

**NOTICE OF PUBLIC HEARING**

Tuesday, April 8, 2025 at 5:30 PM

PASSAIC COUNTY BOARD OF COUNTY COMMISSIONERS

Administration Building, 401 Grand Street, Room 220

Paterson, New Jersey 07505

LOCATION: 401 Grand Street, Room 220

Paterson, New Jersey 07505

A public hearing is going to be held to solicit comments from the public on the intention of the Board of County Commissioners of the County of Passaic to sell an approximately 1,050 square foot former right-of-way located adjacent to 269 Lackawanna Avenue and 287 Lackawanna Avenue in the Borough of Woodland Park (near Block 507 Lot 22). The purpose of the hearing is to conduct a private sale pursuant to N.J.S.A. 40A:12-13.3 to the Borough of Woodland Park, pursuant to the terms and conditions as set forth in N.J.S.A. 40A:12-13, et seq. and Resolution No. R-25-162 approved by the Board of County Commissioners of the County of Passaic. This right-of-way is no longer needed for public use, because under the current road layout, having changed decades ago, a county road no longer exists on the subject right-of-way. The right-of-way currently exists on undeveloped land less than an eighth of the minimum size required for development under the zoning ordinance of the Borough of Woodland Park.

The public is invited to participate in the public hearing and offer comment and/or provide written comment on this proposed property sale. The period for the public to provide such comment will commence upon receipt of this Notice and shall remain open until two weeks after the last Public Hearing, which will be the close of business on April 22, 2025.

Written comments may be submitted to:

Zaid M. Qasem, Esq.

Assistant County Counsel

Office of the County Counsel

County of Passaic

401 Grand Street, Room 214

Paterson, NJ 07505

[zaidq@passaiccountynj.org](mailto:zaidq@passaiccountynj.org)

(973) 881-4466

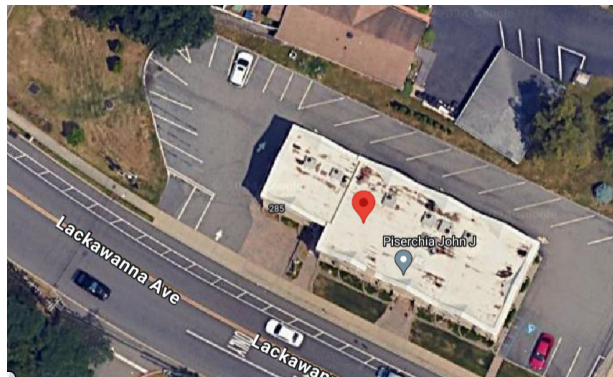
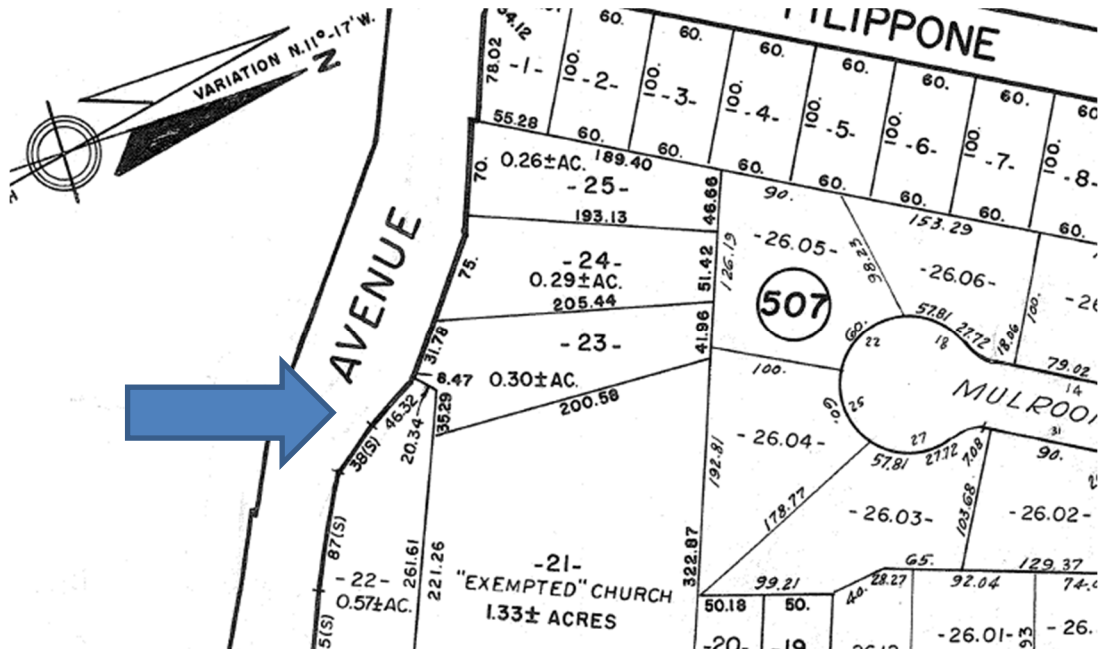
# Economic and Environmental Impact Report

