Economic and Environmental Impact Report

Regarding the Proposed Administrative Transfer of Parkland
13,687 square feet, or 0.3142 acres, a portion of Goffle Brook Park, and Maintaining an Easement of 3,269 square feet or .0750 acres
(Portion of Block 81, Lot 1)
in the Borough of Hawthorne
by the County of Passaic
to the Borough of Hawthorne, NJ

(N.J.S.A. 40A:12-13.5 et seq.
“Local Lands and Buildings Law”)

Prepared by
the County of Passaic
Department of Planning & Economic Development

July 2019
INTRODUCTION

This report has been prepared in accordance with (N.J.S.A. 40A:12-13.5 et seq., "Local Lands and Buildings Law"). The law ("Local Lands and Buildings Law"), which, among other things, requires an informational report to be prepared whenever a county determines to sell, lease or exchange real property that it owns. The County of Passaic, New Jersey (hereinafter referred to as "the County") owns a 13,687 square foot, or 0.3142 acre parcel (a portion of Passaic County Goffle Brook Park) in Borough of Hawthorne (hereafter referred to as "the Site"). The property is identified as a portion of Block 81, Lot 1 on the municipal tax map of the Borough of Hawthorne. The surveyor's description of the parcel, the proposed easement and a map is attached in the appendix.

The Site is identified on the County of Passaic ROSI (Recreation & Open Space Recreation Inventory) database as public parkland and is subject to N.J.A.C. 7:36 et seq. (hereinafter referred to as the "NJ DEP Green Acres Program Rules" or "Green Acres Rules"). The County proposes an administrative transfer of the County-owned property identified above to the Borough of Hawthorne which will maintain the property as open space. An access easement of 3,269 square feet or .0750 acres will also be maintained through the property.

The proposed transfer of ownership of the Site will be to the Borough of Hawthorne. The Borough of Hawthorne will continue to use the site as open space and a playground adjacent to the Hawthorne Boys and Girls Club.

The scope of this proposal involves the transfer of approximately 13,687 square feet, or 0.3142 acres, a parcel of land currently part of Goffle Brook Park to the Borough of Hawthorne for continued use as open space and a playground with an access easement of 3,269 square feet or .0750 acres.

In order to further the proposed project, the County wishes to grant the transfer of the Site (13,687 square feet, or 0.3142 acres) to the Borough of Hawthorne. The County and the Borough of Hawthorne, in principle, have agreed to a compensation land package to the County for the proposed transfer of ownership of $1.00 with the stipulation that the Site will remain used for open space and a playground and an access easement of 3,269 square feet or .0750 acres will be provided.

As required by the Local Lands and Buildings Law, this report will address the reasons, advantages and disadvantages, the environmental impact and recreational impact of the proposed granting of the transfer, as well as the environmental and economic values of the Site before and after the proposed transfer.
LOCAL LANDS AND BUILDINGS LAW

Any County may sell, by public auction or private sale, real property, capital improvements, or personal property, or interest therein, in accordance with the provisions of the Local Lands and Buildings Law. Under the Local Lands and Buildings Law, the County may authorize a private sale when such sale is to any political subdivision, agency, department, commission, board or body corporate and politic of the State of New Jersey when authorized by county resolution. The granting of the land transfer by the County to the Borough of Hawthorne may be undertaken as a real property transfer since the Borough of Hawthorne is a political subdivision in the State of New Jersey.

REASON FOR TRANSFER OF PROPERTY/PROJECT

The proposed Project consists of the transfer of parkland to allow the Borough of Hawthorne to augment the current open space and playground utilized by the Hawthorne Boys and Girls Club to continue to provide needed community services to Hawthorne residents.

DESCRIPTION OF TRANSFER OF LAND/PROJECT AREA

The County of Passaic's Goffle Brook Park (4,039,727 square feet or 92.76 acres) is located in the Borough of Hawthorne (a portion of Block 81, Lot 1) The Park is maintained by the Passaic County Department of Parks.

The project Site is a small (13,687 square feet, or 0.3142 acres) parcel, located adjacent to the Hawthorne Boys and Girls Club, known as a portion of Block 81, Lot 1 in the Borough of Hawthorne. The property is zoned for recreation and parkland.

ADVANTAGES AND DISADVANTAGES OF THE PROPOSED TRANSFER OF PROPERTY

If the County were to complete the transfer and sale, as proposed, the following advantages and disadvantages will result there from:

(a) The Site consists of a 13,687 square feet, or 0.3142 acre parcel which will be used by the Borough of Hawthorne to increase the open space utilized by the Hawthorne Boys and Girls Club for their playground and to benefit Hawthorne residents.

