the affected parcel is also on the edge of the Wildlife Management Area, in close proximity to residential development.

As compensation for the proposed conveyances, the Authority proposes to pay the NJDEP cash compensation of \$1.022 million, half of which will be used by the NJDEP for land acquisition and half for habitat improvements to the Wildlife Management Area. As a result of the land acquisitions to be funded by this compensation, the Assunpink Wildlife Management Area will increase by 19.857 acres and the Prospertown Lake Wildlife Management Area will increase by approximately 7.08 acres. (See Economic Assessment, below, for a more detailed analysis of the proposed compensation.)

If the proposed conveyances do not occur, the Widening Program would not be undertaken and the Turnpike would remain in its current configuration, with no land being acquired for project purposes. There would be no change in the capacity of the Turnpike mainline or interchange ramps and toll plazas within the Widening Program limits.

Under the No-Build Alternative, traffic volumes on the Turnpike would continue to increase in the future as population, employment and vehicular use increase within central New Jersey and along the Northeast Corridor between Washington, DC and Boston, MA. These increases would occur in both directions during weekday, weekend and holiday peak travel periods. Given the expected continued growth in the north-south movement of both people and goods, construction of the Pennsylvania Turnpike/I-95 Interchange, and other expected developments, congestion is expected to only worsen in future years under the No-Build Alternative.

In addition, under the No-Build Alternative, traffic flow on alternate routes to the Turnpike would progressively deteriorate as drivers who would otherwise use the Turnpike would divert from the Turnpike to alternate routes due to the severe congestion. Under the No-Build

Alternative, traffic on parallel sections of U.S. Route 130 is projected to increase up to 140 percent for automobile traffic and 700 percent for truck traffic; for parallel sections on C.R. 539, traffic is projected to increase up to 160 percent for automobile traffic and 2,200 percent for truck traffic. Thus, the No-Build Alternative would lead to unacceptable declines in service on both the Turnpike and on alternative north-south routes in central New Jersey.

In light of the substantial adverse effects on mobility and safety on the Turnpike and the surrounding regional transportation network under the No-Build Alternative, this alternative does not meet the purpose and need and is, therefore, impractical. Therefore the proposed conveyances are required to accommodate the Widening Program.

## **ENVIRONMENTAL ASSESSMENT**

### **Assessment of Environmental Impact and Impact on Plants, Endangered and Non-Game Species**

Currently the affected parcels are managed as part of the Assunpink Wildlife Management Area; located in the Township of Robbinsville's Conservation Zone. The majority of each of the parcels proposed for conveyance is mixed deciduous forests; many of which contain palustrine forested wetlands. The dominant species found in palustrine forested (PFO) wetlands include sweetgum, green ash, red maple and pin oak. Understory and herbaceous dominantes included silky dogwood, spice bush, sensitive fern, and sedges. Along with mixed deciduous forests, Block 19, Lot 17 and Block 21, Lot 15 also contain portions of fallow agricultural fields.

In January 2007 the Authority submitted for NJDEP review an Environmental Impact Statement (EIS) for the entire Widening Project. The EIS was prepared under Executive Order 215 (1989), which requires an environmental assessment or EIS to be prepared for "major construction projects" to be undertaken by departments, agencies and authorities of the State. The EIS documents the anticipated impacts of the Widening Program on various aspects of both the natural and built environments and examines all aspects of the environment including, wetlands, noise, air pollution and impacts to both public land and private property. A complete copy of the EIS may be found at <http://www.njturnpikewidening.com/documents.php>.

The EIS for the Widening Program was reviewed and conditionally approved by the NJDEP on March 14, 2007 pending receipt of land use regulatory permits. The land use permits were subsequently issued by the NJDEP. The permit numbers and issuance dates for all State and County environmental permits and approvals for the Widening Project received as of May 2010 are summarized in Table 2.

Based on the EIS, the Authority has determined that no federal or state threatened or endangered species are known to be located on or adjacent to the site. The forested wetlands located on the parcels provide suitable habitat for the spotted turtle, fowler's toad and great blue heron which are all considered species of special concern in the state of New Jersey. The mixed deciduous forests located within these parcels provide suitable habitat for the eastern box turtle, great blue heron, least flycatcher, and the wood thrush; also species of special concern. Potential impacts to the habitat of these species are considered to be minimal since the impacts will be restricted to

the periphery of each of the parcels. Though a portion of the Wildlife Management Area is considered suitable habitat for the Cooper's hawk, the proposed conveyances will not impact this habitat. The majority of the deciduous forests and forested wetlands on each of the parcels will be located outside of the new Turnpike right-of-way.

