

MINUTES

7:30 p.m. Wednesday, July 11, 2012

Call to order

Salute to the flag

Open Public Meetings Statement

Roll Call

	Present	Absent
Nestore	X	
Wallace	X	
Chila	X	
Simmons	X	
Barnes	X	
Taliaferro	X	
Damminger	X	

Also in attendance: Administrator Bruner, Deputy Administrator White, Clerk of the Board DiLella, Chief Counsel Lyons

Changes to the Agenda – pulling B-10

Approval of the regular session minutes from June 6, 2012.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46784 Proclamation congratulating Schar USA on the official opening of their US headquarters. (previously presented) (Simmons).

46785 Proclamation Honoring Gloucester County College; Men's Tennis Team, Softball Team and Track & Field for their outstanding performance during the 2011-2012 season. (previously presented) (Barnes).

46786 Proclamation to recognize Tim VanLiew for his athletic accomplishments in earning the 2012 National Collegiate Athletic Association Division III Javelin Championship and being named the New Jersey Athletic Conference Male Athlete of the Year. (to be presented) (Nestore).

46787 Proclamation recognizing Angles of God Clothing Closet on their Ribbon Cutting/Re-opening. (previously presented) (Simmons).

46788 Proclamation recognizing the Gloucester County Aktion Club Charter Night July 12, 2012 (to be presented on a later date) (Wallace).

Public portion on agenda items only (time limit of five (5) minutes per person, per public portion)

OPEN

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

CLOSE

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

DEPARTMENT OF ADMINISTRATION

DIRECTOR DAMMINGER
DEPUTY DIRECTOR CHILA

46789 RESOLUTION AUTHORIZING A CLOSED SESSION TO DISCUSS THE STATUS OF AND POSSIBLE SETTLEMENT OF TWO (2) LITIGATION MATTERS: (1) SANDRA KING WILSON v. GC, et al., Civil Action No. 06-01368; (2) HOWARD ABRAMS v. GLOUCESTER COUNTY, C.P. #2009-15671. The general nature of the subjects to be discussed at the closed session of July 11, 2012, shall be the possible settlement of litigation involving the County of Gloucester.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46790 RESOLUTION AUTHORIZING AND CONFIRMING SETTLEMENT OF LITIGATION CAPTIONED COUNTY OF GLOUCESTER v. AMERICAN ATLANTIC COMPANY, DEVELCOM FUNDING, LLC; DEVELCOM REALTY, LLC; DEVELCOM MANAGEMENT COMPANY, LLC; WEEKS MARINE, INC.; WELLS FARGO & COMPANY; THE WILLIAMS COMPANIES, INC., PEPSCO HOLDINGS, INC.; STATE OF NJ, DOCKET NO. BUR-L-3641-09.

	Motion	Second	Yes	No	Abstain
Nestore					X
Wallace					X
Chila	X		X		
Simmons		X	X		
Barnes					X
Taliaferro			X		
Damminger			X		

Comments: the following statement was read by Chief Counsel Lyons:

"Agenda item A-2 stems from a County Condemnation action involving 872 acres located in Logan Township which was owned by American Atlantic at the time of filing. The County asserted an action in the Superior Court after negotiations were not successful in the purchase of the property. The County and Weeks Marine, the current owner, have reached an agreement to resolve this matter, with the terms set forth in a Memorandum of Understanding. This resolution will authorize the execution of the MOU, and the filing of the Stipulation of Dismissal with the Court, ending the case. This litigation matter was discussed in closed session in the closed meetings on March 7 2012 and June 20, 2012."

46791 RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE INTO THE GLOUCESTER COUNTY 2012 BUDGET PURSUANT TO N.J.S.A. 40A:4-87.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46792 RESOLUTION AWARDDING CONTRACT TO BANK OF AMERICA, N.A. FOR THE PROVISION OF GENERAL FUND BANKING SERVICES, FROM JULY 1, 2012 TO JUNE 30, 2015.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46793 RESOLUTION APPROVING REVISIONS TO THE HUMAN RESOURCES MANUAL AND TO AMEND THE ADMINISTRATIVE CODE SECTION PER-6.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46794 RESOLUTION AUTHORIZING A CONTRACT WITH STORAGE ENGINE, INC., FOR ANNUAL LICENSE FEES AND MAINTENANCE ON THE ELECTRONIC DOCUMENT MANAGEMENT SYSTEM FOR THE TOTAL CONTRACT AMOUNT OF \$28,344.20 FROM JULY 7, 2012 TO JULY 6, 2013.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46795 RESOLUTION APPOINTING BETH ESTBERG TO THE ANIMAL SHELTER ADVISORY COMMITTEE.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46796 RESOLUTION AUTHORIZING CONTRACT WITH CIVIL SOLUTIONS – A DIVISION OF ADAMS, REHMAN AND HEGGAN ASSOCIATES, INC., FOR THE PROVISION OF ENGINEERING SERVICES FOR GIS DATA CONVERSION SERVICE AND TAX MAP MAINTENANCE AND UPDATES, THROUGH STATE CONTRACT #A69420, IN AN AMOUNT NOT TO EXCEED \$25,000.00, FROM JULY 11, 2012 TO JULY 10, 2013.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes					X
Taliaferro			X		
Damminger			X		

Comments: N/A

46797 RESOLUTION AUTHORIZING THE REIMBURSEMENT TO THE TOWNSHIP OF EAST GREENWICH IN THE AMOUNT OF \$40,012.00 FOR CERTAIN COSTS ASSOCIATED WITH TAX MAP EXPENSES AS RELATED TO REVALUATION.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46798 RESOLUTION AUTHORIZING ADDENDUM NO. 6 TO MASTER SERVICE AGREEMENT H-001 WITH THE STATE OF NJ REGARDING TELEPHONE SERVICES PROVIDED TO THE SUPERIOR COURT BY THE COUNTY.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

DEPARTMENT OF ECONOMIC DEVELOPMENT & PUBLIC WORKS

**FREEHOLDER SIMMONS
FREEHOLDER BARNES**

46799 RESOLUTION RESCINDING AUTHORIZATION TO SELL THE COUNTY PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 58, LOT 8, IN THE CITY OF WOODBURY.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

46800 RESOLUTION EXTENDING THE CONTRACT WITH THE HESS CORPORATION FOR ELECTRICITY AT THE JUSTICE COMPLEX IN AN AMOUNT NOT TO EXCEED \$600,000.00 THROUGH JUNE 30, 2013 CONSISTENT WITH THE MASTER CONTRACT FOR THE SOUTH JERSEY POWER COOPERATIVE SYSTEMS FOR PRIMARY ACCOUNTS.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467801 RESOLUTION EXTENDING THE CONTRACT WITH THE HESS CORPORATION FOR ELECTRICITY IN AN AMOUNT NOT TO EXCEED \$700,000.00, WITH THE PSE&G SERVICE THROUGH OCTOBER 31, 2012 AND THE ATLANTIC CITY ELECTRIC SERVICE THROUGH JUNE 30, 2013 CONSISTENT WITH THE MASTER CONTRACT FOR THE SOUTH JERSEY POWER COOPERATIVE FOR SECONDARY ACCOUNTS.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467802 RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 24, LOT 5, IN HARRISON TOWNSHIP FROM LAMBS ROAD ASSOCIATES LIMITED LIABILITY COMPANY FOR THE TOTAL AMOUNT OF \$1.00.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467803 RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 194.13, LOT 6.01, IN WASHINGTON TOWNSHIP FROM EDUARDO & LISA PAGAN FOR THE TOTAL AMOUNT OF \$32,300.00 FOR ENGINEERING PROJECT #06-01FA.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467804 RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 194.08, LOT 61 IN WASHINGTON TOWNSHIP FROM JENNIFER DILEO FOR THE TOTAL AMOUNT OF \$8,100.00 FOR ENGINEERING PROJECT #06-01FA.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467805 RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 54.02, LOT 1, IN WASHINGTON TOWNSHIP FROM JOSEPH & ROSE MARIE BURDEN FOR THE TOTAL AMOUNT OF \$7,200.00 FOR ENGINEERING PROJECT #06-01FA.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467806 RESOLUTION AUTHORIZING EXTENSION OF A CONTRACT WITH RIGGINS, INC. FOR THE SUPPLY AND DELIVERY OF GASOLINE AND DIESEL FUEL FOR COUNTY VEHICLES FROM AUGUST 4, 2012 TO AUGUST 3, 2014 FOR AN AMOUNT NOT TO EXCEED \$700,000.00 PER YEAR.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467807 RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR DISCRETIONARY AID TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$239,000.00 FOR EMERGENCY STORM REPAIRS-ENGINEERING PROJECT #11-09.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

RESOLUTION AUTHORIZING A CONTRACT WITH BUD CONCRETE, INC. IN THE AMOUNT OF \$130,000.00 FOR COUNTY ENGINEERING PROJECT #12-08.

	Motion	Second	Yes	No	Abstain
Nestore	PULLED				
Wallace					
Chila					
Simmons					
Barnes					
Taliaferro					
Damminger					

Comments: N/A

467808 RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE MANTUA TOWNSHIP FIRE DISTRICT FOR THE RESURFACING OF TWO (2) FIRE STATION PARKING LOTS BY THE COUNTY FOR AN AMOUNT NOT TO EXCEED \$40,000.00.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467809 RESOLUTION AMENDING THE TERM OF THE DEVELOPER'S AGREEMENT WITH TRIAD ASSOCIATES TO IMPLEMENT THE 2009 NEIGHBORHOOD STABILIZATION PROGRAM.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467810 RESOLUTION AMENDING THE TERM OF THE 2009 NEIGHBORHOOD STABILIZATION GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467811 RESOLUTION APPROVING THE 2012 ANNUAL ACTION PLAN FOR FUNDING THE PY 2012 COMMUNITY DEVELOPMENT HOME BLOCK GRANT AND THE WASHINGTON TOWNSHIP ENTITLEMENT CDBG PROGRAMS.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons	X		X		
Barnes		X	X		
Taliaferro			X		
Damminger			X		

Comments: N/A

DEPARTMENT OF HEALTH & EDUCATION

**FREEHOLDER BARNES
FREEHOLDER SIMMONS**

467812 RESOLUTION APPROVING A GRANT AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF HEALTH AND SENIOR SERVICES FOR REIMBURSEMENT FROM THE TANNING FACILITIES REGISTRATION AND INSPECTION PROJECT IN AN AMOUNT NOT TO EXCEED \$200.00 FOR EACH FACILITY INSPECTED FROM JULY 1, 2012 TO JUNE 30, 2013.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons		X	X		
Barnes	X		X		
Taliaferro			X		
Damminger			X		

Comments: N/A

**DEPARTMENT OF PUBLIC SAFETY,
VETERANS AFFAIRS & ELECTIONS**

**DEPUTY DIRECTOR CHILA
FREEHOLDER TALIAFERRO**

467813 RESOLUTION AUTHORIZING THE EXECUTION OF AN ELECTION SERVICES CONTRACT WITH COUNTY BUSINESS SYSTEMS, INC., TO PROVIDE, CREATE AND PRINT VOTING FOR DIGITIZED POLL BOOK SERVICES AND ACCEPT, CONVERT, AND MERGE ADDITIONAL DATA FILES AND SIGNATURES INTO EXISTING DATABASE FOR EACH ELECTION, FROM JANUARY 1, 2012 TO DECEMBER 31, 2013, FOR AN AMOUNT NOT TO EXCEED \$74,500.00 PER YEAR.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons			X		
Barnes			X		
Taliaferro		X	X		
Damminger			X		

Comments: N/A

467814 RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ELECTION SUPPORT AND SERVICES, INC., (ESS, INC.), TO PROVIDE VOTING MACHINE SERVICES TO THE GLOUCESTER COUNTY SUPERINTENDENT OF ELECTIONS, FOR AN AMOUNT NOT TO EXCEED \$160,000.00, FROM APRIL 1, 2012 TO MARCH 31, 2015.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons			X		
Barnes			X		
Taliaferro		X	X		
Damminger			X		

Comments: N/A

467815 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO W.B. MASON CO., INC. FOR THE PURCHASE OF (29) CONCORDE EXECUTIVE 24 HOUR CHAIRS FOR THE COUNTY EMERGENCY RESPONSE DEPARTMENT, IN THE AMOUNT OF \$24,439.75, FROM JULY 12, 2012 TO SEPTEMBER 1, 2012.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons			X		
Barnes			X		
Taliaferro		X	X		
Damminger			X		

Comments: N/A

467816 RESOLUTION AUTHORIZING AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE NJ DEPARTMENT OF LAW & PUBLIC SAFETY, DIVISION OF STATE POLICE, OFFICE OF HOMELAND SECURITY AND PREPAREDNESS, THE NJ DEPARTMENT OF TRANSPORTATION, US COAST GUARD, TO INCLUDE SALEM COUNTY IN THE DELAWARE RIVER INFRASTRUCTURE PROTECTION PROJECT (DRIPP).

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons			X		
Barnes			X		
Taliaferro		X	X		
Damminger			X		

Comments: N/A

DEPARTMENT OF SOCIAL & HUMAN SERVICES

**FREEHOLDER NESTORE
DEPUTY DIRECTOR CHILA**

467817 RESOLUTION AUTHORIZING ONE (1) YEAR EXTENSION TO CONTRACT WITH NORTH CONNECTIONS LOGISTICS, INC., FROM AUGUST 1, 2012 TO JULY 31, 2013, IN AN AMOUNT NOT TO EXCEED \$180,000.00.

	Motion	Second	Yes	No	Abstain
Nestore	X		X		
Wallace			X		
Chila		X	X		
Simmons			X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467818 RESOLUTION AUTHORIZING ONE (1) YEAR EXTENSION TO CONTRACT WITH ROWLAND TRANSPORTATION, INC., FROM AUGUST 1, 2012 TO JULY 31, 2013, IN AN AMOUNT NOT TO EXCEED \$200,000.00.

	Motion	Second	Yes	No	Abstain
Nestore	X		X		
Wallace			X		
Chila		X	X		
Simmons			X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467819 RESOLUTION AUTHORIZING FREEHOLDER DIRECTOR AND COUNTY COUNSEL TO ATTEST TO FEDERAL 2013 ANNUAL CERTIFICATIONS AND ASSURANCES TO RECEIVE FEDERAL TRANSIT ADMINISTRATION (FTA) ASSISTANCE APPLICABLE TO FEDERAL GRANTS ADMINISTERED BY NJ TRANSIT.

	Motion	Second	Yes	No	Abstain
Nestore	X		X		
Wallace			X		
Chila		X	X		
Simmons			X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

DEPARTMENT OF GOVERNMENT SERVICES

**FREEHOLDER WALLACE
FREEHOLDER SIMMONS**

467820 RESOLUTION AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS RELATIVE TO THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) TO THE STATE OF NEW JERSEY, DEPARTMENT OF LAW AND PUBLIC SAFETY, DIVISION OF CRIMINAL JUSTICE FOR A MULTI-JURISDICTIONAL GANG, GUN, AND NARCOTICS TASK FORCE GRANT, JAG 1-8TF-11, FROM JULY 1, 2012 TO JUNE 30, 2013, IN THE TOTAL AMOUNT OF \$76,723.00.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace	X		X		
Chila			X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

467821 RESOLUTION AUTHORIZING AN AMENDMENT OF CONTRACT TO REFLECT CHANGE OF CORPORATE STATUS.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace	X		X		
Chila			X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

DEPARTMENT OF PARKS & LAND PRESERVATION

**FREEHOLDER TALIAFERRO
FREEHOLDER BARNES**

467822 RESOLUTION EXTENDING A CONTRACT WITH ASPLUNDH TREE SERVICE CO. FOR A PERIOD OF ONE (1) YEAR FOR TRIMMING AND/OR REMOVAL OF TREES FOR AN AMOUNT NOT TO EXCEED \$84,000.00.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons			X		
Barnes		X	X		
Taliaferro	X		X		
Damminger			X		

Comments: N/A

467823 RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT WITH MANTUA FOR THE PROVISION OF LANDSCAPE DESIGN SERVICES.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons			X		
Barnes		X	X		
Taliaferro	X		X		
Damminger			X		

Comments: N/A

467824 RESOLUTION AUTHORIZING EXECUTION OF THE 2012 SALARY AGREEMENT WITH RUTGERS COOPERATIVE EXTENSION DIVISION FOR AN AMOUNT NOT TO EXCEED \$126,047.00, FROM JANUARY 1, 2012 TO DECEMBER 31, 2012.

