

REPORT ON THE PROPOSED EXCHANGE OF
PROPERTY

BETWEEN

THE NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION

AND

NEW EGYPT RACEWAY, INC.

IN THE

TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN

Block 76, Lot 82.03 (p/o)
(Currently Owned by the NJDEP)

Block 76, Lot 82.02 (p/o)
Block 76, Lot 85
Block 76, Lot 95
(Currently Owned by New Egypt Raceway, Inc.)

Prepared by: New Jersey Department of Environmental Protection

April 2025

STATUTORY REFERENCES

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 New Jersey Department of Environmental Protection (“NJDEP”), may be conveyed unless the NJDEP first prepares a report on the proposed conveyance in accordance with N.J.S.A. 13:1D-52(a)1, transmits the report to the individuals listed at N.J.S.A. 13:1D-52(a)2, makes the report available to the public in accordance with N.J.S.A. 13:1D-52(a)3, and conducts one or more public hearings as required by N.J.S.A. 13:1D-52(a)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 NJDEP 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.

Section 13 of P.L. 1993, c. 38 also amended N.J.S.A. 52:31-1.1, entitled “Sale, conveyance of State's interest; terms; conditions; public hearing; proceeds”, to require the State House Commission to conduct a public hearing at least 90 days in advance of determining the terms and conditions of any sale or conveyance for which the NJDEP is required to follow the public notice and hearing process at N.J.S.A. 13:1D-51 through N.J.S.A. 13:1D-58. In addition to any other applicable requirements of law, rule, or regulation concerning notice for its public hearings, the State House Commission is required to provide notice of the public hearing at least 30 days in advance of the date of the hearing in the same manner and according to the same procedures prescribed for the NJDEP pursuant to N.J.S.A. 13:1D-53 and -54. At its November 13, 2017, meeting, the State House Commission adopted a procedural resolution for the implementation of N.J.S.A. 52:31-1.1. The resolution provides that: the State House Commission Secretary will represent the Commission at the second required NJDEP hearing; the second hearing will be a joint NJDEP/State House Commission hearing; and the joint NJDEP/State House Commission hearing is intended to satisfy the requirements of N.J.S.A. 52:31-1.1.¹

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

¹ A copy of the resolution adopted by the Commission may be found at: <http://www.state.nj.us/treasury/statehouse-commission/pdf/9-20-2017update.pdf>

RATIONALE FOR CONVEYANCE

The State of New Jersey, Department of Environmental Protection (“NJDEP”) and New Egypt Raceway, Inc. (“Raceway”) propose to exchange approximately 4.54 acres of land owned by the NJDEP in Plumsted Township, Ocean County for approximately 21.58 acres of land owned by the Raceway in Plumsted Township, Ocean County. In addition to the exchange of land, the proposal includes a payment by the Raceway to the NJDEP in the amount of \$43,000 in order to equalize the real estate value of the proposed exchange. The land proposed to be conveyed by the NJDEP to the Raceway is a portion of the parcel designated for tax purposes as Block 76, Lot 82.03 (hereafter, the “NJDEP Parcel”). The land proposed to be conveyed by the Raceway to the NJDEP is comprised of a portion of Block 76, Lot 82.02 along with Block 76, Lot 85 and Block 76, Lot 95 (hereafter, the “Replacement Lands”). The NJDEP Parcel is currently managed by the NJDEP’s Fish & Wildlife (“NJDEP”) as part of the Colliers Mills Wildlife Management Area (“WMA”).

Background

The Colliers Mills WMA contains over 12,900 acres of land located within the Pinelands National Reserve and is managed as fish and wildlife habitat. The WMA contains Pine Barrens habitat such as pitch pine and scrub oak upland forests, coniferous and deciduous wetlands, and Pinelands designated streams, in addition to several human-made lakes. The WMA offers opportunities for a variety of wildlife-related recreational activities including hunting, fishing, trapping, wildlife viewing, boating, and hiking, among others.

The Raceway operates a motorsports facility known as the New Egypt Raceway, located at 720 Pinehurst Road (County Road 539), Plumsted Township, Ocean County (hereafter, the “Raceway”). The Raceway consists of a 7/16th mile D-shaped clay racetrack, a grandstand, and concession stands. The Raceway hosts a variety of auto racing events, ranging from national touring series to weekly races to junior-focused events. The Raceway has been in operation since 1946, when it was known as the Ft. Dix Raceway.

