

**FINAL APPLICATION**  
**N.J.A.C. 7:36-26.11**  
**(Major disposals or diversions of parkland)**

**New Jersey Department of Environmental Protection**  
**Office of Transactions and Public Land Administration Final Application**  
**Major Disposal/Diversion of Green Acres Encumbered Local Parkland**  
**Major Disposal/Diversion Final Application Requirements**  
**SHC# 0900005 #0908003**  
**Submitted August 5, 2024**

**PART 1 (To be submitted prior to scheduling the public hearing)**

- 1. Appraisals for the parkland proposed to be disposed of or diverted and the replacement land proposed as compensation (if applicable), performed in accordance with the requirements of N.J.A.C. 7:36-8.3 or 19.3, as applicable. (N.J.A.C. 7:36-26.11(b)1). Note: No appraisal is required if the applicant has obtained an appraisal waiver pursuant to N.J.A.C. 7:36-26.10(l):**

**Summary:** The Pre-Appraisal Fact Sheets for Diversion/Disposal of Green Acres Encumbered Parkland were submitted for each property to the NJDEP for approval as per the requirements set forth in NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION OFFICE OF TRANSACTIONS AND PUBLIC LAND ADMINISTRATION PUBLIC LAND COMPLIANCE SECTION. Upon approval the applicants are prepared to hire an appraiser in accordance with the current Green Acres Appraisal Requirements as found on the Green Acres Program website:

[www.nj.gov/dep/greenacres/pdf/Green\\_Acres\\_Appraisal\\_Requirements\\_01-2019.pdf](http://www.nj.gov/dep/greenacres/pdf/Green_Acres_Appraisal_Requirements_01-2019.pdf)

- 2. ☒ A title report for the proposed replacement land, as applicable, to determine existing restrictions, encumbrances, easements, liens, or other factors which may affect the market value of the land. (N.J.A.C. 7:36-26.11(b)2):**

**Summary:** Existing title reports for 7903-7909 River Road and 1811 Paterson Plank Road are attached. The title report for 1401 64<sup>th</sup> Street and 6300 Meadowview Avenue replacement properties has been recently prepared and is attached.

- 3. ☒ Land survey plan for the parcel(s) of land to be disposed of or diverted and the proposed replacement land(s), if applicable, prepared in accordance with Appendix II of the Green Acres Program Rules N.J.A.C. 7:36. (N.J.A.C. 7:36-26.11(b)3).**

Summary: Existing Land Survey plans are attached for the diverted and proposed replacement properties.

4. ☒ **A metes and bounds description for the parcel(s) of land to be disposed of of diverted and the proposed replacement land(s), if applicable, prepared in accordance with Appendix II of the Green Acres Program Rules N.J.A.C. 7:36. (N.J.A.C. 7:36-26.11(b)4).**

Summary: Metes and Bounds descriptions are attached for the diverted and proposed replacement properties.

5. ☒ **The Final Compensation Proposal prepared pursuant to N.J.A.C. 7:36-26.10. (Please refer to Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland of the Pre-application package for guidance) (N.J.A.C. 7:36-26.11(b)5i-iv)**

**Summary:** Attached Final Compensation Proposal includes current proposed Replacement Property. The applicants await approval on the .355 acres of additional replacement property at 34<sup>th</sup> and Liberty submitted to the NJDEP in the course of preparing this submission.

6. ☒ **The Proposed Public Notice for the public hearing and the proposed location of and language to be placed on the Public Notice Sign required pursuant to N.J.A.C. 7:36-26.11(h). (Attachment I: Sample Public Notices) (Please also review the Public Hearing Sign Guidance Document – available at <https://dep.nj.gov/otpla/forms/>) (N.J.A.C. 7:36-26.11(b)7)**

**Summary:** Please see attached draft Proposed Public Notice and Public Notice Sign Language Document for all notices and signs to be placed at both Braddock Park and the 43<sup>rd</sup> Street Park. The language of the Public Notice Signs to be placed will mirror the language of the Public Hearing Public Notice and adhere to the requirements set forth in the Public Hearing Sign Guidance Document.

7. ☒ **Any additional information requested by the Department to clarify the final application requirements including any portions of the Pre-application package that have been revised. (N.J.A.C. 7:36-26.11(b)8).**

**Summary:** See Attached Correspondence from Grace Lynch, AIA PP CID ALEP LEED-AP, and from and Richard A. Wolowicz, NJ Approved Forester, in response to the request for more information as per the letter dated February 29, 2024 from Judeth Yeany, Assistant Director, Office of Transactions and Public Lands and Administration. It should be noted that the letter refers to the proposed Braddock Park diversion area as 1.477 acres. That number is the total acreage for both the Braddock Park area and the North Bergen EMS South facility at the 43<sup>rd</sup> Street Park. In fact, the diversion area proposed in Braddock Park is 1.339 acres. See pertinent excerpts below.

8. ☒ Maps. (Attachment II: Map requirements; and Attachment III: Sample Reference Map) (N.J.A.C. 7:36-26.11(b)6):

**Summary:** Please see attached maps in conformance with N.J.A.C. 7:36-26.11(b)6).

9. ☒ Please attach this cover sheet and Attachment II: Map Requirements checklist.

#### ATTACHMENT II: MAP REQUIREMENTS

For all Final Application submissions please submit the following (# of copies):

☒ Location Maps (8½" x 11" in size):

\*County Road Maps: Showing the proposed disposal/diversion parcel or area and the proposed compensation area (2). \*EMS South Facility to be added to existing County Road Maps.

☒ Tax Maps (8½" x 11" or 11" x 17" in size):

A) Showing the proposed disposal/diversion parcel(s)/area and any adjacent parkland; depict the entire park boundary and separately depict the proposed disposal/diversion area (2)

B) Showing the proposed compensation parcel(s)/area and any adjacent parkland (2)

☒ Aerial Site Maps\* (11" x 17" or larger in size):

A) A small scale site map showing the proposed disposal/diversion parcel(s) or area; depict the entire park boundary and separately depict the proposed disposal/diversion area (18)

B) A small scale site map showing the proposed compensation (parcel(s)/area) and any adjacent parkland (18)