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila			X		
Simmons			X		
Barnes		X	X		
Taliaferro	X		X		
Damminger			X		

Comments: N/A

Old Business

New Business

Public Portion (time limit of five (5) minutes per person)

OPEN

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

CLOSE

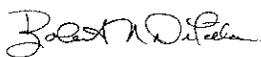
	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A

Adjournment 8:05 PM

	Motion	Second	Yes	No	Abstain
Nestore			X		
Wallace			X		
Chila	X		X		
Simmons		X	X		
Barnes			X		
Taliaferro			X		
Damminger			X		

Comments: N/A



ROBERT N. DILELLA, CLERK

WELCOME HOME

Specialist Curtis Rucker

WHEREAS, the Gloucester County Board of Chosen Freeholders would like to take this time to honor and Welcome Home United States Army **Specialist Curtis Rucker** from his deployment in Afghanistan. **Curtis** is the son of the late Michael James Rucker and Hollie and Craig Dodge. A Welcome Home celebration is being held by family and friends at the home of his parents, Hollie and Craig Dodge, 159 Woodlawn Avenue, Mantua, New Jersey, July 16, 2012; and

WHEREAS, **Curtis Rucker** grew up in Mantua Township, and is a 2009 graduate of Clearview High School. **Curtis** enlisted in the United States Army in April 2010, and received Basic Training at Ft. Benning, Georgia. In June, 2011 he was deployed to Afghanistan, where he served as a door gunner/crew chief on the UH-60 Black Hawk Helicopter, assigned to Company A, Vultures, Task Force Lobos, 1st Air Cavalry Brigade, 1st Cavalry Division. **Specialist Rucker** has flown almost 600 hours during his deployment, more than any other enlisted soldier in his company; and

WHEREAS, while deployed in Afghanistan, **Specialist Rucker** was awarded the *Air Medal with Bronze Numeral 2*, the *Army Good Conduct Medal*, the *National Defense Medal*, the *Afghanistan Campaign Medal*, and the *Global War on Terrorism Medal*; and

WHEREAS, the Board of Chosen Freeholders would like to pay tribute to **Specialist Rucker** and all those servicemen and servicewomen who heroically and gallantly serve their country; and

WHEREAS, the Board of Chosen Freeholders would also like to honor the valiant families of our servicemen and servicewomen who have had to suffer, not only the absence of their loved ones, but also the uncertainty of their fate; and

NOW THEREFORE, BE IT PROCLAIMED, that I, Robert M. Damminger, as Director, and on behalf of the 2012 Gloucester County Board of Chosen Freeholders, Giuseppe (Joe) Chila, Lyman Barnes, Vincent H. Nestore, Jr., Heather Simmons, Adam J. Taliaferro and Larry Wallace **are honored to welcome home Specialist Curtis Rucker and extend our heartfelt thanks for his personal sacrifice in the service to our country. Let it not be forgotten that freedom is not free and it is only through the bravery and dedication of our men and women in uniform that ensures America remains free. We are proud of you and are humble in our praise of your efforts.**

IN WITNESS WHEREOF, the Director and Clerk have caused these presents to be executed and the seal of the County of Gloucester to be affixed this 16th day of July, 2012.

Robert M. Damminger
 Freeholder Director

Giuseppe (Joe) Chila
 Freeholder Deputy Director

Lyman Barnes
 Freeholder

Vincent H. Nestore, Jr.
 Freeholder

Heather Simmons
 Freeholder

Adam J. Taliaferro
 Freeholder

Larry Wallace
 Freeholder

Attest:

Robert N. DiLella, Clerk

**In Recognition of
Jeffrey M. Courtney
Achieving Rank of Eagle Scout**

WHEREAS, the Gloucester County Board of Chosen Freeholders would like to take this time to honor and recognize **Jeffrey Courtney** on his achievements as a member of the Boy Scouts of America, Troop 59; and

WHEREAS, **Jeffrey Courtney** joined the Cub Scouts during 1st grade and progressed from Tiger Cub, to Wolf, to Bear and finally to Webelos, earning the Cub Scout Arrow of the Light as a Webelos. He then entered the Boys Scouts achieving the ranks of Scout, April, 2005, Tenderfoot, September, 2006, Second Class, December, 2006, First Class, April, 2008, Star, September, 2008 and Life, March, 2009, and has distinguished himself by earning the *“Rank of Eagle Scout”*, the highest award offered by the Boy Scouts of America, on March 20, 2012; and

WHEREAS, **Jeffrey Courtney** has earned 35 Merit Badges and has exhibited exceptional leadership throughout his time in the Boy Scouts serving in the positions of, Assistant Patrol Leader, Patrol Leader, Patrol Quartermaster, Troop Scribe and Senior Patrol Leader; and

WHEREAS, **Jeffrey’s** special achievements include Arrow of Light, Totin Chit, Polar Bear, Scuba BSA and National Youth Leadership Training; and

WHEREAS, **Jeffrey Courtney** exhibited his commitment to public service by selecting as his Eagle Scout project the construction of a 32 foot wide by 6 foot high soccer kick-wall for use by the Township Soccer Association at the Tomlin Family Park in East Greenwich Township; and

NOW THEREFORE, BE IT PROCLAIMED, that I, Robert M. Damming, as Director, and on behalf of the 2012 Gloucester County Board of Chosen Freeholders, Giuseppe (Joe) Chila, Lyman Barnes, Vincent H. Nestore, Jr., Heather Simmons, Adam J. Taliagerro and Larry Wallace do hereby honor and recognize **Jeffrey Courtney** for his leadership, personal achievements and dedicated service to his community.

IN WITNESS WHEREOF, the Director and Clerk have caused these presents to be executed and the seal of the County of Gloucester to be affixed this 9th day of June, 2012.

Robert M. Damming
Freeholder Director

Giuseppe (Joe) Chila
Freeholder Deputy Director

Lyman Barnes
Freeholder

Vincent H. Nestore, Jr.
Freeholder

Heather Simmons
Freeholder

Adam J. Taliagerro
Freeholder

Larry Wallace
Freeholder

Attest: _____
Robert N. DiLella, Clerk

ORDINANCE

AN ORDINANCE AMENDING AN ORDINANCE REGULATING PARKING AT COUNTY PARKING LOTS TO PROVIDE THAT PARKING AT COUNTY PARKING LOT D, DELAWARE AVENUE AND LUPTON AVENUE IN WOODBURY, BE OPEN TO THE GENERAL PUBLIC

WHEREAS, there is in force and effect a County Ordinance regulating the parking of vehicles at County-owned parking lots in various locations within the County, authority for which is pursuant to N.J.S.A. 39:4-201 and N.J.S.A. 29:4-197; and

WHEREAS, attached to and a part of such Ordinance is Schedule "A", which contains the specific regulations and/or restrictions for each individual County parking lot; and

WHEREAS, presently, parking at Parking Lot D, located at Delaware Avenue and Lupton Avenue in Woodbury, is restricted to employees and to the public doing business in County buildings; and

WHEREAS, the County desires to make parking at Parking Lot D available to the general public; and

WHEREAS, in order to do so, it is necessary to amend Schedule "A" of the Ordinance to state: "Parking Lot D - Delaware Avenue and Avenue - Open to the general public;" and

WHEREAS, this Ordinance, previously adopted on September 19, 2007, is hereby amended accordingly; and

WHEREAS, each and every other provision of the Ordinance remains in full force and effect;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Gloucester County Board of Chosen Freeholders as follows:

1. That the County of Gloucester, through its Department of Building and Grounds, shall determine for each County parking lot the appropriate regulations that pertain to such parking lot, including the times during which motor vehicles may be parked, the specific areas of the lot on which no vehicles may be parked; and the specific parking lots and spaces which shall be designated for restricted parking as set forth in Schedule "A", which is attached to this Ordinance.
2. Pursuant to N.J.S.A 39:4-198, signs shall be posted prominently at each parking lot informing motorists of the parking hours and other restrictions pertaining to such parking lot as described in Schedule "A". Said signs shall also inform motorists of the appropriate fine or penalty for violation of any such restriction, including that if motor vehicles are left on parking lots before or after or otherwise inconsistently with the parking restrictions, or if they shall be parked in "no parking" areas, said motor vehicles will be towed; and
3. The Gloucester County Sheriff, and the police department of any municipality in which a County parking lot is located, is hereby authorized to enforce said parking regulations and to provide for the towing of motor vehicles by companies to whom towing contracts shall be awarded by the County of Gloucester; and
4. Parking between the hours of midnight and 6:00 a.m. is prohibited in every County parking lot.
5. In addition to having one's motor vehicle towed, unless another penalty is expressly provided by New Jersey statute, every person convicted of a violation of any prohibition or restriction as established by this Ordinance or any supplements thereto, as described in Schedule "A", shall be liable to a penalty of not less than \$50 or more than \$150.

6. Nothing contained in this Ordinance shall be construed to in any way limit the authority of the Gloucester County Sheriff, the local municipal police departments or any other law enforcement entity from acting to appropriately discharge their law enforcement duties with regard to any activity, event or other occurrence on, in or around County parking lots and buildings.
7. Consistent with the provisions of N.J.S.A. 40:48-2.54, the County of Gloucester, through the Department of Buildings and Grounds, shall develop a schedule of towing and storage rates to be charged to owners or operators of motor vehicles towed from County parking lots. The rates shall be based on the usual customary and reasonable rates of operators towing and storing motor vehicles in the County. The schedule may be the schedule established by the Division of Consumer Affairs and the New Jersey Department of Law and Public Safety. Said schedule of fees shall be incorporated into this Ordinance by reference and considered to be a part of this Ordinance; and
8. Further consistent with N.J.S.A. 40:48-2.54, the County of Gloucester, through the Department of Buildings and Grounds, shall implement a procedure to receive complaints and resolve disputes arising from the towing and storage of motor vehicles pursuant to this Ordinance; and
9. This Ordinance, as amended, shall take effect upon passage and consistent with the procedures applicable to adoption and implementation of County ordinances.

INTRODUCED and passed on first reading at the regular meeting of the Gloucester County Board of Chosen Freeholders held on **July 25, 2012**, and will be considered for second reading and final passage on **August 8, 2012** at 7:30 p.m. in the ceremonial court room located at Broad and Delaware Streets in Woodbury, Gloucester County, NJ, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance. Prior to second reading a copy of this Ordinance shall be posted on the bulletin board in the Gloucester County Courthouse and copies shall be made available at the Clerk of the Board's Office for members of the general public who shall request copies. In addition, this Ordinance shall be published in its entirety, or by title, or by title and summary in the County's official newspaper, which publication shall be made at least one week prior to the time fixed for second reading and final passage.



COUNTY OF GLOUCESTER

**ROBERT M. DAMMINGER,
FREEHOLDER DIRECTOR**

ATTEST:

**ROBERT N. DILELLA,
CLERK OF THE BOARD**

Schedule "A"

Restrictions for Gloucester County Parking Lots

Woodbury:

Parking Lot A – County Bldg/Court House - Restricted to employees and handicap parking for public doing business at County buildings.

Parking Lot A1 – At rear of Surrogate Building - Restricted to employee parking.

Parking Lot B – Smallwood & Wood Streets - Restricted to employees and public doing business at County buildings.

Parking Lot C – Wood Street - Restricted to employee and public doing business at County buildings.

Parking Lot D - Delaware Avenue and Lupton Avenue - Open to the general public

Parking Lot E – Parking Garage/Cooper Street - Open to the general public.

Parking Lot F – Euclid Street & Hunter Street - Restricted to employees and public doing business at County buildings.

Parking Lot G – 115 Budd Boulevard - Restricted to employees and public doing business at County buildings.

Washington Township:

Parking Lot H - Holly Avenue - Restricted to employees and public doing business at County buildings.

Parking Lot I – Social Services Building, Hollydell Avenue - Restricted to employees and public doing business at County buildings.

Parking Lot J - Atkinson Park, Delsea Drive & Bethel Mill - Employee and Open to Public.

Parking Lot K - 5 Points/County House Road - Restricted to employee and public doing business at County buildings.

Parking Lot L Senior Services, Fries Mill Road - Restricted to employee and public doing business at County buildings.

Clayton:

Parking Lot M - Clayton Complex, Delsea Drive - Restricted to employee and public doing business at County buildings.

Parking Lot N - Scotland Run Park, Academy Street - Employee and Open to Public.

Deptford:

Parking Lot O - Supt. of Schools, Tanyard Road - Restricted to employees and public doing business at County buildings.

Gibbstown:

Parking Lot P- Greenwich Park, Tomlin Station Road - Employee and Open to Public.

Mantua:

Parking Lot Q - Herbert Building, Blackwood-Barnsboro Road - Restricted to employee and public doing business at County buildings.

Monroe Township:

Parking Lot R - Veteran's Cemetery, South Tuckahoe Road - Restricted to employees and public doing business at County buildings.

National Park:

Parking Lot S - Red Bank Battle Field, Hessian Avenue - Employee and Open to Public.

Pitman:

Parking Lot T- Pitman Golf Course, Pitman Road - Employee and Open to Public.

Overnight Parking:

Parking between the hours of midnight and 6:00 a.m. is prohibited at all County parking lots.

AI

**RESOLUTION APPROVING REVISIONS TO THE HUMAN RESOURCES
MANUAL AND AMENDMENT TO THE ADMINISTRATIVE CODE
SECTION PER-6**

WHEREAS, the Gloucester County Human Resources Manual, as adopted by Section PER-6 of the Administrative Code, provides administrative policies and formalizes procedures for the County; and

WHEREAS, these policies and procedures seek to provide uniform operations within each department, increase efficiency, improve employee morale, and enhance service to Gloucester County residents; and

WHEREAS, from time to time there exists a need by the County of Gloucester to approve revisions and additions to the Human Resources Manual in order to ensure continued and/or enhanced efficiency; and

WHEREAS, two modifications are being requested:

- **HR 2.2 Recruitment:** Revise this policy to reflect procedure for pre-employment criminal background checks, including that any associated costs and expenses for this service are solely the applicant's responsibility.
- **HR 8.2 Exhibit Z Report of Job Accident:** Added employee notice concerning Worker's Compensation.

WHEREAS, the revisions to the Human Resources Manual have been recommended by the County Administrator and appear to be necessary and appropriate; and

WHEREAS, to completely implement the revisions to the Human Resources Manual, it is necessary to amend the Gloucester County Administrative Code Section PER-6.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the County of Gloucester hereby approves the revisions to the Human Resources Manual as set forth herein above, and hereby directs that Gloucester County Administrative Code Section PER-6 be amended to reflect the amendment of this Manual.

ADOPTED at a meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, August 8, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

**ROBERT M. DAMMINGER,
FREEHOLDER DIRECTOR**

ATTEST:

**ROBERT N. DiLELLA,
CLERK OF THE BOARD**

A1

County of Gloucester
Human Resources Manual

CHAPTER:	2 - RECRUITMENT AND PLACEMENT	ADOPTED: 3/7/06
SECTION:	2 - RECRUITMENT	REVISED: 8/8/12

All recruiting activities will be conducted in accordance with Equal Employment Opportunity policies (HR 1.6) and, for position vacancies under the jurisdiction of the merit system, in accordance with the NJDOP rules and regulations.

Each applicant will be recruited in accordance with Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the Equal Pay Act of 1963, the Americans with Disabilities Act of 1990, and the 1991 Civil Rights Act.

The direct recruitment process will be utilized for vacancies in positions which include, but are not limited to, exempt positions, emergency appointments, seasonal or temporary appointments or Merit System positions for which there are no lists of eligible candidates.

A person shall forfeit any office or position of honor, trust or profit under the State of New Jersey or any of its administrative or political subdivisions if:

- (1) He/she is convicted under the laws of New Jersey of an offense involving dishonesty or of a crime of the third degree or above or under the laws of another state or of the United States of an offense or a crime which, if committed in New Jersey, would be such an offense or crime;
- (2) He/she is convicted of an offense involving or touching such office, position or employment; or
- (3) The Constitution so provides.

(2C:51-2)

Department Head/designee:

Make the request to hire to the Human Resources Director

May offer consultation on the interviewing of candidates

Human Resources Director/designee:

Recruits candidates for employment

Secures the financial approval to fill the position

Determines if the position is a Career Service position (formerly classified position) under the Merit System through the following steps:

- (1) Inquires about a current list of eligible candidates from the NJDOP.
- (2) If there is a current list, formally requests a certification.
- (3) In the absence of a suitable list, requests that the NJDOP generate a list of eligible candidates and then proceeds with the direct recruitment process.

Pursues the direct recruitment process:

Non-competitive:

- (1) Posts a notice of vacancy in all county buildings for a minimum of 5 days. The notice should state the opportunity is open to all who meet the educational and/or experience requirements.
- (2) May place advertisements in area newspapers, which may include the Gloucester County Times, Courier Post and Philadelphia Inquirer. Additionally, advertisements may be placed in publications which are prevalent in the minority communities, as well as provided on tape to assist the visually impaired in obtaining employment.

Provisional:

Employees may be hired through the non-competitive process. **HOWEVER, provisional employees will be compelled to sit for examination in the career service within one year of hiring. See HR 2.5 for more information.**

Receives all applications including on-line submissions, letters of interest, and if appropriate, any NJDOP certifications (4A:4-4.1-10) and maintains a log with each applicant's name, address and telephone number. All applications are kept on file for one year.

Calls for extension from NJDOP if appointment not made before the expiration of the list

May consult with the respective Department Head on the duties and requirements of the position

Sets up interview(s)

For qualified candidates, verifies previous employment, checks references, checks driver's license and driving record if appropriate, and conducts any necessary background investigations, including residency requirements, criminal record, pre-employment physicals and/or drug testing. Human Resources works in conjunction with the Office of the Sheriff

for the background inquiry which includes a review of New Jersey criminal record information.

