



# The Garden State Preservation Trust

# GSPT Funding...



- Approved in '98
- \$98 million / year for 30 years of dedicated sales tax revenues
- \$1 billion in bond authorization over 10 years
- After the 10th year, \$98 (or whatever is needed) in sales tax must go to debt service only

# Garden State Preservation Trust Fund

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- Annual appropriation cap of \$200 million
- 60% of funds to Green Acres
- 40% of funds to Farmland Preservation



# **The NJDEP**

## **Green Acres Program**



# Green Acres average annual breakdown...

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■ Total to Green Acres = 60% of \$200 million or \$120 million

■ Allocation:

State Land Acq.	50%	\$60 mil
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Local Program	40%	\$48 mil
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Nonprofit Program	10%	\$12 mil
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# Urban mandate...

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- At least 14% of Local Program allocation (\$6.7 million)
- 20% of Stateside share to “urbanized counties” (\$12 million)



# Four Program Areas...



1. Local and Nonprofit Assistance Program
2. State Land Acquisition Program
3. Legal Services and Stewardship
4. Planning and Information Management



# 1. Local and Nonprofit Assistance Program

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- Grants and loans to municipalities and counties
- Grants to nonprofit land conservancies





# Requests vs Approvals...

	<u>FY 2003</u>
■ Local Requests	\$353 million
■ Approvals	\$ 44 million
■ Nonprofit Requests	\$38 million
■ Approvals	\$11 million



# Local Program Process...

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- Yearly road show / workshops
- Local governments and nonprofits apply
- Green Acres reviews and ranks
- Commissioner recommends to GSPT
- GSPT approves projects
- Legislature develops appropriation bills
- Governor signs bills



## 2. State Land Acquisition Program

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- Buy lands for managing partners:
  - Division of Parks and Forestry
  - Division of Fish and Wildlife
  - Natural Lands Trust
- Develop partnerships for 'other managers'



# SLA Offer Process...

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- Offers
- Mapping
- Circulation to managers
- Appraisals
- Phase 1 Environmental Assessment
- Negotiate price
- Contract
- Title and survey
- Close
- Assign for management



# Program integrity...



- Appraisals
  - under \$250,000 - 1 appraisal
  - over \$250,000 - 2 appraisals
- In house review and value certification by Green Acres appraisal staff.

# What qualifies a Brownfield site for Green Acres funding???

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- Recreation/conservation potential
- Willing seller (State Land Acq. only)
- Local sponsors / application



# Requirements...

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- Preliminary Assessment
- Remediation
- “No Further Action” letter from NJDEP Site Remediation
- Funding released



# Some successes and opportunities...

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- Magnesite (Cape May)
- Liberty State Park
- Babco Holdings- escrow for cleanup
- September Farms
- Reigel Paper Company
- Hancock Properties, Salem Co.
- Assunpink Greenway







# Conceptual Master Plan

Conceptual Master Plan  
for  
**ASSUNPINK CREEK PARK**  
and Recreation Complex  
Trenton, New Jersey  
Prepared for:  
Department of Recreation, Natural Resources and Culture and  
Department of Housing and Development

**LEGEND**

- RECREATION DEVELOPMENT (SP. PLANT)
- FLOOD HAZARD (100-YEAR FLOOD)
- FLOOD HAZARD (500-YEAR FLOOD)
- SPEDITIONARY TRAIL

0 10 20 30 40 50 60 70 80 90 100  
FEET

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# Brownfield Projects


## “on our radar”...

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- Ciba-Geigy
- Heritage Minerals- 7000 acres
- Hercules
- Harrison Avenue Landfill
- Harbor Estuary Properties in Hackensack Meadowlands



# Brownfields Greenfields



- Remediation - "No Further Action"
- The Competition
- Results