**Regarding the Proposed Private Sale of  
a 1,050.17 square foot property easement in the Lackawanna Avenue roadway  
adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of  
Woodland Park, New Jersey  
by the County of Passaic  
to  
the Borough of Woodland Park**

(N.J.S.A. 40A:12-13, et seq.; N.J.S.A 40A:12-13(b)(5); N.J.S.A 40A:12-13.5 (1);  
N.J.S.A 40A:12-13.5(2); N.J.S.A 40A:12-13.6; N.J.S.A 40A:12-13.7  
“Local Lands and Buildings Law”)

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

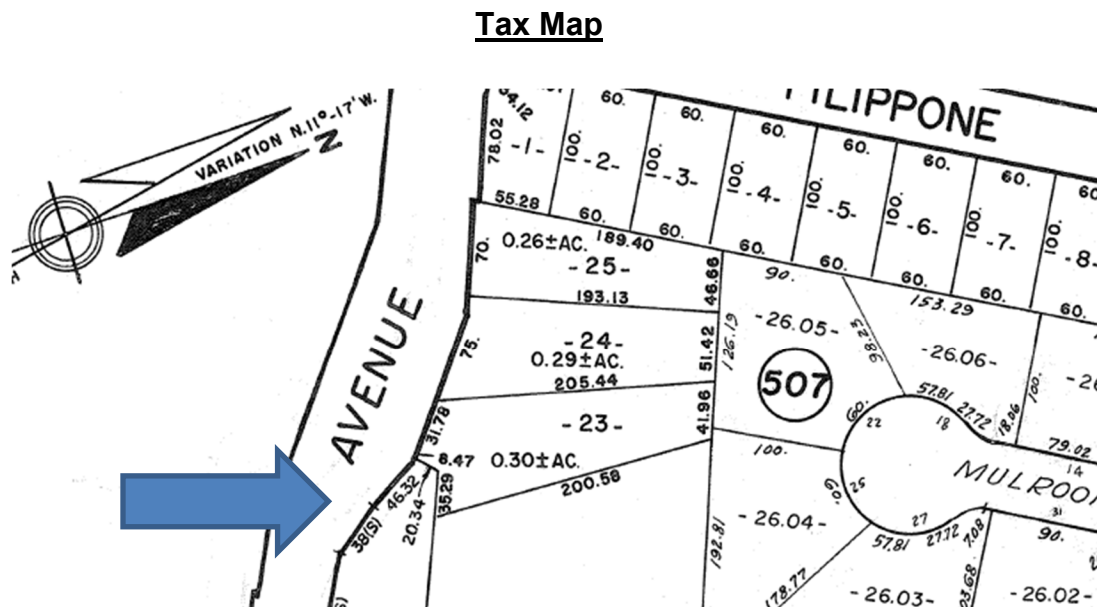
**March 2025**



## INTRODUCTION

This report has been prepared in accordance with N.J.S.A. 40A:12-13.5 (1) et seq. (“Local Lands and Buildings Law”), which, among other things, requires that a report 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 the subject property, a 1,050.17 square foot right-of-way in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey.

