

GREEN ACRES PRE-APPLICATION  
MINOR DISPOSALS OR DIVERSIONS OF PARKLAND AT  
B902 L1, B903 L1, B2210 L5, B2211 L1, B2701 L1, B4701 L1,  
B4704 L1, B2702 L11, B2703 L10, AND B4703 L4  
FOR  
ROUTE 4 OVER PALISADE AVENUE, CSX RAILROAD,  
AND WINDSOR ROAD BRIDGE REPLACEMENT  
IN  
TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY

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## **SECTION 1 – DESCRIPTION OF PROPOSED DIVERSION AND DISPOSAL**

Route 4, in the vicinity of Palisade Avenue, CSX Railroad (Structure No. 0206-169) and Windsor Road, located in Teaneck Township, Bergen County, suffers from geometric deficiencies, traffic congestion, safety issues, and a structurally deficient bridge. The purpose of the project is to replace the structurally deficient and functionally obsolete bridge and to improve the roadway operational problems which will result in minor unavoidable impacts to several Green Acres encumbered properties along the Route 4 corridor. This project covers approximately 0.62 miles (3,274 linear feet) from the existing pedestrian bridge over Route 4 near Garrison Avenue (MP 6.52) to Queen Anne Road (MP 7.14).

### **Bridge Needs**

The Route 4 Bridge over Palisade Avenue, CSX Railroad and Windsor Road was constructed in 1931 and is an eight-span, simply-supported, concrete encased, rolled steel multi-stringer bridge. The structure has a sufficiency rating of 40.1 and is categorized as "Structurally Deficient." The condition of the superstructure is fair and portions of the exposed and rusted structural steel exhibit areas of minor section loss at random locations. The substructure remains in poor condition due to continued concrete deterioration, although substructure repairs have recently been completed at the abutments and piers to reconstruct some of the deteriorated areas. The deck is considered to be in serious condition, although many of the previously spalled underdeck areas have also been repaired.

The minimum vertical underclearance is 14'-2" in Span 1 over Windsor Road, where posting at both fascias remains at 13'-9". NJDOT design criteria currently require bridges to be posted for underclearance values less than 14'-6". NJDOT also requires 23'-0" minimum vertical clearance over non-electrified railroad tracks. However, the existing vertical clearance over the CSX tracks in Span 4 is only 21'-8". The existing lateral clearance of 12'-6" at the railroad crossing is also less than the required value of 25'.

Due to extensive repairs made within the past 20 years, it was decided by the NJDOT that this structure would not be a good candidate for rehabilitation and the project would move forward as a Bridge Replacement Project.

### **Roadway Needs**

Geometric deficiencies include no acceleration or deceleration lanes located at the on- and off-ramps of the 'T' intersection at Route 4 eastbound (EB) and Belle Avenue. These deficiencies result in safety issues. The Belle Avenue on-ramp is considered a 'Hot Spot' as far back as 2002 when there were 39 crashes at this location between 2002 and 2004. These crashes represent the second highest number of crashes related to ramps within the project limits.

Traffic congestion is directly related to the lane-transition geometry at the Route 4 EB bottleneck (350± foot transition from a three-lane section to a two-lane section - located to the east of the Garrison Avenue Bridge). The lane transition is substandard resulting in frequent traffic backups.

## **Goals and Objectives**

To provide needed safety improvements, NJDOT is proposing to replace the structurally deficient bridge, provide a deceleration lane along Route 4 EB to the off-ramp at Belle Avenue, provide an acceleration lane from Belle Avenue along Route 4 EB, improve the transition geometry from a three-lane section to a two-lane section, and provide additional advanced warning signs. NJDOT also proposes to install a surface detention basin underneath the new bridge and an underground detention system beneath Route 4 as well as relocating existing utilities to accommodate the bridge replacement. These improvements will require minor, unavoidable impacts on several Green Acres encumbered properties along Route 4. As part of the project the NJDOT has proposed a number of measures to minimize the impacts to parkland including use of retaining walls to limit clearing and grading activities, tree replacement within the project limits, and other design measures. Further, the NJDOT will provide equivalent replacement land or monetary compensation to address Green Acres mitigation requirements.

Current schedule calls for an anticipated construction start date for the Route 4 Over Palisade Avenue, CSX Railroad, and Windsor Road Bridge Replacement in June, 2025, with completion anticipated in June 2028.

## **Description of Existing Green Acres and Greenbelt Parkland**

Land use in the vicinity of Route 4 is principally residential properties and parkland. Seven Green Acres encumbered parks and four Teaneck Greenbelt properties parallel the Route 4 project area (Table 1), which are maintained for open space, a buffer from vehicular traffic, and a noise border for residences adjacent to the Route 4 corridor. Greenbelt Properties are recommended for the Green Acres Recreation and Open Space Inventory (ROSI) per the 2019 Teaneck Open Space and Recreation Plan (OSRP), but are not currently Green Acres encumbered properties. The land adjacent to Route 4 is typically maintained through regular mowing and is dominated by typical cool season grasses and ruderal species. Four of the parkland properties are principally maintained lawn with mature trees. These parks add aesthetic value to the neighboring community, but do not provide opportunities for recreation. Three of the parkland properties contain secondary successional forest which are part of the Route 4 Greenbelt, a buffer to the roadway. Work along the Route 4 corridor will require minor legal easements or conveyances from parkland to NJDOT as listed in Table 1 below. All parcels will have temporary construction areas not to exceed two years in duration.

**Table 1: Green Acres and Greenbelt Properties along the Route 4 Project Corridor**

Park Name	Use	Block	Lot	Parcel Size	Legal Interest Conveyed	Type
South Gaylord Park	Maintained Park	902	1	1.23 ac.	Fee take, utility easement	Green Acres
		903	1	1.38 ac.	Fee take, utility easement	Green Acres
North Gaylord Park	Maintained Park	2210	5	1.33 ac.	Utility easement	Green Acres
		2211	1	0.69 ac.	Fee take, permanent easement	Green Acres
Windsor Park	Forested/Undeveloped	2701	1	1.48 ac.	Temporary easement	Green Acres
		4701	1	3.03 ac.	Fee take	Green Acres
Milton Votee Park	Forested/Undeveloped	4704	1	1.35 ac.	Fee take	Green Acres
Township of Teaneck	Forested/Undeveloped	2702	11	0.34 ac.	Temporary easement, utility easement	Greenbelt
Township of Teaneck	Forested/Undeveloped	2703	10	1.51 ac.	Permanent easement, utility easement	Greenbelt
Board of Education	Recreational sports field	2801	1	13.16 ac.	Utility easement	Greenbelt
Township of Teaneck Community Center	Recreation and Community Centers	4703	4	2.86 ac.	Fee take, permanent easement	Greenbelt

The areas proposed for disposal of parkland are located along the roadway right-of-way. No recreational facilities will be affected by the proposed diversion of parkland. Due to the land being adjacent to the roadway the area subject to disposal is most likely not suitable for recreational activities or significant public use but is a buffer to the existing roadway.

## **SECTION 2 – ALTERNATIVES ANALYSIS**

During Concept Development (CD), four alternative roadway designs (S-1, S-2, S-3, and SST) were evaluated in addition to four alternative bridge span arrangements (A, B, C and SST) as narrated below.

### **No Build Alternative**

This alternative has zero environmental impacts and zero construction costs. This alternative was eliminated because it does not address the poor condition of the bridge structure or meet the project's purpose and need.

## **ROADWAY ALTERNATIVES**

### **Roadway Alignment Alternative S-1**

Alternative S-1 proposes to extend the lane taper on Route 4 EB, add an acceleration/deceleration lane for Belle Avenue, and raise the Route 4 vertical profile over CSX Railroad up by three feet to meet NJDOT standards. The project will also include 12 foot shoulders on the Route 4 Bridge over Windsor Road, CSX Railroad, and Palisade Avenue. New pedestrian ramps from Garrison Avenue to Route 4, and sidewalks on the eastbound and westbound directions will also be added. The typical section includes eastbound; two (2) 12' through lanes, one (1) 12' auxiliary lane, a 5' left shoulder, a 12' right shoulder, and a 6' sidewalk, and westbound; three (3) 12' through lanes, a 5' left shoulder, 12' right shoulder, and a 6' sidewalk. This alternative improves traffic safety with the extended acceleration/deceleration lane for Belle Avenue, and the bridge vertical and horizontal clearances will be improved. The Route 4 typical section fully complies with design standards. This alternative was eliminated by the Smart Solutions Team Alternative which resulted in lesser parkland impacts and reduced project costs.

### **Roadway Alignment Alternative S-2**

Alternative S-2 proposes to extend the lane taper on Route 4 EB, add an acceleration/deceleration lane for Belle Avenue, and raise the Route 4 vertical profile over CSX Railroad up by four feet to meet NJDOT standards. The project will also include 8-foot shoulders on the Route 4 Bridge over Windsor Road, CSX Railroad, and Palisade Avenue. New pedestrian ramps from Garrison Avenue to Route 4 and sidewalks on the eastbound and westbound directions will also be added. The typical section includes eastbound; two (2) 12' through lanes, one (1) 12' auxiliary lane, a 3' left shoulder, an 8' right shoulder, and a 6' sidewalk, and westbound; three (3) 12' through lanes, a 3' left shoulder, an 8' right shoulder, and a 6' sidewalk. This alternative improves traffic safety with the extended acceleration/deceleration lane for Belle Avenue and the bridge vertical and horizontal clearances will be improved. The Route 4 typical section complies with minimal design standards and the wooded area and ROW impacts are reduced. This alternative was eliminated due to the 8' shoulders which only meet minimal design standards, which is not desirable in such a high-volume area.

### **Roadway Alignment Alternative S-3**

Alternative S-3 proposes to extend the lane taper on Route 4 EB, add an acceleration/deceleration lane for Belle Avenue, and raise the Route 4 vertical profile over CSX Railroad up by three feet to meet NJDOT standards. The project will also include 15' bicycle-compatible lanes on the Route 4 Bridge over Windsor Road, CSX Railroad, and Palisade Avenue. New pedestrian ramps from Garrison Avenue to Route 4 and sidewalks on the eastbound and westbound directions will also be added. The typical section includes

eastbound; two (2) 12' through lanes, one (1) 15' bike-compatible aux. lane, a 3' left shoulder, no right shoulder, and a 6' sidewalk, and westbound; two (2) 12' through lanes, one (1) 15' bike-compatible through lane, a 3' left shoulder, no right shoulder, and a 6' sidewalk. This alternative improves traffic safety with the extended acceleration/deceleration lane for Belle Avenue and the bridge vertical and horizontal clearances will be improved. The Route 4 typical section does not comply with design standards and the wooded area and ROW impacts are minimal. This alternative was eliminated due to the substandard 15' bicycle-compatible lanes, which is not desirable in such a high-volume area.

### SST Roadway Alignment Alternative

The SST Alternative will provide 10-foot shoulders and one sidewalk (eastbound direction only) on the Route 4 Bridge over Windsor Road, CSX Railroad, and Palisade Avenue. The bridge typical section includes eastbound; one (1) 11'-6" through lane, one (1) 11' through lane, one (1) 11' auxiliary lane, one (1) 1' left shoulder, one (1) 10' right shoulder, and a 6' sidewalk, and westbound; one (1) 11'-6" through lane, two (2) 11' through lanes, one (1) 1' left shoulder, and one (1) 10' right shoulder. The proposed 11' lanes and 1' left shoulders do not meet design standards. The new bridge will be constructed within the existing ROW, thus reducing the wooded area and ROW impacts. The bridge vertical and horizontal clearances will be improved. This alternative improves traffic safety at Belle Avenue intersection by installing an acceleration lane and by improving the deceleration lane along Route 4 Eastbound. The Route 4 vertical profile will be raised by up to 3± feet to meet NJDOT standards. A new pedestrian ramp from Garrison Avenue to Route 4 Eastbound will be added.

## **STRUCTURE ALTERNATIVES**

Four span arrangement alternatives for the bridge replacement of Structure Number 0206-169 over Palisade Avenue, CSX Railroad and Windsor Road have been evaluated as follows:

### Route 4 SST Bridge Alternative

SST Bridge Alternative A consists of a single six span multi-girder bridge supported on shallow foundations with a maximum span length of 95 feet over the CSX Railroad. This alternative more closely resembles the existing bridge as compared to Alternatives B and C, while also providing a more open appearance that was favored by the local officials of Teaneck Township.

### Route 4 Bridge Alternative A

Bridge Alternative A consists of a single six span multi-girder bridge supported on shallow foundations with a maximum span length of 120 feet over the CSX Railroad. This alternative was the costliest of the three alternatives initially studied due to the numerous piers and bearings proposed and it also had a greater amount of structural steel than the other options that were investigated. This alternative more closely resembled the existing bridge as compared to Alternatives B and C, while also providing a more open appearance that was favored by the local officials of Teaneck Township.

### Route 4 Bridge Alternative B

Bridge Alternative B consists of three single span bridges supported on shallow foundations with a maximum span length of 170 feet over the CSX Railroad. The area between the bridges would be filled in and the roadway above would be supported by MSE retaining walls. This alternative was the least costly of the three alternatives initially studied due to the reduction in the number of spans and the use of MSE



retaining walls, which are a more economical way to support the roadway instead of a conventional bridge span.

#### Route 4 Bridge Alternative C

Bridge Alternative C consists of two structures (a single span bridge and a three-span bridge) supported on shallow foundations and separated by a filled in area that is contained by MSE retaining walls. This alternative is a hybrid option that incorporates features from Alternatives A and B but was abandoned early in the study because it presented no clear advantage to either of the other two options.

## ATTACHMENT I – ENVIRONMENTAL ASSESSMENT REPORT

### Description of Proposed Disposal

The improvements that are proposed in this project include replacing the structurally deficient bridge, providing a deceleration lane along Route 4 EB to the off-ramp at Belle Avenue, providing an acceleration lane from Belle Avenue along Route 4 EB, improving the transition geometry from a three-lane section to a two-lane section, providing additional advanced warning signs, and installing a subsurface drainage basin all of which will require diversions of parkland along Route 4. All easements and fee takes on parkland meet the criteria for minor diversions at N.J.A.C. 7:36-26.2(b)1 and N.J.A.C. 7:36-26.2(b)2, respectively.<sup>1</sup>

### Minor Diversions

The Minor Diversions, Fee Takes, Utility Easements and Temporary Use Easements proposed for the Route 4 and Bridge Project improvements include the following parcels. A summary table follows listing these same parcels by their Green Acres or Greenbelt status.