The Raceway is situated on approximately 41.76 acres comprising two tax parcels. The motorsports facility is located on Block 76 Lot 83.01. Additional parking areas are located on Block 76, Lot 82.02.

The Raceway is bordered to the northeast by Block 76, Lot 82.03, an irregularly shaped parcel owned by the NJDEP and managed as part of the Colliers Mills WMA. Lot 82.03 is part of a large contiguous parcel of the WMA. However, a portion of it is bordered almost entirely by the Raceway’s land due to its irregular shape.

The NJDEP acquired Block 76, Lot 82.03 in 1997 from Layman and Alice Cullers and David Fain using Green Acres bond funds. The transaction included a portion of former Block 76, Lot 82.02 (approximately 33 acres), a portion of former Block 76, Lot 82.03 (approximately 14.932 acres), and Block 76, Lot 39 (approximately 10.11 acres). The portions of Block 76, Lots 82.02 and 82.03 were combined to create what is now designated for tax purposes as Block 76, Lot 82.03. Block 76, Lot 39 remains designated as such and remains under NJDEP ownership as part of the Colliers Mills WMA. Lot 39 is not included in the proposed land exchange.

Several years ago, the NJDEP became aware that the Raceway had, without the NJDEP's permission, occupied the NJDEP Parcel, primarily to accommodate additional parking for the Raceway. Upon discovering the encroachment, the NJDEP entered into a temporary Right of Entry with the Raceway for the occupation of this area while the NJDEP and the Raceway determined an appropriate long-term course of action. The NJDEP and the Raceway now propose an exchange of land in order to remedy the encroachment and to realign the boundaries of the two irregularly shaped parcels.

As detailed below, the NJDEP's general objectives for the proposed land exchange are: (1) to dispossess itself of land that is currently not suitable as part of a WMA due to the fact that it has been disturbed by being used as a parking area for the Raceway; (2) to continue to own a large, contiguous parcel at Colliers Mills WMA; (3) to acquire replacement land, at a ratio of at least 4 to 1 in size, to be added to the Colliers Mills WMA; (4) to acquire privately owned inholdings within Colliers Mills WMA; and (5) to adjust the boundaries of the two parties' irregularly shaped parcels. The Raceway's general objectives for the proposed land exchange are: (1) to own the land which has already been affected by the Raceway's operations; and (2) to adjust the boundaries of the two parties' irregularly shaped parcels by squaring them off. To prevent future encroachments, the Raceway has agreed to install a fence along the entire shared property boundary if the proposed land exchange takes place.

The specific parcels proposed to be exchanged are as follows:

Proposed Land Exchange Between the NJDEP and the Raceway							
Municipality	Block	Lot	Street Address	Current Owner	Proposed Owner	Acres to State	Acres to Club
Plumsted Township	76	82.03 (p/o)	Pinehurst Road	NJDEP	Raceway		4.5431
Total							4.5431
Proposed Land Exchange Between the NJDEP and the Raceway							
Municipality	Block	Lot	Street Address	Current Owner	Proposed Owner	Acres to State	Acres to Club
Plumsted Township	76	82.02 (p/o)	Pinehurst Road	Raceway	NJDEP	1.02	
Plumsted Township	76	85	Pinehurst Road	Raceway	NJDEP	12.68	
Plumsted Township	76	95	Pinehurst Road	Raceway	NJDEP	7.88	
Total							21.58

General location maps of the Colliers Mills WMA and the properties proposed to be exchanged are attached as Figures 1 and 2. An aerial map of the properties proposed to be exchanged is attached as Figure 3.

Pursuant to N.J.S.A. 23:8A-1, the proposed sale was presented to the Fish & Game Council at its December 12, 2023, meeting. The Council has not raised any objections to the proposed sale.

In accordance with N.J.S.A. 13:1D-57(a), the NJDEP will return the monetary proceeds of the proposed land exchange to the Garden State Preservation Trust fund, to be used for the acquisition of land by the NJDEP for recreation and conservation purposes.

