

## 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, 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., 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 (“WMA”).

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 \$369,579 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 \$12,241 in technical costs incurred by the NJDEP as part of the purchase of the Property and \$13,000 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 deposit the funds received from the City or its designee into the Garden State Preservation Trust Fund, to be used for a future State

acquisition project as required by *N.J.S.A. 13:1D-57* and *N.J.S.A. 13:8C-31*. It is the NJDEP's intention to identify and purchase other suitable replacement land of at least equal acreage to the Property, in fee, within Cumberland County with these funds.

In March 2014, the NJDEP proposed to convey the Property to the City and to use a portion of the sale proceeds to purchase approximately 900 acres of land elsewhere in Millville (within a 1300-acre parcel known as the Holly Farm property) for addition to the WMA. After conducting public hearings on the proposal in May 2014 and performing further review of the proposal, the NJDEP has determined that linking this conveyance to the Holly Farm purchase is no longer feasible. Therefore, the NJDEP is re-proposing this conveyance under *N.J.S.A. 13:1D-51 et seq.*

State House Commission approval is required for this proposal. If approved, the Department anticipates that the earliest the proposed conveyance could occur is late April 2015.

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

Wednesday, December 3, 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, December 17, 2014. Interested persons may obtain information from Judeth Yeany in the Green Acres Program or Susan Robostello at the City of Millville at the addresses below and may submit written comments to Ms. Yeany until the close of business on Wednesday, December 17, 2014.

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

Tuesday, January 6, 2015 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 Tuesday, January 20, 2015. Interested persons may obtain information from Judeth Yeany in the Green Acres Program or Susan Robostello at the City of Millville at the addresses below and may submit written comments to Ms. Yeany until the close of business on Tuesday, January 20, 2015.

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

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New Jersey Department of Environmental Protection  
Green Acres Program  
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City of Millville

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City Clerk/Administrator  
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DATE: 10/9/14

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