Interested Candidates:

For Direct Recruitment, all interested candidates, including employees, must file an application or indicate their interest in the vacancy to the Human Resources Director's office by the posted or advertised deadline. After the deadline, the Human Resources Director will initiate the new hire process

Must pass pre-employment physicals and/or drug testing

Must authorize and participate in a background inquiry including New Jersey criminal record information as per NJAC 13:59-1 et seq. This process includes live scan fingerprinting. It is the applicant's responsibility to schedule the fingerprinting procedure. Any associated costs and expenses for this service are solely the applicant's responsibility.

County of Gloucester
Human Resources Manual

CHAPTER:	8 – SAFETY AND SECURITY	ADOPTED: 11/21/06
SECTION:	2 – INJURY ON THE JOB	REVISED: 8/8/12

EXHIBIT Z – REPORT OF JOB ACCIDENT

Employee's Preliminary Report of Work-Related Injury to Employer
(To be filled out by employee if possible)

IT IS THE RESPONSIBILITY OF THE EMPLOYEE TO SIGN ALL NOTES FOR EACH AND EVERY VISIT TO A MEDICAL PROVIDER AND TO NOTIFY HIS/HER DEPARTMENT OF WORK STATUS IMMEDIATELY AFTER EACH DOCTOR'S VISIT.

Safety should be notified immediately of all accidents and/or injuries. On the day of the occurrence, this form should be completed and faxed to Safety at (856) 384-6995 as soon as possible.

Date of Report: _____ Report filled out by: _____

An employee reports an injury sustained in a work-related accident as described below:

Employee's name _____

Date of injury _____ Date reported _____

Time employee started work _____ Time of accident _____

Place where injury happened _____

Detailed description of how injury occurred and if any piece of equipment was being used:

Body part injured _____

Is the employee requesting medical treatment at this time? ___ yes ___ no

County of Gloucester
Human Resources Manual

Job Title _____ Department _____

Full Time or Part Time Employee _____

Employee's address _____

City _____ State _____ Zip _____

Phone number _____

Social Security Number _____

Date of Birth _____ Date of Hire _____

Witness _____ Phone Number _____

Family Doctor _____ Phone Number _____

Previous Injuries _____

I agree with the above statements contained in this report.

Employee Signature _____ Date: _____

TO BE COMPLETED BY SUPERVISOR:

Additional information regarding the injury that the supervisor would like to report:

Supervisor Name (please print) _____

Supervisor Signature _____ Date: _____

Requesting Leave related to an On-the-Job Injury or Illness

Should your injury be substantiated, it is important for you to be aware that only the County authorized treating physician can authorize time off from work for an on-the-job injury or illness. The following procedures should be followed when seeking leave for a work-related injury:

1. If you are unable to report to work or complete a shift due to an issue arising as a result of your work-related injury, you should contact the treating physician immediately. Your County authorized treating physician is:

_____ Phone: _____

- The only exception to this policy is if the issue constitutes a medical emergency in which case you should seek immediate treatment at a hospital emergency room.
 - You should contact the treating physician even if the issue arises during the treating physician's non-business hours. During non-business hours, such calls will be answered by the treating physician's answering service or voice mail (which will instruct you on how to reach the treating physician or the on-call physician).
2. You must also notify Safety Staff immediately by calling (856) 384-6993, (856) 384-6994 or (856) 384-6992. If the call is placed after normal business hours, you should leave a detailed voice-mail message.
 3. You are also obligated to communicate with your supervisor to keep that person apprised of the situation. Your Department Supervisor is:

_____ Phone: _____

You are reminded that the County authorized treating physician is the only person that can authorize time off from work for an On-the-Job injury or illness.

By signing below you acknowledge that you have read these procedures.

Employee

Date

Cc: Safety
Department
Employee

THIS FORM MUST BE SIGNED AND RETURNED

NOTICE

On August 14, 1998, the Governor enacted P.L. 1998, Chapter 74, which amends the New Jersey Workers' Compensation statute. P.L. 1998, Chapter 74 provides that a person who purposely and knowingly makes false or misleading statements for the purpose of wrongfully obtaining Workers' Compensation benefits will be guilty of a crime of the fourth degree. Pursuant to N.J.S.A. 2C:4303b(2), crimes of the fourth degree are punishable by imprisonment for up to 18 months and fines of \$10,000.

P.L. 1998, Chapter 74, also creates civil liability for all damages, costs and attorneys fees payable to the injured party attributable to wrongfully obtained benefits. This would require employee who make such statements and improperly received benefits to repay the benefits to his/her employer or its insurance carrier with simple interest.

P.L. 1998, Chapter 74, further permits the Division of Workers' Compensation to order the termination and complete forfeiture of Workers' Compensation benefits for employees found to have committed a violation.

Employee Signature

Date

A2

RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE INTO THE 2012 BUDGET PURSUANT TO N.J.S.A. 40A:4-87

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law, and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the County of Gloucester hereby requests the Director of the Division of Local Government Services approve the insertion of special items of revenue into the Gloucester County budget for the year 2012 as follows:

- (1) The sum of **\$187,442.48**, which item is now available as a revenue from the New Jersey Office of Homeland Security and Preparedness FY2007 Port Security Grant Program, to be appropriated under the caption of the *New Jersey Office of Homeland Security and Preparedness FY2007 Port Security Grant Program - Other Expenses*;

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester held on August 8, 2012 at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

**ROBERT M. DAMMINGER,
FREEHOLDER DIRECTOR**

ATTEST:

**ROBERT N. DILELLA,
CLERK OF THE BOARD**

A3

RESOLUTION AUTHORIZING COUNTY COUNSEL TO PURSUE ANY NECESSARY ACTION TO PROTECT THE RIGHTS OF THE COUNTY REGARDING OPERATION OF RED LIGHT CAMERAS

WHEREAS, in accordance with N.J.S.A. 39:4-8.20, a governing body may elect to participate in a traffic control signal monitoring system program within its jurisdiction; and

WHEREAS, the Board of Chosen Freeholders of the County of Gloucester elected to participate in the traffic control signal monitoring systems program; and

WHEREAS, by electing to pay one-half of the heretofore mentioned costs, the County is entitled to one-half of the fine amounts collected; and

WHEREAS, legal proceedings have been initiated involving certain traffic control signals in the County; and

WHEREAS, it will be necessary to pursue legal action in order to protect the interest of the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the Office of County Counsel is authorized to pursue any action necessary to protect the rights of the County regarding operation of "red light" cameras.

ADOPTED at a meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, August 8, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

**ROBERT M. DAMMINGER,
FREEHOLDER DIRECTOR**

ATTEST:

**ROBERT N. DiLELLA,
CLERK OF THE BOARD**

RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH TOWNSHIP OF WOOLWICH FOR THE PROVISION OF A TAX ASSESSOR FROM AUGUST 1, 2012 TO MARCH 31, 2013

WHEREAS, the Township of Woolwich ("Local Unit"), located within the County of Gloucester, has the need for the provision tax assessment services; and

WHEREAS, the County of Gloucester ("County") has the capability of providing such services; and

WHEREAS, the Local Unit has requested the County to provide them with said services relative to tax assessor duties; and

WHEREAS, the County is willing to do so; and

WHEREAS, N.J.S.A. 40A:65-1 et seq. specifically authorizes local government units, including counties and municipalities, to enter into agreements for the provision of shared services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the Freeholder Director and Clerk of the Board be and are hereby authorized to execute a Shared Services Agreement between the County of Gloucester and the Township of Woolwich relative to the provision by the County of tax assessor services to the Township from August 1, 2012 to March 31, 2013 in accordance with the terms and conditions set forth within said Agreement. Woolwich Township will reimburse the County of Gloucester Fifteen Thousand Dollars (\$15,000.00) for the assessment services.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, State of New Jersey held on August 8, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

**ROBERT N. DI LELLA,
CLERK OF THE BOARD**

RESOLUTION AUTHORIZING ACCEPTANCE BY THE COUNTY OF RIGHT-OF-WAY DEDICATION BY ROAD EASEMENT DEED FROM THE BOROUGH OF GLASSBORO ACROSS A PORTION OF THE PROPERTY KNOWN AS BLOCK 50, LOTS 4 AND 5, BLOCK 25, LOTS 10 AND 11, AND BLOCK 25, LOT 12.01, ON GLASSBORO'S TAX MAP

WHEREAS, pursuant to N.J.S.A. 40A:12-5(a)(1) any county, by resolution, may provide for the acquisition of any real property by purchase, gift, devise, lease, exchange, condemnation, or installment purchase agreement; and

WHEREAS, in the Borough of Glassboro (hereinafter "Glassboro") within its Central Business District Redevelopment Area, there exists a subdivision known as the Rowan Boulevard Redevelopment Project, Phase II (hereinafter the "Redevelopment Project"); and

WHEREAS, in order to accommodate the Site Plan for the Redevelopment Project, and to accommodate the construction of same, Glassboro must authorize a right-of-way conveyance to the County of Gloucester (hereinafter the "County") over a portion of various properties owned by Glassboro known as Block 50, Lots 4 and 5, Block 25, Lots 10 and 11, and Block 25, Lot 12.01, on Glassboro's Official Tax Map (hereinafter the collectively "Properties"); and

WHEREAS, the Mayor and Council of Glassboro have determined that it is in the public interest to authorize a right-of-way conveyance to the County across a portion of each of the Properties as each are adjacent to County Route 553; and

WHEREAS, the Mayor and Council of Glassboro adopted on September 13, 2011 Ordinance # 11-41 and # 11-42, and Ordinance # 11-48 on December 13, 2011, each of which authorized the conveyance of right-of-way across a part each of the Properties by Glassboro to the County for the County's present and/or future plans as it relates to widening and road improvement of County Route 553 within Glassboro; and

WHEREAS, Glassboro has requested that the County accept a Road Easement Deed conveying to the County a road easement across a part of each of the Properties, as right-of-way, that is more particularly described in the Descriptions of Land prepared by Sickles and Associates attached hereto; and

WHEREAS, the County has determined that it is in the best interest of the residents of the County to accept the right-of-way proposed to be conveyed by Glassboro; so that the County desires to accept the conveyances, and to record three (3) Road Easement Deeds describing the road easements, as described in the legal descriptions attached hereto; and

WHEREAS, no Certificate of Availability of Funds is required, as the conveyances being made by Glassboro to the County are being made at no cost or expense to the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester, State of New Jersey, that the County hereby accepts the dedication and conveyance of right-of-way by the Glassboro across each of the properties owned by Glassboro as described in the attached legal descriptions; and

BE IT FURTHER RESOLVED that the County's County Counsel, or his designee, be, and the same hereby is, authorized to file and record three (3) Road Easement Deeds in the County Clerk's Office, which said deeds convey a road easement across that part of each of the Properties described in the legal descriptions attached hereto, in order to perfect the right-of-way conveyance by Glassboro to the County authorized and accepted by this Resolution; and

BE IT FURTHER RESOLVED that the County Administrator, and County Counsel, or his designee, be, and the same hereby are, authorized to take any and all steps necessary to implement the purposes of this Resolution.

ADOPTED at the regular meeting of the Gloucester County Board of Chosen Freeholders held on Wednesday, August 8, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

ROBERT N. DILELLA, CLERK

A5

**Description of Lands
Block 50, Part of Lots 4 & 5
Right Of Way Dedication
To the County of Gloucester
Borough of Glassboro, Gloucester County, New Jersey**

ALL THAT CERTAIN PARCEL OR LOT OF LAND situate in the Borough of Glassboro, County of Gloucester, State of New Jersey, bounded and described as follows:

BEGINNING at a point at the intersection of the Westerly right of way line of Main Street (A.K.A. County Route #553) (width varies) with the Southerly right of way line of High Street (49' wide) and extends thence,

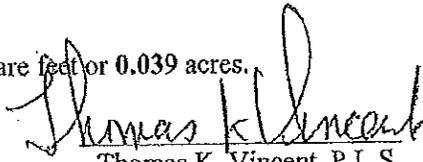
1. Along the Westerly right of way line of Main Street (A.K.A. County Route #553) (width varies) with a bearing of **South 10 Degrees 57 Minutes 19 Seconds West** a distance of 207.95 feet to a *point*; thence,

2. Along the division line common to Block 50, Lots 5 and 6, with a bearing of **North 73 Degrees 01 Minutes 29 Seconds West** a distance of 8.30 feet to a *point*; thence,

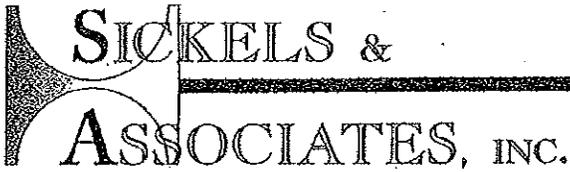
3. Through Block 50, Lots 4 & 5, with a bearing of **North 10 Degrees 57 Minutes 19 Seconds East** a distance of 208.01 feet to a *point*; thence,

4. Along the Southerly right of way line of High Street (49' wide) with a bearing of **South 72 Degrees 38 Minutes 56 Seconds East** a distance of 8.30 feet to *the point of beginning*.

Containing within said bounds 1716 square feet or 0.039 acres.


Thomas K. Vincent, P.L.S.
N.J. Licensed Land Surveyor # 38609
Sickels & Associates, Inc.

G-247
Rev: 7-18-12
April 28, 2011
TKV/vas



**Description of Lands
Block 25, Part of Lot 12.01
Right Of Way Dedication
To the County of Gloucester
Borough of Glassboro, Gloucester County, New Jersey**

ALL THAT CERTAIN PARCEL OR LOT OF LAND situate in the Borough of Glassboro, County of Gloucester, State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Westerly right of way line of Main Street (A.K.A. County Route #553) (width varies) said point being the division line common to Block 25, Lots 12 and 12.01 and extends thence,

1. Along the division line common to Block 25, Lots 12 and 12.01 with a bearing of North 78 Degrees 57 Minutes 06 Seconds West a distance of 19.25 feet to a *point*; thence,

2. Through Block 25, Lot 12.01, with a bearing of North 10 Degrees 57 Minutes 19 Seconds East a distance of 48.41 feet to a *point*; thence,

3. Along the division line common to Block 25, Lots 12.01 and 11, with a bearing of South 79 Degrees 02 Minutes 41 Seconds East a distance of 19.25 feet to a *point*; thence,

4. Along the Westerly right of way line of Main Street (A.K.A. County Route #553) (width varies) with a bearing of South 10 Degrees 57 Minutes 19 Seconds West a distance of 48.44 feet to the *point of beginning*.

Containing within said bounds 932 square feet or 0.021 acres.

Thomas K. Vincent, P.L.S.
N.J. Licensed Land Surveyor # 38609
Sickels & Associates, Inc.

G-247
Rev: 7-18-12
April 28, 2011
TKV/vas

Sherwood Mews • 833 Kings Highway
Woodbury, New Jersey 08096-3110
(856) 848-6800 FAX (856) 848-8520
www.sickelsassoc.com

Description of Lands
Block 25, Part of Lots 10 & 11
Right Of Way Dedication
To the County of Gloucester
Borough of Glassboro, Gloucester County, New Jersey

ALL THAT CERTAIN PARCEL OR LOT OF LAND situate in the Borough of Glassboro, County of Gloucester, State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Westerly right of way line of Main Street (A.K.A. County Route #553) (width varies) said point being the division line common to Block 25, Lots 11 and 12.01 and extends thence,

1. Along the division line common to Block 25, Lots 11 and 12.01 with a bearing of **North 79 Degrees 02 Minutes 41 Seconds West** a distance of **19.25** feet to a *point*; thence,

2. Through Block 25, Lots 10 & 11, with a bearing of **North 10 Degrees 57 Minutes 19 Seconds East** a distance of **83.17** feet to a *point*; thence,

3. Along the division line common to Block 25, Lot 10 and Block 18.05, Lot 1, with a bearing of **South 75 Degrees 12 Minutes 32 Seconds East** a distance of **19.29** feet to a *point*; thence,

4. Along the Westerly right of way line of Main Street (A.K.A. County Route #553) (width varies) with a bearing of **South 10 Degrees 57 Minutes 19 Seconds West** a distance of **81.88** feet to *the point of beginning*.

Containing within said bounds **1589** square feet or **0.036** acres.

Thomas K. Vincent, P.L.S.
N.J. Licensed Land Surveyor # 38609
Sickels & Associates, Inc.