#### Block 902 Lot 1

- LOT SIZE = 1.23 ac.
- Fee take = 1281 SF
- Utility Easement = 1761 SF
- Temporary Construction Area = 1425 SF

#### Block 903 Lot 1

- LOT SIZE = 1.38 AC.
- Fee take = 3129 SF due to subsurface drainage basin
- Utility Easement = 544 SF
- Temporary Construction Area = 4283 SF due to abutment grading

#### Block 2210 Lot 5

- LOT SIZE = 1.33 AC
- Utility Easement = 1227 SF
- Temporary Construction Area = 769 SF due to bus stop upgrades

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<sup>1</sup> Confirmed in Personal Correspondence; Snyder, M, NJDEP Green Acres, July 26, 2023. Email to Wilityer, M, NJDOT.

Block 2211 Lot 1

- LOT SIZE = 0.69 AC
- Fee take = 3426 SF
- Permanent Easement = 963 SF due to abutment grading
- Temporary Construction Area = 652 SF

Block 2701 Lot 1

- LOT SIZE = 1.477 AC
- Temporary Construction Area = 1361 SF

Block 2702 Lot 11

- LOT SIZE 0.34 AC
- Utility Easement = 369 SF
- Temporary Construction Area = 3163 SF

Block 2703 Lot 10

- LOT SIZE = 1.51 AC
- Permanent Area = 2536 SF
- Utility Easement = 360 SF

Block 2801 Lot 1

- LOT SIZE = 13.16 AC
- Utility Easement = 627 SF

Block 4701 Lot 1

- LOT SIZE = 3.03 AC
- Fee take = 769 SF
- Temporary Construction Area = 1972 SF

Block 4703 Lot 4

- LOT SIZE = 2.86 AC
- Permanent Area = 6485 SF
- Fee Take = 470 SF

Block 4704 Lot 1

- LOT SIZE = 1.348 AC.
- Fee take = 1410 SF
- Temporary Construction Area = 3545 SF

**Table 2: Green Acres Diversion Impacts Summary**

Block and Lot	Fee Take (SF)	Permanent Easement (SF)	Utility Easement (SF)	Temporary Easement (SF)	Green Acre or Greenbelt Impacts (SF)	
					Perm Parkland Diversions (SF)	Temp Encroachment (SF)
B0902 L1	1281		1761	1425	3042	1425
B0903 L1	3129		544	4283	3673	4283
B2210 L5			1227	1086	1227	1086
B2211 L1	3426	963		652	4389	652
B2701 L1				1361	0	1361
B2702 L11			369	3163	369	3163
B2703 L10		3526	360		3886	0
B2801 L1				627	N/A*	N/A*
B4701 L1	769			1972	769	1972
B4703 L4	470	6485			6955	0
B4704 L1	1410			3545	1410	3545
Total (SF)	10485	10974	4261	18114	25720	17487
Total (AC)	0.24	0.25	0.10	0.42	0.59	0.40
	= Green Acres			= Greenbelt		

\* Per NJDEP Green Acres Preliminary Review, no recreation facilities are currently under lease with the Township. No impacts are anticipated, and no diversion required.

A Preliminary review performed by New Jersey Department of Environmental Protection Green Acres found that all parks and greenbelt properties appear to be captured in Summary Table and that all diversions appear to be minor:

**B 902, L 1 - South Gaylord Park** | S Gaylord Park together is 2.61 acres or 113,691 sq feet. The total fee take is 4,410 sq feet ; 1/10 of an acre and 3.9% of the combined park areas. The easement taking is 2% of the Park area and 0.05 acres. This will be considered a **minor**.

**B 903, L1** – South Gaylord Park | See above.

**B 2210, L 5 – North Gaylord Park** | N Gaylord park (Lot 5 & 1 together) have a combined easement take that is less than ½ acre and 2 % of park. They have a fee take of less than a 1/2 acre and 3.9% of the park so will be considered **minor**.

**B 2211, L 1** – North Gaylord Park | See above

**B 2701, L 1 – Windsor Park** | The combined areas of Windsor Park are 4.5 acres or 196,020 sq feet. The fee taking is 769 sq ft or 0.39 % of the parkland and only 0.017 acres. This lot and below are **minors**.

B 4701, L 1 – Windsor Park | See above

B 2702, L 11 – Greenbelt | Easement is 2% of the lot so it is **minor**.

B 2703, L 10 – Greenbelt Easement and permanent area.

B 2801, L 1 – Within Greenbelt but owned by the Board of Education. No recreation facilities are currently under lease with the Twp.. No impacts are anticipated, and no diversion required.

**B4703, L 4** – Rodda Center/ only the wooded strip along Rt 4 is encumbered as part of the Greenbelt. Property not yet listed and the area of encumbrance is not yet determined.

**B 4704, L 1** – Votee Park | Votee is 1.348 acres or 58,719 sq ft. The fee taking is 1,410 sq ft, .03 ac and 2.4% of the property. This is a **minor**.

## Existing Environmental Conditions

### *Diversion/Disposal Parcels*

#### **Natural Resources.**

Existing environmental conditions of the proposed parcels for disposal located along Route 4 west of Windsor Road (North Gaylord Park and South Gaylord Park) is almost entirely maintained parkland with some ornamental trees and a fringe secondary successional forest further east towards Windsor Road. The topography of this area is level with the existing roadway elevation except near Windsor Road where the topography gently slopes down away from Route 4. East of Windsor Road, Windsor Park is predominantly secondary successional forest with minimal lawn areas while Milton Votee Park is entirely secondary successional forest along the roadway. The topography of Windsor Park is level with the elevation of Windsor Road and slopes gently toward the CSX Railroad while Milton Votee Park is steeply sloped away from Route 4.

Common tree species in the parkland tracts include American beech (*Fagus grandifolia*), black locust (*Robinia pseudoacacia*), Norway maple (*Acer platanoides*), black oak (*Quercus velutina*), pin oak (*Q. palustris*), American sycamore (*Platanus occidentalis*), sweetgum (*Liquidambar styraciflua*), white ash (*Fraxinus americana*), American elm (*Ulmus americana*), mulberry (*Morus sp.*), sassafras (*Sassafras albidum*), tulip poplar (*Liriodendron tulipifera*), and London plane (*Platanus hybrida*).

There are no surface waters on the subject parkland or within the Route 4 corridor in the project area. Drainage ditches run parallel to either side of the CSX railroad; however, these ditches do not exhibit base flow or dry weather flow and appear to convey water only during storm events. The drainage ditches each have a contributing drainage area of greater than 50 acres which may qualify them as regulated waters

with associated riparian zones under the Flood Hazard Area Control Act Rules, but not considered State open waters under the Freshwater Wetlands Protection Act Rules.

According to the NJ Natural Heritage Program<sup>2</sup>, there are no threatened or endangered species known to inhabit or utilize the project area. The US Fish and Wildlife Service IPaC identifies Tricolored Bat (*Perimyotis subflavus*, Proposed Endangered) and Monarch Butterfly (*Danaus plexippus*, Candidate) with potential to be in the project area.

The Township of Teaneck Environmental Resource Inventory Update 2013 lists several species identified from the NJDEP Landscape Project within Teaneck Township; however, these species occur exclusively along waterways of which there are none within the project area. Therefore, no impacts are anticipated to any sensitive species.

Seven soil types were mapped throughout the project area all complexes with urban land and developed areas. These soil types are Boonton-Urban land complex 0-8% slopes (BouB), Boonton-Urban land complex 8-15% slopes (BouC), Boonton-Urban land complex 15-25% slopes (BouD), Dunellen-Urban land complex 8-15% slopes (DuuC), Haledon-Urban land complex 3-8% slopes (HasB), Udorthents, loamy 0-8% slopes, frequently flooded (UdktTB), Udorthents, wet substratum 0-8% slopes (Udwb).

#### **Man-made Resources.**

Presently the subject Green Acre parcels are parkland or undeveloped forested lots adjacent to the Route 4 right-of-way, as are two of the ROSI parcels. The other two ROSI parcels consist of a township recreation/community center whereas the other parcel contains a high school track and sports field. Apart from the roadway and residential areas there are no other man-made resources on or adjacent to the subject parcels.

#### **Human Resources.**

The Route 4 project area passes through the Teaneck Route 4 Open Space Corridor Historic District (Greenbelt) which is eligible for listing on the National Register of Historic Places (SHPO Inventory Database ID Number 5,457.00) and the Route 4 bridge is a contributing resource to this historic district. The Teaneck Greenbelt Committee was formed to preserve the open space resources along the Route 4 corridor within Teaneck which provides a sound and visual buffer between the roadway and adjacent residential areas. The Greenbelt contributes only visual aesthetics to the overall area. Windsor Park and Milton Votee Park contain undeveloped forested land and provide no park or recreational facilities for the public. North Gaylord Park and South Gaylord Park are predominantly residential greenspaces for aesthetic purposes.

In consultation with New Jersey's HPO, NJDOT documented the existing conditions and setting of the Greenbelt to the standards of the Historic American Engineering Record (HAER), a draft of which was subsequently submitted for review by HPO. On August 10, 2023, HPO reported to NJDOT<sup>3</sup> that they found the HAER documentation of the project satisfactory and asked NJDOT to submit an archival copy and confirm that duplicate copies are provided to appropriate repositories.

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<sup>2</sup> Personal Communication; Cartica, R., NJDEP NHP. April 22, 2023. Correspondence to Mendoza, A., WSP

<sup>3</sup> Personal Communication; Marcopul, K., NJDEP HPO. August 10, 2023. Email to Wilitaryer, M, NJDOT.

## *Replacement Parcel*

NJDOT proposes to compensate for the diversions per N.J.A.C. 7:36-26.5 through either monetary compensation or the purchase of a replacement parcel, whichever is more preferred to the NJ Green Acres. A preliminary review of one such replacement parcel was undertaken and is presented below.

### **Natural Resources.**

A potential replacement parcel (Block 5608, Lot 10; 201 Shepard Avenue) is an undeveloped wooded lot bordered on all sides by medium-density residences and one church with a school serving grades Pre-K through 8. It lies northeast across Englewood Avenue from Argonne Park, a Green Acres encumbered township property. There are no wetlands or streams. The US Fish and Wildlife Service IPaC identifies Tricolored Bat (*Perimyotis subflavus*, Proposed Endangered) and Monarch Butterfly (*Danaus plexippus*, Candidate) within the project area.

The Township of Teaneck Environmental Resource Inventory Update 2013 lists several species identified from the NJDEP Landscape Project within Teaneck Township; however, these species occur exclusively along waterways of which there are none within the project area. A review of the current Landscape Project data confirms no sensitive species on the replacement parcel. Therefore, no impacts are anticipated to any sensitive species.

Web Soil Surveys identifies four soil types on the replacement parcel: Dunellen loam, 3-8% slopes (DuoB), Dunellen-Urban land complex, 3-8% slopes (DuuB), Dunellen-Urban land complex, 8-15% slopes (DuuC), and Udorthents, wet substratum-Urban land complex (UdwuB). The proposed replacement parcel is not located in a geologic formation known to contain acid-producing soils.

### **Man-made Resources.**

Presently the potential replacement parcel is undeveloped forest surrounded by multiple residences and one church/school. This parcel does not provide any recreational or park facilities for the public. There are no underground storage tanks, wells, or other structures located on the parcel. There are no known past or present issues of contamination according to NJDEP databases (Known Contaminated Site List [KCSL], Environmental Management System [NJEMS], et al). There are three past underground storage tank listed on residential properties within one block, all listed as no contamination and no further action or "NFA."

### **Human Resources.**

The potential replacement parcel does not provide park or recreational facilities or aesthetic features for the public. There are no historic, archaeological, or architectural resources on site according to NJDEP GIS data.

## Probable Environmental Impacts

### *Land*

The project area is located within Metropolitan Planning Area (PA-1) which is an area designated for growth per the New Jersey State Development and Redevelopment Plan (SDRP). The proposed project will improve the existing transportation corridor by replacing the substandard bridge and widening the

roadway to increase the safety of the traveling public. This improvement is consistent with the SDRP and will not induce additional development.

According to the Township of Teaneck Zoning Map adopted May 15, 1979, the proposed disposal will occur on Green Acres encumbered lands still currently zoned as Residential Single Family. As of the 2017 Master Plan Re-Examination, these parcels have not been recommended for rezoning. According to the Existing Land Use Map for Teaneck Township created in 2007, the proposed disposal will occur on land currently designed as parkland. The proposed project will not change the existing land uses of the surrounding area and is therefore consistent with the local master plan.

The proposed diversion on North Gaylord Park and South Gaylord Park will have no effect on uses of those parks as they will continue to provide public access. The proposed diversion on Windsor Park and Milton Votee Park will remove a portion of the trees within the Greenbelt for construction and staging of the project but will not alter the existing function which is undeveloped forested land offering no public access.

There are 134 trees of various species within the project limit of disturbance, including 59 trees within proposed diversion ROW and 75 trees within the limits of temporary disturbance. Of the 134 trees surveyed, 109 trees are greater than 6-inch diameter breast height (dbh) and 44 trees are greater than or equal to 18-inch dbh. The largest tree, a black locust in the area proposed for ROW, was found to be 46 inches dbh. The number of trees removed will not significantly impact the Greenbelt resource as the remaining trees within the Greenbelt will still provide an adequate buffer between the roadway and residential areas. Additionally, mitigation for tree impacts is proposed on a replacement parcel as well as a Landscape Plan for revegetation of temporarily disturbed areas. Due to the characteristics of the site, the proposed project will not result in the loss or alteration of any ecologically sensitive areas.

