

REPORT ON SALE BY

COUNTY OF MORRIS OF

**Parts of Block 4001, Lots 10, 15, 16 & 17
742 Route 46**

ROXBURY TOWNSHIP, NJ 07852

Morris County Department of Planning & Public Works

MAY 1, 2017

TABLE OF CONTENTS

Introduction	1
Advantages	2
Disadvantages	3
Environmental Impacts	4
Recreational Impacts	5

1. INTRODUCTION

The County of Morris owns the vacant land located at 742 Route 46, Roxbury Township New Jersey 07852. The property is a 5.018+/- acre lot part commercial, part residential zoned site, which is improved with a lumberyard facility comprised in six separate buildings. However, the subject property is a land only portion consisting of 2,440.73+/- square foot, triangular, deed overlap area in the rear of the site.

This report, as required by P.L. 1971 c. 189 (c. 40A:12-13.5 et. seq.) identifies “the reasons for, and all advantages and disadvantages and benefits and detriments of, the proposed sale, lease, or exchange and assessing the environmental and economic value of the real property or capital improvement proposed to be sold, leased or exchanged under both its current and proposed use.”

2. ADVANTAGES

The advantages of selling this property are as follows:

- 1) The county will no longer have to sustain the cost of maintenance and upkeep of the property.
- 2) The County of Morris will be compensated for the sale. The appraised value of the property is \$8,000.00.
- 3) The County of Morris will no longer be liable for any actions that occur on the property.
- 4) The sale of this property will produce an increased tax ratable
- 5) Due to the size, location and shape of the property, the property has no value except to the contract purchaser
- 6) To our knowledge, the County never used this property. The parcel is deminimis in size and landlocked.

3. DISADVANTAGES

The disadvantages of selling this property are as follows:

- 1) The property inventory available to the County of Morris will be reduced.
- 2) If maintenance/repair work needs to be performed on the rail bed, this property can no longer be an option for access and equipment staging. *It should be noted that access would have to be granted by the adjoining property owner to access the County owned parcel.*

4. ENVIRONMENTAL IMPACTS

Currently the property (“Deed Overlap Area”) is a paved lot in a lumberyard facility comprised of six separate buildings. A portion of a storage building used to store product related to the business is also located in the Deed Overlap Area along with bundles of lumber. This area is over 90% impervious cover.

There is no plan to alter the property and the intention is for the future use to follow municipal zoning and to support the current operations of the property. Due to the deed restriction associated with the contamination on site, the only feasible use of the site is for the current operations of the property. The area must remain capped and undisturbed. No environmental impacts are anticipated with the sale of this property.

5. RECREATIONAL IMPACT

There will be no impact to the recreational facilities located within the Township of Roxbury. The site is located approximately 5,000’ *as-the crow-flies* to the municipal Dell Ave Park and 2,500’ to the athletic fields located at the Franklin Ave School. Due to the location of the site and the fencing that surrounds the property, there is no possibility for future access to recreational areas. The elevated rail bed located along the northwest property boundary contains an active rail line. Access to and from that rail bed to other properties is prohibited due to safety concerns with the rail operation. Besides the fencing that surrounds the property, the presence of the Black Brook along the southern property boundary eliminates the possibility of any feasible easements for a trail system.

SITE PHOTOS



Looking southwest into the Deed Overlap Area



Looking west into the Deed Overlap Area



Looking south into the Deed Overlap Area from the rail bed