Any lands acquired by the NJDEP from the Raceway will be preserved by statute (as replacement for lands originally purchased with Green Acres funds), and future conveyance of these lands will be governed by the Green Acres bond acts and the NJDEP property conveyance statute at N.J.S.A. 13:1D-51 through N.J.S.A. 13:1D-58. The replacement lands will be assigned to New Jersey Fish

and Wildlife for hunting, trapping, and other wildlife-based recreation. They will also be subject to N.J.S.A. 23:8A-1, which requires Fish and Game Council involvement in any future land sales or exchanges.

The lands currently held by NJDEP will become a part of the private lands owned by the Raceway. As required by N.J.S.A. 13:1D-56, the deed for the conveyance of the NJDEP property to the Raceway will include language specifying that additional compensation may be due to the State of New Jersey if the property is rezoned or granted a variance within 25 years of the purchase in a manner that increases the value of the lands.

As outlined above, the proposed land exchange requires the NJDEP to conduct two public hearings. The public hearing notice can be found in the Appendix section of this report as Appendix 1. 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. 13:8A-48 and N.J.S.A. 13:8C-31. The NJDEP believes that the earliest it could obtain these approvals is December 2025.

Due to their length, the Figures and Appendices referenced in this report are not appended to this document. The Figures and Appendices can be accessed at <https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

DESCRIPTION OF THE NJDEP PARCEL

Property Description

The NJDEP property proposed for conveyance to the Raceway consists of approximately 4.54 acres of vacant land located in Plumsted Township, Ocean County. The NJDEP Parcel is a portion of Block 76, Lot 82.03, an approximately 47.25-acre parcel located at the western extent of the Colliers Mills WMA. The southwestern portion of Lot 82.03 is irregularly shaped and surrounded almost entirely by private land. This approximately 14.62-acre portion is bordered to the northeast by Lot 82.02 (owned by the Raceway), to the southwest by Lot 83.01 (owned by the Raceway), and to the southeast by land under other private ownership. The 14.62-acre portion of Lot 82.03 is connected to the remainder of the lot by approximately 320 linear feet of land to the northeast (Figure 3).

The NJDEP Parcel comprises the westernmost extent of Block 76, Lot 82.03. The southwest boundary of the NJDEP Parcel is bordered immediately by a driveway associated with the Raceway (Lot 83.01) and is within approximately 70 feet of the racetrack. The NJDEP Parcel is bordered to the north by land owned by the Raceway and used for parking (Lot 82.02). The southern boundary is bordered by additional land owned by Raceway (part of Lot 83.01) and the NJDEP (part of Lot 82.03).

Aerial imagery shows that the NJDEP Parcel was historically used for agriculture. It continued to be used for agriculture for several years under NJDEP ownership but was more recently maintained as a grass field. The NJDEP Parcel is now covered almost entirely with gravel. There are no structures or developed recreational facilities on the NJDEP Parcel.

The nearest public street is Pinehurst Road (County Route 539). However, the NJDEP Parcel cannot be accessed directly from a public street. The NJDEP Parcel is accessible by way of a dirt road which can be accessed from Hawkins Road to the east. The road spans the width of Block 76, Lot 76 (owned by the NJDEP).

Additional information about the NJDEP Parcel may be found in the appraisal included in this report as Appendix 2, which can be accessed at <https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

Environmental Features

The NJDEP Parcel is located within the Forest Area of the Pinelands (as such areas are designated under the Pinelands Comprehensive Management Plan) and is zoned Forest Area (FA) by the Township of Plumsted. The Forest Area designation is intended to preserve and protect the valuable resources of the Pinelands.² The NJDEP Parcel is entirely uplands and does not contain any waterbodies, streams, or wetlands. (Figure 4)

According to the NJDEP Bureau of GIS's "Land Use 2020" data, the NJDEP Parcel is comprised of approximately 3.72 acres of land assigned a generalized land use category of "Urban" with a land use description of "Recreational Land." The remainder of the NJDEP Parcel consists of approximately 0.8 acres of land assigned a generalized land use category of "Forest" with a land use description of "Old Field (Less Than 25% Brush Covered)."³ (Figure 5)

DESCRIPTION OF THE REPLACEMENT LANDS

Property Description

The property owned by the Raceway and proposed for conveyance to the NJDEP consists of three individual parcels located in the Township of Plumsted and totaling approximately 21.58 acres (hereafter, the "Replacement Lands"). The properties are designated for tax purposes as a portion of Block 76, Lot 82.02 and the entirety of Block 76, Lot 85 and Block 76, Lot 95. All three parcels will be accessible through adjacent land already owned by the NJDEP and managed as part of the Colliers Mills WMA. Block 76, Lots 85 and 95 are inholdings within Colliers Mills WMA.