(b) The proposed transfer will, in turn, afford the County the opportunity to support the Borough of Hawthorne in their efforts to enhance the amenities of the Hawthorne Boys and Girls Club.
(c) Compensation by the Borough of Hawthorne will be $1.00 to the County of Passaic.

(d) The use of a portion of Goffle Brook parkland to support the recreational activities of the Hawthorne Boys and Girls Club will have no adverse consequences to the remainder of the park.

The proposed transfer will eliminate less than .0034 acre of land, a tiny (much less than 1%) portion of the total park area. The impact on the public's use and enjoyment of its natural features will have no discernible adverse impact on the remainder of the parkland for the following reasons:

a) The Site is not a distinguishable portion of Goffle Brook Park and is adjacent to the Hawthorne Boys and Girls Club. Therefore the loss of this less than 0.3142 acres will not have an adverse impact on this County park facility.

b) This section of the Park does not contain a trail system or other amenity. The Site is directly adjacent to the Hawthorne Boys and Girls Club.

c) The Site under consideration is not utilized by the public as a formal recreational facility or program, but will be an asset to the recreational activity of the Hawthorne Boys and Girls Club.

ENVIRONMENTAL IMPACT OF THE PROJECT

The proposed transfer of a portion of Goffle Brook Park (a portion of Block 81, Lot 1) will enhance the recreational activities of the Hawthorne Boys and Girls Club. There appears to be no environmental significance to this parcel, currently part of Goffle Brook Park. The site is overrun by invasive species including: mugwort, Japanese knotweed, garlic mustard, tree of heaven, and multiflora rose. There are several species of maple, many beech trees, and a large black walnut on the site.

The proposed transfer will not result in the loss or alteration of ecologically sensitive lands such as flood plains, steep slopes, wetlands, or preserved farmland as none are located at the Site. There will be no permanent disturbance created by the proposed transfer of ownership and will not take away from the rest of County Park's functionality as parkland. The County is unaware of any contamination on the property. No historic, archaeological or cultural resources have been identified at the Site.

RECREATIONAL IMPACT OF PROPOSED TRANSFER

There will be no significant negative impact to the public as a result of the proposed transfer, and will only be a benefit when one considers the enhanced recreational use of the parcel by the Hawthorne Boys and Girls Club.
ECONOMIC IMPACT OF PROPOSED TRANSFER

The County will benefit from the proposed transfer of the 13,687 square foot, or 0.3142 acre parcel, a portion of Block 81, Lot 1 in the Borough of Hawthorne due to increased recreational opportunities for the residents of the Borough of Hawthorne. There is no economic benefit of the parcel to be transferred – it is designated for open space/recreational uses only and this designation will not be altered.

A. Land Compensation:

i) Transferred Property – (Project Area – Additional recreational area/playground for the Hawthorne Boys and Girls Club)

No appraisals have been commissioned by the County of Passaic or the Borough of Hawthorne to establish the market value of the fee simple interest in the proposed transfer to the Borough of Hawthorne. The County of Passaic and the Borough of Hawthorne have agreed upon a purchase price of $1.00.

SITE DESCRIPTION OF EASEMENT

The County of Passaic will also retain an easement of a 3,269 square foot or 0.0750 acre parcel that travels through the Site to be transferred. A map and description of the easement for ingress and egress is located in the appendix.

PUBLIC HEARINGS

In accordance with the Local Lands and Buildings Law of the State of New Jersey, N.J.S.A. 40A: 12-1, et seq., and NJDEP Green Acres Program Rules, N.J.A.C. 7:36-26.11(e), the Passaic County Counsel’s Office, on behalf of the County, will conduct public hearings to solicit public comments on the proposed administrative transfer and easement project on the following dates:

Project Title: TRANSFER OF A PORTION OF BLOCK 81, LOT 1, BOROUGH OF HAWTHORNE

The first public hearing will be held on August 27, 2019 at 6:30 p.m. at:

The Boys and Girls Club of Hawthorne
1 Downes Way
Hawthorne, NJ 07506
The second public hearing will be held on September 24, 2019 at 5:30 p.m. at:

County of Passaic Administration Building – Freeholder Meeting Room
401 Grand Street, 2nd Floor
Paterson, NJ 07505

The public may submit written comments to the County until two weeks after the date of the second public hearing: October 15, 2019.