### *Water*

Water resources within the project area are not associated with Green Acres encumbered properties. Drainage ditches along the CSX railroad are confined to the CSX right-of-way and are located within uplands on railroad ballast. The proposed project will disturb more than one acre of land and create more than one-quarter acre of "regulated impervious surface"; therefore, pursuant to the New Jersey Stormwater Management Rules (N.J.A.C. 7:8)(Rules), this project is classified as a major development. The project limits are located within one Hydrologic Unit Code (HUC14) sub-watershed of the Hackensack River, and as such the quantity, quality, and recharge standards must be met as required in the Rule.

The proposed design includes installation of an Underground Detention System consisting of concrete chamber along Route 4 EB on Block 2211 Lot 1, a Surface Detention Basin under the new Route 4 Bridge between CSX railroad tracks and Palisade Avenue and two Manufactured Treatment Devices (MTDs) to address SWM regulations. The surface detention basin is designed with retaining walls on three sides to keep the basin footprint within NJDOT's ROW. The subsurface drainage basin will result in a fee take on Green Acres land resulting in a permanent diversion.

Outfall from the proposed surface detention basin between CSX railroad tracks and Palisade Avenue will be tied into an existing municipal storm drain system on Palisade Avenue. The outfall from the proposed underground detention system will be tied into an existing municipal storm drain system at the intersection of Route 4 and Belle Avenue. This eliminates need for discharging any water directly into CSX



ditches. In addition, this design keeps the existing drainage pattern at Route 4 by discharging into an existing storm drain system near Belle Avenue, similar to existing conditions.

Pollution and turbidity levels within these ditches will not increase as silt fence and turbidity barriers will be used during construction. Additionally, the project will adhere to permit conditions including sediment and erosion control measures. No aquatic biota or habitats will be directly impacted due to construction activities.

### *Air and Noise*

The proposed project does not add capacity or increase traffic volumes, nor does it involve a significant change to the roadway vertical or horizontal alignment. The Level of Service (LOS) does not change between the no-build and build scenarios; therefore, air quality will not be adversely affected.

Since the proposed project will not change the horizontal alignment of the roadway nor will traffic volumes or speeds increase, no noise impacts are anticipated. Except for the first row residential properties that are currently within 150 feet or less of Route 4, projected 2039 Build noise levels are generally well below the Noise Abatement Criteria (NAC) impact threshold. Noise analysis findings indicate that the noise level change is estimated to be below 2 dBA which is below human perceptibility. Predicted existing and future noise levels show little or no change with or without the proposed Route 4 improvements.

Temporary impacts to air and noise quality may occur only during construction activities but will return to preconstruction levels at project completion.

### *Aquatic and Terrestrial Wildlife*

No permanent surface water feature is present in the project area. The CSX railroad ditches exhibit no base flow or dry weather flow and appear to convey water only during and shortly after a rainfall event. The substrate is principally ballast with minimal alluvial material. The deficiency of water and rooting material prevents the growth of herbaceous species and habitation by aquatic organisms. As such, the project is not expected to have an impact on aquatic habitat.

It is expected that terrestrial wildlife present within the project area would be disturbance-tolerant species adapted to human activity and fragmented habitat. It would be expected that the noise and activity associated with the construction of the proposed project would cause temporary displacement of wildlife within the immediate vicinity of the project area. It would be expected that other portions of the project area would continue to be occupied by wildlife tolerant of disturbance during construction.

The project will remove 136 trees that are greater than 6" dbh within the Route 4 Greenbelt and on Green Acres encumbered parcels, including 59 trees 18" or greater. The largest tree is a black locust in the area proposed as ROW found to be 42 inches dbh. The number of trees removed will not significantly impact the Greenbelt resource as the remaining trees within the Greenbelt not in areas of proposed disturbance will still provide an adequate buffer between the roadway and residential areas. Additionally, mitigation for tree impacts is proposed on a replacement parcel as well as a Landscape Plan for revegetation of temporarily disturbed areas. Due to the characteristics of the site, the proposed project will not result in the loss or alteration of any ecologically sensitive areas.

### *Social and Economic*

NJDOT's New Jersey Historic Bridge Data does not list the Route 4 bridge as eligible for inclusion on the State or National Register of Historic Places. However, The Route 4 project area passes through the Teaneck Route 4 Open Space Corridor Historic District (Greenbelt) which is eligible for listing on the National Register of Historic Places (SHPO opinion September 1, 2015) and the Route 4 bridge is a contributing resource to this historic district. FHWA has determined that the proposed bridge replacement will adversely affect the Greenbelt Historic District and a Memorandum of Agreement was issued on September 27, 2016, to mitigate for this disturbance.

The proposed disposals will take only a small portion of the overall properties for construction access and staging. This impact will not affect the current public uses of North Gaylord Park and South Gaylord Park. Windsor Park and Milton Votee Park do not have any formal public access or recreational uses that would be impacted by the proposed construction.

An Environmental Justice assessment, (Socioeconomic Study, September 2016) per Presidential Executive Order 12898, was performed to evaluate the possible impacts on minority and low-income populations that could result from the proposed project activities. The presence of low-income, minority, and LEP groups in the study area is comparable to overall Teaneck Township and Bergen County averages and is concentrated in a small number of block groups. There will be short term detours throughout the course of the project as lane and ramp closures occur. These short-term closures will have little impact on the quality of life of the residents and will not disproportionately impact Environmental Justice populations. Access to schools, sidewalks, transit, and other amenities will be maintained. From an environmental justice standpoint, no action is required.

### *Solid Waste*

Construction specifications will require a containment system to be installed during construction to prevent concrete/debris from exiting the project limits. No release of toxic effluent is expected as a result of the proposed project. The proposed improvements would not cause or contribute to a violation of any standard or prohibition pursuant to the Water Pollution Control Act. A Soil Erosion and Sediment Control Plan has been developed per NJDOT Soil Erosion and Sediment Control Standards and will be implemented prior to any major soil disturbances. Standard housekeeping measures such as utilizing heavy duty silt fence and not storing materials or equipment in sensitive areas will be included in the contract documents.

### *Aesthetics*

The present character of the surrounding area is distinguished by a mix of wooded parkland and medium-density residences. The proposed project will not significantly change the visual character of the Route 4 corridor and Greenbelt. The project as proposed will result in the loss of 109 trees within the Greenbelt, however, due to the existing characteristics of the area and the remaining trees outside of proposed disturbed areas of the Greenbelt, this relocation is not expected to adversely impact the aesthetics of the area overall. Additionally, all areas temporarily disturbed during construction will be replanted once project related activities have ended.

### *Sustainability*

The purpose of the proposed diversions is to widen the roadway right-of-way and to gain access to the Route 4 bridge structure for monitoring and ongoing maintenance of the roadway and bridge. The project

was designed to minimize disturbance to parkland to the maximum extent possible through the use of retaining walls in the vicinity of the replacement bridge. Project activities will comply with all applicable rules and regulations for the protection of resources. Additionally, the compensation for this minor disposal is being provided in the form of parkland acquisition and preservation within Teaneck Township. Therefore, the project is supporting sustainability of resources for future generations.

### *Cumulative Effects*

Cumulative effects of the proposed project and the proposed diversion are expected to be minimal. The proposed bridge replacement and roadway improvements does not add capacity to the roadway and therefore will not result in an increase of travelers throughout the general area. The majority of the surrounding project area is zoned for residential uses, but the proposed project is not expected to directly result in the increase of development as the project will reconstruct an existing roadway and bridge, and not provide a new roadway to any areas not previously accessible. The subject parks along Route 4 are bordered on all sides by transportation corridors and residential properties, so the proposed diversions will not adversely impact the general characteristics of the surrounding area. Any species located within the project area will be adapted to disturbed, noncontiguous habitats and will likely relocate to the remaining parkland areas throughout the corridor.

### Minimization of Impacts

As part of the project the NJDOT has proposed a number of measures to minimize the impacts to parkland including use of retaining walls to limit clearing and grading activities, extensive tree replacement within the project limits, and other design measures. Parkland impacts are an unavoidable consequence resulting from project implementation. Multiple plan revisions were made to reduce environmental resource impacts, and the current proposed plan is believed to be the most environmentally responsible alternative available that would also achieve the desired goals of the project and meet the project's purpose and need.

A Soil Erosion and Sediment Control Plan would minimize sediment release and turbidity within the railroad ditches along with CSX right-of-way. During construction, the use of best management practices, including soil erosion controls, would be implemented. The soil erosion control measures for this project intend to minimize or eliminate soil erosion on cut and fill slopes and transportation of sediments into existing and proposed roadway stormwater drainage systems, natural waterways, and wetlands. The methods and measures used to achieve the concept would follow the New Jersey Soil Erosion and Sediment Control Standards.

### Best Management Practices

- All work shall be done in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and the NJDOT Standards for Soil Erosion and Sediment Control.
- Silt fence installed prior to initiation of site clearing.
- Tree clearing restriction from April 1 through September 30 of any given year to prevent adverse impacts to breeding or roosting bats.
- All soil erosion and sediment control practices would be installed prior to any vegetation disturbance (including grubbing and clearing activities) or major soil disturbance. These controls would be implemented in their proper sequence and maintained until permanent protection is established. Prior to commencing construction of each stage of the project,

- perimeter controls shall be established. Specific sequencing of items discussed herein is shown on the plans. Orange heavy-duty silt fence shall also be erected prior to construction to limit disturbance/intrusion by construction personnel, equipment, and materials, and shall remain in place for the duration of construction.
- The contractor shall not encroach upon or store any equipment, vehicles, or materials in wetlands/transition areas/State open water areas beyond the orange heavy-duty silt fence. Heavy-duty orange silt fence shall be installed at the toes of fill slopes throughout the project, or where frequent and heavy construction traffic may dislodge the fill and shall remain in place for the duration of construction. In addition, stockpiles, vehicles, and/or equipment shall not be located within 50 feet of a wetland, stream, or floodplain, whenever possible. All stockpile bases shall be protected by a hay bale barrier or silt fence.
  - Inlet protection shall be installed at all proposed inlets. Existing storm drainage inlets, which would be intercepting flow from the construction zone, and all newly constructed inlets, would be protected with inlet filters installed in accordance with the standard construction details.
  - Construction of embankments would follow the Roadway Grading Details shown in NJDOT Standard Construction Details. Regardless of embankment height, all temporary slopes would be stabilized with mulch. When embankments are constructed to their final width and slopes graded to their final grade, an NJDOT specified native seed mix would provide landscape vegetation to stabilize these areas.
  - The project site is fully developed with extensive storm drainage systems. Proposed construction would be in the same approximate locations as existing developed lands. Proposed storm drainage facilities would be constructed at each of the various locations within the project. With the measures described in place (slope stabilization with mulch, temporary slope drains, construction entrances, perimeter control), runoff would be minimized and diverted into existing and/or proposed drainage systems.
  - Suitable excavated material would be placed in areas where it would become part of the embankments or stored for later use. Unsuitable material would be hauled away for disposal in accordance with NJDEP regulations.
  - Turbidity barriers would be installed and maintained during construction in all required areas near the CSX railroad ditches.

### Avoidance of Adverse Impacts

To provide needed safety improvements, NJDOT is proposing to widen the roadway and replace the existing Route 4 bridge over Palisade Avenue and CSX. Widening of the roadway will require minor encroachments within several parkland parcels along Route 4. These encroachments are necessary and the only available alternative to address the project purpose and need, while allowing for the design of the roadway and bridge in accordance with current design standards and minimizing impacts to the subject properties. The project has been designed to minimize impacts to parkland and trees to the maximum extent practicable by use of retaining walls. Compliance with the New Jersey No Net Loss Reforestation Act (P.L.1993, c.106 (C.13:1L-14.2)) is not required as the project will disturb less than 0.5-

acres of regulated forested. A Landscape Plan will be developed to revegetate all temporarily disturbed areas within the project area.

## **APPENDIX A – PROJECT CORRESPONDENCE**

Bencivenga, Tara

---

From: Wilityer, Matthew [DOT] <Matthew.Wilityer@dot.nj.gov>  
Sent: Thursday, August 10, 2023 4:10 PM  
To: Metzler, Jesse [DOT]  
Cc: Cheney, Amber [DOT]  
Subject: FW: HPO Project #10-1096-18, Route 4 Bridge over Palisade Ave Replacement Mitigation

FYI. Included you Amber because this is linked to Rt. 4 Teaneck with that Programmatic Agreement.

Matt

---

From: Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>  
Sent: Thursday, August 10, 2023 3:24 PM  
To: Wilityer, Matthew [DOT] <Matthew.Wilityer@dot.nj.gov>  
Cc: Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Gerlica, Scott [DEP] <Scott.Gerlica@dep.nj.gov>;  
Frederickson, Erin [DEP] <Erin.Frederickson@dep.nj.gov>  
Subject: HPO Project #10-1096-18, Route 4 Bridge over Palisade Ave Replacement Mitigation

**\*\*This e-mail serves as the official correspondence of the New Jersey Historic Preservation Office\*\***

HPO Project # 10-1096-18  
HPO-H2023-073

Mr. Matthew Wilityer  
Environmental Specialist 3  
Bureau of Landscape Architecture and Environmental Solutions  
New Jersey Department of Transportation  
email via, [matthew.wilityer@dot.nj.gov](mailto:matthew.wilityer@dot.nj.gov)

Dear Mr. Wilityer:

As Deputy State Historic Preservation Officer for New Jersey, in accordance with 36 CFR Part 800: Protection of Historic Properties, as published in the *Federal Register* on December 12, 2000 (65 FR 77725-77739) and amended on July 6, 2004 (69 FR 40544-40555), I am providing continuing Consultation Comments for the following proposed undertaking:

**Bergen County, Teaneck Township  
Route 4 Bridge over Palisade Avenue. CSX Railroad, and Windsor Road (Structure No. 0206-169) Replacement  
Federal Highway Administration**

The following comments are in response to the submission of the draft Route 4 Bridge over Palisade Avenue Historic America Engineering Record (HAER) documentation received by the Historic Preservation Office (HPO) on April 18, 2023.