### **Assessment of Recreational Impact**

The proposed project will impact recreation by converting public recreation areas for public transportation facilities. However, as discussed above the area of Assunpink Wildlife Management Area being acquired for the Widening Program is relatively minor (i.e., less than 1% of the entire land area of the Wildlife Management Area) and is located on the edges of the Wildlife Management Area. In addition, the recreation impacts will be mitigated by enabling the DEP to acquire additional acreage to be used as public recreation areas and to undertake habitat improvements benefiting existing wildlife in the management area.

## **ECONOMIC ASSESSMENT**

As compensation for the proposed conveyances, the Authority proposes to pay the NJDEP cash compensation of \$1.022 million, half of which will be used by the NJDEP for land acquisition and half for habitat improvements to the Wildlife Management Area. The \$1.022 million represents four times the appraised value of the State lands to be taken for this project (fee and easements.) Although the Green Acres diversion rules at *N.J.A.C. 7:36-26* do not apply to the portions of this project that cross State land, the Authority has agreed to apply the same compensation ratios to the State properties as are required for the portions of the project that affect Green Acres-encumbered parkland owned by the County of Mercer and the Townships of Bordentown, East Windsor and Robbinsville. See *N.J.A.C. 7:36-26.10*. The tax parcel designation, size and type of the proposed conveyances are summarized in Table 1.

Of the \$511,000 to be expended for land acquisition, \$250,000 has been earmarked to reimburse the NJDEP for 100% of the purchase price of Block 19, Lot 22, a 19.857-acre parcel in Robbinsville that was acquired in January 2009 and added to the Wildlife Management Area. The remaining \$261,000 has been earmarked to partially reimburse the NJDEP for its purchase of Block 55, Lot 8, a 7.08-acre parcel in Millstone Township, Monmouth County that was acquired in July 2009 and added to the nearby Prospertown Lake Wildlife Management Area. Based on the purchase price of \$465,000 (or approximately \$65,678 per acre), this portion of the compensation equates to the purchase of approximately 4 additional acres of land. Together, the total replacement acreage from both parcels is approximately 23.8 acres (for a land replacement ratio of just under 2 to 1.) Both parcels were identified as suitable replacement land in preliminary discussions between the Authority and the NJDEP about the Widening Project, but were purchased before completion of negotiations for the proposed conveyances.

One of the parcels involved in this transaction, Block 19, Lot 15, is a 177.19-acre parcel that was purchased on July 21, 2004 through a partnership between the State of New Jersey (NJDEP), the County of Mercer and the Township of Washington (now the Township of Robbinsville) using a

combination of Green Acres State acquisition funds and Green Acres local/nonprofit acquisition funds. As originally structured, the State (NJDEP) holds a 44% undivided interest, Mercer County a 28% undivided interest and Washington/Robbinsville a 28% undivided interest in Block 19, Lot 15 (and in Block 19, Lot 19 which is not part of this transaction) as tenants in common. In accordance with *N.J.A.C. 7:36-25.5*, which allows administrative transfer of Green Acres-encumbered parkland between eligible Green Acres funding recipients, the Township of Robbinsville has elected to transfer its 28% interest in a total of 3.608 acres of Block 19, Lot 15 to the State of New Jersey (NJDEP), which will then own a 72% interest in the portions of this property that are needed for the Widening Project. However, since the NJDEP will only hold the Robbinsville share of the property briefly for purposes of this transaction, the Authority will compensate Robbinsville directly for its 28% interest in the property (on the basis of value information to be reviewed and approved by the NJDEP's Green Acres Program.) The \$94,080 compensation to be paid by the Authority to Robbinsville will be used by Robbinsville for parkland improvements.

Mercer County has not elected to transfer its 28% partial interest in Block 19, Lot 15 to the State of New Jersey, and will seek approval for the diversion/disposal of its interest in this same area through the Green Acres application process at *N.J.A.C. 7:36-26* (along with the approval needed to release Green Acres restrictions from other County-owned properties in the project area for the Widening Project.) However, as indicated in Table 1, the Authority will reimburse the NJDEP for the value of the County's 28% interest in this property. The County has agreed to allow the NJDEP to accept its share of the compensation for Block 19, Lot 15, subject to the execution of an agreement between the NJDEP and the County requiring the NJDEP to expend the funds on land acquisition and/or habitat improvements in the Assunpink Wildlife Management Area within Mercer County.