Block 76, Lot 82.02 is a narrow, approximately 6-acre parcel, adjacent to Block 76, Lot 82.03. The portion of Lot 82.02 included in the Replacement Lands is the easternmost portion, which totals approximately 1.02 acres. This portion of Lot 82.02 tapers in width, forming a triangle, and is surrounded almost entirely by Block 76, Lot 82.03 (owned by the NJDEP). The conveyance of

² Further information regarding the Forest Area, Rural Development Area, and other management areas of the Pinelands can be found in the Pinelands Comprehensive Management Plan (CMP): <https://www.nj.gov/pinelands/cmp/CMP.pdf>. A summary of the (CMP) can be found at: <https://www.nj.gov/pinelands/cmp/summary/>.

³ The category "Urban" is assigned by default to land assigned the land use description of "Recreational land." This portion of the NJDEP Parcel appears to be considered "Recreational Land," rather than "Old Field," due to the use of the land for the Raceway's operations.

this portion of Lot 82.02 to the NJDEP is intended to straighten out the boundary line between Lots 82.02 and 82.03 in this location.

Block 76 Lot 85 is an approximately 12.68-acre parcel adjacent to the northwest boundary of Lot 82.03. Lot 85 is surrounded entirely by land owned by the NJDEP and managed as part of the Colliers Mills WMA. There are no structures or developed recreational facilities on any portion of Lot 95.

Block 76, Lot 95 is an approximately 7.88-acre parcel located approximately 500 feet north of Block 76, Lot 85. Lot 85 is also surrounded entirely by land owned by the NJDEP and managed as part of the Colliers Mills WMA. Lot 95 will be accessible through the adjacent WMA. There are no structures or developed recreational facilities on any portion of Lot 95.

More information about the Replacement Lands may be found in the appraisals included in this report as Appendices 3, and 4, which are available at <https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

Environmental Features

Block 76, Lots 82.02 and 83.01 (owned by the Raceway) are located in the Rural Development Area of the Pinelands (as such areas are designated under the Pinelands Comprehensive Management Plan) and are zoned Rural Development (RD-1) by the Township of Plumsted. The Rural Development Area designation is intended as a “transitional area that balances environmental and development values between conservation and growth areas.”⁴ The portion of Lot 82.02 to be acquired by the NJDEP is entirely uplands and does not contain any waterbodies, streams, or wetlands (Figure 4). According to the NJDEP Bureau of GIS’s “Land Use 2020” data, the portion of Lot 82.02 included in the Replacement Lands is assigned a generalized land use category of “Forest” with a land use/land cover description of “Old Field (Less Than 25% Brush Covered).” (Figure 5)

Block 76, Lot 85 is located in the Forest Area of the Pinelands and is zoned FA by the Township of Plumsted. Lot 85 is made up of approximately 6 acres of uplands and 6.68 acres of wetlands. (Figure 4) The wetlands are within the Union/Ridgeway Branch watershed and are associated with two Borden’s Mill Branch tributaries which have surface water quality classifications of PL (the general surface water classification applied to Pinelands waters). PL waters are designated as Outstanding Natural Resource Waters (ONRW), the most protective tier of antidegradation designations assigned by the NJDEP. One stream flows through the western extent of Lot 85 from the northwest to the southeast. The other stream forms the eastern boundary of Lot 85 and flows in a similar northwest to southeast direction.

Block 76, Lot 95 is also located in the Forest Area of the Pinelands and is zoned FA by the Township of Plumsted. Lot 95 is made up of 5.88 acres of uplands and approximately 2 acres of wetlands. (Figure 4) The wetlands are associated with the same Borden’s Mill Branch tributary that forms the eastern boundary of Lot 85. This stream also forms the eastern boundary of Lot 95. As mentioned previously, this stream has a surface water quality classifications of PL.