**800.6 Resolution of Adverse Effects**

The above-reference documentation was submitted in fulfillment of Stipulation 2 of the Memorandum of Agreement (MOA) between the Federal Highway Administration (FHWA) and the HPO regarding the replacements of the above-referenced bridge, which was fully executed on September 14, 2016 (HPO-I2016-117 PROD).

Stipulation 2 of the MOA states:

2) *Architectural Recording*

*Prior to the removal, demolition, or alteration of any component of the New Jersey Route 4 Bridge over Palisade Avenue, CSX Railroad, and Windsor Road (Structure No. 0206-169) or the Teaneck Route 4 Open Space Corridor Historic District (Greenbelt), using the services of a consultant meeting the Secretary of the Interior's Professional Qualifications Standards [48 FR 44738-9] in History and/or Architectural History, NJDOT shall document the existing conditions and setting of the bridge to the standards of the Historic American Engineering Record (HAER). NJDOT shall ensure that all documentation is completed and accepted by the SHPO prior to any demolition or alteration of the bridge or new construction. NJDOT shall provide one original copy of the recordation to the SHPO and duplicate copies, with original photographs, shall be provided to appropriate repositories as identified in consultation with SHPO staff.*

Upon review, the HPO finds the HAER documentation of the bridge satisfactory in partial fulfillment of Stipulation 2. NJDOT shall submit a list of repositories for HPO approval. Stipulation 2 will be fulfilled once the HPO receives and approves an original archival copy and confirmation that duplicate copies were provided to the appropriate repositories.

**Additional Comments**

The HPO looks forward to the receiving the archival copy and photographs, as well as continuing consultation on the replacement bridge's design and the Programmatic Agreement for future undertakings within the Teaneck Route 4 Open Space Corridor Historic District pursuant to Stipulations 1 and 3, respectively.

Thank you again for providing this opportunity for review and comment on the potential for this project to affect historic and archaeological resources. Please reference the HPO project number **10-1096** in any future calls, emails, or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact Erin Frederickson at [erin.frederickson@dep.nj.gov](mailto:erin.frederickson@dep.nj.gov) with questions regarding this project.

Sincerely,

Katherine J. Marcopul, Ph.D., CPM  
Administrator and  
Deputy State Historic Preservation Officer  
Historic Preservation Office  
NJ Department of Environmental Protection  
501 East State Street, Trenton, NJ 08625  
[kate.marcopul@dep.nj.gov](mailto:kate.marcopul@dep.nj.gov)  
T 609-940-4312 | F (609) 984-0578





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Bencivenga, Tara

---

Subject: FW: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

---

From: Snyder, Maude [DEP] <[Maude.Snyder@dep.nj.gov](mailto:Maude.Snyder@dep.nj.gov)>  
Sent: Wednesday, July 26, 2023 3:02 PM  
To: Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>  
Subject: RE: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Hi Matt,

All the parcels DOT listed for diversion relating to the Rt 4 over Palisades road and bridge project fall under the minor category as they are less than 5% of the overall parkland and under a half-acre in area for fee takings, and under 10% of the parkland and under 1 acre for easement/permanent takings. No Scoping Hearing is required for minor diversions. You may move directly to submitting the Green Acres diversion application.

Let me know if you have any questions about the minor diversion or where to find the checklist on our website.

Thank you,  
Maude

---

From: Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>  
Sent: Wednesday, July 12, 2023 4:51 PM  
To: Snyder, Maude [DEP] <[Maude.Snyder@dep.nj.gov](mailto:Maude.Snyder@dep.nj.gov)>  
Subject: FW: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Maude,

Please see below answers to the questions you inquired about 7/6. Let me know if you have any other questions.

Also, to answer your questions not addressed below, we have not submitted a final public hearing notice. The map you were sent 4/19 is the most recent version.

Thanks!

Matt

---

From: Bencivenga, Tara <[Tara.Bencivenga@wsp.com](mailto:Tara.Bencivenga@wsp.com)>  
Sent: Wednesday, July 12, 2023 4:04 PM  
To: Estrada, Javier [DOT] <[Javier.Estrada@dot.nj.gov](mailto:Javier.Estrada@dot.nj.gov)>; Lawson, Jacqueline S. <[JACQUELINE.LAWSON@wsp.com](mailto:JACQUELINE.LAWSON@wsp.com)>  
Cc: Rishindran, Tharmarajah <[T.Rishindran@wsp.com](mailto:T.Rishindran@wsp.com)>; Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>;  
Schwiers, Ogechi [DOT] <[Ogechi.Schwiers@dot.nj.gov](mailto:Ogechi.Schwiers@dot.nj.gov)>; Singh, Kuldip <[Kuldip.Singh@wsp.com](mailto:Kuldip.Singh@wsp.com)>  
Subject: [EXTERNAL] RE: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

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[PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Good Afternoon Javier,

Please see below for **responses** to Maude's questions. Please let us know if you have any questions or would like to talk through this further.

- In the attached map, there is a blue "permanent area" and a yellow "temporary area". Is permanent the easement and temporary the temporary construction area?  
**A permanent area (Blue) is any area that is being impacted by the project during construction and altered permanently (utility easements, aerial easements, bridge easements, and construction and maintenance easements). These areas will maintain their current owner but permissions will be given to NJDOT for entering/using the land.**  
  
**A temporary area (yellow) are areas that will only be impacted by the projects during construction (temporary use right, temp construction easements). These are used just for construction and grading and will be returned to the property owners after the designated agreed timeframe.**
- Are the following lots involved at all: 1510/3; 4812/15; 4811/12; 4808/15?  
**These parcels are not involved.**
- Block 2801/Lot 1 is owned by the BOE, not listed on the ROSI, and not encumbered by Green Acres unless the Twp has an easement or lease on the property. Teaneck will be able to confirm.  
**Noted. WSP to confirm with Teaneck Township.**
- What is the difference between a permanent easement and an utility easement?  
**A permanent easement is a general term that consists of utility easements, aerial easements, bridge easements, and construction and maintenance easements. The utility was broken out per request during coordination but it is in fact a subset of a permanent easement.**



**Tara Bencivenga**

Lead Consultant, Environmental Scientist

*(she/her/hers)*

T+ 1 609-512-3664

---

From: Bencivenga, Tara  
Sent: Monday, July 10, 2023 4:31 PM  
To: Estrada, Javier [DOT] <[Javier.Estrada@dot.nj.gov](mailto:Javier.Estrada@dot.nj.gov)>; Lawson, Jacqueline S. <[JACQUELINE.LAWSON@wsp.com](mailto:JACQUELINE.LAWSON@wsp.com)>  
Cc: Rishindran, Tharmarajah <[T.Rishindran@wsp.com](mailto:T.Rishindran@wsp.com)>; Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>;  
Schwiers, Ogechi [DOT] <[Ogechi.Schwiers@dot.nj.gov](mailto:Ogechi.Schwiers@dot.nj.gov)>; Singh, Kuldip <[Kuldip.Singh@wsp.com](mailto:Kuldip.Singh@wsp.com)>  
Subject: RE: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Good Afternoon Javier,

We are working on pulling these responses together- we should be able to get that over to you by tomorrow or Wednesday latest.

Thank you,

**Tara Bencivenga**



Lead Consultant, Environmental Scientist  
(she/her/hers)

T+ 1 609-512-3664

---

From: Estrada, Javier [DOT] <[Javier.Estrada@dot.nj.gov](mailto:Javier.Estrada@dot.nj.gov)>  
Sent: Friday, July 7, 2023 6:50 PM  
To: Bencivenga, Tara <[Tara.Bencivenga@wsp.com](mailto:Tara.Bencivenga@wsp.com)>; Lawson, Jacqueline S. <[JACQUELINE.LAWSON@wsp.com](mailto:JACQUELINE.LAWSON@wsp.com)>  
Cc: Rishindran, Tharmarajah <[T.Rishindran@wsp.com](mailto:T.Rishindran@wsp.com)>; Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>;  
Schwiers, Ogechi [DOT] <[Ogechi.Schwiers@dot.nj.gov](mailto:Ogechi.Schwiers@dot.nj.gov)>  
Subject: Fw: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Jacqueline/Tara,

Please provide responses to Maude's ROW questions below. Thanks, and have a good weekend! Javier

---

From: Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>  
Sent: Friday, July 7, 2023 5:00 PM  
To: Estrada, Javier [DOT] <[Javier.Estrada@dot.nj.gov](mailto:Javier.Estrada@dot.nj.gov)>  
Subject: FW: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Javier,

Maude responded with some questions. Could you have the consultant answer so I know the answers are up to date?

Thanks.

Matt

---

From: Snyder, Maude [DEP] <[Maude.Snyder@dep.nj.gov](mailto:Maude.Snyder@dep.nj.gov)>  
Sent: Thursday, July 06, 2023 5:23 PM  
To: Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>  
Subject: RE: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Hi Matt,

I have a few questions.

- In the attached map, there is a blue "permanent area" and a yellow "temporary area". Is permanent the easement and temporary the temporary construction area?
- Are the following lots involved at all: 1510/3; 4812/15; 4811/12; 4808/15?
- Block 2801/Lot 1 is owned by the BOE, not listed on the ROSI, and not encumbered by Green Acres unless the Twp has an easement or lease on the property. Teaneck will be able to confirm.
- What is the difference between a permanent easement and an utility easement?

You have not submitted a final public hearing notice, correct? And would you please confirm that the attached map is the most recent version?

Thanks,  
Maude

---

From: Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>  
Sent: Wednesday, April 19, 2023 1:18 PM  
To: Snyder, Maude [DEP] <[Maude.Snyder@dep.nj.gov](mailto:Maude.Snyder@dep.nj.gov)>  
Subject: FW: Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

Maude,

Please find attached updated information for the subject project's Green Acres process.

Please let me know if you have any questions or comments.

Thanks!

Matt

---

From: Mendoza, Amanda <[A.Mendoza@wsp.com](mailto:A.Mendoza@wsp.com)>  
Sent: Thursday, March 30, 2023 11:54 AM  
To: Wilityer, Matthew [DOT] <[Matthew.Wilityer@dot.nj.gov](mailto:Matthew.Wilityer@dot.nj.gov)>  
Cc: Estrada, Javier [DOT] <[Javier.Estrada@dot.nj.gov](mailto:Javier.Estrada@dot.nj.gov)>; Hebert, Melvin [DOT] <[Melvin.Hebert@dot.nj.gov](mailto:Melvin.Hebert@dot.nj.gov)>; Sytko, Anthony [DOT] <[Anthony.Sytko@dot.nj.gov](mailto:Anthony.Sytko@dot.nj.gov)>; Singh, Kuldip <[Kuldip.Singh@wsp.com](mailto:Kuldip.Singh@wsp.com)>; Lawson, Jacqueline S. <[JACQUELINE.LAWSON@wsp.com](mailto:JACQUELINE.LAWSON@wsp.com)>  
Subject: [EXTERNAL] Rt 4 Palisade Ave - Green Acres ROSI; New Impacts

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Good Morning Matt,

As discussed, attached is an updated display showing the impacts to Green Acres encumbered properties and impacts to Greenbelt properties that have been recommended by the Teaneck OSRP to be added to the Green Acres ROSI.

Table 16 and Map 4 of the 2019 Teaneck OSRP shows properties along Route 4 that are part of the Greenbelt. The Preservation Recommendations section of the OSRP recommends adding these properties to the Green Acres ROSI (OSRP page 52). The Action Plan section lists submitting the OSRP to the Green Acres Program within the 1<sup>st</sup> year after completion of the OSRP Update and work with NJDEP to have recommended properties listed on the ROSI (OSRP page 55). The OSRP is available on the Teaneck Township website and shown as final, but it is unclear if it has been submitted to Green Acres yet.

We would like to confirm that although these properties have not yet been added to the ROSI, if it is the Green Acres Program's intention to accept Teaneck's recommendation and add the properties to the ROSI, then we should still quantify impacts to these properties as diversions/disposals. The original ROSI properties are shown in the attached display in green and the recommended properties are in pink.

I also revised the public notice sign and letter language to include all impacted properties and to address Maude's comments (email attached). Land valuation forms for all properties are also attached for the Township Tax Assessor to complete. The attached Resolution of Support is marked up for the Township's revisions.

Additionally, we still need a decision from the Township on using Block 5608 Lot 10 for mitigation so we can begin the site investigations (i.e., survey, tree survey, contamination).

Please let me know if you would like to discuss anything further or if there is anything else you need.

Thank you,

**Amanda Mendoza Day**  
Lead Consultant, Environmental Scientist



Phone: +1 609 512 3661  
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## State of New Jersey

MAIL CODE 501-04

### DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE PARKS, FORESTS & HISTORIC SITES  
OFFICE OF NATURAL LANDS MANAGEMENT

501 East State Street  
P.O. Box 420, Mail Code 501-04

Trenton, NJ 08625-0420  
Tel. (609) 984-1339 • Fax (609) 984-0427

PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

SHAWN M. LATOURETTE  
*Commissioner*

February 22, 2023

Amanda Mendoza  
WSP / Parsons Brinckerhoff  
2000 Lenox Drive, 3rd Floor  
Lawrenceville, NJ 08648

Re: Route 4 over Palisade Avenue and CSX Bridge Replacement  
E(x): 626,372; N(y): 750,993  
Teaneck Township, Bergen County

Dear Amanda Mendoza:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <https://nj.gov/dep/parksandforests/natural/heritage/database.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [https://nj.gov/dep/parksandforests/natural/docs/nhpcodes\\_2010.pdf](https://nj.gov/dep/parksandforests/natural/docs/nhpcodes_2010.pdf).

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL,

NHP File No. 23-4007481-26965

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements (species and/or ecological communities) or their locations. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica  
Administrator

c: NHP File No. 23-4007481-26965



**Table 1: On Site Data Request Search Results (6 Possible Reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Table 2: Vicinity Data Request Search Results (6 possible reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**APPENDIX B – CHECKLIST AND  
ATTACHMENTS II, III, & IV**

Route 4 over Palisade Avenue, CSX Railroad,  
and Windsor Road Bridge Replacement

## **PRE-APPLICATION**

### ***N.J.A.C. 7:36-26.4(b)*** ***(Minor disposals or diversions of parkland)***

**PRIOR TO SUBMITTING THE PRE-APPLICATION:** Contact the appropriate County contact at the Green Acres Program, Bureau of Legal Services and Stewardship to arrange a pre-application conference to discuss the proposal and application requirements *N.J.A.C. 7:36-26.4(a)*. Once the pre-application is complete it will be reviewed by the Green Acres Program *N.J.A.C. 7:36-26.4(f)1*.