The proposed uses of the remaining \$511,000 to be received by the NJDEP from the Authority as compensation and used for habitat improvements to the Assunpink Wildlife Management Area are outlined in Table 3.

Based on the above, the NJDEP believes that the proposed conveyances and compensation represent an equitable transaction for the State of New Jersey.

## **PUBLIC HEARINGS**

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

The **first public hearing** will be held on Wednesday, July 7, 2010 at 6:00 PM at:

Robbinsville Senior Center  
117 Route 130  
Robbinsville, New Jersey

The **second public hearing** will be held on Thursday, July 22, 2010 at 3:30 PM at:

New Jersey Department of Environmental Protection  
1st floor public hearing room  
401 East State Street  
Trenton, New Jersey 08625

A copy of the public hearing notice for the proposed conveyances is attached to this report as Exhibit 2.

### **EXHIBITS**

Exhibit 1	Aerial Map of Proposed Conveyances (3 sheets)
Exhibit 2	Public Hearing Notice (2 pages)
Table 1	Summary of Proposed Conveyances
Table 2	Listing of Permits and Approvals
Table 3	Proposed Funding Initiatives on Assunpink Wildlife Management Area

### **CONTACT INFORMATION**

For further information, please contact:

#### Department of Environmental Protection

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Bureau of Legal Services and Stewardship  
Green Acres Program  
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Anthony Petrongolo, Chief  
Bureau of Land Management  
Division of Fish and Wildlife  
Department of Environmental Protection  
P.O. Box 400  
Trenton, NJ 08625-0400  
(609) 984-1401  
Anthony.Petrongolo@dep.state.nj.us

New Jersey Turnpike Authority

(877) NJT-WIDE

or <http://www.njturnpikewidening.com/contact.php>

## **DISTRIBUTION LIST**

Assistant Commissioner Amy Cradic, Natural and Historic Resources Group, NJDEP  
Director David Chanda, Division of Fish and Wildlife, NJDEP  
Richard Boornazian, Administrator, Green Acres Program, NJDEP

Hon. David Fried, Mayor, Township of Robbinsville  
Hon. Rich Levesque, Council President, Township of Robbinsville  
Michele Auletta, Clerk, Township of Robbinsville

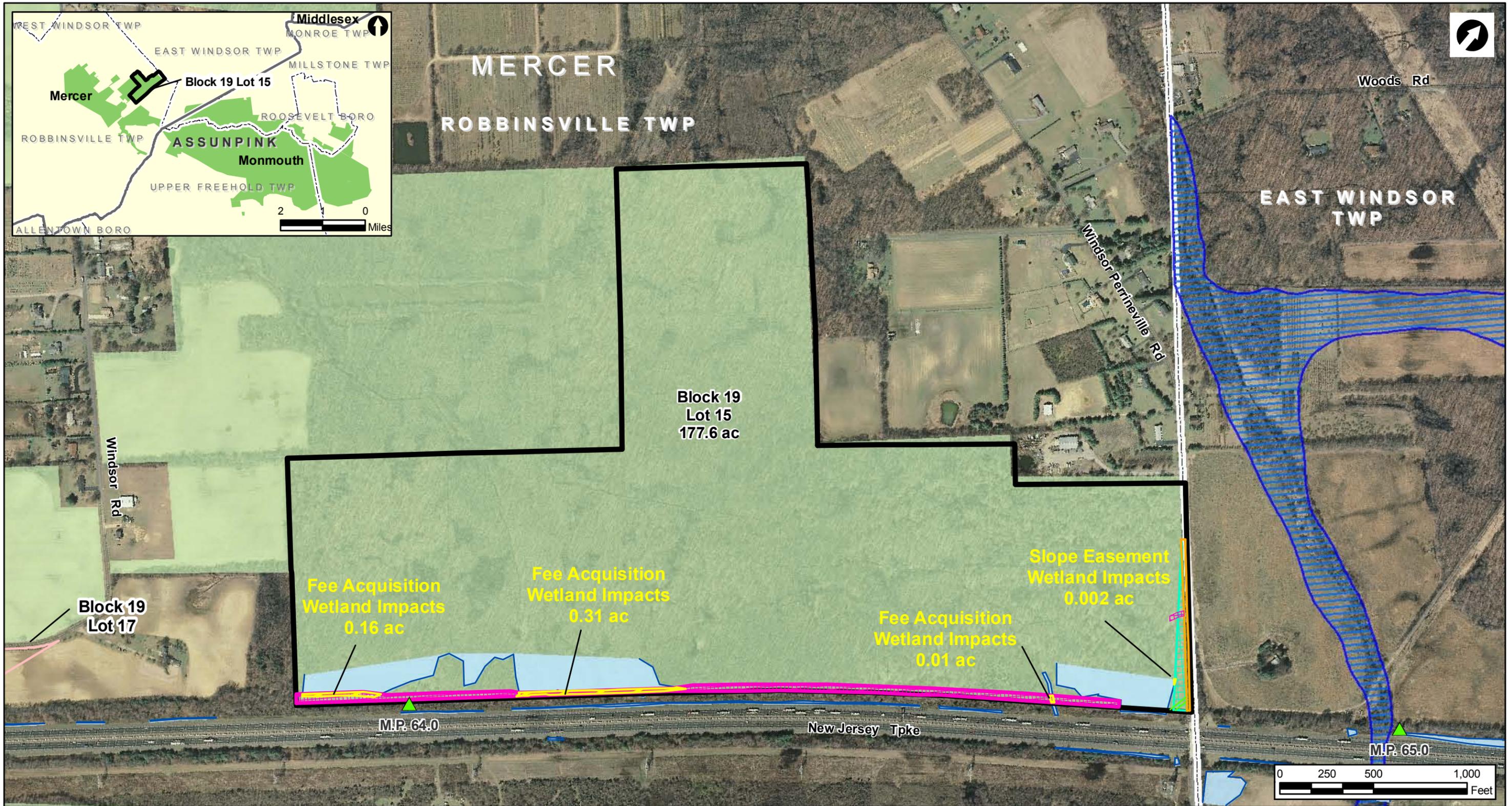
Hon. Brian M. Hughes, Executive, County of Mercer  
Hon. Ann M. Cannon, Chair, County of Mercer Board of Freeholders  
Paula Sollami-Covello, Clerk, County of Mercer