CONTACT INFORMATION

For further information, please contact:
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Bureau of Legal Services and Stewardship
NJDEP, Green Acres Program
501 East State Street
Mail Code 501-01 PO Box 420
Trenton, NJ 08625-0542
(609) 984-0542
DESCRIPTION OF REMAINDER OF TAX LOT 1 IN BLOCK 81
BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY
LAN JOB #2.8810.05

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES SITUATE, LYING, AND BEING IN THE BOROUGH OF HAWTHORNE, AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY SIDE LINE OF DIAMOND BRIDGE AVENUE (50 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES NAD' 83 (US SURVEY FEET) OF NORTH 770.597' 6209' EAST 586.041' 1192', ALSO SAID POINT OF BEGINNING BEING LOCATED 159.25 FEET ON A BEARING OF SOUTH 83 DEGREES 45 MINUTES 16 SECONDS WEST FROM THE INTERSECTION FORMED BY THE SOUTHERLY SIDE LINE OF SAID DIAMOND BRIDGE AVENUE WITH THE WESTERLY SIDE LINE OF MAY STREET (40 FEET WIDE PUBLIC RIGHT OF WAY); AND RUNS THENCE

1. IN A SOUTHERLY DIRECTION ALONG THE WESTERLY SIDE OF TAX MAP BLOCK 101 THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES: S13° 39' 05"W, 97.06 FEET TO A POINT; THENCE
2. N83° 42' 31"E, 13.94 FEET TO A POINT; THENCE
3. S32° 09' 29"E, 154.85 FEET TO A POINT; THENCE
4. S6° 40' 59"E, 217.19 FEET TO A CONCRETE MONUMENT (FOUND SOUTHEAST +/- 0.13 FEET) IN THE SOUTHERLY SIDE LINE OF CEDAR AVENUE (40 FEET WIDE PUBLIC RIGHT OF WAY); THENCE
5. ALONG THE SAME N84° 22' 43"E, 100.62 FEET TO A CONCRETE MONUMENT FOUND ON POINT; THENCE
6. IN A SOUTHERLY DIRECTION ALONG THE WESTERLY SIDE OF TAX MAP BLOCK 102 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: S6° 44' 29"E, 78.49 FEET TO A CONCRETE MONUMENT FOUND ON POINT; THENCE
7. N82° 12' 21"E, 91.98 FEET TO A CONCRETE MONUMENT FOUND ON POINT; THENCE
8. S6° 44' 45"E, 291.18 FEET TO A POINT NEAR AN IRON PIPE (FOUND NORTHWEST +/- 1.66 FEET) IN THE SOUTHERLY SIDE LINE OF SOUTH AVENUE (50 FEET WIDE PUBLIC RIGHT OF WAY); THENCE
9. WESTERLY, SOUTHERLY, AND EASTERLY ALONG THE LANDS OF THE BOROUGH OF HAWTHORNE TAX LOT 1.01 IN BLOCK 81 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: S83° 15' 15"W, 692.00 FEET TO A POINT; THENCE
10. S6° 44' 45"E, 714.60 FEET TO A POINT NEAR AN IRON PIPE (FOUND SOUTHWEST 0.27 FEET); THENCE
11. ALONG A NEW DIVISION LINE BETWEEN LOT 1 IN BLOCK 81 AND LOT 9 IN BLOCK 48 THE FOLLOWING TWO (2) COURSES: S83° 31' 58"W, 142.00 FEET TO A POINT; THENCE
12. S6° 44' 45"E, 86.00 FEET TO A POINT IN THE NORTHERLY SIDE OF LOT 9 BLOCK 48; THENCE
13. S83° 31' 58"W, 762.03 FEET TO AN IRON PIPE WITH NAIL FOUND ON POINT IN THE EASTERLY SIDE LINE OF GOFFLE ROAD (50 FEET WIDE PUBLIC RIGHT OF WAY); THENCE
14. IN A NORTHERLY DIRECTION ALONG THE EASTERLY SIDE OF GOFFLE ROAD THE FOLLOWING SIX (6) BEARING AND DISTANCES: N9° 06' 15"W, 427.63 FEET TO A POINT OF CURVATURE; THENCE
15. ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 635.00 FEET, A CURVE LENGTH OF 165.75 FEET, A CHORD BEARING OF N1° 37' 35"W, AND A CHORD DISTANCE OF 165.28 FEET TO A POINT; THENCE
16. N5° 51' 05"E, 206.36 FEET TO A POINT OF CURVATURE; THENCE
17. ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 3,150.00 FEET, A CURVE LENGTH OF 246.41 FEET, A CHORD BEARING OF N8° 05' 32"E, AND A CHORD DISTANCE OF 246.34 FEET TO A POINT; THENCE
18. N10° 19' 59"E, 614.50 FEET TO A POINT OF CURVATURE; THENCE
19. ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CURVE LENGTH OF 65.58 FEET, A CHORD BEARING OF N47° 54' 30"E, AND A CHORD DISTANCE OF 60.98 FEET TO A POINT IN THE SOUTHERLY SIDE LINE OF SAID DIAMOND BRIDGE AVENUE; THENCE
20. ALONG THE SAME N85° 29' 01"E, 1,022.45 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 1,804,435 SQUARE FEET, OR 41.4241 ACRES.