**THE COMPLETE PRE-APPLICATION MUST BE SUBMITTED AT LEAST 10 BUSINESS DAYS PRIOR TO THE SECOND THURSDAY OF THE MONTH:** Completed pre-applications are reviewed by an internal Green Acres review committee on the second Thursday of each month. The pre-application must be complete 10 business days before the review committee meets to be considered for review. Once the review committee meets, the applicant will be notified of the application status under *N.J.A.C. 7:36-26.4(f)*.

**COMPLETION OF THE PREAPPLICATION IN NO WAY GRANTS ANY APPROVAL FOR THE PROPOSED DISPOSAL OR DIVERSION OF PARKLAND (*N.J.A.C. 7:36-26.4(j)*).**

**THE CLASSIFICATION OF A PROPOSED DISPOSAL OR DIVERSION OF PARKLAND AS “MINOR”** will be determined by the Department based on the information provided in the pre-application and the criteria established at *N.J.A.C. 7:36-26.2(b)*. If the Department determines, in its discretion, to classify as “major” a disposal or diversion of parkland proposed by the applicant as “minor,” the applicant will be directed under *N.J.A.C. 7:36-26.4(h)* to complete the pre-application requirements for a “major” disposal or diversion of parkland under *N.J.A.C. 7:36-26.9(b)*.

Note: Please check our web site at [www.nj.gov/dep/greenacres/pdflaunch.html#legal\\_stewardship](http://www.nj.gov/dep/greenacres/pdflaunch.html#legal_stewardship) for updated versions of this application form prior to filing the pre-application.

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**Minor Disposal/Diversion Pre-Application Requirements**

1. **Description of the proposed disposal/diversion, including:**
- Block(s) and lot(s) information for the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.4(d)1i*);
  - Acreage of the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.4(d)1ii*);
  - Purpose of proposed disposal/diversion, including the intended future use and owner of the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.4(d)1iii*);
  - A description of how the proposed disposal/diversion will fulfill a compelling public need or yield a significant public benefit as defined at *N.J.A.C. 7:36-26.1(d)1* (*N.J.A.C. 7:36-26.4(d)1iv*);
  - A description of how the parkland is proposed to be disposed or diverted including (*N.J.A.C. 7:36-26.4(d)1v*);
  - The name of the prospective buyer, lessee or easement grantee;
  - A description of the type of legal interest to be conveyed, if any;
  - A description of any conditions or restriction on the intended use of the parkland;
  - If applicable, a copy of the draft lease or use agreement and statement of total compensation proposed to be received by the applicant for the lease or use agreement (*N.J.A.C. 7:36-26.4(d)1vi*);
  - If the proposed disposal/diversion involves the construction of a building or infrastructure on parkland, a set of plans and specifications for the construction (*N.J.A.C. 7:36-26.4(d)1vii*);
  - A general description of the natural features, history and current use of the parkland proposed to be disposed/diverted and of any parkland contiguous to or functionally related to the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.4(d)1viii*);
  - A detailed description of any recreational facilities and/or activities to be affected by the proposed disposal/diversion of parkland and an explanation of how they will be affected (*N.J.A.C. 7:36-26.4(d)1ix*);
  - A statement justifying why the proposed disposal or diversion should be classified as a minor disposal or diversion pursuant to *N.J.A.C. 7:36-26.2(b)1 – 5*, as applicable.

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**2. Alternatives analysis:**

A. Identify each alternative course of action that could be taken to fulfill the compelling public need or yield the significant public benefit to be derived from the project for which the disposal/diversion of parkland is proposed. (*N.J.A.C. 7:36-26.4(d)2i*) This identification must include all feasible, reasonable and available alternatives, including:

- The alternative of constructing the proposed project on the proposed replacement land (if applicable)
- A “no build” or “no action” alternative
- Any alternative involving private lands or other public lands
- Please also include a description of methods used to identify alternatives

B. For each alternative identified under A above, provide:

- A detailed description of the environmental impact of the alternative (*N.J.A.C. 7:36-26.4(d)2ii(1)*);
- A listing of all Department permits to construct or utilize the alternative (*N.J.A.C. 7:36-26.4(d)2ii(2)*);
- Information on whether the alternative involves any areas mapped as endangered or threatened species habitat, including a review of the Department’s Landscape Project Mapping ([www.nj.gov/dep/fgw/ensp/landscape/index.htm](http://www.nj.gov/dep/fgw/ensp/landscape/index.htm)) and a response from or evidence that a request for information has been filed with the Department’s Natural Heritage Database (c/o Office of Natural Lands Management, Mail Code 501-04, P.O. Box 420, Trenton, New Jersey 08625-0420) (*N.J.A.C. 7:36-26.4(d)2ii(3)*);
- An analysis of the overall cost of the alternative (*N.J.A.C. 7:36-26.4(d)2ii(4)*);
- A description of the timetable or schedule necessary to implement the alternative to the proposed disposal or diversion (*N.J.A.C. 7:36-26.4(d)2ii(5)*);
- If applicable, the estimated land acquisition or lease cost of the alternative (*N.J.A.C. 7:36-26.4(d)2ii(6)*);
- Identification of any other zoning, land use, environmental or other constraints associated with the alternative and a description of all attempts undertaken to remove or adapt to such constraints (*N.J.A.C. 7:36-26.4(d)2ii(7)*);
- An explanation of the reasons for rejecting each alternative pursuant to *N.J.A.C. 7:36-26.4(e)*.

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

3. **Environmental assessment report** prepared in accordance with **Attachment I: Environmental Assessment Report Outline** (*N.J.A.C. 7:36-26.4(d)3*)
4. **Value Statement** using the form found at **Attachment II: Land Valuation Form** (*N.J.A.C. 7:36-26.4(d)4 and N.J.A.C. 7:36-26.4(d)9ii*)
5. **Compensation proposal** based on the requirements of *N.J.A.C. 7:36-26.5* and prepared in accordance with **Attachment III: Compensation Proposals for Minor Disposals or Diversions of Parkland** (*N.J.A.C. 7:36-26.4(d)5*)
- N. A.*
6. A **listing of all permits and approvals** required for the project (**Attachment IV: Permit/Approval Checklist**). (*N.J.A.C. 7:36 26.4(d)6*)
7. **Copy of the deed** for the proposed disposal or diversion area and replacement parcel(s). If the replacement parcel is not already owned by the applicant, please include a brief description of how the applicant intends to acquire the replacement parcel. (*N.J.A.C. 7:36 26.4(d)7*)
8. **Maps.** (**Attachment V: Map requirements; and VI: Sample Reference Map**) (*N.J.A.C. 7:36-26.4(d)8*)
9. **Governing body resolution.** (**Attachment VII: Resolution**) (*N.J.A.C. 7:36-26.4(d)10*)
10. **Please attach this cover sheet and the following attachments:**
- **Attachment II: Land Valuation Forms**
  - **Attachment III: Compensation Proposals for Minor Disposals or Diversions of Parkland**
  - **Attachment IV: Permit/Approval Checklist**
  - **Attachment V: Map Requirements**
11. **Please provide the following copies:**
- **Two printed copies of the entire application including maps**
  - **Items 1 - 3, and 5 in Microsoft Word Format**
  - **Maps submitted under Item 8 in .pdf format**
  - **All other application material in .pdf format**
- Digital copies may be submitted on a Standard or Mini CD-R produced to be read by any CD-ROM drive or on a USB Flash Drive.**

**NOTES:**

- The approval of the Green Acres Program is needed to proceed with the final application. (*N.J.A.C. 7:36-26.4(h)*)
- If authorized to proceed, the final application must be submitted to Green Acres 75 days prior to the meeting of the State House Commission. (*N.J.A.C. 7:36-26.6(f).*)
- The final application must be deemed complete for public hearing purposes by Green Acres before a public hearing on the application is scheduled. (*N.J.A.C. 7:36-26.6(b)*)
- This package is also available at:  
[www.nj.gov/dep/greenacres/pdflaunch.html#legal\\_stewardship](http://www.nj.gov/dep/greenacres/pdflaunch.html#legal_stewardship).

**Green Acres Program  
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Local Parkland—Minor Disposal/diversion**

**ATTACHMENT I:  
ENVIRONMENTAL ASSESSMENT REPORT OUTLINE**

**I. A DESCRIPTION OF THE PROPOSED DISPOSAL OR DIVERSION**

Include in this section a brief description of the project including the following:

- A. Title/name of proposed activity
- B. Preparer of Document
- C. Location maps with the site outlined on the following; USGS 7.5 Minute Quad, USDA Soils, County Road and Tax Map

**II. A DESCRIPTION OF THE ENVIRONMENTAL CONDITIONS ON THE PARKLAND PROPOSED FOR DISPOSAL OR DIVERSION AND REPLACEMENT PARCELS (IF ANY) PRIOR TO THE IMPLEMENTATION OF THE PROJECT**

Include a description of the existing environmental conditions on the parkland proposed for disposal or diversion and replacement parcels (if any) in each of the following areas:

- A. **Natural resources of the site and surrounding area** – Describe geological character, soil characteristics, topography, land form (i.e. wetlands, steep slopes, etc.), hydrological features, surface water classification and biological resources of the area including State and federal threatened and endangered species and critical habitats. (Please contact the NJ Natural Heritage Program and review the NJ DFW Landscape Project Mapping for the most recent information regarding threatened or endangered species)
- B. **Man-made resources** – Describe present site land use, adjacent land uses, access, the presence of any hazardous substances or waste, the presence of any underground storage tanks or structures, the presence of abandoned wells not properly sealed, transportation patterns, and zoning.
- C. **Human resources** – Describe cultural and social factors; park and recreational facilities; aesthetic features; historical, archeological, and architectural resources.

**III. PROBABLE ENVIRONMENTAL IMPACTS TO THE PARKLAND AND REPLACEMENT PARCELS (IF ANY) IF THE PROPOSED DISPOSAL OR DIVERSION IS APPROVED**

Identify and describe direct, indirect and cumulative impacts, beneficial and adverse, anticipated from the proposed disposal or diversion on all natural, man-made, human and economic resources during all aspects of site preparation, construction, and project operation. Using the existing parkland without the project as a basis for analyzing anticipated impacts, provide the following information:



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**A. Land:**

1. Discuss the consistency of the proposed disposal or diversion with the following; the State Development and Redevelopment Plan, Regional and local land use plans and current zoning
2. Discuss how the proposal will change the general character of the area; and
3. Discuss whether the proposed action will result in the loss or alteration of any ecologically sensitive lands such as flood plains, steep slopes, wetlands, preserved farmland and dedicated open space or disturb any areas of contaminated soils.

**B. Water:**

1. Identify and discuss methods to be used to meet State water quality standards;
2. Discuss whether or not the proposed project will result in increased pollution or turbidity levels within a surface waterbody and, if so, what the effects will be downstream and upstream;
3. Discuss the beneficial and adverse effects of the proposed action on aquatic biota and habitats; and
4. Discuss the effects that the proposed action will have on surface and ground water quality and quantity and the basis of the determination.

**C. Air:**

1. For buildings and stationary sources of air pollutants, discuss whether the project will meet applicable emission standards and regulations contained in the State Air Pollution Control Code;
2. As applicable, discuss precautions taken to prevent noise problems; and
3. As applicable, discuss precautions taken to prevent odor problems.

**D. Aquatic and Terrestrial Wildlife:**

1. Discuss any loss (or gain) of wildlife habitat and its anticipated effect;
2. Discuss any impacts on State and federal threatened and endangered plants or animal species and critical habitat; and
3. Discuss any impacts to trees greater than 6" diameter at breast height (dbh).

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**E. Social and Economic:**

1. Discuss how the project could affect historic, archaeological, or cultural resources on or eligible for the National or State Register of Historic Places;
2. Discuss how the proposed disposal or diversion would affect public access and public recreational facilities; and
3. Discuss how environmental justice was considered during the environmental decision making process. If an environmental justice analysis was done, provide information regarding status and/or findings of the analysis.

**F. Solid Waste** - Discuss methods for solid waste handling both during construction and subsequent operation.

**G. Aesthetics** - Discuss how the natural or present character of the area will be changed as a result of the proposed action.

**H. Sustainability** - (protecting the resources and systems that support us today so that they will be available to future generations) - Discuss actions taken during the environmental decision making process (siting, water efficiency, energy efficiency, material/resource use) to insure that the project is a sustainable development that will avoid or minimize negative impacts, strengthen positive ones, take advantage of environmental opportunities, and protect resources.