Hon. Paul A. Sarlo, Chair, Senate Budget and Appropriations Committee  
Hon. Jim Whelan, Chair, Senate State Government Committee  
Hon. Bob Smith, Chair, Senate Environment Committee

Hon. Nelson T. Albano, Chair, Assembly Agriculture and Natural Resources Committee  
Hon. John F. McKeon, Chair, Assembly Environment and Solid Waste Committee  
Hon. Nellie Pou, Chair, Assembly Appropriations Committee  
Hon. Linda Stender, Chair, Assembly State Government Committee

Robert J. Shaughnessy, Secretary, State House Commission

Diane Gutierrez-Scaccetti, Executive Director, New Jersey Turnpike Authority



Source: Q3 Digital Flood Data for Mercer County, N.J., 1996. NJDEP Open Space, 2005. NJ Office of Information Technology, 2007.

**Legend**

- NJDEP Owned Parcel Boundary
- Municipality Boundary
- ▲ Mile Post
- Assunpink Wildlife Management Area
- Delineated Wetland
- Fee Acquisition
- Proposed Slope Easement
- Drainage Easement
- Utility Easement
- Wetland Impact

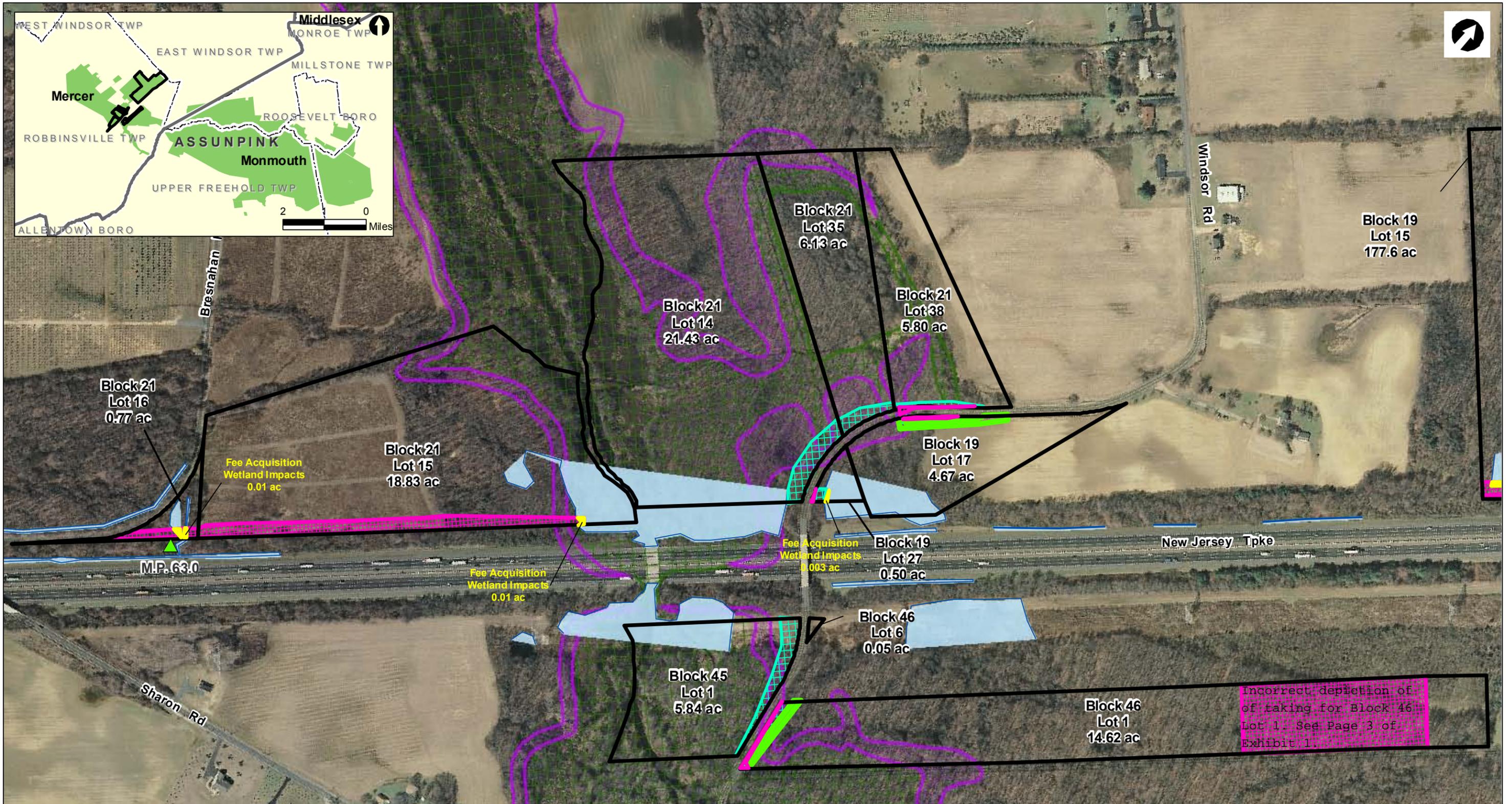
**FEMA Flood Zones**

- A - An area inundated by 100 year flooding for which no Base Flood Elevations have been established.
- AE - An area inundated by 100 year flooding for which Base Flood Elevations have been determined.