G-247
April 28, 2011
TKV/vas

B1

**RESOLUTION AUTHORIZING AN AMENDMENT
TO A CONTRACT WITH THE BOROUGH OF PAULSBORO INCREASING THE
CONTRACT AMOUNT BY \$15,000.00 FOR COMPLETION OF A SCATTERED SITE
DEMOLITION PROJECT**

WHEREAS, the Board of Chosen Freeholders of the County of Gloucester adopted a Resolution on June 18, 2008 authorizing the execution of a contract between the County of Gloucester and The Borough of Paulsboro, for the acquisition and demolition of 18 E. Monroe St., 12 and 227 W. Washington St., 12 W. Jefferson Street and 760-762 Delaware St. as part of a scattered site demolition project. The contract was subsequently amended and extended on July 21, 2010; and

WHEREAS, the contract is now being amended due to necessary restoration of an adjacent property which shared a common wall with 762 Delaware St.; and

WHEREAS, funding this amendment is through the Community Development Block Grant Program (CDBG) which is made available through the United States Department of Housing and Urban Development; and

WHEREAS, all terms and provisions of the previously executed Contract, with the exception of the total contract amount, will continue in full force and effect; and

WHEREAS, the Purchasing Agent of the County of Gloucester has certified the availability of funds in the amount of \$15,000.00, pursuant to C.A.F. #12-07040 which amount shall be charged against budget line item T-03-08-607-170-21289.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Chosen Freeholders of the County of Gloucester that the Director of the Board and the Clerk of the Board be and are hereby authorized to execute an amendment to the contract between the County of Gloucester and the Borough of Paulsboro increasing the total contract amount by \$15,000.00.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, State of New Jersey held on August 8, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ATTEST:

ROBERT M. DAMMINGER, DIRECTOR

ROBERT N. DILELLA, CLERK

B1

**AMENDMENT TO CONTRACT
WITH
THE BOROUGH OF PAULSBORO**

THIS IS AN AMENDMENT dated the 8th day of **August, 2012**, to a contract originally entered into on the 18th day of June, 2008, by the **County of Gloucester**, with its principal office at 2 South Broad Street, Woodbury, NJ, hereinafter referred to as **“County”** and the **Borough of Paulsboro**, with offices at 1211 Delaware Street, Paulsboro, NJ, hereinafter referred to as **“Contractor”**.

In further consideration of the mutual promises made by and between Contractor and County in the above-described contract, the Parties hereby agree to amend the contract as follows:

The Contract is amended to provide that the total contract amount is increased by \$15,000.00, for the restoration work to 764 Delaware Street necessitated by the demolition of 762 Delaware Street which shared a common wall and staircase. The Purchasing Agent of Gloucester County has certified the availability of funds in the amount of \$15,000.00, pursuant to CAF #12-07040.

All other terms and provisions of the Contract and conditions set forth therein that are consistent with this Amendment and state requirements, shall remain in full force and effect.

THIS AMENDMENT is effective as of the 8th day of **August, 2012**.

ATTEST:

COUNTY OF GLOUCESTER

ROBERT N. DI LELLA, CLERK

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

BOROUGH OF PAULSBORO

JOHN S. SALVATORE, ADMINISTRATOR

W. JEFFREY HAMILTON, MAYOR

**RESOLUTION FOR A ONE YEAR CONTRACT EXTENSION WITH
MAJESTIC OIL COMPANY TO SUPPLY AND DELIVER #2 HEATING OIL
IN AN AMOUNT NOT TO EXCEED \$50,000.00**

WHEREAS, a contract for the supply and delivery of #2 heating oil was previously awarded to Majestic Oil Company, with offices at 2104 Fairfax Ave. Cherry Hill, NJ 08003, as per PD 010-018; and

WHEREAS, Peter Scirrotto Sr, Superintendent of the Department of Buildings and Grounds, has recommended a one (1) year extension to the existing contract; and

WHEREAS, the Department of Buildings and Grounds has demonstrated that this extension is necessitated by the need for #2 heating oil in various buildings throughout Gloucester County; and

WHEREAS, the contract shall be for the purchase of an estimated quantity of products, with a minimum contract amount of Zero and a maximum contract amount of \$50,000.00. The contract is therefore open ended, which does not obligate the County of Gloucester to make any purchase. Continuation of the contract beyond December 31, 2012 is conditioned upon the approval of the 2013 Gloucester County budget; and

WHEREAS, all terms and provisions of the previously executed Contract, with the exception of the extension of the term, will continue in full force and effect.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Chosen Freeholders of the County of Gloucester authorizes the extension of the contract for a period of one (1) year to the contract with Majestic Oil Company for the supply and delivery of all labor and material for #2 heating oil for various buildings in Gloucester County for a minimum contract amount of zero and a maximum contract amount of \$50,000.00; and the County Purchasing Director is directed to so inform Majestic Oil Company; and

BE IT FURTHER RESOLVED before any purchase be made pursuant to the within award, a certification must be obtained from the Purchasing Agent of the County of Gloucester certifying that sufficient funds are available at that time for that particular purchase and identifying the line item of the County budget out of which said funds will be paid.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, August 8, 2012 at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

ROBERT N. DI LELLA, CLERK

RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 194.01, LOT 49, IN WASHINGTON TOWNSHIP WASHINGTON FROM DOROTHY K. BERKEY FOR THE TOTAL AMOUNT OF \$7,400.00 FOR ENGINEERING PROJECT #06-01FA

WHEREAS, a part of certain lands and premises located at 145 Trent Road, Turnersville, NJ 08012, being known as Block 194.01, Lot 49, on the Washington Township Tax Map, and owned by Dorothy K. Berkey (hereinafter the "Property"), is needed by the County of Gloucester (hereinafter the "County") for the following road improvement project: Reconstruction of Egg Harbor Road (CR630), Washington Township, Gloucester County, Engineering Project # 06-01FA (hereinafter the "Project"); and

WHEREAS, the County Engineer has determined that a Road Easement in, over and across a portion of the Property is needed in order to undertake the Project; and

WHEREAS, the County has determined that a fair price to pay for the said Road Easement is \$7,400.00; and

WHEREAS, the Purchasing Agent for the County has certified the availability of funds for the acquisition of the Road Easement in the amount of \$7,400.00, pursuant to C.A.F. #12-06648, which amount shall be charged against County budget line item C-04-09-013-165-13204.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the County be, and is, hereby authorized to acquire a Road Easement in, over and across a part of the Property owned by Dorothy K. Berkey, as needed for the Project, and to pay therefore, the total amount of SEVEN THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$7,400.00); and

BE IT FURTHER RESOLVED, that the Freeholder Director, and the Clerk of the Board, be and are hereby authorized to take all actions, and sign all documents, necessary or required in order to complete the acquisition of the said Road Easement.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, August 08, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

**ROBERT N. DI LELLA,
CLERK OF THE BOARD**

B3

PREPARED BY: August E. Knestaut, Esquire

Block 194.01, Lot 49
CR 630

ROAD EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned,

DOROTHY K. BERKEY,

Whose address is: **145 Trent Road,
Turnersville, NJ 08012,**

hereinafter called "Grantor",

is the owner in fee simple of certain lands and premises over which this easement passes; and in consideration of the sum of **SEVEN THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$7,400.00)** (and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and dedicate unto the **COUNTY OF GLOUCESTER**, a political subdivision of the State of New Jersey, whose mailing address is 2 South Broad Street, Woodbury, NJ 08096 (hereinafter the "County"), it's successors, successors in title, assigns and designees, a perpetual easement across the Grantor's lands and premises for purposes that shall include, but not be limited to, the right to enter onto the hereinafter described lands and premises to construct, maintain, install, widen, alter, keep in good repair make any other changes, and access, a public road and utilities, including any and all appurtenances necessary and incidental thereto, as determined by the County. Said easement, and the rights hereunder, shall run with the land, and shall be binding upon Grantor, it's successors, successors in title, assigns and designees, and shall inure to the benefit of the County, it's successors, successors in title and assigns and designees. Said easement being in the Township of Washington, County of Gloucester, State of New Jersey, and more particularly described as follows:

ROAD EASEMENT PARCEL RE-15, including specifically all the land and premises located at about Station 227+00 (Egg Harbor Road (C.R.630), Right of Way Baseline Stationing), as indicated on a map entitled: "General Property Parcel Map for Phase I Reconstruction of Egg Harbor Road (C.R.630)", Block 194.01, Lot 49 (RE-15), Showing Existing Right of Way, Easements & Parcels to be acquired in the, Township of Washington, County of Gloucester, Contract No 06-01FA, dated July 2011; prepared by McCormick Taylor and KMA Consulting Engineers, and more particularly described as follows:

BEGINNING at a point in the existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being in the division line of Lot 20 of Block 194.13 and Lot 49 of Block 194.01, said point also being 35.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 225+86.54 and running thence;

1. N 58° 26' 36" E (calculated), 6.00 feet (calculated), to a point, in the proposed northeasterly right-of-way line of Egg Harbor Road (C.R. 630), along the division line of Lot 20 of Block 194.13 and Lot 49 of Block 194.01, said point being 41.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 225+86.54, thence;

2. S 31° 33' 24" E (calculated), 145.24 feet (calculated), to a point, along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 41.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 227+31.78, thence;

3. N 58° 26' 36" E (calculated), 3.00 feet (calculated), to a point, still along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 227+31.78, thence;

4. S 31° 33' 24" E (calculated), 13.24 feet (calculated), to a point of curvature, still along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 227+45.05, thence;

5. Along a curve bearing to the left having a Radius of 15.00 feet (calculated), and an Arc Distance of 22.33 feet (calculated), to a point, still along proposed right-of-way line of Egg Harbor Road (C.R. 630), to the existing northwesterly right-of-way line of Trent Road, said point being 31.36 feet, measured northwesterly from and at right angles to Trent Road, Right of Way Baseline at Station 15+81.53, thence;

6. S 63° 08' 20" W (calculated), 4.42 feet (calculated), to a point, along said existing northwesterly right-of-way line of Trent Road, said point being 31.38 feet, measured northwesterly from and at right angles to Trent Road, Right of Way Baseline at Station 15+77.11, thence;

6. S 63° 08' 20" W (calculated), 4.42 feet (calculated), to a point, along said existing northwesterly right-of-way line of Trent Road, said point being 31.38 feet, measured northwesterly from and at right angles to Trent Road, Right of Way Baseline at Station 15+77.11, thence;
7. Along a curve bearing to the right having a Radius of 20.00 feet (calculated), and an Arc Distance of 29.78 feet (calculated), to a point, along said existing northwesterly right-of-way line of Trent Road, and the existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 35.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 229+39.67, thence;

8. N 31° 33' 24" W (calculated), 153.13 feet (calculated), along said existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), to the point and place of beginning.

CONTAINING 1,081 square feet, more or less.

BEING part of Lot 49, Block 194.01, on the current Tax Map of the Township of Washington.

BEING PART OF THE SAME LAND AND PREMISES conveyed to Richard F. Berkey and Dorothy K. Berkey, his wife, from Paparone Construction Co., a New Jersey Corporation, dated December 20, 1976, and recorded on December 21, 1976 in the Gloucester County Clerk's Office in Deed Book 1317 at Page 862 &c.

THE SAID Richard F. Berkey, husband of the said Dorothy K. Berkey, departed this life on the 25th day of February, 2011, so that title in and to the land and premises known as Lot 49, Block 194.01 on the current Tax Map of the Township of Washington with and in Dorothy K. Berkey.

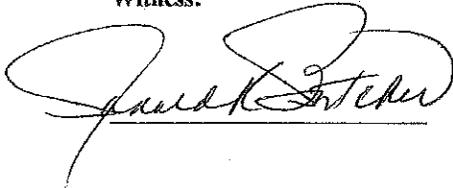
TOGETHER WITH the rights to all things necessary or incidental to effectuate the grant of the rights conveyed hereunder.

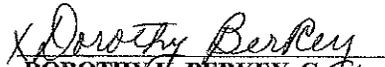
TO HAVE AND TO HOLD the above granted easement unto the County, its successors and assigns forever.

This grant and easement shall at all times be deemed to be and shall be a continuing covenant running with the land, and shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

In Witness Whereof, the Grantor(s) hereunto set her hand and seal on this 12 day of July, 2012. If the Grantor is a corporation, the proper corporate officer has signed herein, and has caused its proper corporate seal to be affixed.

Witness:



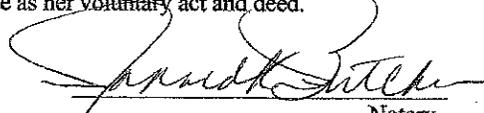

DOROTHY K. BERKEY, Grantor

STATE OF NEW JERSEY

SS

COUNTY OF GLOUCESTER

BE IT REMEMBERED, that on this 12 day of July, 2012, personally came before me, the Grantor, **Dorothy K. Berkey**; and I am satisfied that she is the person who signed the within instrument, she is authorized to sign the instrument, and she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed.


RONALD K. BUTCHER
Notary
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 21, 2017

ROAD EASEMENT

Dated: _____, 2012

Dorothy K. Berkey,

to

County of Gloucester.

**Record and Return to:
Clerk of the Board
Gloucester County Freeholders' Office
2 South Broad Street
Woodbury, NJ 08096**

Appraisal of Real Property

Partial Taking
Single Family Residence
Parcel RE15

Owner: Richard & Dorothy Berkey
Block 194.01, Lot 49
145 Trent Road

Washington Township, Gloucester County, New Jersey
E & A Associates File #: 212025

Effective Date of Valuation

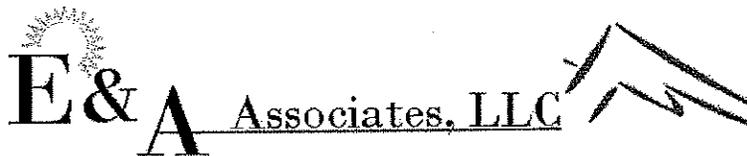
June 14, 2012

Prepared For

Mr. Vincent M. Voltaggio, P.E., County Engineer
Gloucester County Department of Engineering
1200 N. Delsea Drive
Clayton, New Jersey 08312

Prepared By

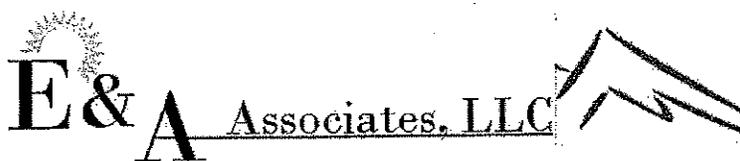
Albert R. Crosby, CTA
NJ Certified General #42RG00222000



Real Estate Appraisal & Consulting

109 Appaloosa Way
Sewell, NJ 08080
Tel: (609) 922-4815 Fax: (856) 582-4711

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Sewell, New Jersey 08080

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albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

June 22, 2012

Mr. Vincent M. Voltaggio, P.E. County Engineer
Gloucester County Department of Engineering
1200 N. Delsea Drive
Clayton, New Jersey 08312

Re: Appraisal of Real Property
Single-Family Residence
Owner: Richard & Dorothy Berkey
Block 194.01, Lot 49
145 Trent Road
Washington Township, Gloucester County, NJ
E & A Associates File No. 212025

Dear Mr. Voltaggio,

Pursuant to your request and in accordance with our agreement, we have prepared an appraisal in a Self Contained format of the above referenced property. The purpose of this report is to estimate the Market Value of the Taking and any potential Damages to the Remainder of the subject real estate, as of June 14, 2012. We understand that the intended use of this appraisal report is for potential acquisition purposes and/or condemnation proceedings.

The analyses, opinions, and conclusions presented in this report are subject to the attached Assumptions and Limiting Conditions, our knowledge of the market area, past and present advisory experiences, and information provided by the client and other sources deemed reliable. All relevant data available affecting the value of the real estate was considered and evaluated including area and population demographics, social and economic trends, comparable data, the physical property and its construction characteristics.

The subject property is located at 145 Trent Road which is situated on the northeast corner of Trent Road and Egg Harbor Road (County Route 630), in the Township of Washington, Gloucester County, NJ. This is a signal controlled corner location just north of the signal-controlled intersection of Egg Harbor Road and Greentree Road. The area is relatively built out with a mix of uses immediately surrounding including residential and commercial. The property has good access to both primary and secondary transportation routes throughout the area.

The property rights appraised are the Fee Simple Interest in the property. The site is identified by the Washington Township Tax Assessor's Office for tax purposes as Block 194.01, Lot 49. It offers 0.46 acres of land area (20,247 SF) and is improved with a two story single-family dwelling with an attached office. The residence was constructed in 1973 and comprises 2,975 SF of gross living area with an attached office area offering approximately 500 SF. The taking involves a right-of-way road easement that comprises a total land area of 1,081 SF.

In my valuation, I have carefully considered all the relevant factors affecting value, including subject property location, market information, and comparable information. Based on a physical inspection of the property and the data summarized above and described in detail in the body of this report, I estimate the Market Value of the Taking and any Damages to the Remainder, as of June 14, 2012, to be:

SEVEN THOUSAND FOUR HUNDRED DOLLARS
(\$7,400)

Respectfully Submitted,
E & A Associates, LLC



Albert R. Crosby, CTA
NJ SCGRE #42RG00222000

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Section 1: Summary of Salient Facts & Conclusions

Property type: Single Family Residence with Office

Property address: 145 Trent Road
Washington Township
Gloucester County, NJ

Assessor's Parcel Number: Block 194.01, Lot 49

Appraisal Report Format: Self Contained

Date of appraisal report: June 22, 2012

Date of value: June 14, 2012

Date of site inspection: June 14, 2012

Real estate interest appraised: Fee Simple

Intended Use of the appraisal: To serve as a valuation guide for acquisition negotiations.