**I. Cumulative Effects** - Discuss any cumulative effects of the proposed action.

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**ATTACHMENT II:  
LAND VALUATION FORMS (DIVERTED/DISPOSAL PARCEL(S))**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 902  
 Lot(s) 1  
 Acreage (by lot) 1.16  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement Utility  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Woods Road  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$715,000 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public park use  
 Highest and best use Continuation of use as public park (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,403,509  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: Nov. 1, 2021 Book: 4475 Page: 327  
Location: 289 Prospect Avenue, Hackensack, Bergen County  
Block: 342 Lot: 9  
Grantor: Cliffs Developers, LLC  
Grantee: Mena House, LLC  
Lot Size: 11,476 sq ft (0.26 acres)  
Sales Price: \$2,307,692  
Unit Value: \$52.28/sq ft  
Zoning: R-3 (High Density Multi Family)  
Highest & Best Use: Residential development as per municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Michael Sassano - SP Realty Group)

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**ATTACHMENT II:  
LAND VALUATION FORMS (DIVERTED/DISPOSAL PARCEL(S))**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 903  
 Lot(s) 1  
 Acreage (by lot) 1.31  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement Utility  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Woods Road  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$780,600 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public park use  
 Highest and best use Continuation of public park use (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

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Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

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Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,403,509  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: Nov. 1, 2021 Book: 4475 Page: 327  
Location: 289 Prospect Avenue, Hackensack, Bergen County  
Block: 342 Lot: 9  
Grantor: Cliffs Developers, LLC  
Grantee: Mena House, LLC  
Lot Size: 11,476 sq ft (0.26 acres)  
Sales Price: \$2,307,692  
Unit Value: \$52.28/sq ft  
Zoning: R-3 (High Density Multi Family)  
Highest & Best Use: Residential development as per municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Michael Sassano - SP Realty Group)

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**ATTACHMENT II:  
LAND VALUATION FORMS (DIVERTED/DISPOSAL PARCEL(S))**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 2210  
 Lot(s) 5  
 Acreage (by lot) 1.33  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement Utility  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Billington Road  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$309,500 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public Park Use  
 Highest and best use Continuation of use as public park (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: Nov. 1, 2021 Book: 4475 Page: 327  
Location: 289 Prospect Avenue, Hackensack, Bergen County  
Block: 342 Lot: 9  
Grantor: Cliffs Developers, LLC  
Grantee: Mena House, LLC  
Lot Size: 11,476 sq ft (0.26 acres)  
Sales Price: \$600,000  
Unit Value: \$52.28/sq ft  
Zoning: R-3 (High Density Multi Family)  
Highest & Best Use: Residential development as per municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Michael Sassano - SP Realty Group)



**New Jersey Department of Environmental Protection  
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Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

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\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 2211  
Lot(s) 1  
Acreage (by lot) 1.00  
Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
Type of easement Construction & Maintenance  
Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Billington Road  
Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$685,600 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public park  
Highest and best use Continuation of current use as public park (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
Prepared by Tax Assessor (print name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: May 23, 2022 Book: 4474 Page: 1331  
Location: 390 Central Avenue, East Rutherford, Bergen County  
Block: 34 Lot: 1  
Grantor: Sun Chemical Corporation  
Grantee: 390 Central Ave, LLC  
Lot Size: 117,612 sq ft (2.70 acres)  
Sales Price: \$2,250,000  
Unit Value: \$19.13/sq ft  
Zoning: I (Light Industrial)  
Highest & Best Use: Light Industrial  
Verification: Tax Assessor, Deed, & Listing Realtor (Timothy Cadigan-Avison Young)

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
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Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**ATTACHMENT II:  
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Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 2701  
 Lot(s) 1  
 Acreage (by lot) 1.477  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement Temporary Construction  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Windsor Road  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$176,900 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public Park  
 Highest and best use Continued use as public park and public land serving as  
Route 4 buffer (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: May 23, 2022 Book: 4474 Page: 1331  
Location: 390 Central Avenue, East Rutherford, Bergen County  
Block: 34 Lot: 1  
Grantor: Sun Chemical Corporation  
Grantee: 390 Central Ave, LLC  
Lot Size: 117,612 sq ft (2.70 acres)  
Sales Price: \$2,250,000  
Unit Value: \$19.13/sq ft  
Zoning: I (Light Industrial)  
Highest & Best Use: Light Industrial  
Verification: Tax Assessor, Deed, & Listing Realtor (Timothy Cadigan-Avison Young)

**New Jersey Department of Environmental Protection  
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\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 2702  
 Lot(s) 11  
 Acreage (by lot) 0.34  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement Utility easement  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Palisade Ave  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$209,100 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Route 4 buffer  
 Highest and best use Continuation of use as public land serving as buffer  
(as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
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Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: May 23, 2022 Book: 4474 Page: 1331  
Location: 390 Central Avenue, East Rutherford, Bergen County  
Block: 34 Lot: 1  
Grantor: Sun Chemical Corporation  
Grantee: 390 Central Ave, LLC  
Lot Size: 117,612 sq ft (2.70 acres)  
Sales Price: \$2,250,000  
Unit Value: \$19.13/sq ft  
Zoning: I (Light Industrial)  
Highest & Best Use: Light Industrial  
Verification: Tax Assessor, Deed, & Listing Realtor (Timothy Cadigan-Avison Young)

**New Jersey Department of Environmental Protection  
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\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 2703  
Lot(s) 10  
Acreage (by lot) 1.51  
Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land Use  
Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
Type of easement Utility, Construction, Maintenance  
Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Palisade Ave  
Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$663,200 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Route 4 Buffer  
Highest and best use Continuation of current public land use as Rt 4 buffer  
(as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
Prepared by Tax Assessor (print name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: Nov 1, 2021 Book: 4475 Page: 327  
Location: 289 Prospect Ave, Hackensack, Bergen County  
Block: 343 Lot: 9  
Grantor: Cliffs Developers, LLC  
Grantee: Mena House, LLC  
Lot Size: 11,476 sq ft (0.26 acres)  
Sales Price: \$600,000  
Unit Value: \$52.28/sq ft  
Zoning: R-3 (High Density Multi-Family)  
Highest & Best Use: Residential Development as per municipal approvals  
Verification: Tax Assessor, Deed, and Listing Realtor (Michael Sassano - SP Realty Group)



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\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 4701  
 Lot(s) 1  
 Acreage (by lot) 2.72  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement \_\_\_\_\_  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Windsor Road  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$371,300 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public park  
 Highest and best use Continuation of current use as public park (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
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**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: May 23, 2022 Book: 4474 Page: 1331  
Location: 390 Central Avenue, East Rutherford, Bergen County  
Block: 34 Lot: 1  
Grantor: Sun Chemical Corporation  
Grantee: 390 Central Ave, LLC  
Lot Size: 117,612 sq ft (2.70 acres)  
Sales Price: \$2,250,000  
Unit Value: \$19.13/sq ft  
Zoning: I (Light Industrial)  
Highest & Best Use: Light Industrial  
Verification: Tax Assessor, Deed, & Listing Realtor (Timothy Cadigan-Avison Young)

**New Jersey Department of Environmental Protection  
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\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 4703  
 Lot(s) 4  
 Acreage (by lot) 2.86  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page. Richard Rodda  
Community Center

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement Construction & Maintenance  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Palisade Avenue  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$5,517,000 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Community center  
 Highest and best use Continuation of current land use as a township-owned community center property (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: May 23, 2022 Book: 4474 Page: 1331  
Location: 390 Central Avenue, East Rutherford, Bergen County  
Block: 34 Lot: 1  
Grantor: Sun Chemical Corporation  
Grantee: 390 Central Ave, LLC  
Lot Size: 117,612 sq ft (2.70 acres)  
Sales Price: \$2,250,000  
Unit Value: \$19.13/sq ft  
Zoning: I (Light Industrial)  
Highest & Best Use: Light Industrial  
Verification: Tax Assessor, Deed, & Listing Realtor (Timothy Cadigan-Avison Young)

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**ATTACHMENT II:  
LAND VALUATION FORMS (DIVERTED/DISPOSAL PARCEL(S))**

**Please fill out each section completely. If any section is left blank, the form will not be reviewed.** If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

**1. Parcel Information**

Block(s) 4704  
 Lot(s) 1  
 Acreage (by lot) 1.35  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

**2. Zoning**

Primary permitted uses Public Land District  
 Minimum lot size N/A

**3. Interest**

Fee  Easement  Fee and easement   
 Type of easement \_\_\_\_\_  
 Temporary easement  Permanent easement

**4. Environmental Constraints** (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

**5. Physical Constraints**

Legal access Palisade Ave  
 Landlocked \_\_\_\_\_

**6. Value Information**

Assessed Value \$182,300 Director's Ratio 73.05

**7. Estimated Market Value**

Intended Use Public park  
 Highest and best use Continuation of current use as public parkland with paved parking (as encumbered)

**8. Tax Assessor Certification** - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**New Jersey Department of Environmental Protection  
Office of Transactions and Public Land Administration  
Pre-Application  
Minor Disposal/Diversion of Green Acres Encumbered Local Parkland**

**9. Comparable Sales**

**SALE #1**

Date of Sale: Jan. 12, 2023 Book: 4918 Page: 767  
Location: 269 Forest Avenue, Paramus, Bergen County  
Block: 3902 Lot: 15  
Grantor: Paramus 3, LLC  
Grantee: 269 Forest, LLC  
Lot Size: 43,560 (1.00 acre)  
Sales Price: \$1,100,000  
Unit Value: \$25.25/Sq ft  
Zoning: NB (Neighborhood Business)  
Highest & Best Use: Development per zoning/utility and municipal approvals  
Verification: Tax Assessor, Deed, & Listing Realtor (Gina Palumbo - Valley Realty)

**SALE #2**

Date of Sale: July 12, 2021 Book: 4355 Page: 1108  
Location: 95-99 Midland Avenue, Wallington, Bergen County  
Block: 71 Lot: 13 & 14  
Grantor: Demchak, Adeline  
Grantee: Kopec, Zenon  
Lot Size: 49,620 (1.14 acres)  
Sales Price: \$1,600,000  
Unit Value: \$32.25/ sq ft  
Zoning: B (Business)  
Highest & Best Use: Development as per zoning and utility  
Verification: Tax Assessor, Deed, & Seller's Attorney (Keith A. Singer, Esq.)

**SALE #3**

Date of Sale: May 23, 2022 Book: 4474 Page: 1331  
Location: 390 Central Avenue, East Rutherford, Bergen County  
Block: 34 Lot: 1  
Grantor: Sun Chemical Corporation  
Grantee: 390 Central Ave, LLC  
Lot Size: 117,612 sq ft (2.70 acres)  
Sales Price: \$2,250,000  
Unit Value: \$19.13/sq ft  
Zoning: I (Light Industrial)  
Highest & Best Use: Light Industrial  
Verification: Tax Assessor, Deed, & Listing Realtor (Timothy Cadigan-Avison Young)

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**ATTACHMENT III:  
COMPENSATION PROPOSALS FOR MINOR DISPOSALS OR DIVERSIONS  
OF PARKLAND**

For all compensation proposals, please submit the following information relative to the method or methods of compensation chosen, and check the box next to the applicable compensation category or categories:

- Monetary Compensation** TBD: Following direction from NJDEP GA
- Calculate the minimum compensation total as determined under *N.J.A.C. 7:36-26.5(a)1i, 2i, 4i* or 5, as applicable
  - Specify whether compensation will be remitted to Green Acres for deposit into the GSPT Fund or whether the applicant is requesting alternative approval under *N.J.A.C. 7:36-26.5(b)* to apply the compensation to a parkland acquisition or development project to be undertaken by the applicant and completed within six months of SHC approval of the application for disposal/diversion of parkland. If alternative approval is sought, please provide information about the parkland acquisition or development project as specified below.
  - Include a resolution or other binding statement that meets the requirements of *N.J.A.C. 7:36-26.5(c)1* concerning deposit of the monetary compensation if the application is approved;
  - If the application requests approval of a lease or use agreement, include a detailed description of how the applicant will utilize any payments, rentals or other consideration received for operating, maintenance or capital expenses related to its funded parkland or to its recreation program as a whole within a six month period following approval of the application. (*N.J.A.C. 7:36-26.5(c)4*)
- Parkland Improvements** N.A.
- Provide a detailed description of the type, cost, location and intended use of any proposed parkland improvements (*N.J.A.C. 7:36-26.5(c)2i*);
  - Include drawings or plans of the parkland improvements (*N.J.A.C. 7:36-26.5(c)2ii*);
  - Include a timetable or schedule for construction and confirmation that the portion of the project being funded by the compensation will be completed within six months of SHC approval of the disposal or diversion (*N.J.A.C. 7:36-26.5(b)* and *7:36-26.5(c)2iii*).
- Replacement Land** TBD: Following direction from NJDEP GA
- List block(s) and lot(s) of any proposed replacement land(s) (*N.J.A.C. 7:36-26.5(c)3iv*);
  - Include the street address of the proposed replacement land(s), if available (*N.J.A.C. 7:36-26.5(c)3iii*);

**Green Acres Program  
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- Specify the size of the proposed replacement land(s) in acres (for replacement land(s) larger than one acre) or square feet (for replacement land(s) smaller than one acre) (*N.J.A.C. 7:36-26.5(c)3iii and iv*);
- Describe the proposed replacement land(s) by completing Section II of the Environmental Assessment, **Attachment I**, for each parcel (*N.J.A.C. 7:36-26.5(c)3i*);
- Describe the intended recreational and conservation use for the proposed replacement land(s) (*N.J.A.C. 7:36-26.5(c)3ii*);
- Provide information sufficient for the Department to verify that the proposed replacement lands are eligible as replacement under *N.J.A.C. 7:36-26.10(d)2*;
- Complete a preliminary assessment report, prepared in accordance with the Technical Requirements for Site Remediation, *N.J.A.C. 7:26E*, for each proposed replacement parcel (*N.J.A.C. 7:36-26.5(a)3i*, *N.J.A.C. 7:36-26.5(b)* and *N.J.A.C. 7:36-26.5(c)3*);
- Provide confirmation that the project will be completed within a six month period following approval of the application for disposal or diversion of parkland (*N.J.A.C. 7:36-26.5(b)*)



**Tree Replacement** Compliant with NJ No Net Loss

- If the proposed disposal/diversion requires the removal of any tree greater than 6 inch dbh or the clear cutting of greater than 0.50 acre of trees, include a proposal for compensation through monetary contribution or a tree replacement plan pursuant to *N.J.A.C. 7:36-26.5(c)5*; (*N.J.A.C. 7:36-26.5(a)6*)
- Provide confirmation that any proposed monetary compensation for tree removal will be transferred to the Department immediately after approval of the application for disposal or diversion of parkland or that a tree replacement plan will be implemented within a six month period following approval of the application. (*N.J.A.C. 7:36-26.5(b)*)

**Notes:**

- If monetary compensation is proposed, the Department will use the information in the compensation proposal and the value statement required under *N.J.A.C. 7:36-26.4(d)4* to determine the amount of monetary compensation due for the proposed disposal or diversion of parkland. (*N.J.A.C. 7:36-26.4(i)* and *N.J.A.C. 7:36-26.5(d)*)
- For applications involving an exchange of land, the Department will use the information in the compensation proposal to determine whether the properties involved in the swap are of reasonably equivalent size, market value and natural resource value. (*N.J.A.C. 7:36-26.5(a)3i*)



**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**ATTACHMENT IV: PERMIT/APPROVAL CHECKLIST**

This is a listing of any Federal, interstate, State and local approvals or permits required for the proposed project. Please include the application, permit, or docket number, the status of each permit or approval and the name and phone number of the contact at the Federal, interstate, State or local agency responsible for giving approval or permit issuance.