- X500 - An area inundated by 500 year flooding.

EXHIBIT 1

PAGE 1 OF 3

<b>SITE MAP</b>	
New Jersey Turnpike Interchange 6 to 9 Widening Robbinsville Township, Mercer County NJ	
<b>Green Acres Program</b> Local Parkland Diversion Pre-Application Block 19 Lot 15	
NEW JERSEY TURNPIKE AUTHORITY	FIGURE 5 Sheet 1 of 2
NEW JERSEY TURNPIKE	



Source: Q3 Digital Flood Data for Mercer County, N.J., 1996. NJDEP Open Space, 2005. NJ Office of Information Technology, 2007.

**Legend**

- NJDEP Owned Parcel Boundary
- Municipality Boundary
- Mile Post
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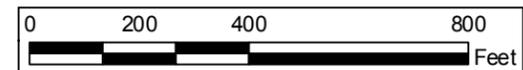


EXHIBIT 1  
PAGE 2 OF 3

SITE MAP	
New Jersey Turnpike Interchange 6 to 9 Widening Robbinsville Township, Mercer County NJ <b>Green Acres Program</b> Local Parkland Diversion Pre-Application Block 19 Lots 17 & 27; Block 21 Lots 14, 15, 16, 35 & 38; Block 45 Lot 1; Block 46 Lots 1 & 6	
	NEW JERSEY TURNPIKE AUTHORITY NEW JERSEY TURNPIKE
FIGURE 5 Sheet XZ-02XX	



PARCEL R1032K2	
(1)	N48°09'18"E (C) 242.21' (C)
(2)	S41°43'56"E (C) 244.83' (C)
(3)	S48°25'42"W (C) 900.20' (C)
(4)	N41°50'52"W (C) 240.54' (C)
(5)	N48°09'18"E (C) 658.47' (C)