NOTE FOR INFORMATION ONLY: BEING DESIGNATED AS PORTION OF LOT 1 IN BLOCK 81 OF THE TAX MAP OF THE BOROUGH OF HAWTHORNE, PASSAIC COUNTY, NEW JERSEY.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM. NEW JERSEY STATE PLANE COORDINATES ARE STATED IN US SURVEY FEET.

PURSUANT TO A BOUNDARY SURVEY PREPARED BY LAN ASSOCIATES ENGINEERING, PLANNING, SURVEYING, ARCHITECTURE, INC. DATED JUNE 19, 2018 AND BEARING A LAST REVISION OF OCTOBER 5, 2018.

Matthew M. Webb, PLS
NJ PLS #24GS04330200
June 10, 2019
EASEMENT FOR INGRESS AND EGRESS
IN FAVOR OF
LOT 1 IN BLOCK 81
BOROUGH OF HAWTHORNE, PASSAIC COUNTY, NEW JERSEY
LAN JOB #2.8810.05

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES SITUATE, LYING, AND
BEING IN THE BOROUGH OF HAWTHORNE, AND STATE OF NEW JERSEY, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY END OF MAITLAND AVENUE (50 FEET WIDE PUBLIC
RIGHT OF WAY), SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES NAD' 83 (US
SURVEY FEET) OF NORTH 768.949.4356' EAST 585.802.8394', SAID POINT BEING LOCATED THE
FOLLOWING COURSE FROM THE INTERSECTION OF THE SOUTHERLY SIDELINE OF SAID
MAITLAND AVENUE WITH THE NORTHEASTMOST CORNER OF LOT 9 IN BLOCK 48:

a. NORTH 17 DEGREES 07 MINUTES 15 SECONDS EAST, 10.95 FEET TO THE TRUE POINT
   AND PLACE OF BEGINNING; AND RUNS THENCE

   1. SOUTH 83 DEGREES 31 MINUTES 58 SECONDS WEST, 56.37 FEET TO AN ANGLE
      POINT; THENCE
   2. NORTH 6 DEGREES 44 MINUTES 45 SECONDS WEST, 75.97 FEET TO A POINT IN
      THE NEW DIVISION LINE BETWEEN LOT 9 IN BLOCK 48 AND LOT 1 IN BLOCK 81;
      THENCE
   3. ALONG SAID NEW DIVISION LINE NORTH 83 DEGREES 31 MINUTES 58 SECONDS EAST,
      30.00 FEET TO AN ANGLE POINT IN SAID DIVISION LINE; THENCE
   4. SOUTH 6 DEGREES 44 MINUTES 45 SECONDS EAST, 45.97 FEET TO AN ANGLE POINT;
      THENCE
   5. NORTH 83 DEGREES 31 MINUTES 58 SECONDS EAST, 39.62 FEET TO A POINT IN THE
      WESTERLY END SIDELINE OF MAITLAND AVENUE; THENCE
   6. SOUTH 17 DEGREES 07 MINUTES 15 SECONDS WEST, 32.74 FEET TO THE POINT AND
      PLACE OF BEGINNING.

THIS BEING INTENDED TO DESCRIBE A 30' WIDE EASEMENT FOR INGRESS FOR THE BENEFIT OF
LOT 1 IN BLOCK 81 OVER THE LANDS GRANTED TO LOT 9 IN BLOCK 48 FROM LOT 1 IN BLOCK 81.

CONTAINING AN AREA OF 3,269 SQUARE FEET, OR 0.0750 ACRES.

THE BASIS OF Bearings FOR THIS DESCRIPTION IS THE NEW JERSEY STATE PLANE
COORDINATE SYSTEM. NEW JERSEY STATE PLANE COORDINATES ARE STATED IN US SURVEY
FEET.

AS SHOWN ON AN EXHIBIT PREPARED BY LAN ASSOCIATES ENGINEERING, PLANNING,
SURVEYING, ARCHITECTURE, INC. DATED JUNE 10, 2019.

Matthew M. Webb, PLS
NJ PLS #24GS04330200
June 10, 2019