Federal Approvals/Permits: Federal Highway Administration (FHWA); Approval pending.

Federal Consistency Determination: FHWA Section 4(f); Approval pending.  
DOI (SHPO) Section 4(f); Approval pending

Interstate Approvals/Permits: \_\_\_\_\_

County/Municipal Approvals: \_\_\_\_\_

**State Approvals/Permits**

CAFRA  
Exemption Request: \_\_\_\_\_  
Individual Permit: \_\_\_\_\_  
General Permit: \_\_\_\_\_  
Permit by Rule: \_\_\_\_\_

D&R Canal Commission Certificate: \_\_\_\_\_

Dam Safety Permit: \_\_\_\_\_

Freshwater Wetlands  
Exemption: \_\_\_\_\_  
Individual Permit: \_\_\_\_\_  
Transition Area Waiver: \_\_\_\_\_  
Letter of Interpretation: \_\_\_\_\_  
General Permit (specify #): \_\_\_\_\_  
Open Water Fill Permit: \_\_\_\_\_

Highlands  
Resource Area Determination: \_\_\_\_\_  
Preservation Area Approval: \_\_\_\_\_  
HPAA with Waiver: \_\_\_\_\_  
HPAA Emergency: \_\_\_\_\_  
Pre- Application: \_\_\_\_\_

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

Pinelands Certificate of Filing: \_\_\_\_\_  
\_\_\_\_\_

Stream Encroachment

Waiver:

Permit:

Flood Hazard Individual Permit (Riparian/Stormwater Management);

NJDEP, Watershed and Land Management, Land Use Regulation;

Application pending.

Tidal Wetlands (1970) Permit: \_\_\_\_\_  
\_\_\_\_\_

Tidelands (Riparian) Conveyance: \_\_\_\_\_  
\_\_\_\_\_

Upland Waterfront Development

Residential:

Commercial:

\_\_\_\_\_

\_\_\_\_\_

Water Quality Certificate: \_\_\_\_\_  
\_\_\_\_\_

Waterfront Development Permit

Individual:

Commercial:

\_\_\_\_\_

\_\_\_\_\_

Jurisdictional Determination: \_\_\_\_\_  
\_\_\_\_\_

Permit Modification (Specify # & type)

\_\_\_\_\_

\_\_\_\_\_

Other: \_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the information provided in this Permit/Approval Checklist is true and accurate.

\_\_\_\_\_  
Preparer of Application

\_\_\_\_\_  
Date

## **APPENDIX C – FIGURES AND RIGHT-OF-WAY PLANS**

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**ATTACHMENT V: MAP REQUIREMENTS**

**For all Pre-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 **(1)**

**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 **(1)**
- B) Showing the proposed compensation parcel(s)/area and any adjacent parkland **(1)**

**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 **(1)**
- B) A small scale site map showing the proposed compensation (parcel(s)/area) and any adjacent parkland **(1)**

**\*\*If the Project is of such size/scale that the Aerial Site Map(s) also show the proposed disposal/diversion in relation to the proposed compensation, you do not need to include a large scale Reference Map requested below. If this is the case, please include 15 copies of the Aerial Site Map instead.\*\***

**Reference Map\* (Attachment VI) (11" x 17" or larger in size):**

- A large scale site map showing the proposed disposal/diversion in relation to the proposed compensation. Please include aerial imagery. **(1)**

**If the proposed disposal or diversion will result in the loss of any development, additionally submit:**

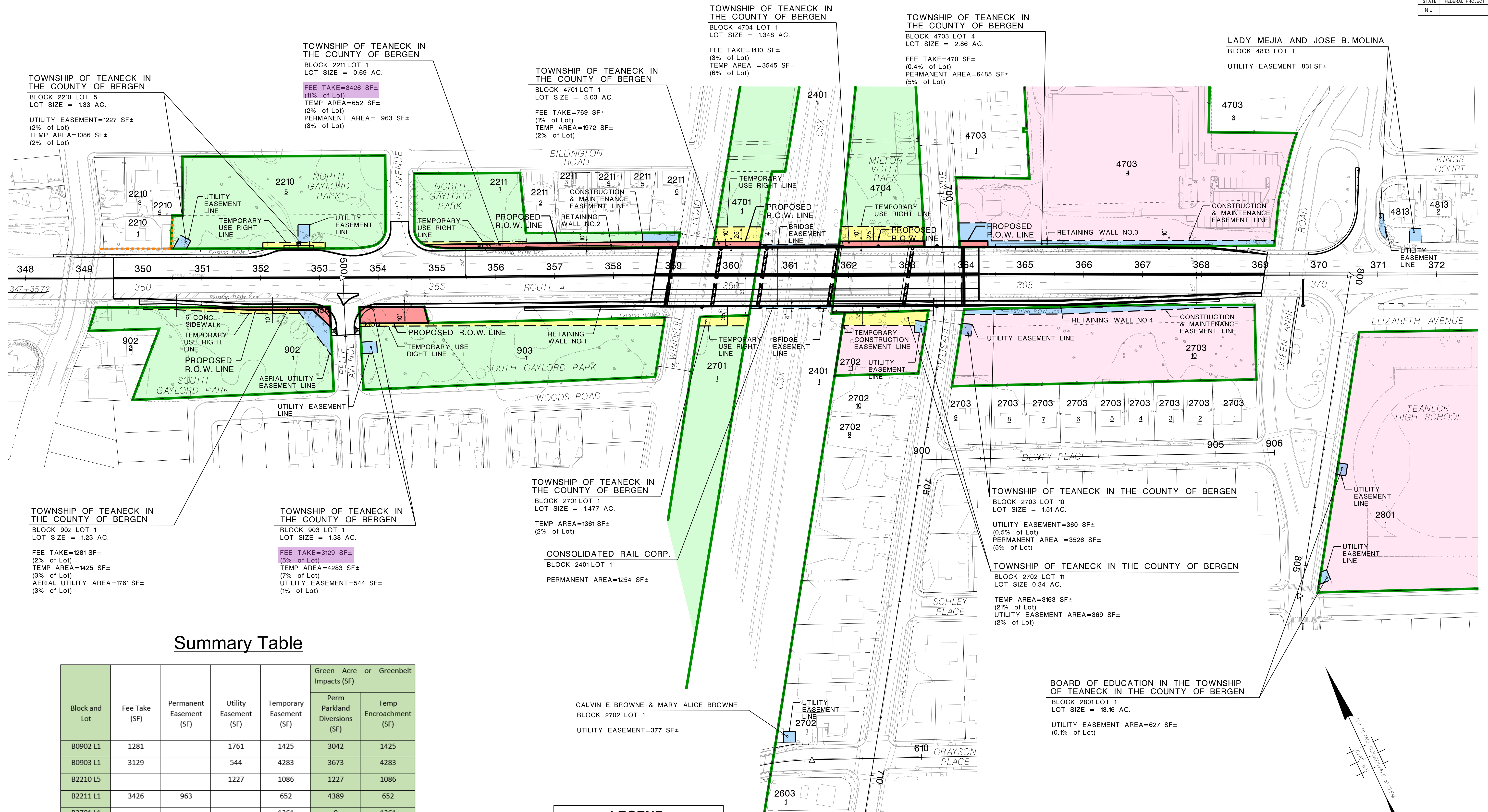
**Park Facilities Maps (11" x 17"):**

- A site plan showing all recreational facilities and identifying those facilities proposed to be removed **(1)**
- A site plan showing all proposed replacement recreational facilities **(1)**

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Minor Disposal/diversion**

**Notes:**

- To the extent possible, please show the following on the Aerial Site Maps, Reference Map and Park Facilities Maps:
  - Tax map block and lot number(s) (current as of the date of request),
  - The owner(s) of record,
  - The approximate dimensions and area (in acres),
  - Existing improvements and easements,
  - Road rights-of-way,
  - Wetlands (as approved by DEP Land Use Regulation Program through issuance of a Letter of Interpretation or as shown on maps prepared by the Department under the Wetlands Act of 1970, N.J.S.A. 13:9A1 et seq., and the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B1 et seq. and available from the Department at [www.nj.gov/dep/gis/lists.html](http://www.nj.gov/dep/gis/lists.html)),
  - Floodplains (as shown on the New Jersey State Flood Hazard Area maps prepared under the Flood Hazard Area Control Act, N.J.S.A. 58:16A50 et seq. and available from the Department at [www.nj.gov/dep/gis/lists.html](http://www.nj.gov/dep/gis/lists.html) or as determined from other State or Federal mapping or from a site delineation), and
  - Tidelands (as determined from New Jersey Tidelands claim maps, conveyance overlays, and atlas sheets and available from the Department at [www.nj.gov/dep/gis/lists.html](http://www.nj.gov/dep/gis/lists.html)).
- The final application will require additional maps. In addition, if any of the above maps change for the final application they must be revised and resubmitted with the final application.
- Please utilize the most current digital color infrared (CIR) orthophotography of New Jersey for the Aerial Site Maps and Reference Map, available online at [https://njgin.state.nj.us/NJ\\_NJGINExplorer/jviewer.jsp?pg=2012\\_OrthoImagery](https://njgin.state.nj.us/NJ_NJGINExplorer/jviewer.jsp?pg=2012_OrthoImagery). If the development of such maps is beyond your technological capabilities please substitute appropriately.
- In the event that you do not have access to a standard desktop GIS product that supports available imagery, such as ESRI's ArcView, freeware programs which allow viewing of the image files may be downloaded and installed to your computer. A list of open source GIS is maintained and made available from [https://njgin.state.nj.us/NJ\\_NJGINExplorer/jviewer.jsp?pg=gis\\_links#gis\\_software](https://njgin.state.nj.us/NJ_NJGINExplorer/jviewer.jsp?pg=gis_links#gis_software)  
Another option is a web-based application, NJ-GeoWeb, made available by the NJDEP at [www.nj.gov/dep/gis/geoweb splash.htm](http://www.nj.gov/dep/gis/geoweb splash.htm).



TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 2210 LOT 5  
LOT SIZE = 1.33 AC.  
UTILITY EASEMENT=1227 SF± (2% of Lot)  
TEMP AREA=1086 SF± (2% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 2211 LOT 1  
LOT SIZE = 0.69 AC.  
FEE TAKE=3426 SF± (11% of Lot)  
TEMP AREA=652 SF± (2% of Lot)  
PERMANENT AREA= 963 SF± (3% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 4701 LOT 1  
LOT SIZE = 3.03 AC.  
FEE TAKE=769 SF± (1% of Lot)  
TEMP AREA=1972 SF± (2% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 4704 LOT 1  
LOT SIZE = 1.348 AC.  
FEE TAKE=1410 SF± (3% of Lot)  
TEMP AREA =3545 SF± (6% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 4703 LOT 4  
LOT SIZE = 2.86 AC.  
FEE TAKE=470 SF± (0.4% of Lot)  
PERMANENT AREA=6485 SF± (5% of Lot)

LADY MEJIA AND JOSE B. MOLINA  
BLOCK 4813 LOT 1  
UTILITY EASEMENT=831 SF±

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 902 LOT 1  
LOT SIZE = 1.23 AC.  
FEE TAKE=1281 SF± (2% of Lot)  
TEMP AREA=1425 SF± (3% of Lot)  
AERIAL UTILITY AREA=1761 SF± (3% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 903 LOT 1  
LOT SIZE = 1.38 AC.  
FEE TAKE=3129 SF± (5% of Lot)  
TEMP AREA=4283 SF± (7% of Lot)  
UTILITY EASEMENT=544 SF± (1% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 2701 LOT 1  
LOT SIZE = 1.477 AC.  
TEMP AREA=1361 SF± (2% of Lot)  
CONSOLIDATED RAIL CORP.  
BLOCK 2401 LOT 1  
PERMANENT AREA=1254 SF±

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 2703 LOT 10  
LOT SIZE = 1.51 AC.  
UTILITY EASEMENT=360 SF± (0.5% of Lot)  
PERMANENT AREA =3526 SF± (5% of Lot)

TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 2702 LOT 11  
LOT SIZE 0.34 AC.  
TEMP AREA=3163 SF± (21% of Lot)  
UTILITY EASEMENT AREA=369 SF± (2% of Lot)

BOARD OF EDUCATION IN THE TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN  
BLOCK 2801 LOT 1  
LOT SIZE = 13.16 AC.  
UTILITY EASEMENT AREA=627 SF± (0.1% of Lot)

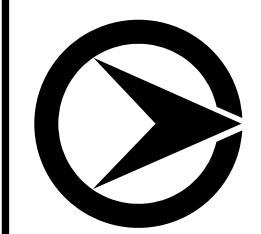
Summary Table

Block and Lot	Fee Take (SF)	Permanent Easement (SF)	Utility Easement (SF)	Temporary Easement (SF)	Green Acre or Greenbelt Impacts (SF)	
					Perm Parkland Diversions (SF)	Temp Encroachment (SF)
B0902 L1	1281		1761	1425	3042	1425
B0903 L1	3129		544	4283	3673	4283
B2210 L5			1227	1086	1227	1086
B2211 L1	3426	963		652	4389	652
B2701 L1				1361	0	1361
B2702 L11			369	3163	369	3163
B2703 L10		3526	360		3886	0
B2801 L1				627	N/A*	N/A*
B4701 L1	769			1972	769	1972
B4703 L4	470	6485			6955	0
B4704 L1	1410			3545	1410	3545
Total (SF)	10485	10974	4261	18114	25720	17487
Total (AC)	0.24	0.25	0.10	0.42	0.59	0.40
	= Green Acres		= Greenbelt			