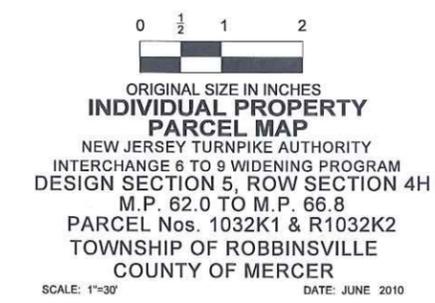
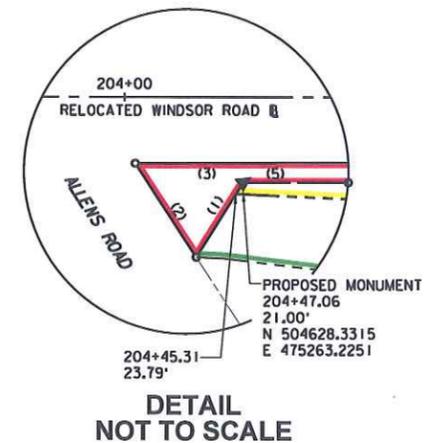
PARCEL 1032K1	
(1)	S66°23'11"E (C) 21.66' (C)
(2)	S48°25'42"W (C) 27.49' (C)
(3)	N08°27'59"W (C) 277.81' (C)
(4)	N48°09'18"E (C) 5.19' (C)
(5)	S08°32'37"E (C) 254.15' (C)

PARCEL E1032K1	
(1)	N08°32'37"W (C) 80.81' (C)
(2)	N04°35'16"W (C) 182.02' (C)
(3)	N48°09'18"E (C) 23.71' (C)
(4)	S01°38'48"E (C) 225.21' (C)
(5)	N05°49'38"W (C) 53.65' (C)
(6)	N66°23'11"W (C) 3.29' (C)

PARCEL D1032K1			
(1)	N05°49'38"W (C) 53.65' (C)	(4)	S01°38'48"E (C) 296.35' (C)
(2)	N01°38'48"W (C) 225.21' (C)	(5)	S05°49'38"E (C) 7.12' (C)
(3)	N48°09'18"E (C) 26.18' (C)	(6)	N66°23'11"W (C) 18.36' (C)

- NOTES:
- THE EXISTING BASELINE SHOWN HEREON WAS PREPARED BY GEOD CORPORATION IN A NEW JERSEY STATE PLANE GRID COORDINATE SYSTEM. TO CONVERT GRID DISTANCES SHOWN ON THE BASELINE TO GROUND DISTANCES, MULTIPLY EACH GRID DISTANCE SHOWN BY THE GEOD PROVIDED SCALE FACTOR OF 1.00009992. THIS CALCULATION IS BASED ON THE AVERAGE SCALE FACTOR PROVIDED IN THE PROJECT SURVEY REPORT FOR NJTA SECTION 5 BY GEOD CORPORATION OF 0.99990009.
  - THE COORDINATES SHOWN HEREON ARE DISPLAYED IN THE NEW JERSEY STATE PLANE GRID COORDINATE SYSTEM.
  - THE BEARINGS AND DISTANCES SHOWN HEREON ALONG EXISTING PROPERTY LINES AND EXISTING RIGHT OF WAY LINES HAVE BEEN TAKEN FROM RECORD DEED INFORMATION, FILED MAPS, SURVEYS, AND TOWNSHIP TAX MAPS.
  - ALL CALCULATED BEARINGS ON PROPOSED RIGHT OF WAY LINES, BASELINES, AND OTHER ACQUISITION LINES ARE BASED UPON CALCULATIONS FOR THIS SET OF RIGHT OF WAY PLANS.
  - THE PROPOSED PARCEL COURSES AND NORTH ARROW DEPICTED ARE BASED ON THE PROJECT SYSTEM, NORTH AMERICAN DATUM (NAD83); THESE MAY DIFFER FROM THE BEARINGS OR COURSES OF THE INDIVIDUAL PROPERTY DEED DESCRIPTIONS.
  - LINEAR DISTANCES ALONG THE PROPOSED ROW LINES AND PARCEL AREAS ARE SHOWN IN THE GROUND SYSTEM.
  - PROPOSED BASELINES WERE ESTABLISHED BY MEDINA CONSULTANTS.
  - TOPOGRAPHY WAS PROVIDED BY LOUIS BERGER ASSOCIATES AND FIELD EDITED AND SUPPLEMENTED BY MEDINA CONSULTANTS.

