

## PUBLIC HEARING NOTICE

**Department of Environmental Protection  
Green Acres Program  
Notice of Public Hearings on Proposed Conveyance of Property in the  
City of Millville, Cumberland County**

**Take Notice** that in accordance with *N.J.S.A.* 13:1D-51 through -58, the State of New Jersey, Department of Environmental Protection (“NJDEP”) will hold two **public hearings** to seek comments on the proposed conveyance of property in the City of Millville, Cumberland County.

The property proposed for conveyance is designated for tax purposes as Block 578, Lot 19 (comprising approximately 81 acres, hereafter “the Property.”) The NJDEP proposes to convey the Property through a direct sale to either the City of Millville (“City”), the Millville Urban Redevelopment Corporation (“MURC”), the Cumberland County Improvement Authority or any other nonprofit or public entity designated by the City. The Property was purchased by the NJDEP from the prior owner, Durand Glass Manufacturing Company, Inc. (“Durand”), in July 2013 for \$335,000. The proposed sale price for the conveyance by the NJDEP to the City or its designee is \$395,000. If the property is conveyed by the NJDEP to the City or its designee, it will be used for commercial/industrial purposes consistent with current zoning.

The Property is located off Gorton Road; the street address of the Property is 1 Gorton Road. It is irregularly shaped, with a maximum depth of about 2700 linear feet and a frontage of about 735 feet. The property is currently administered by the NJDEP’s Division of Fish and Wildlife as part of the 474-acre Menantico Ponds Wildlife Management Area.

A copy of a report analyzing the proposed conveyance is available online at [www.nj.gov/dep/greenacres/notices.html](http://www.nj.gov/dep/greenacres/notices.html). A general location map for the Property is included as Figure 1 of the report. An aerial map of the Property is included as Figure 2 of the report.

The proposed sale price is based on three components: the \$367,000 full fair market value of the Property as of January 2013 (as established by appraisals commissioned by the NJDEP as part of the purchase); approximately \$13,000 in technical costs incurred by the NJDEP as part of the purchase of the Property and \$15,000 for administrative costs associated with the proposed conveyance.

If the proposed conveyance of the Property is approved and the Property is sold to the City or its designee, the NJDEP intends to apply \$367,000 of the sale proceeds to the purchase of a minimum of 900 acres of land within Block 582, Lot 1 in the City of

Millville for addition to the Menantico Ponds Wildlife Management Area. The proposed replacement property is known locally as the Holly Farm property and is located at 3001 Main Street E in the City of Millville. The remainder of the proceeds of the sale (\$28,000) will be returned to the Garden State Preservation Trust Fund (or other appropriate Green Acres bond fund) for use in future open space acquisitions. However, if the Holly Farm purchase cannot be concluded within three years of the actual conveyance of the Property, the NJDEP will identify and purchase other suitable replacement land of at least equal acreage, in fee, within Cumberland County using the \$367,000 sale proceeds.

State House Commission approval is required for this proposal. If approved, the Department anticipates that the earliest the proposed conveyance could occur is mid-August 2014.

The **first public hearing** on the proposed conveyance of the Property will be held on:

Wednesday, May 7, 2014 at 6:30 PM at the  
City of Millville City Hall  
Commission Chambers—4<sup>th</sup> floor  
12 S. High Street  
Millville, New Jersey 08332  
856-825-7000

The hearing record for the first public hearing will close on Wednesday, May 21, 2014. Interested persons may obtain information from Judeth Yeany in the Green Acres Program or John Knoop at the City of Millville at the addresses below and may submit written comments to Ms. Yeany until the close of business on Wednesday, May 21, 2014.

The **second public hearing** will be held on:

Wednesday, May 21, 2014 at 2:30 PM at the  
Department of Environmental Protection  
Public Hearing Room  
401 E. State Street—1<sup>st</sup> floor  
Trenton, New Jersey 08625

The hearing record for the second public hearing will close on Wednesday, June 4, 2014. Interested persons may obtain information from Judeth Yeany in the Green Acres Program or John Knoop at the City of Millville at the addresses below and may submit written comments to Ms. Yeany until the close of business on Friday, June 4, 2014.

Persons wishing to make oral presentations at either of the public hearings are asked to bring a written copy of their comments to the hearing for use by the Department. For further information on the proposed conveyance, please contact:

Department of Environmental Protection

Judeth Piccinini Yeany, Chief  
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New Jersey Department of Environmental Protection  
Green Acres Program  
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City of Millville

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DATE: 3/13/14



Richard Boornazian, Assistant Commissioner  
Natural and Historic Resources  
Department of Environmental Protection