Land area:

Before The Taking:	20,247 SF	(0.46 Acres)
Roadway Easement:	1,081 SF	(0.02 Acres)
After the Taking*:	19,166 SF	(0.44 Acres)

Building Improvements: 2,975 SF Gross Living Area (GLA)

Zoning designation: PR-1, Planned Residential District

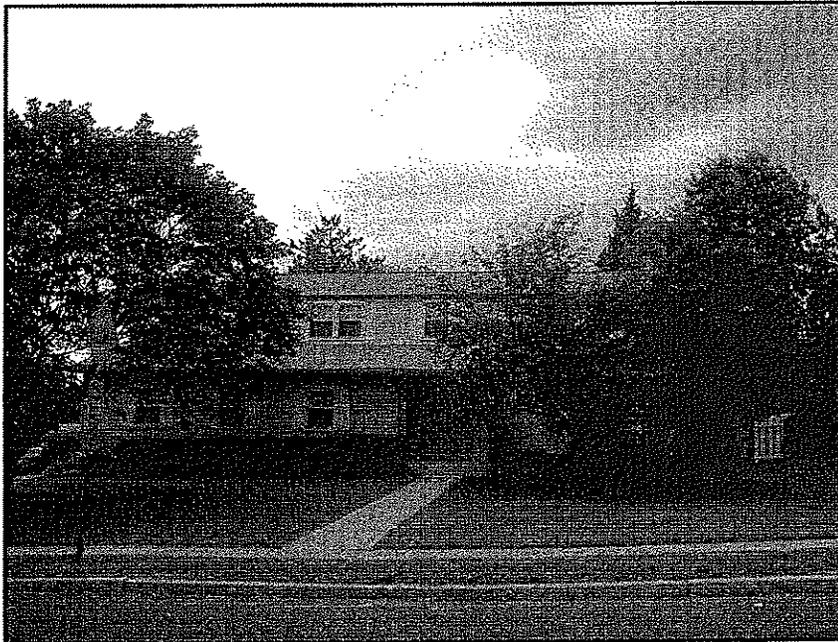
Highest and Best Use:
As if Vacant Use in conformance with zoning.
As Improved Continued use as improved.

Value indications (LAND ONLY):

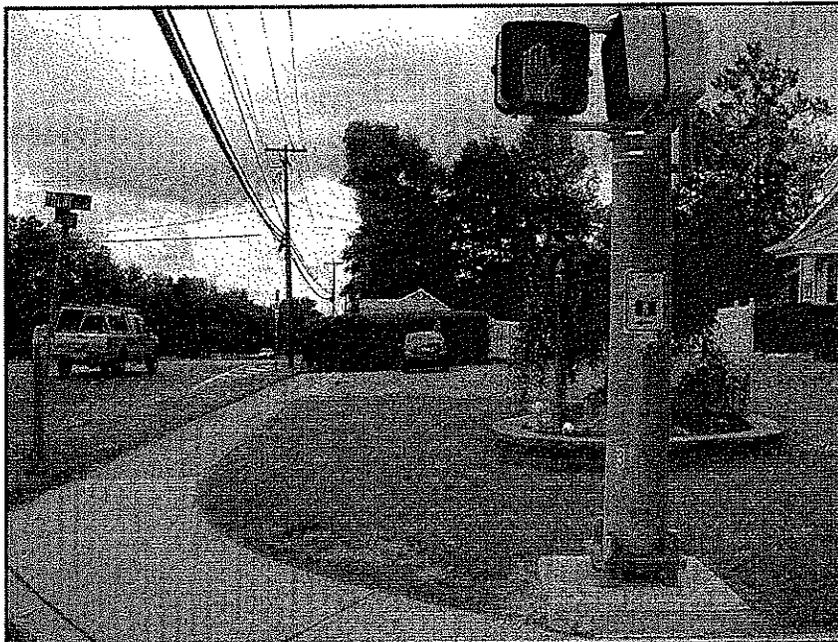
Reconciliation & Value Conclusion			
	Before	After	Value of Taking
Sales Comparison Approach	\$110,000	\$102,600	
Income Capitalization Approach	N/A	N/A	
Cost Approach	N/A	N/A	
Reconciled Value	\$110,000	\$102,600	\$7,400

Value Of The Part Taken and Damages To The Remainder: \$7,400

Photographs of the Subject Property



Northerly View of Subject's Residence (Taken by ARC on 6/14/2012)



Northerly View of Taking Area (Taken by ARC on 6/14/2012)

**Additional photographs are exhibited within the Addenda of this Report*

Assumptions & Limiting Conditions

The appraisal report is subject to the following assumptions and limiting conditions set forth as follows.

1. To the best of my knowledge, the statements of facts contained in the appraisal report, upon which the analysis, opinions and conclusions expressed are based, are true and correct. Information, estimates and opinions furnished to us and contained in the report or utilized in the formation of the value conclusion was obtained from sources considered reliable and believed to be true and correct. However, no representation, liability or warranty for the accuracy of such items is assumed by or imposed on us, and is subject to corrections, errors, omissions and withdrawal without notice.
2. Title is assumed to be good and marketable. The appraiser assumes no responsibility for legal matters affecting the property or title, nor does the appraiser render any opinion as to the title.
3. The legal description, areas, and dimensions shown within the report are assumed to be correct.
4. No survey of the property has been made by the appraiser. Exhibits such as site plans and floor plans are included to assist the reader in visualizing the property, and the appraiser assumes no responsibility.
5. It is assumed that there are no hidden or adverse conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for the engineering/remediation that may be required to remove such condition. If the client has a concern over the existence of such conditions in the property, I consider it imperative to retain the services of a qualified engineer or contractor to determine the existence and extent of such hazardous conditions. Such consultation should include the estimated cost associated with any required treatment or removal of the hazardous material.
6. The property has been appraised as though free of liens and encumbrances unless so specified within the report.
7. Management and ownership are assumed to be competent.
8. Public, industry and statistical information are from sources that I deem to be reliable. However, no representation as to the accuracy or completeness of such information is being made.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
10. It is assumed that any mechanical and electrical equipment, which is considered part of the real estate, is in proper operating condition except when noted herein. These include items such as the heating, air conditioning, plumbing, sprinkler, and electrical systems.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
12. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or federal governmental or private entity have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
13. The appraisal is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal. Furthermore, this report and all conclusions are for the exclusive use of the client for the sole and specific purpose(s) stated herein.
14. I am not required to give testimony or be in attendance at any court or administrative proceeding with reference to the property appraised, unless arrangements have been previously made.
15. The value conclusion is subject to formal determination of the existence of any state or federal wetlands or other environmentally sensitive areas including all required buffer zones. I am not an expert in this

field and it is considered imperative that the services of a qualified environmental expert be retained in order to make such determinations. Any environmentally sensitive area detected on the property could have an impact on the value estimated herein, and thus, I reserve the right to modify the value conclusion if such areas are found to be present on the property.

16. No change of any item of the appraisal report shall be made by anyone other than me, and I shall have no responsibility for any such unauthorized change.
17. Information and estimates provided to me and contained in the report, including but not limited to Income & Expense Statements, Rent Rolls, capital expenditures, and repair/remediation estimates, were from sources considered reliable and are believed to be true and accurate.
18. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the American with Disabilities Act (*ADA*), which became effective on January 26, 1992. It is possible that a compliance survey of the property along with a detailed analysis of the requirements of the Act could reveal that the property is not in compliance with one or more of the Act's requirements. I consider it imperative that the services of a qualified architect and/or engineer be retained to make such a determination. If any items of non-compliance are detected, they could have an impact on the value estimated herein, and thus, I reserve the right to modify the value conclusion if such items of non-compliance are found to be present on the property.

Hypothetical Conditions/Extraordinary Assumptions

A Hypothetical Condition is defined as, "*that which is contrary to what exists but is supposed for the purpose of analysis*"¹

An Extraordinary Assumption is defined as, "*an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.*"²

The appraised market value is based upon the following Conditions/Assumptions:

1. *It is an Extraordinary Assumption of the report that the Property Parcel Map prepared by McCormick & Taylor is an accurate reflection of the subject property, including any wetlands area and the taking area. If it is found to be otherwise, the appraiser reserves the right to modify the value conclusions herein.*

¹ *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2012/2013 Edition.

² *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2012/2013 Edition.

Appraiser's Certification

I certify to the best of my knowledge and belief:

- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- ◆ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- ◆ My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*
- ◆ The use of this report is subject to the requirements of the Appraisal Institute, with which I am affiliated, relating to review by its duly authorized representatives.
- ◆ I have made a personal inspection of the appraised property, which is the subject of this report and all comparable sales used in developing the opinion of value. The date of inspection was June 14, 2012.
- ◆ I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice (USPAP)*. In addition, the report is in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, with which I am affiliated.
- ◆ As of the date of this report, Albert Crosby has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.
- ◆ No one provided significant professional assistance to the appraiser.
- ◆ The appraiser has not performed a prior appraisal of the subject property.



Albert R. Crosby, CTA
NJ SCGRE #42RG00222000

June 22, 2012
DATE OF REPORT

Section 2: General Information

Purpose of the Appraisal

The purpose of the appraisal was to provide a market value estimate of the **Fee simple interest** of the subject property for a partial taking.

Intended Use & User of Appraisal

The intended use of the appraisal is to report to the client the market value to assist as a valuation guide for acquisition negotiations. The intended user is the County of Gloucester and their legal representation.

Property Rights Appraised

The property ownership rights appraised in this appraisal are those known as "Fee Simple:"

*"Fee Simple" interest is defined as: "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*³

Definition of Market Value

As used within this report, **Market Value** is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- ◆ Buyer and Seller are typically motivated;
- ◆ Both parties are well informed or well advised, and acting in what they consider their own best interests;
- ◆ A reasonable time is allowed for exposure in the open market;
- ◆ Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

³ The Dictionary of Real Estate Appraisal, Fourth edition, The Appraisal Institute, Chicago, Illinois (U.S., 2002), page 113

⁴ Appraisal Institute, *The Appraisal Of Real Estate*, 12th Edition. Chicago, IL: Appraisal Institute, 2001, p. 23.

Scope of the Appraisal

This is an appraisal, reported in a "Self Contained format," which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation. The Scope of the Appraisal is summarized as follows:

- ◆ An inspection of the subject property, its market area, and all comparable properties.
- ◆ Data has been collected regarding the physical characteristics of the subject property, neighborhood trends and influences, market trends and influences, typical amenities and utilities, zoning and related controls, existing state of leasing and occupancy in the subject property, and the subject's tax assessment and real estate tax obligation as compared to other similar properties within the market area.
- ◆ All of these factors have been considered in developing the subject property's highest and best use.
- ◆ The following documents were reviewed:
 - Copy of Deed
 - Tax Records and Assessment information
 - Zoning Map and Ordinance
 - Aerial Photograph
 - GIS Maps showing aerial and wetlands area as provided on the Gloucester County GIS web based program
 - General Property Parcel Map prepared by McCormick & Taylor dated July 2011
- ◆ Each of the three approaches to value has been considered in arriving at a value conclusion for the subject property.
- ◆ All comparable data has been verified through a variety of sources including recorded information at the local and county levels and through conversations with at least one of the parties involved in the transaction.
- ◆ All research and analyzed information has been utilized in order to come to a final value conclusion for the subject property.
- ◆ A **Self Contained Appraisal Report** has been prepared. The appraisal report is prepared in conformance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

General Property Identification and Description

The subject property is identified on the Washington Township Tax Assessment Roll as Block 194.01, Lot 49. It is situated on the northeast corner of Trent Road and Egg Harbor Road (County Route 630) and is commonly known as 145 Trent Road, Washington Township, Gloucester County. The site contains 20,247 SF (0.46 acres) of land area that slopes up from street level and then becomes mostly level and cleared with no known wetlands. It is improved with a 2,975 SF single-family dwelling with an attached home office comprising approximately 500 SF. The office was used as an Attorney's office that was occupied by Mr. Richard Berkey, who passed away in early 2011.

Effective Date of Valuation & Property Inspection

A letter was sent via certified mail to inform the property owner that our firm had been engaged by the County to appraise the fair market value of the proposed taking, which is exhibited within the addenda. The primary inspection of the subject property was conducted on June 14, 2012, which will represent the effective date of valuation. The date of the report is June 22, 2012. The appraiser met with Dorothy Berkey for the onsite inspection, which was an exterior inspection only.

History & Ownership of the Property

As per the tax record, current ownership is in the name of Richard & Dorothy Berkey; however Mr. Richard Berkey passed away in early 2011. The property was acquired on December 20, 1976 for a recorded consideration of \$64,615 and has been under common ownership since. The property is not currently listed for sale and no other arms length transactions have occurred within the last five years.

Real Estate Tax Assessment

Block 194.01, Lot 49	
Land	\$44,000
Building	\$110,200
Total	\$154,200
Tax Rate (2011)	\$5.120
Equalization Ratio (2012)	52.87%
Estimated Taxes	\$7,895.04
Equalized Assessed Value	\$291,659

Section 3: Presentation of Data Collected

Regional Data

The subject is located in Washington Township, within Gloucester County, New Jersey. Gloucester County is part of the nine county Delaware Valley River Port Commission region (DVRPC). The DVRPC comprises the New Jersey counties of Burlington, Camden, Gloucester & Mercer, and the Pennsylvania counties of Bucks, Chester, Delaware, Montgomery, and Philadelphia.

The county is located in the southwesterly portion of the state with Camden and Burlington Counties to the north, Atlantic County to the east, the Delaware River to the west, and Cumberland and Salem Counties to the south. Vast areas in the southern portion remain undeveloped.

The county encompasses a total of 324.78 square miles of land area along with 12.13 square miles representing water area. The county enjoys a strong network of state and county highways along with some public transportation. These factors have contributed to the extensive growth of the county and with its strategic location, continued expansion is anticipated.

Washington Township is situated in the northeasterly portion of the county offering 21.38 square miles of land area including 0.12 square mile of water. It offers a strategic location, in proximity to State Routes 47, 168 and 42, Interstate Route 55, US Route 322, and the Atlantic City Expressway. It is bound by Deptford Township to the north, Gloucester Township to the east, Monroe Township to the south, and on the west, the Boroughs of Pitman and Glassboro, and Mantua Township.

The major rivers and lakes include Bells Lake, Kandle Lake, Bethel Lake, Lake Sterling, Kressler Lake and Big Timber Creek, which forms the boundary between Camden and Gloucester Counties. Washington Township is located in the Delaware River Basin. Surface waters eventually drain in that direction.

Population Data

The following population trends were occurring in the state, county, and municipality as of the valuation date:

Population Trends					
	1990	2000	2010	Forecast 2015	Change 2000-2010
State	7,719,900	8,414,350	8,822,373	8,926,303	+0.95%/Yr
County	230,082	255,698	294,832	312,981	+1.53%/Yr
Municipality	41,960	47,114	51,940	54,136	+1.02%/Yr.

Source: U.S. Census Bureau's 2010 Census

As shown, the population within each has shown annual increases during the current decade, and growth is expected to continue. The county is expected to show steady growth during the present decade and should continue to outpace the growth for the State of New Jersey.

The population within the county and municipality was distributed as follows:

Population Distribution					
	% 19 Yrs & Under	% 65 Yrs & Over	% Male	Median Age	Persons/ Household
County	28.7%	10.9%	48.4%	38.3	2.73
Municipality	27.3%	11.1%	48.3%	38.6	2.96

Source: U.S. Census Bureau's 2010 Census

As shown in the table above, the municipality and county are relatively similar in population characteristics.

Land Usage & Development Trends

Residential development for the state, county, and municipality is shown as follows:

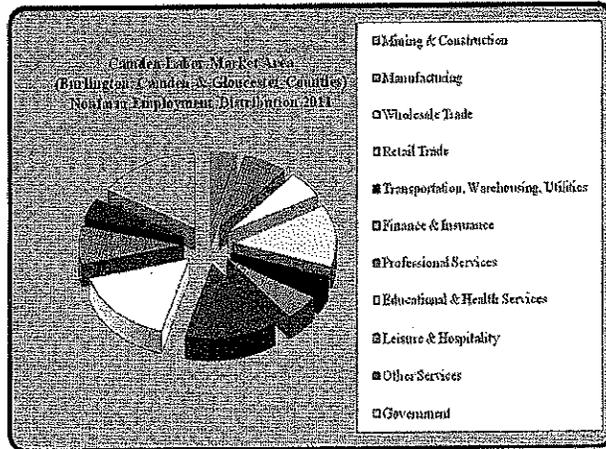
Residential Building Permits			
Year	State	County	Municipality
2000	34,585	1,337	450
2001	28,267	1,635	365
2002	30,045	1,802	343
2003	32,984	1,859	119
2004	36,033	2,050	67
2005	38,481	2,075	65
2006	34,323	1,141	4
2007	25,389	888	18
2008	18,369	788	7
2009	12,235	865	2
2010	13,535	716	10
2011	10,439	433	11
As of March 2012	3,354	106	0

Source: New Jersey Department of Labor, NJ Building Permits.

As shown in the above chart, the state's building permits have remained relatively steady throughout the prior decade; however, beginning in 2007 there has been a steady decline in both the state and county, while the township has shown very limited development since 2006 other than a brief spike in 2007. The municipality experienced tremendous growth from the late 1990's until 2002/2003, when permits took a drastic drop. There is limited available land for residential development within the township. Additionally, there has been a slowing of the market, which is impacting development.