- REFERENCES:
- TAX MAPS OF THE TOWNSHIP OF ROBBINSVILLE, FORMERLY TOWNSHIP OF WASHINGTON
  - PROPERTY STRIP MAP, NEW JERSEY TURNPIKE AUTHORITY, NEW JERSEY TURNPIKE, SECTION 4, STATION 120+00 TO STATION 218+00, WASHINGTON TOWNSHIP, MERCER COUNTY, REV. AUGUST 8, 1961
  - SURVEY MAP ENTITLED: "SURVEY OF PROPERTY OF LESTER E. ROBBINS, ET. UX, BLOCK 46, LOT 1, WASHINGTON TOWNSHIP, MERCER COUNTY, N.J." PREPARED BY TAYLOR-WISEMAN & TAYLOR, ENGINEERS - PLANNERS - SURVEYORS, FELLOWSHIP ROAD, MOORESTOWN, NEW JERSEY, FOR STATE OF NEW JERSEY DATED SEPT. 25, 1972 AND REVISED MAY 21, 1974.



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**PUBLIC HEARING NOTICE**

**Department of Environmental Protection**

**Green Acres Program**

**Notice of Public Hearings on Proposed Conveyance of Parkland in the Assunpink Wildlife Management Area in the Township of Robbinsville, Mercer 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 will hold two **public hearings** to seek comments on the proposed conveyance of approximately 12.1+/- acres of land located in the Township of Robbinsville, Mercer County, to the New Jersey Turnpike Authority in connection with the New Jersey Turnpike 6-9 Widening Program. The property proposed for conveyance is located in the Assunpink Wildlife Management Area in close proximity to the New Jersey Turnpike within the following tax parcels:

Block 19, Lots 15, 17, and 27;  
Block 21, Lots 14, 15, 16, 35 and 38;  
Block 45, Lot 1; and  
Block 46, Lots 1 and 6

The Widening Program consists of approximately 35 miles of road widening and associated interchange improvements from the vicinity of Interchange 6, in Mansfield Township, Burlington County (Milepost 48) to Interchange 9 in East Brunswick Township, Middlesex County (Milepost 83). As compensation for the proposed conveyances, the New Jersey Turnpike Authority has proposed cash compensation of approximately \$1,022,000. One half of the compensation will be used by the Department of Environmental Protection to acquire property immediately adjacent to the Assunpink Wildlife Management Area, to be incorporated into the wildlife management area. The remainder will be used by the Department of Environmental Protection for habitat improvements benefiting the wildlife management area.

Additional information on the Turnpike widening project may be found at [www.njturnpikewidening.com](http://www.njturnpikewidening.com). A copy of a report analyzing the proposed conveyances in accordance with *N.J.S.A.* 13:1D-52 will be available online at [www.nj.gov/dep/greenacres/notices.html](http://www.nj.gov/dep/greenacres/notices.html) on or before June 7, 2010. State House Commission approval is required for this proposal.

The **first public hearing** on the proposed conveyances will be held as follows:

Wednesday, July 7, 2010 at 6:00PM

Robbinsville Senior Center  
117 Route 130,  
Robbinsville, New Jersey

The **second public hearing** will be held as follows:

Thursday, July 22, 2010 at 3:30 PM

New Jersey Department of Environmental Protection  
1<sup>st</sup> floor Public Hearing Room  
401 E. State Street  
Trenton, New Jersey

(For directions, see <http://www.state.nj.us/dep/where.htm>)

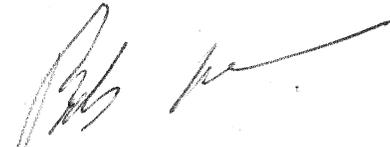
The hearing record for the public hearings will close on August 6, 2010. Interested persons may obtain information from Robert Rodriguez in the Green Acres Program and may submit written comments to Mr. Rodriguez until the close of business on August 6, 2010. Persons wishing to make oral presentations 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 proposal, please contact:

Robert Rodriguez  
Green Acres Program  
Department of Environmental Protection  
P. O. Box 412  
Trenton, NJ 08625-0412  
(609) 341-2056  
[Robert.Rodriguez@dep.state.nj.us](mailto:Robert.Rodriguez@dep.state.nj.us)