⁴ <https://www.nj.gov/pinelands/cmp/summary/ma/index.shtml>

ENVIRONMENTAL ASSESSMENT

The proposed land exchange has undergone an internal review by the Department's affected land management and natural resource protection programs, including the Nongame and Endangered Species Program ("ENSP"), the State Historic Preservation Office ("SHPO"), the State Forest Service, the State Forest Fire Service, the Office of Natural Lands Management, and the Division of Fish and Wildlife's Bureau of Land Management and Bureau of Freshwater Fisheries. This review did not raise any objections to the proposal.

For the NJDEP Parcel

The NJDEP ENSP's "Landscape Project – Species-Based Habitat" data (Version 3.3) indicate that the NJDEP Parcel was formerly classified as Rank 4—State Endangered as part of the larger classification of Block 76, Lot 82.03. However, the area to be conveyed by the NJDEP to the Raceway is no longer classified as Rank 4 due to its use as a parking area for the Raceway. In its present state, it is not suitable as wildlife habitat.

The NJDEP Parcel does not contain any known vernal pools or known potential vernal pool habitat.

The NJDEP Parcel does not contain any land associated with Natural Heritage Priority Sites, and the SHPO has not raised any concerns regarding historic or archaeological resources.

For the Replacement Lands

As shown in Figure 6, The NJDEP ENSP's "Landscape Project – Species-Based Habitat" data (Version 3.3) indicate that the portion of Block 76, Lot 82.02 included in the Replacement Lands is categorized as Rank 4 – State Endangered (assigned to species-specific habitat patches with one or more documented occurrences of State endangered species). Habitat (and associated types of occurrences) for the following species are present on the portion of Block 76, Lot 82.02 included in the Replacement Lands:

Vesper Sparrow – Breeding Sighting
Wood Turtle – Occupied Habitat

As shown in Figure 6, the NJDEP ENSP's "Landscape Project – Species-Based Habitat" data (Version 3.3) indicate that Block 76, Lot 85 is categorized as Rank 3 – State Threatened (assigned to species-specific habitat patches containing one or more occurrences of State threatened species). Habitat (and associated types of occurrences) for the following species are present on the Block 76, Lot 85:

Barred Owl – Breeding Sighting
Wood Thrush – Breeding Sighting
Great Blue Heron – Foraging

As shown in Figure 6, the NJDEP ENSP's "Landscape Project – Species-Based Habitat" data (Version 3.3) indicate that Block 76, Lot 95 is categorized as Rank 3 – State Threatened (assigned to species-specific habitat patches containing one or more occurrences of State threatened species). Habitat (and associated types of occurrences) for the following species are present on the Block 76, Lot 95:

Barred Owl – Breeding Sighting
Wood Thrush – Breeding Sighting
Great Blue Heron – Foraging

The Replacement Lands do not contain any known vernal pools or known potential vernal pool habitat.

The Replacement Lands do not contain any land associated with Natural Heritage Priority Sites and the SHPO is not aware of any historic or archaeological resources associated with the Replacement Lands.

Summary of Environmental Assessment

The proposed land exchange is not likely to have adverse environmental impacts. The land proposed to be conveyed by the NJDEP to the Raceway has already been developed and is not currently suitable for public recreation or as wildlife habitat.

The proposed land exchange will result in a net increase of approximately 17.03 acres of land under NJDEP ownership.

The proposed land exchange will result in an increase of approximately 21.57 acres of land categorized as either Rank 3 or Rank 4 by the ENSP's "Landscape Project – Species-Based Habitat" data (Version 3.3). Since the NJDEP Parcel is no longer suitable as habitat, the NJDEP views this net increase as a significant advantage of the proposed land exchange.

Since all of the lands involved in the proposed land exchange are located within the Pinelands, the exchange will result in a net increase of approximately 17.03 acres of DEP-owned Pinelands holdings.

ASSESSMENT OF RECREATIONAL IMPACT

The NJDEP does not anticipate that the proposed land exchange will have a negative recreational impact on either side of this transaction. The proposed land exchange will result in a net increase of approximately 17.03 acres of land preserved for recreation and conservation purposes. As noted above, there are no facilities on either the NJDEP Parcel or the Replacement Lands. The Replacement Lands will remain permanently preserved for recreation and conservation purposes and will be managed for public access and use as a part of the Colliers Mills WMA. The NJDEP Parcel, which is not currently suitable for recreation due to the Raceway's operations, will be removed from NJDEP ownership.