**LEGEND**

- Fee Take
- Permanent Area
- Temporary Area
- Green Acres Encumbered
- Teaneck Greenbelt
- Greenbelt Properties recommended for Green Acres ROSI per 2019 Teaneck OSRP
- Existing Retaining Wall

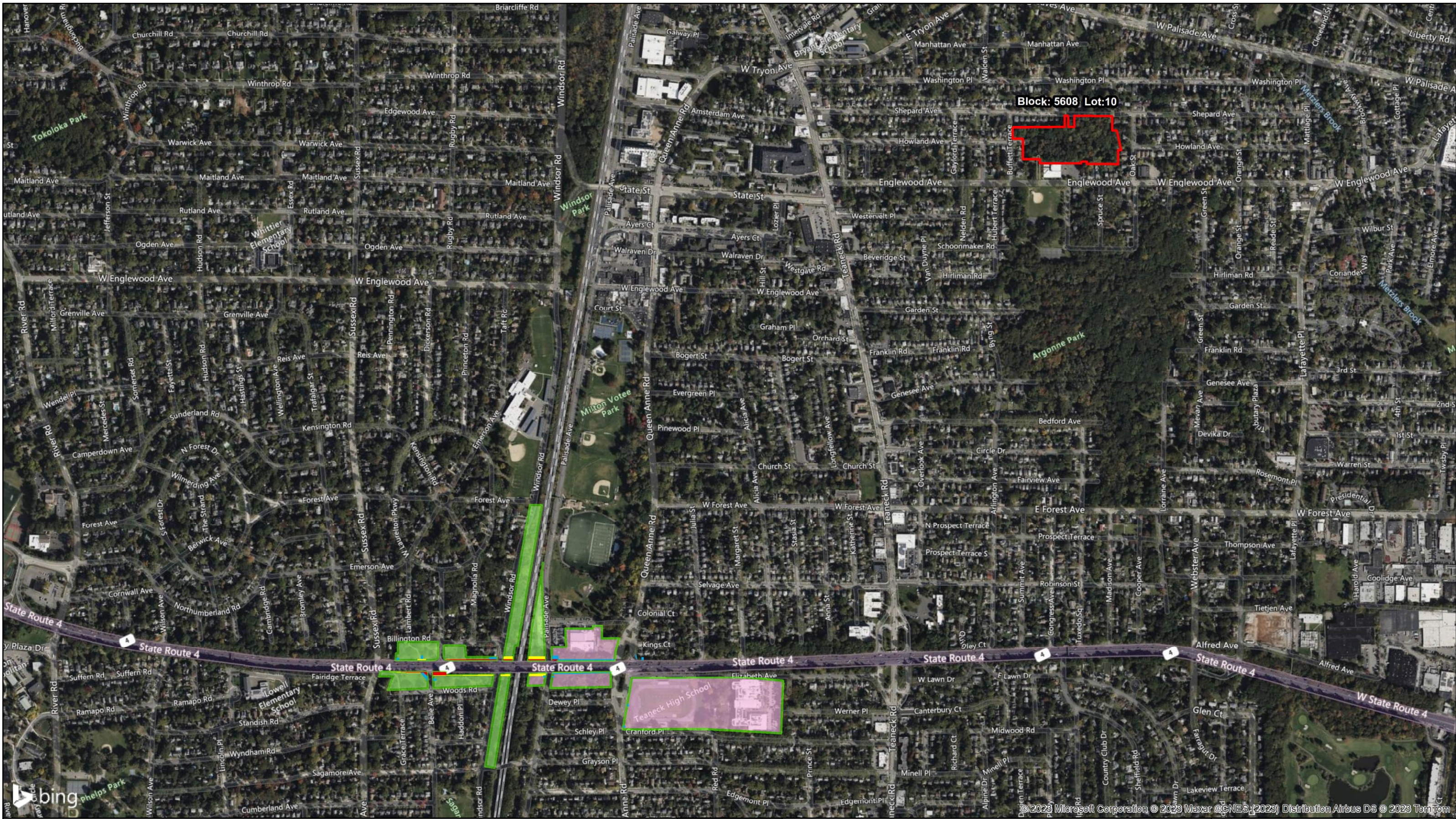
**Note:**  
Fee takes on Block 2211 Lot 1 and Block 903 Lot 1 exceed the 5% disturbance threshold for minor diversions per N.J.A.C. 7:36-26.2(b)2ii



**ROUTE 4 & PALISADE AVENUE  
BRIDGE IMPROVEMENTS  
ROW PLAN**

TOWNSHIP OF TEANECK COUNTY OF BERGEN

\* Per NJDEP Green Acres Preliminary Review, no recreation facilities are currently under lease with the Township. No impacts are anticipated, and no diversion required.



Block: 5608 Lot:10

- Legend**
- Temporary Area
  - Green Acres Encumbered
  - Permanent Area
  - Greenbelt Properties recommended for Green Acres ROSI
  - Fee Take
  - Mitigation Parcel Block: 5608, Lot: 10

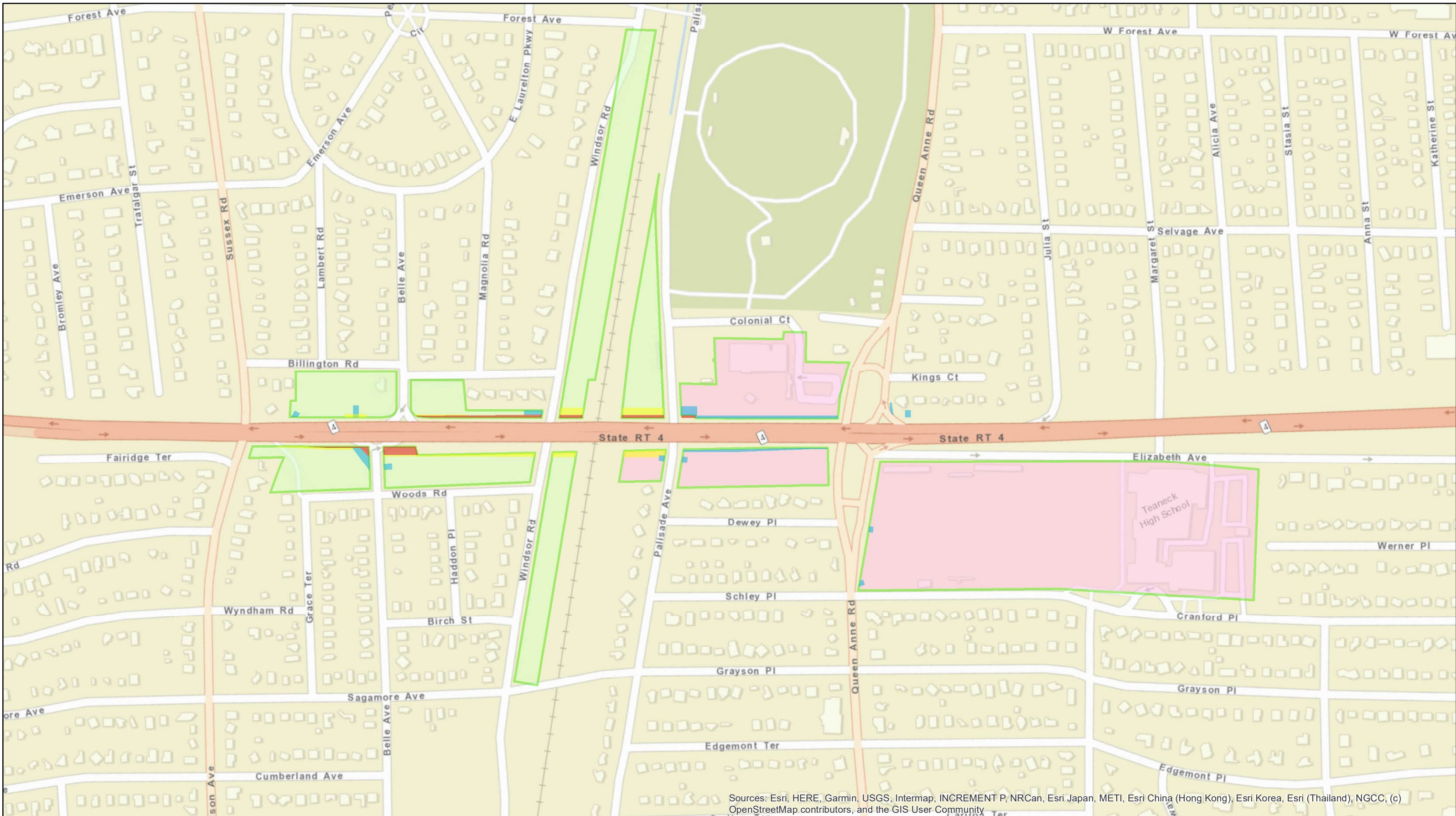
1 inch = 750 feet



Rt 4 & Palisade Avenue  
 Bridge Improvements  
 Green Acres Reference Map

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Township of Teaneck  
 Bergen County, NJ



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Legend**

- Temporary Area
- Green Acres Encumbered
- Permanent Area
- Greenbelt Properties recommended for Green Acres ROSI
- Fee Take



1 inch = 300 feet



Rt 4 & Palisade Avenue  
Bridge Improvements  
Green Acres County Road Map

Township of Teaneck  
Bergen County, NJ





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand) OpenStreetMap contributors, and the GIS User Community

**Legend**

- Mitigation Parcel Block: 5608, Lot: 10
- Project Limit of Disturbance



1 inch = 200 feet









Rt 4 & Palisade Avenue  
 Bridge Improvements  
 Mitigation Parcel County Road Map


Township of Teaneck  
 Bergen County, NJ



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community

**Legend**

	Temporary Area		Green Acres Encumbered
	Permanent Area		Greenbelt Properties recommended for Green Acres ROSI
	Fee Take		Parcels



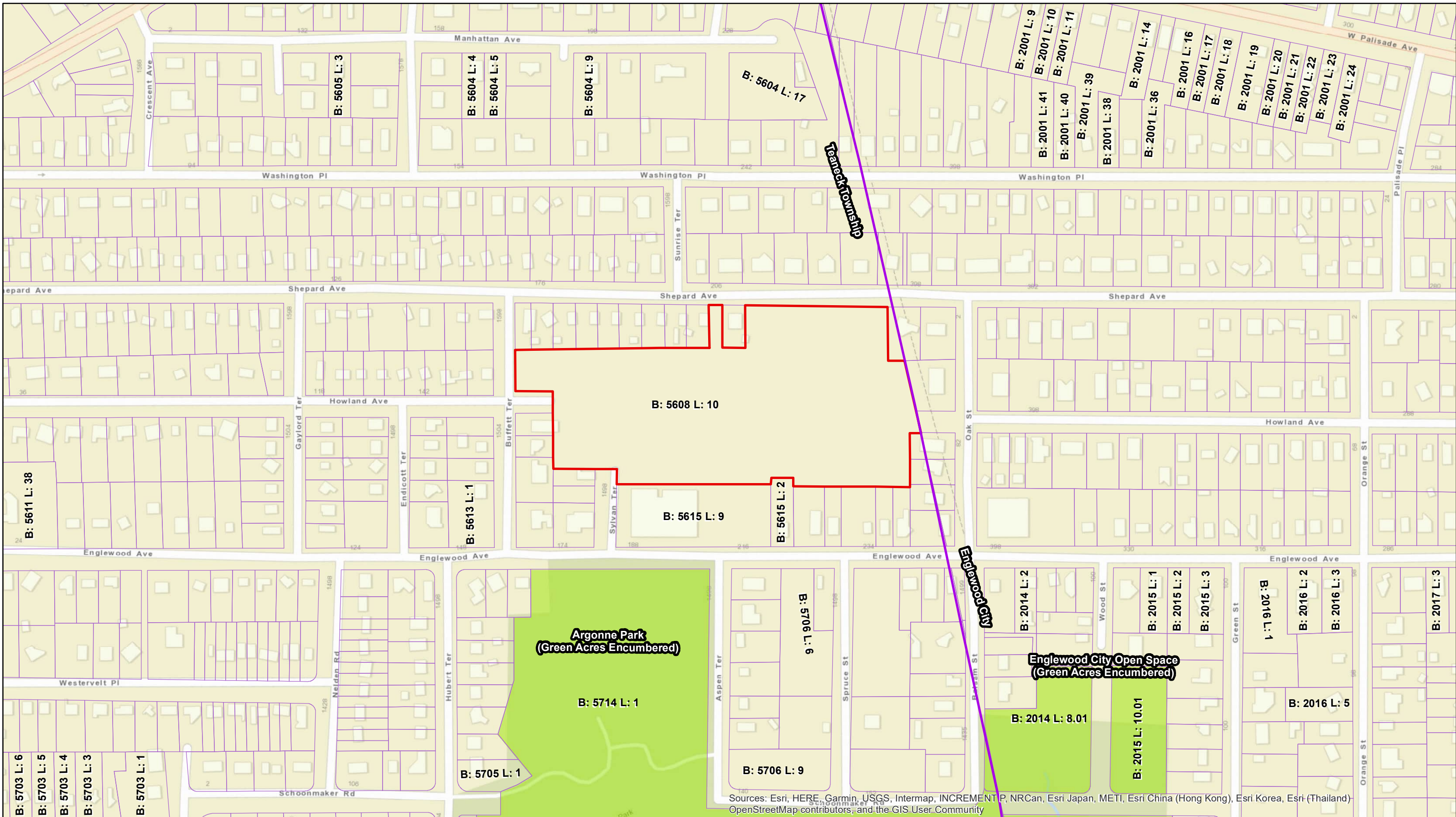
1 inch = 200 feet



Rt 4 & Palisade Avenue  
 Bridge Improvements  
 Green Acres Tax Map

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Township of Teaneck  
 Bergen County, NJ



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community

**Legend**

- Mitigation Parcel Block: 5608, Lot: 10
- Parcels
- Open Space



1 inch = 200 feet



Rt 4 & Palisade Avenue  
 Bridge Improvements  
 Mitigation Parcel Tax Map

Township of Teaneck  
 Bergen County, NJ