Employment

The entire region's economy is largely dependent upon the Philadelphia and is part of the Philadelphia metropolitan area. The region offers many diversified employment opportunities for residents in manufacturing, services, high-tech, and other areas. Non-farm employment by major industry group within the county is distributed as follows:



As shown in the pie chart, the strongest sector remains the Government followed by Educational and Health Services and Professional Services, although the Government experienced an almost 7% decline over 2010 statistics. Finance and Insurance experienced the largest increase with an almost 25% increase.

Gloucester County has a higher concentration of employment in the wholesale/retail trade and distribution sectors, in relation to the entire state. During the past decade, the county experienced a moderate increase in light industrial and wholesale trade development. Most of this development has occurred along the Interstate 295 corridor.

Major development completed or proposed within the county and surrounding area includes the following:

- ✧ A 200,000 SF **Wal-Mart Supercenter**, 16,000 SF of retail space, and 4,400 SF bank along the Black Horse Pike in Monroe Township is presently under construction.
- ✧ **Chik Fil A restaurant** in Washington Township recently opened on the Black Horse Pike just south of Greentree Road.
- ✧ **Aldi Food Market** recently opened on the Black Horse Pike in Washington Township at the former Lone Star Restaurant site.
- ✧ **In September 2011, the Hospital of the University of Pennsylvania** opened an outpatient center in Woodbury Heights (Gloucester County). The center will be called Penn Medicine at Woodbury Heights and will host physicians practicing in a variety of specialties including primary care, **cardiology, obstetrics and gynecology**. It will also include a sleep medicine laboratory and a physical therapy center. The facility is expected to employ about 100.
- ✧ **Kennedy Health System** built a 60-bed sub-acute wing at its nursing home in Washington Township (Gloucester County). The addition provides rehabilitation services for patients who need short-term care after surgery.
- ✧ In September 2009, groundbreaking for a new seaport on a 190-acre site along the Delaware River in Paulsboro (Gloucester County) was held. The **Paulsboro Marine**

Terminal will be owned and operated by the **South Jersey Port Corporation**, a state agency. When operational, the marine terminal is expected to result in up to 2,000 new jobs.

Utilities Data

Most public utilities are available to the more densely populated portions of the county. Public water and sewer are typically municipally owned but are now becoming increasingly reliable on the water services of the New Jersey American Water Company due to the depletion of underground aquifers. South Jersey Gas Company and PSE&G provide public gas service. Electricity is provided by PSE&G, JCP&L and Conectiv, and telephone service is provided by Verizon.

Neighborhood Analysis

The subject is located in the northerly portion of Washington Township offering frontage along County Route 630 (Egg Harbor Road) and Trent Road, a local roadway. It is known as 145 Trent Road and is located at the signal controlled intersection of Trent Road and Egg Harbor Road just north of the signal controlled intersection of Egg Harbor Road and Greentree Road.

The immediate area offers a mix of uses including residential and commercial. Commercial uses are scattered throughout the township on the major roadways as well as the county routes throughout. Most of the major commercial uses are located along State Route 168 and along State Route 47 in nearby Glassboro. At the intersection of Egg Harbor Road and Greentree Road there are a variety of commercial uses including two community shopping centers, multiple strip centers, three free standing banks, Wawa convenience store, and a professional office building. Specific uses include a Shop Rite, Acme, PNC Bank, Bank of America, GCF Bank, Starbucks, Liscio's Bakery, Coldstone Creamery, Brusters Creamery, hair salon, pizza restaurants, Wedgewood Country Club, and other retailers.

Egg Harbor Road (C.R. 630) is a heavily traveled county roadway that offers two lanes of bi-directional traffic flow that increases to four lanes north of the subject. It provides access to State Routes 47 and 55 as well as other local and county roadways. Curbing and sidewalks are located along the frontage as well as street lighting.

Trent Road is a local roadway that services the subject's neighborhood. It offers two lanes of bi-directional traffic flow extending from Egg Harbor Road (County Route 630) to Country Club Road within the development. It provides access to other local roadways and courts within the development as well as the aforementioned county route. It offers curbing and sidewalks along the subject's frontage as well as street lighting.

In summary, the subject offers an average location within the a development with frontage along a county route and a local roadway in an area that is predominantly residential with good supporting commercial uses nearby and also along the major routes through the township and surrounding municipalities. It offers adequate access to county and local roadways as well as State Routes 42, 47 and 55.

Market Analysis

The market analysis must specifically relate market conditions to the property under investigation. It must show how the interaction of supply and demand affects the value of the subject property. The appraiser has reviewed demographic and historical sales information from 2006 through 2011 for this analysis. The following is a brief recapitulation.

Single-Family Residential - Demand Analysis

For the single-family residential demand analysis, demographic data was analyzed for the state, county, and municipality. The 2010 Census and a web-based program, STDB (Site to do Business) online, were utilized for the demographic data. Due to the anticipated increase of population within the township, the need for housing units within the township is anticipated to increase approximately 1% per year, while an increase from 2000 to 2010 was approximately 1.20% per year. Based upon the population estimates, it is anticipated that 830 additional units will be needed by year 2015. Given the present pace of the economy and the township's new housing permits over the last couple years, it appears that the township will not be able to fill the anticipated increase with new housing units.

Supply Analysis

Based upon the 2010 Census, there are currently 17,464 housing units within Washington Township. The single-family residential market had been experiencing high demand, which was exacerbated by rapid appreciation, a lack of supply of newer housing, and low interest rates. More recently the demand has shown a cooling off as the financial markets are tumbling and supply of housing increases. Based upon the available building permit data for Washington Township between 2000 and 2007, the number of single-family building permits had ranged from 4 units to 296 units, with the last couple years showing a sharp decline (it is noted that the permit data does not appear to be accurately reported). This is mainly attributable to the lack of available larger tracts of land to be developed.

There have been a couple of small housing projects that have been or are being developed. One is located off of Johnson Road in the eastern portion of the Township and another is off of Hurffville-Grenloch Road in the western portion of town. Each generally offers a single court of a handful of homes that were approved several years ago and have recently been built out.

Most developers have expanded their search for vacant land into the neighboring communities of Monroe Township, Franklin Township, East Greenwich, and Harrison Township for the larger tracts. Within Washington Township, some smaller tracts of land are yielding smaller scale residential development, but large-scale development has moved into other areas of Gloucester County.

To exhibit current market conditions, an analysis of Gloucester County and Washington Township MLS data was completed. Homes within a sales price range of \$150,000 to \$800,000 were researched to determine what changes in the market have occurred in the past five years.

The following chart exhibits the MLS analysis from the past five years for existing homes. As shown, the number of units listed has declined significantly since 2006 for both the County and Township, while days on the market have increased. Pricing in each has declined, with the

county appearing to be more susceptible to the decline. The average sales prices for homes in the \$150,000 to \$800,000 range have decreased approximately 6% since 2007 within the Township, while the County has experienced an approximate 8% decline over the same period. More recent data demonstrates that the Township and County continued a decline from 2009 and 2010 by approximately 1% to 2%, while the data as of May 2012 indicates a slight increase in sales prices for the Township and continued decline for the County.

Gloucester County Existing Home Sales Analysis											
Time Frame	# of Units Listed	% Change	Average List Price	% Change	# of Units Sold	% Change	Average SP	% Change	SP as % of List Price	Days on Mkt	% Change
1/2006-12/2006	6,342	N/A	\$ 287,973	N/A	3,170	N/A	\$ 259,180	N/A	90%	63	N/A
1/2007-12/2007	6,442	1.58%	\$ 289,755	0.62%	2,814	-11.23%	\$ 260,613	0.55%	90%	77	22.22%
1/2008-12/2008	5,606	-12.98%	\$ 280,032	-3.36%	2,101	-25.34%	\$ 253,703	-2.65%	91%	95	23.38%
1/2009-12/2009	4,570	-18.48%	\$ 267,330	-4.54%	1,859	-11.52%	\$ 244,639	-3.57%	92%	105	10.53%
1/2010-12/2010	4,265	-6.67%	\$ 258,676	-3.24%	1,560	-16.08%	\$ 244,524	-0.05%	95%	104	-0.95%
1/2011-12/2011	3,547	-16.83%	\$ 254,172	-1.74%	1,454	-6.79%	\$ 244,207	-0.13%	96%	126	21.15%
1/2012-5/2012	1,571	-55.71%	\$ 255,070	0.35%	584	-59.83%	\$ 239,011	-2.13%	94%	122	-3.17%

Washington Township Existing Home Sales Analysis											
Time Frame	# of Units Listed	% Change	Average List Price	% Change	# of Units Sold	% Change	Average SP	% Change	SP as % of List Price	Days on Mkt	% Change
1/2006-12/2006	1,223	N/A	\$ 295,046	N/A	490	N/A	\$ 269,889	N/A	91%	60	N/A
1/2007-12/2007	1,070	-12.51%	\$ 292,458	-0.88%	545	11.22%	\$ 269,256	-0.23%	92%	74	23.33%
1/2008-12/2008	917	-14.30%	\$ 279,333	-4.49%	361	-33.76%	\$ 250,240	-7.06%	90%	86	16.22%
1/2009-12/2009	792	-13.63%	\$ 282,351	1.08%	344	-4.71%	\$ 254,184	1.58%	90%	98	13.95%
1/2010-12/2010	724	-8.59%	\$ 265,593	-5.94%	243	-29.36%	\$ 256,460	0.90%	97%	100	2.04%
1/2011-12/2011	575	-20.58%	\$ 256,555	-3.40%	247	1.65%	\$ 243,914	-4.89%	95%	119	19.00%
1/2012-5/2012	296	-48.52%	\$ 259,949	1.32%	93	-62.35%	\$ 251,872	3.26%	97%	138	15.97%

* Statistics taken from Trend MLS for existing residences in the price range of \$150,000 to \$800,000

Average Home Sale Price Analysis				
Overall Change	List Price		Sale Price	
	County	Township	County	Township
Change from 2007 to present	-11.97%	-11.12%	-8.29%	-6.46%
Change from 2008 to present	-8.91%	-6.94%	-5.79%	0.65%
Change from 2009 to present	-4.59%	-7.93%	-2.30%	-0.91%
Change from 2010 to present	-1.39%	-2.13%	-2.25%	-1.79%
Change from 2011 to present	0.35%	1.32%	-2.13%	3.26%

In conclusion, the market analysis indicates that demand for building lots and/or single-family residences continue and there are projected increases in population over the next couple of years with limited additional supply coming on line within the township. Stability in sales prices is anticipated as Washington Township is a strong and desirable community within the county.

Land Use Controls (Zoning)

The subject property currently lies within the PR-1, Planned Residential District of Washington Township. Permitted uses within the district include all permitted uses in the A Residence district, which include single-family dwellings, municipal tower, water storage tank, pumping station, sewage lift station, model homes or sales offices, senior citizens housing, and flag-shaped lots and neighborhood commercial facilities as permitted in the NC Commercial district.

Conditional uses include all conditional uses within the A District, which include agricultural, church, and professional office (along certain highly traveled roadways). Egg Harbor Road is

specifically mentioned as a highly traveled roadway within the ordinance for a professional office use.

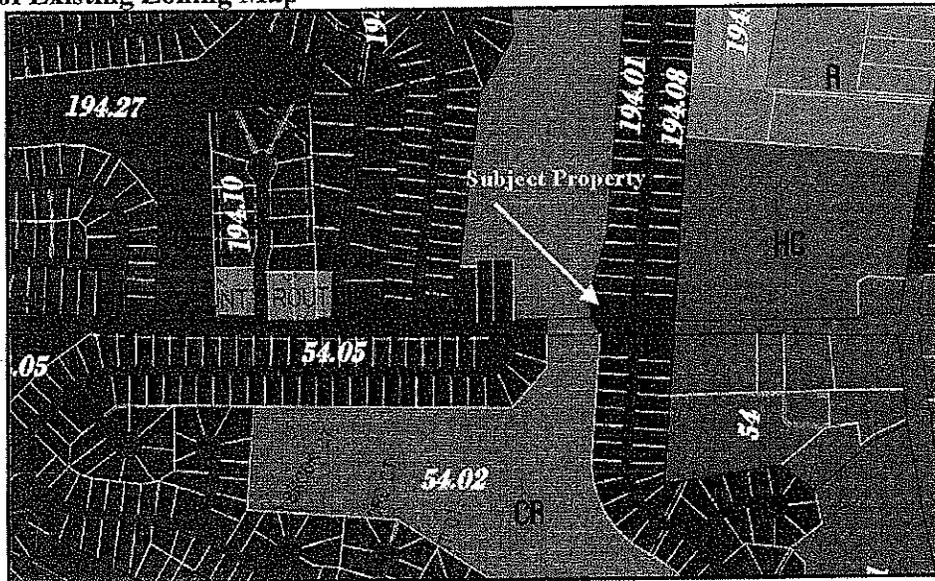
The following chart provides a summary of the zoning requirements based on the municipality's schedule of yard, area and building requirements:

PR-1 Planned Residential District Zoning Requirements		
		Cluster Option
Minimum Lot Size	23,000 SF*	10,500 SF
Maximum Density	1.60 units/acre	1.60 units/acre
Minimum Lot Width	100'	80'
Minimum Lot Depth	200'	125'
Maximum Lot Coverage	20%	25%
Minimum Front Yard Setback	50'	30'
Minimum Side Yard Setback	15'(each side)	10'
Minimum Rear Year Setback	35'	30'
Maximum Building Height	35'	35'

**Agriculture use requires a minimum lot size of 5.50 acres.*

The subject's current use as improved is a permitted and conforming use under the cluster option; however, it may or may not meet the minimum parking requirements as per the Township's requirements, which are exhibited within the addenda. In this zoning district, professional office uses are permitted as a conditional use under the requirements for the A District.

Portion of Existing Zoning Map



Site Description

Assessor's Tax ID:	Block 194.01, Lot 49
Address:	145 Trent Road Washington Township Gloucester County, NJ
Land Area:	0.46 acres (20,247 SF)
Frontage:	182.91' Egg Harbor Road (County Route 630) 93.02' Trent Road 275.93' (600' per acre)
Depth:	Ranges from 121' from Egg Harbor Road to 181' from Trent Road
Shape of Tract:	Moderately rectangular
Topography:	Slopes up from street level and then becomes mostly level and cleared.
Access:	Access is available via a curb cut along Trent Road providing ingress and egress.
Corner Influence:	Yes, signal controlled
Easements:	None noted.
Encroachments:	Based upon the General Property Parcel Map and a physical inspection of the subject it appears as though the row of hedges along the Egg Harbor Road frontage, a portion of the parking area, and the river rock are located outside of the existing ROW.
Site Lighting:	None
Walks and Landscaping:	There are sidewalks along Trent Road and Egg Harbor Road. Landscaping is typical for a residential use.
Utilities to Site:	Sewer Public sewer Water Public water Electric: Public Telephone: Provided by Verizon
Wetlands:	As per the wetland delineation provided by the Gloucester County GIS web based program and the parcel map, the subject is not encumbered by any wetlands.
Flood Zone:	According to FEMA Flood Map 34015C0114E with an effective date of January 20, 2010, the subject is located outside an area of annual flooding.
Site Improvements:	Asphalt driveway/parking area, concrete apron, landscaping, paver planter, business sign, 2 sheds on concrete slab, and in-ground sprinkler system.

Parking:

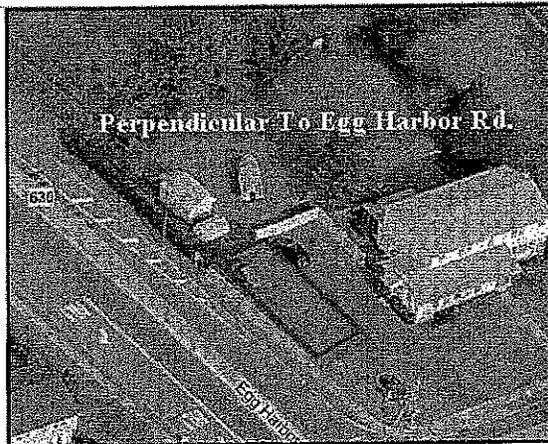
The subject is improved with an asphalt paved parking area that is not lined and is estimated at approximately 2100 SF not including the driveway leading into it. The appraiser was not provided with a parking survey and only estimates the number of parking spaces the subject could accommodate, based upon the Townships parking requirements and the current improved parking area. There are two scenarios or parking arrangements based upon the improved area and present layout.

- ❖ Scenario 1- Park perpendicular to the Egg Harbor Road frontage. Based upon a parking stall being a minimum of 9' wide x 18' in depth with a required 25' wide drive aisle for 90 degree parking, a total of 43' in depth would be needed for the depth of the parking area from the Egg Harbor Road frontage and eastward. The setback from the Egg Harbor Road Frontage to the residence varies from 35' to 43' not considering any additional buffer from the residence. It is estimated that this parking arrangement could offer 6 spaces along Egg Harbor Road ROW, but would not offer a conforming width for the drive aisle.