ECONOMIC ASSESSMENT

Under N.J.S.A. 13:1D-56(a), any NJDEP property of more than one acre that is proposed to be conveyed in fee (for any purpose), must be valued as follows:

- a. For the purpose of determining the amount of consideration to be paid or transferred to the State in exchange for conveying 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, the value of such lands *shall be based upon their intended use upon conveyance or upon their highest and best use, whichever shall provide to the State the greatest value in return.* [Emphasis added.]

The Raceway commissioned appraisals for the NJDEP Parcel and the Replacement Lands, using appraisers from the NJDEP Green Acres Program's list of approved appraisers and a scope of appraisal reviewed and approved by the NJDEP. The appraisers valued the NJDEP Parcel and the Replacement Lands as unrestricted properties. The appraisals were completed in March 2024. The appraisals were then reviewed and approved by the NJDEP's Green Acres Program, and the Green Acres review appraiser certified the market values for each property.

Due to their length, the appraisals are not attached to this document but are posted online as Appendices 2 through 4 of this Report at <https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

Valuation of the NJDEP Parcel

The NJDEP Parcel had a certified market value of \$82,000, (or \$18,000 per acre). The appraiser valued the NJDEP Parcel for its highest and best use, which was determined to be use by the Raceway for parking purposes. The value of the NJDEP Parcel was established based on a sales comparison approach that analyzed five comparable sales of commercially zoned properties. Additional information about this analysis may be found in Appendix 2.

Valuation of the Replacement Lands

The Replacement Lands have a total certified market value of \$57,000, or \$45,000 (\$2,200 per acre) for Block 76, Lots 85 and 95, and \$12,000 (\$11,765 per acre) for Block 76, Lot 82.02 (p/o). The appraiser determined their respective valuations using the current zoning of FA (forested) for Block 76, Lots 85 and 95, and RD-1 (residential) for Block 76, Lot 82.02 (p/o). The appraisers valued the Replacement Lands for their highest and best use, which was determined to be addition to the WMA (since both parcels are landlocked and contain substantial wetlands) (Appendices 3 and 4).

Analysis

Although the market value of the Replacement Lands is lower than the market value of the NJDEP Parcel, the Raceway will equalize the values by paying \$43,000 to NJDEP. Pursuant to N.J.S.A. 13:1D-57, this money will be returned to the Garden State Preservation Trust Fund.

As discussed above, the Replacement Lands will be preserved recreation and conservation land after the exchange is completed. Any lands acquired by the NJDEP from the Raceway will be preserved by statute (as replacement for lands originally purchased with Green Acres funds), and future conveyance of these lands will be governed by the Green Acres bond acts, the NJDEP property conveyance statute at N.J.S.A. 13:1D-51 through N.J.S.A. 13:1D-58 and N.J.S.A. 23:8A-1.

In addition, under N.J.S.A. 13:1D-56, the NJDEP is required to include in the deed for the conveyance of the NJDEP Parcel to the Raceway statutory language requiring compensation to the State if the property is rezoned, or variances are granted, within 25 years of the purchase in a manner that increases the value of the lands.

Based on the above, the NJDEP believes the proposed land exchange represents an equitable transaction for the public from an economic perspective. The Raceway has elected to transfer more land to the NJDEP than it is receiving in order to achieve both its objectives and the objectives of the NJDEP, and there will be no loss of real estate value to the NJDEP's land holdings.

ADVANTAGES AND DISADVANTAGES

In exchange for the conveyance of approximately 4.54 acres to Raceway, the NJDEP will acquire approximately 21.58 acres currently owned by the Raceway (a ratio of approximately 4 to 1 (based on size) and a net gain of approximately 17.03 acres). The proposed land exchange would increase the size of Colliers Mills WMA, increasing the amount of land to be enjoyed by the public for outdoor recreation as part of the WMA system, and would remove several inholdings from the WMA. As discussed above, the proposed land exchange will result in an increase of approximately 21.58 acres of land containing habitat for State threatened or endangered species. The proposed land exchange would also remove from NJDEP ownership approximately 4.54 acres of land that is currently not suitable as habitat or for public use. In addition, the Garden State Preservation Fund would receive \$43,000 as a part of the exchange which will be used to purchase additional land to be made a part of the Colliers Mills WMA.