The scope of this proposal involves the property sale of an irregular, triangle shaped parcel of approximately 1,050.17 square foot representing a property easement in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey to the Borough of Woodland Park. The property is generally at grade and part of Lackawanna Avenue.



The Site is **not** on the County of Passaic ROSI (Recreation & Open Space Recreation Inventory) database and is not 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 sale of the site is subject to N.J.S.A. § 40A:12-13 and N.J.S.A.40A:12-13.5 et seq. Sale, lease or exchange of real property of capital improvement by counties; conditions; fees. The County proposes a property sale of the County-owned property identified above to the Borough of Woodland Park, in compliance with N.J.S.A. 40A:12-13.3.

As required by the Local Lands and Buildings Law, this report will address the reasons, advantages and detriments of the proposed sale; the environmental impact of the

proposed property transfer/sale, as well as the environmental and economic value of the real property proposed to be sold.

### **LOCAL LANDS AND BUILDINGS LAW**

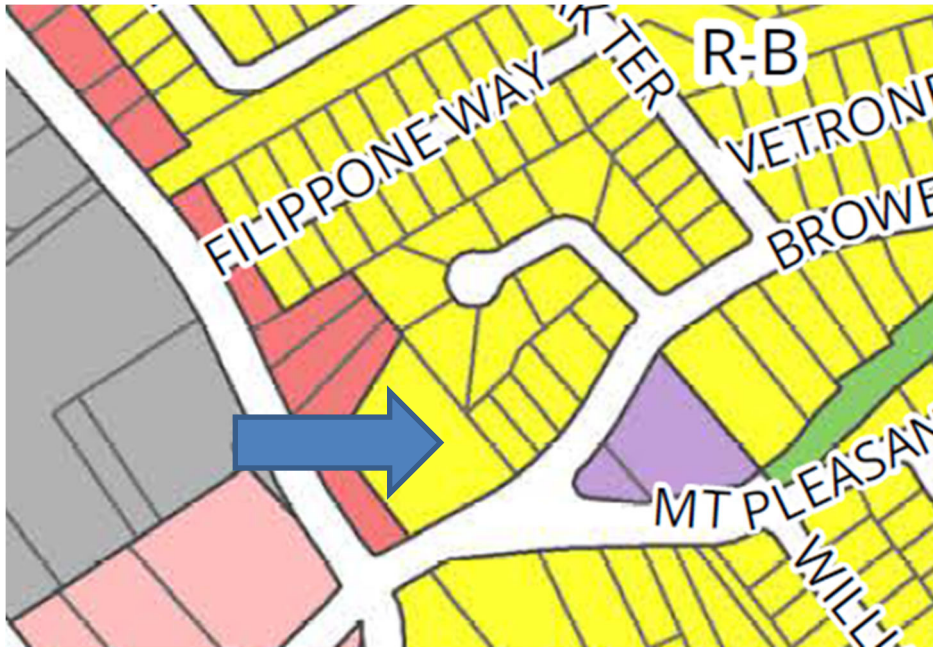
Any County may sell, by public auction or private sale, real property, capital improvements, or personal property, or interest therein, in accordance with the provisions of the Local Lands and Buildings Law. Under the Local Lands and Buildings Law, the County may authorize a private sale “to a municipality in the county without compliance with any other law governing disposal of lands by counties, for consideration which may be nominal, and containing a limitation that such lands or buildings shall be used only for public purposes of such municipality, and that if said lands or buildings are not used in accordance with said limitation, title thereto shall revert to the county without any entry or reentry made thereon on behalf of such county.” N.J.S.A. 40A:12-13.3. The granting of the property transfer/sale of the Site by the County to the Borough of Woodland Park may be undertaken as a private sale.

### **REASON FOR SALE OF PROPERTY/PROJECT**

The proposed project consists of the property transfer/sale of an irregular, triangle shaped parcel of approximately 1,050.17 square feet representing the former County right-of-way in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey. The property is generally at grade and part of Lackawanna Avenue. The property is no longer necessary for County use, because Lackawanna Avenue was realigned over twenty years ago, and this portion of the County right-of-way was formerly within the course of Lackawanna Avenue prior to realignment.