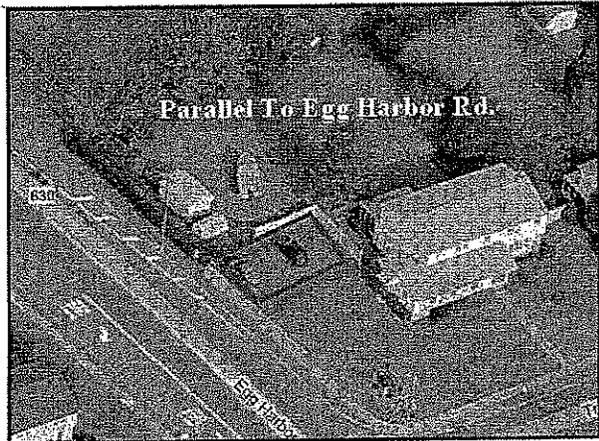
- ❖ Scenario 2 - Park parallel to Egg Harbor Road along the existing fence line. This area would appear to accommodate 4 vehicles with sufficient area for the drive aisle.

It is noted that the appraiser is not an engineer and has only estimated the potential parking accommodations for purposes of this report.

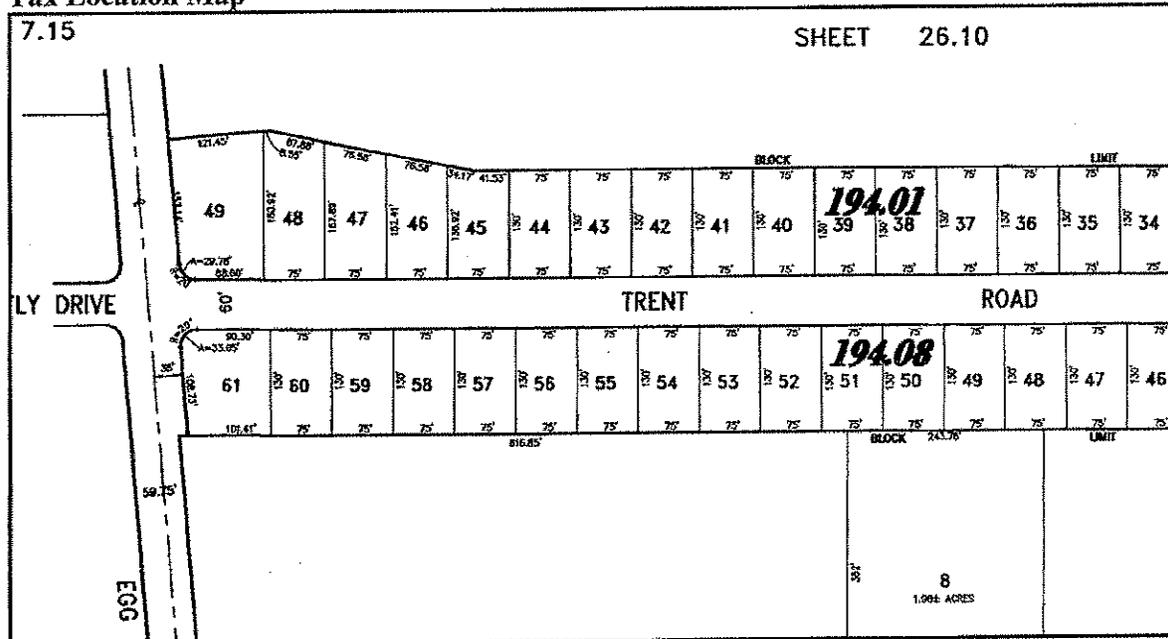
Scenario 1



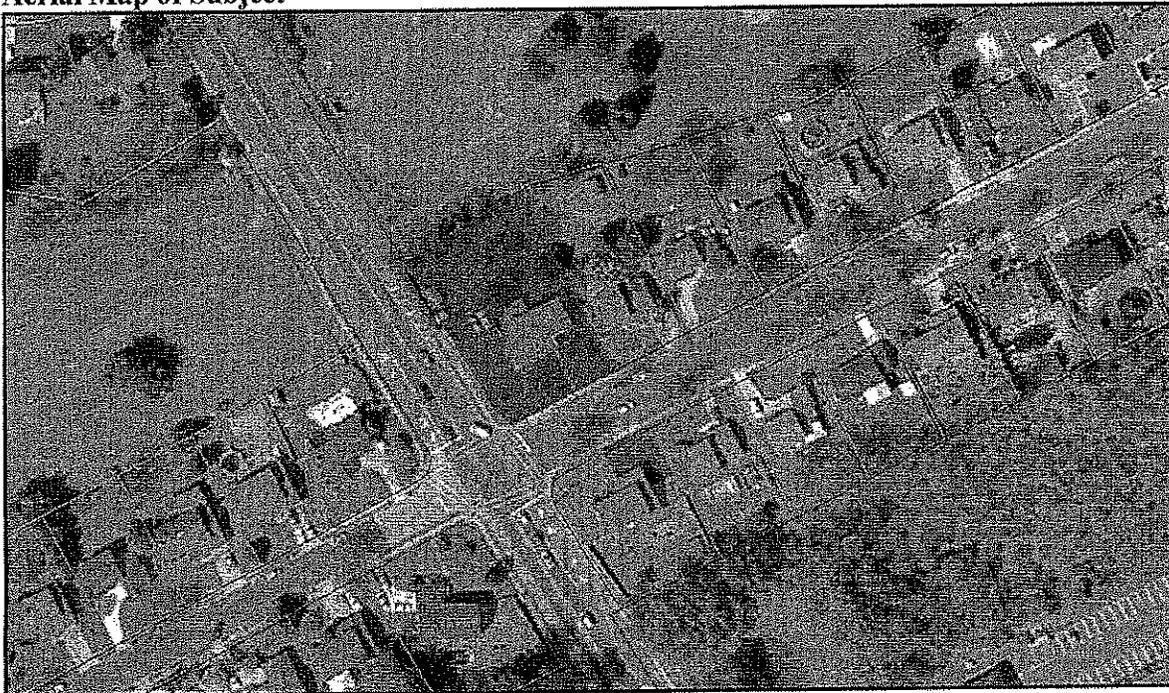
Scenario 2



Tax Location Map



Aerial Map of Subject



Improvements Description

The subject is improved with a 2,975 SF single-family dwelling offering a home office comprising an estimated 500 SF of space. It was originally constructed in 1973 and appeared to be in average overall condition. Since the taking will not impact the subject as improved as a single-family residence and there are no anticipated damages to the remainder, it was not necessary to value the improvements. Therefore, the improvements will not be discussed in detail.

Occupancy & Use

The subject is owner occupied as a residence and the office use remains, although the owner has submitted an application with the Washington Township Zoning office seeking a use variance to allow for a non-occupant of the residence to occupy the office, which is expected to be heard at the August 2012 meeting.

Section 4: Highest & Best Use Analysis - Before the Taking

The highest and best use of both the site as though vacant and the property as improved must meet the following four criteria:

- ◆ Legally Permissible
- ◆ Physically Possible
- ◆ Financially Feasible
- ◆ Maximally Productive

Highest and Best Use "As if Vacant"

Legally Permissible addresses the legal use of the property given applicable zoning regulations and local ordinances/codes along with any other applicable legal restrictions. The use must be probable, not speculative or conjectural.

Legal restrictions affecting the property include the local municipal land use ordinance of Washington Township along with all other county and state regulations. The subject is located in the PR-1, Planned Residential zoning district.

Permitted uses within the PR-1, Planned Residential zoning district include all uses permitted in the A Residence district which are single-family dwellings, municipal tower, water storage tank, pumping station, sewage lift station, model homes or sales offices, senior citizen housing, flag-shaped lots, and neighborhood retail commercial facilities as permitted in the NC, Neighborhood Commercial district. Conditional uses include all conditional uses within the A District, which include agricultural, church, and professional office (along certain highly traveled roadways). The district requirements require a minimum lot size of 23,000 SF or 10,500 SF under the cluster option for residential development.

Overall, the subject appears to meet the minimum requirements as outlined for development under the cluster option.

Physically Possible addresses the possible use of the property given the physical aspects of the site itself. Size, shape, topography, and soils of the site affect the uses to which it can be developed.

The subject offers 20,247 SF (0.46) acres of land area that slopes up from street grade and then becomes mostly level and cleared with a moderately rectangular shape. It is within a local development with adequate access to the areas roadway network. The soil characteristics and land capabilities throughout most of the tract appear to be conducive to many of the permitted and conditional uses.

Overall, the property appears to be best suited residential development.

Financially Feasible addresses which of the legally permissible and physically possible uses are capable of producing an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. Those uses that are capable of producing a positive return are considered to be financially feasible. However, in order to receive serious consideration as a highest and best use, there must be a reasonable expectation that the use will provide a sufficient return (*or yield*) to attract investment capital.

In terms of market demand, the subject is located within a community that experienced tremendous growth of single family housing in the late 1990's and early 2000's with limited development since due to limited sites available. The subject offers an average location within an area that offers a mix of uses including residential, professional office, retail, and recreational.

The site offers average physical characteristics for development of a single family dwelling, which is considered financially feasible.

Maximally Productive addresses the one use that is capable of providing the highest return to the property.

Development of the site with a residential use is considered probable due to the subject's location within a desirable community that is generally built-out with limited newer residential development. In this regard, the subject parcel should be developed as a single-family residential use.

Highest & Best Use "As Improved"

The property, as improved, is again examined under the same four use criteria previously considered. Where a site has existing improvements on it, it is possible that the highest and best use of the land may be determined to be other than its existing use. Any difference between the highest and best use as vacant and as improved will indicate the various forms of depreciation and obsolescence present at the property or affecting the property.

In evaluating the highest and best use, as improved, the existing property improvements have been considered as well as a conversion of the property to another use, and/or expansion of the present building. The existing improvements represent a single family residence with a professional office use that appeared to be in average overall condition offering 2,975 SF of gross living area situated on 20,247 SF (0.46 acres) of land that still contribute significantly to the land. I have concluded that continued use as improved is the highest and best use as improved.

Section 5: Valuation of the Subject – Before the Taking

Valuation Process

An appraisal is an estimation of value. In order to arrive at an estimate of market value for a given property, special attention must be given to the typical purchaser who would be interested in that particular type of property.

The appraisal process consists of an orderly program by which the appraisal problem is defined and data relating to the subject and its market is collected, analyzed, and interpreted into an estimate of value. There are three basic approaches that must be considered by the appraiser in the estimation of market value. These approaches to value are known as the **Income Capitalization, Sales Comparison, and Cost Approaches**. Each approach must be considered and the relevant approaches are developed and then reconciled into a market value estimate.

The **Sales Comparison Approach** is a procedure, which has as its premise a comparison of the subject property with recent sales of properties having varying degrees of similarity to the subject. Units of comparison are developed and each comparable sale is analyzed in comparison to the subject. This approach to value has been developed and relied upon in the development of the market value estimate for the subject's land area.

The **Income Capitalization Approach** is a procedure that converts anticipated benefits (*dollar income or amenities*) to be derived from the ownership of property into a value estimate.

The **Cost Approach** is a procedure that consists of estimating the replacement or reproduction cost new of the building and site improvements, adding entrepreneurial profit and land value, and subtracting all forms of depreciation.

Method(s) Applied

Since the taking does not impact the subject's building improvements, only the value of the underlying land has been estimated. The value of the subject's site has been estimated utilizing the Sales Comparison Approach. This is considered to be the best indicator of value for a property like the subject. The Income Capitalization Approach and Cost Approach were also considered, but not developed, since only the valuation of the land was necessary.

Sales Comparison Approach (Land Only)

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have been sold recently or for which offers to purchase have been made. A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparable, competitive properties.⁵

Inherent in this approach to value is the principle of substitution, which holds that *“the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time.”*⁶ It is applicable to all types of real property interests when there are sufficient recent reliable transactions to indicate value patterns in the market. When the number of market transactions is insufficient, the applicability of the sales comparison approach is limited.

The basic procedure to apply the Sales Comparison Approach is shown as follows:

1. Research recent comparable sales, listings and offerings information throughout the market area.
2. Verify that the obtained data is factually accurate and that each transaction reflects arm's length market considerations.
3. Select relevant units of comparison and develop a comparative analysis for each unit.
4. Compare the subject property and comparable sale properties using the elements of comparison and adjust the sale price of each comparable as compared to the subject property.
5. Reconcile the various value indications resulting from the analysis of comparable sales to a single value indication or a range of values.

In the valuation of the subject property the basis of comparison utilized in our analysis is overall sale price, which is how the market would compare this type of property. The research was primarily focused within Washington Township for residential building lots that offered similar location, size, zoning, and development potential.

A summary of each comparable sale used within the analysis is shown on the following pages followed by the Comparable Sales Adjustment Analysis for the subject property and a discussion of the adjustments made by the appraiser. Adjustments have been considered for various factors that would influence value, such as location, land area, zoning, physical characteristics, and utilities. An analysis has been made of the properties that are considered to be comparable to the subject property.

⁵ Ibid, p. 397.

⁶ Ibid, p. 398.

Comparable Land Sale #1



Location Data

Address: 224 Wilson Road
Washington Township
County: Gloucester County

Legal Data

Date of Sale: 2/3/2012
Deed Book/Page: 4938/253
Grantor: Clarence & Theresa Brining
Grantee: Patriot Building & Remodeling
Consideration: \$100,000
Assessor Tax ID: Block 198.25, Lot 6.04
Zoning: PR-1, Planned Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 75,900
Land Area (Acre): 1.74
Frontage (feet): 150' (86' per acre)
Shape: Rectangular
Topography: Mostly level and heavily wooded
Wetlands: None
Utilities: Well & septic
Street Access: Adequate

Financial Data

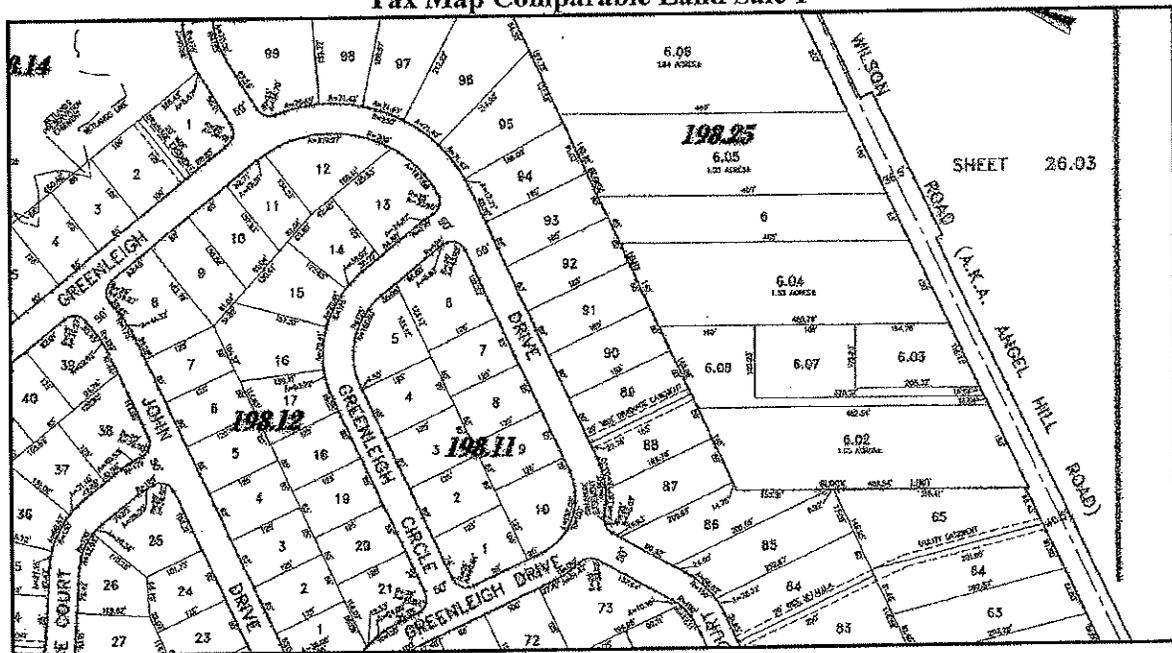
Verified With: Lorraine Flynn, Listing Agent
Conditions of Sale: Market
Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Residential development
Field Inspection Date(s): March 13, 2012
Overall Site Price: \$100,000
Comments: Reportedly, the transaction was arms length. The property was vacant and listed for sale for almost 2 years with an asking price of \$130,000. It was sold without contingencies or development approvals in place.

The property is located along a local road offering sufficient frontage and depth for residential development. It is heavily wooded with a mostly level topography that does not appear to be impacted by any wetlands.