The Raceway did not own any land of interest to the NJDEP at the time the Raceway approached the NJDEP about acquisition of the NJDEP Parcel, other than the approximately 1.02 acre portion of Block 76, Lot 82.02. The NJDEP indicated that it would be willing to accept additional land acquired by the Raceway for use as replacement land in a land exchange (contingent on successful completion of the public notice and hearing process, and approval by the NJDEP Commissioner and the State House Commission). Based on the NJDEP's expression of interest, the Raceway later acquired two properties, Block 76, Lots 85 and 95. Under the terms of the Purchase Agreement, if the exchange does not go through for any reason, the NJDEP will purchase the Replacement Lands at their certified market value.

The NJDEP considered various alternatives to the proposed land exchange. Removal of the Raceway's operations from Block 76, Lot 82.03 would require costly remediation in order to restore the site to a condition suitable for wildlife habitat and public recreation. Leasing the land to the Raceway on an ongoing basis would not be consistent with the NJDEP's policies regarding

use of State-owned land since it would exclude the general public from use of the land. (The NJDEP is currently leasing the portion of Lot 82.03 to the Raceway on a short-term basis only to address liability issues associated with the Raceway's use of the land.) If the proposed land exchange does not take place, the lease will not be renewed, and the Raceway will be required to restore the land to its original condition.

For the reasons mentioned above, the NJDEP considers the proposed land exchange to be in the best interest of the public.

FIGURES AND APPENDICES

The Figures and Appendices listed below may be accessed at:
<https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

- Figure 1:** Colliers Mills Wildlife Management Area Map
- Figure 2:** General Location Map
- Figure 3:** Aerial Map
- Figure 4:** Wetlands and Surface Waters Map of the NJDEP Parcel and Replacement Lands
- Figure 5:** Land Use Land Cover Map of the NJDEP Parcel and Replacement Lands
- Figure 6:** Landscape Project Map of the NJDEP Parcel and Replacement Lands

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:
<https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

- Appendix 1:** Public Hearing Notice
- Appendix 2:** March 2024 Ronald A. Curini Appraisal Company, Inc. Appraisal Report for Block 76, part of Lot 82.03 (NJDEP Parcel)
- Appendix 3:** March 2024 Ronald A. Curini Appraisal Company, Inc. Appraisal Report for Block 76, part of Lot 82.02 (Replacement Parcel)
- Appendix 4:** March 2024 Ronald A. Curini Appraisal Company, Inc. Appraisal Report for Block 76, Lots 85 and 95 (Replacement Parcels)

PUBLIC HEARINGS

In accordance with N.J.S.A. 13:1D-52(a)4 and N.J.S.A. 52:31-1.1, two public hearings on the proposed land exchange will be conducted. Both hearings will be held in a hybrid format on the Microsoft Teams platform.

The **first public hearing** on the proposed exchange will be conducted by the NJDEP and will be held on Tuesday June 24, 2025, from 6:30 PM to 8:00 PM or the close of public comment (whichever is earlier, but the hearing will be open for at least 30 minutes). NJDEP representatives will be present to answer questions about the proposed land exchange.

The first public hearing will have an in-person location at:

Plumsted Township Municipal Building
121 Evergreen Road
New Egypt, NJ 08533

Persons wishing to attend via video conference or telephone may join as follows:

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 218 751 550 145

Passcode: yK25zx24

Dial in by phone

[+1 856-338-7074,,24985578#](#) United States, Camden

[Find a local number](#)

Phone conference ID: 249 855 78#

The **second public hearing** will be conducted jointly by the NJDEP and the State House Commission and will be held on Thursday July 10, 2025, from 2:00 PM to 3:30 PM or the close of public comment (whichever is earlier, but the hearing will be open for at least 30 minutes). Representatives of the NJDEP will be present to answer questions about the proposed land exchange.

The second public hearing will have its in-person location at:

Department of Environmental Protection
Richard J Sullivan Building
1st floor Public Hearing Room
401 E State Street
Trenton, New Jersey 08625

Persons wishing to attend via video conference or telephone may join as follows:

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Please refer to the Public Hearing Notice, Appendix 1, for information about submitting written public comments on the proposed conveyances. The Public Hearing Notice may be found online at:

<https://dep.nj.gov/otpla/new-egypt-raceway-land-exchange>.

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