DATE: \_\_\_\_\_

5/11/2010

  
\_\_\_\_\_  
Bob Martin, Commissioner  
Department of Environmental Protection

<b>Table 1</b>										
<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Owner</b>	<b>Lot Size</b>	<b>ROW Fee Area AC</b>	<b>Utility Easement AC</b>	<b>Slope Easement AC</b>	<b>Drainage Easement AC</b>	<b>Diversion AC</b>	<b>Appraised Value</b>
ROBBINSVILLE	19	15	NJDEP (PARTIAL)	177.19	3.169	0.084	0.312	0.043		\$84,000
ROBBINSVILLE	19	17	NJDEP	3.964	0.027		0.059	0.196		\$5,000
ROBBINSVILLE	19	27	NJDEP	0.43	0.004		0.005			\$250
ROBBINSVILLE	21	15	NJDEP	19.41	1.315					\$31,000
ROBBINSVILLE	21	16	NJDEP	0.558	0.185					\$4,400
ROBBINSVILLE	46	1	NJDEP	14.229	5.051		0.069	0.069		\$124,600
ROBBINSVILLE	45	1	NJDEP	7.3	0.179	0.248	0.161	0.031		\$12,700
ROBBINSVILLE	46	6	NJDEP	0.032	0.034					\$1,000
ROBBINSVILLE	21	14	NJDEP	21.424	0.119		0.160	0.019		\$6,000
ROBBINSVILLE	21	35	NJDEP	7.026	0.12		0.145	0.017		\$6,000
ROBBINSVILLE	21	38	NJDEP	5.56	0.024		0.095			\$2,350
<b>TOTALS</b>										
					<b>10.227</b>	<b>0.332</b>	<b>1.006</b>	<b>0.375</b>	<b>11.94</b>	\$277,300
									2 to 1	\$554,600
									4 to 1	\$1,109,200
NOTES:										
1. Block 19, Lot 15 owned jointly by NJDEP (44%); Mercer County (28%) and Township of Robbinsville (28%)										

**Table 2**  
**NEW JERSEY TURNPIKE INTERCHANGE 6 TO 9 WIDENING PROGRAM**  
**LIST OF PERMITS RECEIVED TO DATE (MAY 2010)**

<u>PERMIT</u>	<u>ISSUE DATE</u>
NJDEP Freshwater Wetlands Letter of Interpretation (0000-06-0009.1 FWW 06001)	3/8/07
NJDEP Freshwater Wetlands Individual Permit (0000-08-0029.1 FWW080001)	4/27/09
NJDEP Flood Hazard Area Individual Permit (0000-08-0029.1 FHA080002)	4/27/09
NJDEP Water Quality Certification	4/27/09
NJDEP Freshwater Wetlands Individual Permit Major Modification (0000-08-0029.1 FWW 100001)	4/27/10
NJDEP Flood Hazard Area Individual Permit (0000-08-0029.1 FHA 090002)	4/30/10
NJDEP Flood Hazard Verification (0000-08-0029.1 FHA 090001)	4/30/10
Delaware and Raritan Canal Commission Certification of Approval	4/23/09
Burlington County Soil Conservation District Approvals:	
Contract 101 25109-101	12/22/09
Contract 201 25109-040	6/2/09
Contract 202 25109-119	1/22/10
Mercer County Soil Conservation District Approvals:	
Contract 301 2009-4241-H	11/5/09
Contract 401 2009-4226-R	9/30/09
Contract 501 2009-4220-EW	8/4/09
Contract 601 2009-4215-EW	6/25/09
Contract 604 2009-4294-EW	3/4/10
Freehold Soil Conservation District:	
Contract 801 2009-0336	2/6/10

**Table 3**

6/2/2010

## Turnpike Widening Mitigation Proposed Funding Initiatives on Assunpink WMA

Activity	Cost per acre	Acres	Estimated Cost
Herbicide for wood vegetation control (grassland birds)			
VORTEC area	\$ 400.00	70	\$ 28,000.00
Other fields	\$ 250.00	120	\$ 30,000.00
Establish warm season grasses (grassland birds)	\$ 500.00	350	\$ 175,000.00
Bog turtle habitat restoration	\$ 1,350.00	10	\$ 13,500.00
Field preparation contracting (disking, etc.)	\$ 50.00	150	\$ 7,500.00
Purchase of small farm tractor for establishment of early successional habitats (mowing, disking, planting) and associated farm impliments (brush hog, disk and/or plow)			\$ 47,000.00
Hydroax for Frosted Elfin	\$ 1,000.00	10	\$ 10,000.00
Hydroax for field restoration (grassland birds, etc.)	\$ 1,000.00	100	\$ 100,000.00
Hydroax for scrub shrub (woodcock)	\$ 1,000.00	100	\$ 100,000.00
<b>Total</b>			<b>\$ 511,000.00</b>