### **DESCRIPTION OF PROPERTY TRANSFER/SALE OF PROJECT AREA**

The property is an irregular shaped, triangular parcel of approximately 1,050.17 square representing a property easement in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey. The property is currently manicured grass.



**Zoning**

The subject property is located within the Central Business District (CBD) adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Woodland Park, NJ, Block 507, Lot 22. Note map above.

**Utilities:** No utilities are on the site.

**Flood Risk**

Flood Risk Area

Moderate to Low-Risk Area

**FEMA Flood Zone**

B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

**Floodplain Area**

100-year and 500-year

**In SFHA**

No

**FEMA Map Identifier**

34031C0214G

**FIRM ID**

34031C

**FIRM Panel Number**

0214G

**FEMA Map Date:** Apr 17, 2020

**ADVANTAGES AND DISADVANTAGES OF THE PROPOSED SALE OF PROPERTY**

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

- a) The proposed project consists of the property transfer/sale of an irregular, triangle shaped parcel of approximately 1,050.17 square feet representing a property easement in the Lackawanna Avenue roadway, adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey to the Borough of Woodland Park. The property is generally at grade and part of Lackawanna Avenue.
- b) The parcel is no longer needed by the County, due to a road realignment over twenty years ago. Prior to the road realignment, the parcel was within the courseway of Lackawanna Avenue. Following the road realignment project, the parcel was no longer needed by the County.
- c) The sale will have no discernible adverse impact on the property or surrounding area:
  - 1. The property is zoned Central Business District (CBD): which permits the development of additional parking spaces with approval from the municipality and Passaic County.
  - 2. The site under consideration is not utilized by the public as a formal recreational facility or program.

3. The proposed sale 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.
4. The property shall only be utilized for public purposes of the municipality.

### **ENVIRONMENTAL IMPACT OF THE PROJECT**

The proposed sale of the irregular shaped, triangular parcel of a 1,050.17 square foot former County right-of-way in the Lackawanna Avenue roadway adjacent to 287 Lackawanna Avenue and 269 Lackawanna Avenue, Borough of Woodland Park, New Jersey will not have an impact on the environmental status of the property or the surrounding area. The property is currently County right-of-way with maintained grass. The proposed sale is being made to the Borough of Woodland Park and shall only be utilized for public purposes of the municipality.

The proposed sale 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. Any redevelopment of this small parcel will not disturb the current environmental status of the site.

### **IMPACT OF PROPOSED PROPERTY TRANSFER/SALE**

There will be no significant negative impact to the public as a result of the proposed sale. The parcel is an irregular shaped, triangular parcel containing 1,050.17 square feet. The proposed sale is being made to the Borough of Woodland Park, and as such can only be utilized for public purposes of the municipality.

### **ECONOMIC IMPACT OF PROPOSED SALE**

The proposed sale will benefit the community by putting to use land which has not been within the County right-of-way for over twenty years.

### **PUBLIC HEARINGS**

In accordance with the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A: 12-13.5 et seq., the Passaic County Counsel's Office, on behalf of the County, will conduct public hearings to solicit public comments on the proposed property transfer/sale of the property to the Borough of Woodland Park on the following dates:

Project Title: PROPERTY TRANSFER/SALE OF A 1,050.17 SQUARE FOOT PROPERTY, REPRESENTING A PORTION OF THE FORMER COUNTY RIGHT-OF-WAY ADJACENT TO THE LACKAWANNA AVENUE ROADWAY, ADJACENT TO BLOCK 507, LOT 22 AND 23, AKA 287 LACKAWANNA AVENUE AND 269 LACKAWANNA AVENUE, WOODLAND PARK, NEW JERSEY TO THE BOROUGH OF WOODLAND PARK

The first public hearing will be held April 8, 2025 at 5:30 PM, 401 Grand Street, Paterson, NJ 07505, 2<sup>nd</sup> Floor, Commissioner meeting room

The second public hearing will be held on April 22, 2025 at 5:30 PM at Passaic County Community College, Environmental Center, Rifle Camp Park, Woodland Park, NJ 07424

Notice of the public hearings shall be made in compliance with N.J.S.A. 40A:12-13.6 and N.J.S.A. 40A:12-13.7.

The public may submit written comments to the County for a two-week period after the date of the second public Hearing until close of business:

### **CONTACT INFORMATION**

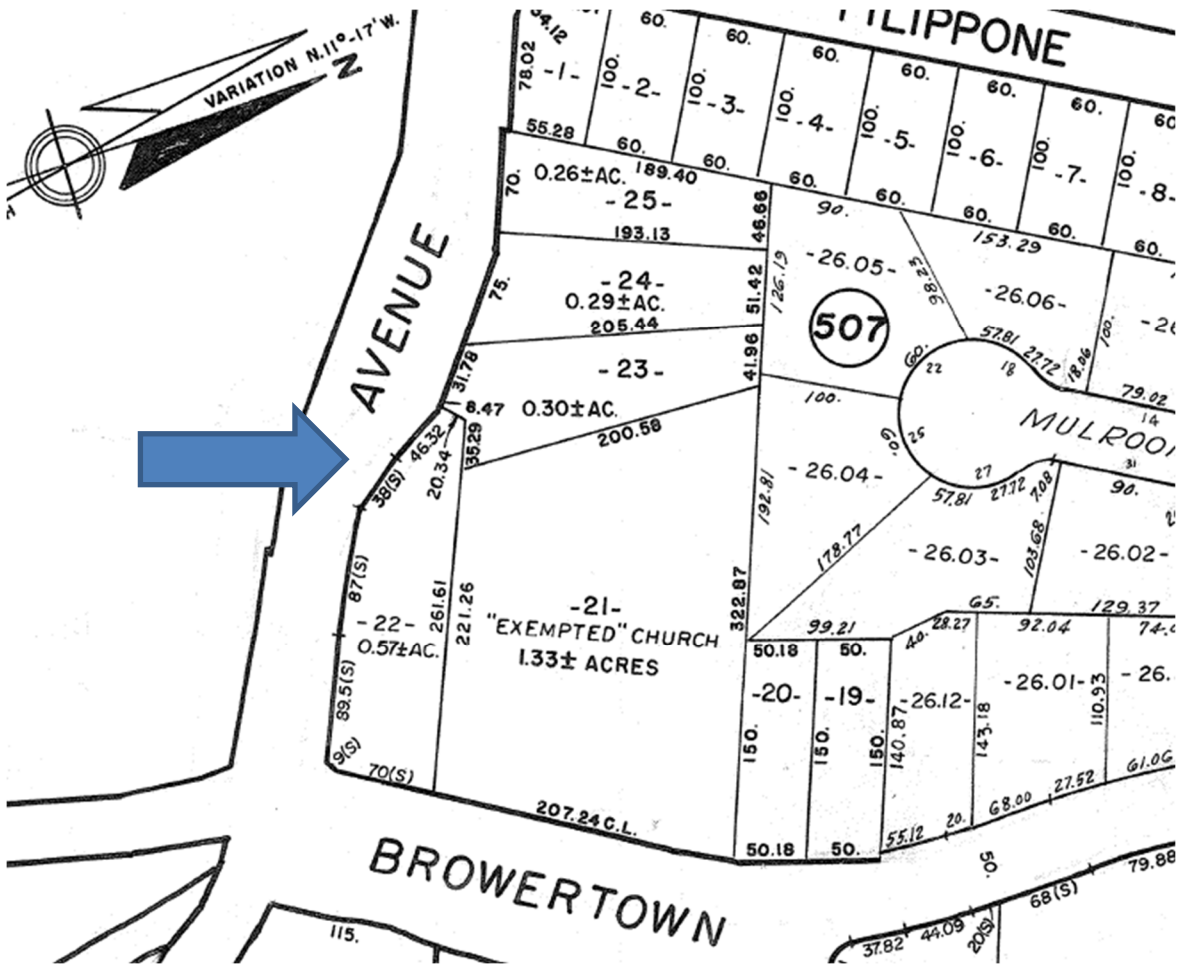
For further information, please contact:

Kevin Bloom, Esq.  
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APPENDIX

Tax Map



# Zoning Map