Tax Map Comparable Land Sale 1



Comparable Land Sale #2



Location Data

Address: 5 Elk Court
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 5/26/2011
Deed Book/Page: 4876/40
Grantor: Group Ten Builders Inc.
Grantee: Bruce Paparone Inc.
Consideration: \$140,000
Assessor Tax ID: Block 19, Lot 10.09
Zoning: R, Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 32,234
Land Area (Acre): 0.74
Frontage (feet): 148' (200' per acre)
Shape: Moderately Irregular
Topography: Mostly level and cleared
Wetlands: None
Utilities: All public
Street Access: Adequate

Financial Data

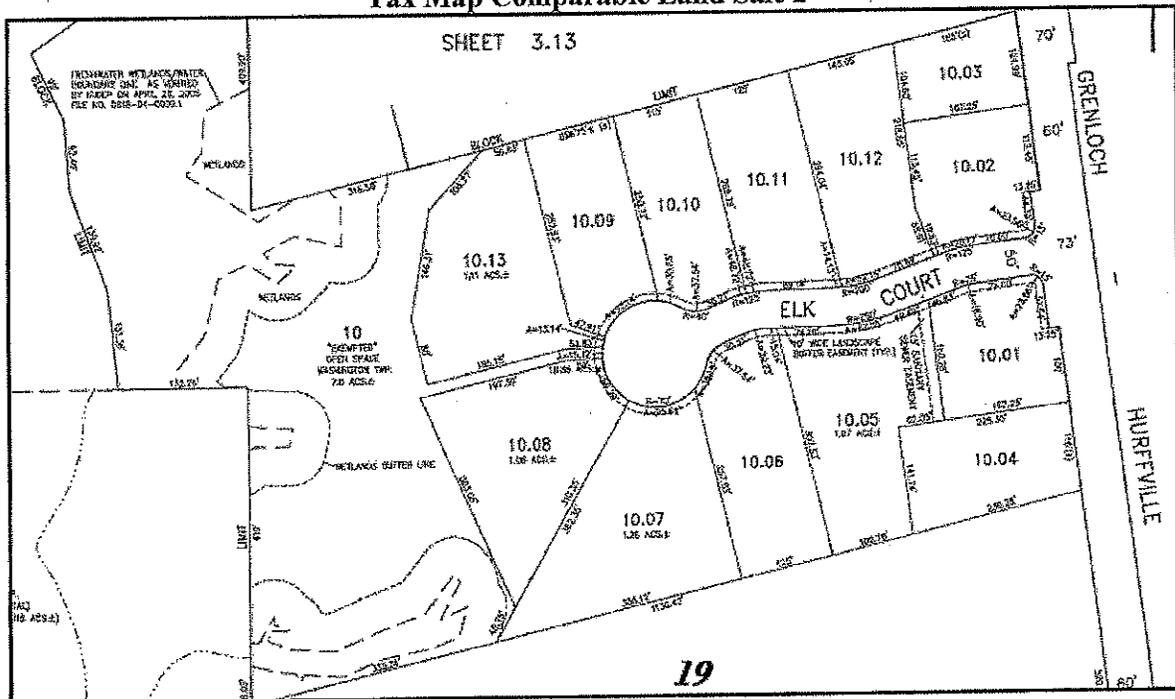
Verified With: Mitchell Zbik, Representative of Grantor
 Conditions of Sale: Market
 Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Development of a single family residence
 Field Inspection Date(s): March 13, 2012
 Overall Site Price: \$140,000
 Comments: Reportedly, the transaction was arms length. This sale represents the acquisition of one of two building lots located in a newer cul de sac located off of Hurffville Grenloch Road. The grantee is a builder who purchased two lots, each for \$140,000 and has subsequently constructed single-family residences to market for sale.

The property is located within a cul de sac that sits adjacent to an elementary school along Hurffville Grenloch Road. The lot offers sufficient frontage and depth for development of a residence with a mostly level and cleared topography.

Tax Map Comparable Land Sale 2



Comparable Land Sale #3



Location Data

Address: 6 Wooded Way
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 8/23/2010
Deed Book/Page: 4813/88
Grantor: Rudolph & Margaret Buchwald
Grantee: Lisa Warech
Consideration: \$104,000
Assessor Tax ID: Block 192.21, Lot 3
Zoning: PR-1, Planned Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 6,611
Land Area (Acre): 0.15
Frontage (feet): 69' (460' per acre)
Shape: Moderately Rectangular
Topography: Mostly level and cleared
Wetlands: None
Utilities: All public available
Street Access: Adequate

Building Improvements

Existing Improvements: None

Financial Data

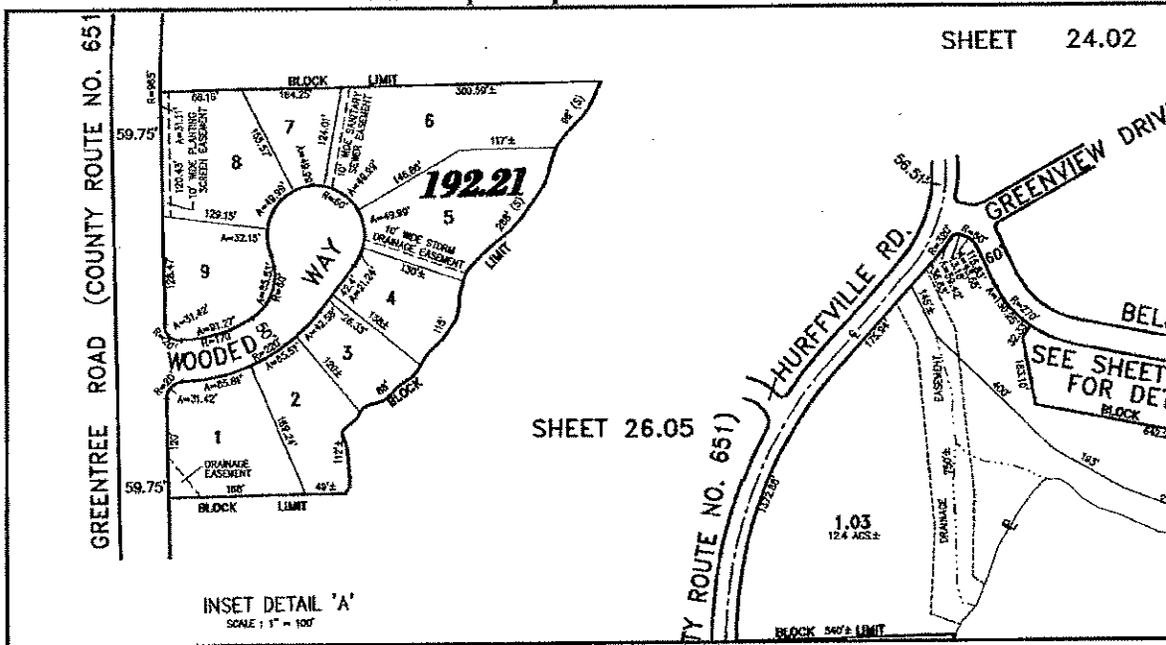
Verified With: Fred Caltabiano, Listing Agent
 Conditions of Sale: Market
 Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Development of a single family residence
 Field Inspection Date(s): March 13, 2012
 Overall Site Price: \$104,000
 Comments: Reportedly, the transaction was arms length. The property was listed with Weichert Realtors for approximately 2 months prior to going under agreement.

The property is located in the central portion of the township and is situated on Bells Lake, just off Greentree Road. Wooded Way is a built-out cul-de-sac with mostly older homes surrounding. The uses are mostly residential with an elementary school located in close proximity. The site is mostly level and cleared with no wetlands.

Tax Map Comparable Land Sale 3



Comparable Land Sale #4



Location Data

Address: 24 Spring Lake Avenue
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 10/26/2009
Deed Book/Page: 4740/113
Grantor: Sandra Bennett & Richard Crean
Grantee: Carmen Carusone
Consideration: \$60,000 Deeded Consideration
\$ 5,000 Estimated Demolition
\$65,000 Total Consideration
Assessor Tax ID: Block 83.01, Lot 12
Zoning: R, Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 24,779
Land Area (Acre): 0.57
Frontage (feet): 389' (682' per acre)
Shape: Moderately Rectangular
Topography: Mostly level and partially wooded
Wetlands: None
Utilities: Public sewer (well & septic on site)
Street Access: Adequate

Building Improvements

Existing Improvements: 370 SF Dwelling in poor condition

Financial Data

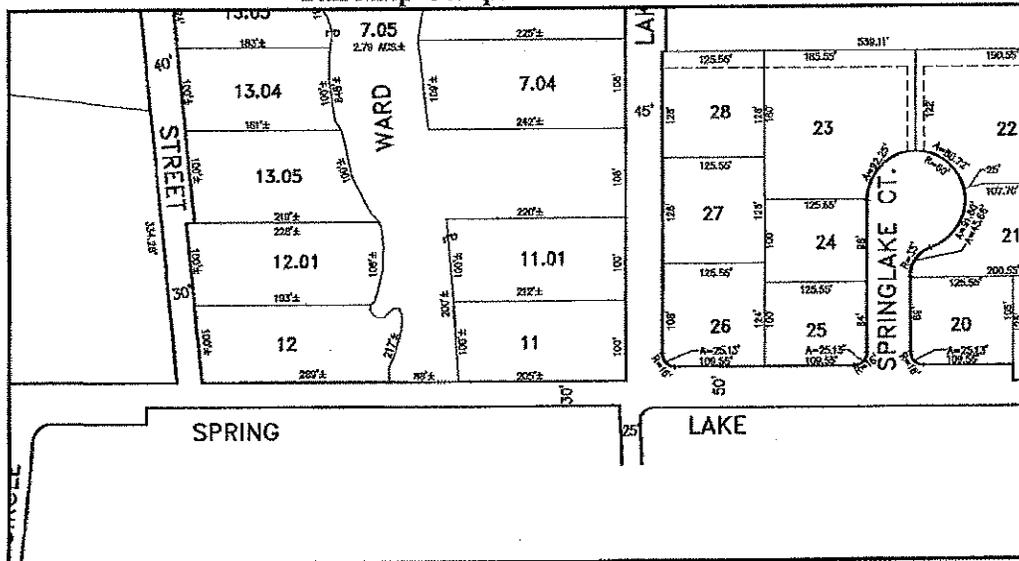
Verified With: Karen Salcedo, Listing Agent
 Conditions of Sale: Market
 Financing: Cash

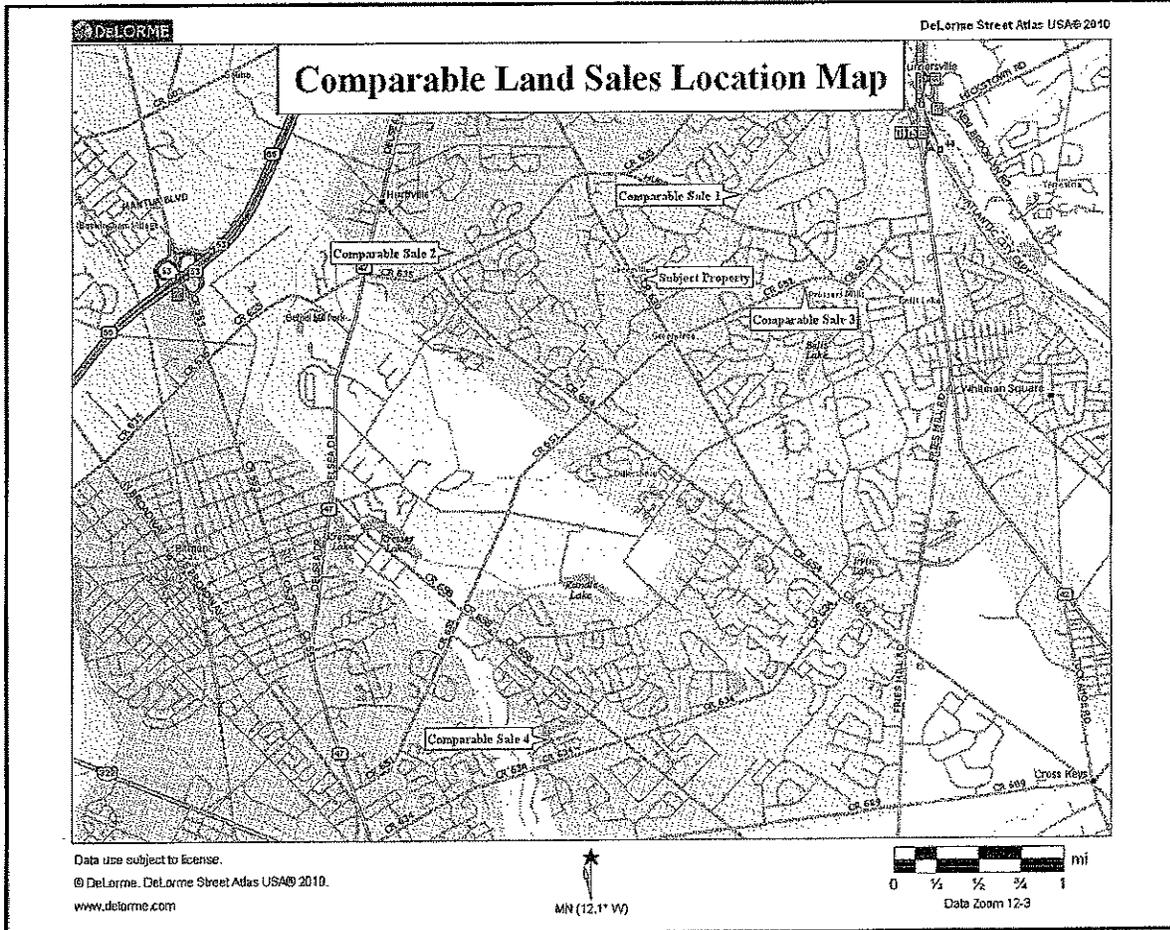
Sale Indications

Highest and Best Use at time of sale: Demolition for development of a single family residence
 Field Inspection Date(s): March 13, 2012
 Overall Site Price: \$65,000
 Comments: Reportedly, the transaction was arms length. The property was listed with Century 21 Hughes Riggs Realty for approximately 9 months prior to going under agreement. It is improved with a 370 SF older dwelling in poor condition that would be demolished for the construction of a new residence. Demolition has been estimated at \$5,000. The site does not meet the minimum lot size requirement, but given that it is improved, a variance would seem likely. The property has been listed for sale with ReSales & Investment Realty since November 2011 with a current asking price of \$75,000.

The property is located in the southwestern portion of the township just off Fish Pond Road. The uses are mostly residential with a social lodge and religious facility located along Fish Pond in close proximity. The site is situated along Ward Lake, a small lake, offering a mostly level and partially wooded topography and no known wetlands.

Tax Map Comparable Land Sale 4





Comparable Land Sales Adjustment Analysis					
Before the Taking					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Sale Price	N/A	\$100,000	\$140,000	\$104,000	\$65,000
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Financing/Concessions	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Conditions Of Sale	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Market Conditions	Jul-12	Feb-12	May-11	Aug-10	Oct-09
# of Months Requiring Adj.	N/A	4	13	22	32
Adjustment Required/Year	0%	0%	0%	0%	0%
		\$100,000	\$140,000	\$104,000	\$65,000
Other Adjustments:					
Location	Average	Comp	Superior	Superior	Comp
Adjustment	N/A	0%	-20%	-20%	0%
Land Area (SF)	20,249	75,900	32,234	6,611	24,779
Adjustment	N/A	-20%	-10%	20%	0%
Zoning	PR-1 Residential	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Physical Characteristics	Average	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Utilities	All Public	Inferior	Comparable	Comparable	Inferior
Adjustment	N/A	15%	0%	0%	10%
Approvals	Yes	Inferior	Inferior	Inferior	Inferior
Adjustment	N/A	15%	15%	15%	15%
Net- Other Adjustments	N/A	10%	-15%	15%	25%
Adj Sale Price	N/A	\$110,000	\$119,000	\$119,600	\$81,250
Analysis of Comparables					
Net Adjustments (Including Market Conditions)		10%	15%	15%	25%
Gross Adjustments (Including Market Conditions)		50%	45%	55%	25%
Comparable Weighting:		25%	25%	25%	25%
	Before Adjustments	After Adjustments			
Low End of Range	\$65,000	\$81,250			
High End of Range	\$140,000	\$119,600			
Average	\$102,250	\$107,463			
Median	\$102,000	\$114,500			
Weighted Average	\$102,250	\$107,463			
Estimated Market Value Via Sales Comparison (Rounded)			\$110,000		

Discussion of Adjustments for the Land Sales Analysis

Property Rights Conveyed

Each comparable sale reflected the purchase of the fee simple estate, while the market value of the fee simple estate is being estimated for the subject. Therefore, no adjustment appeared to be warranted.

Financing Terms

Neither sale concessions nor atypical financing arrangements were reported during the verification of each comparable sale. Thus, no adjustment appeared to be warranted.

Conditions of Sale

No atypical conditions of sale were reported during our verification of each comparable. Thus, no adjustment was warranted.

Market Conditions

An adjustment for market conditions is made if, since the time the comparable sales were transacted, general property values have appreciated/depreciated slightly higher than inflation. The sale prices for this type of property have shown a general stabilization since 2009 and thus no adjustment appeared to be warranted.

Location: The subject property is located at the intersection of a County Route and local roadway amongst a variety of uses including commercial, residential and industrial. It offers adequate access to the area's highway network. Sales 2 and 3 offered superior locations within private courts and required downward adjustment. Sales 1 and 4 offered comparable locations and did not require adjustment.

Land Area: The subject offers 20,247 SF of land area. Larger sites will typically allow for a builder to construct a larger home, while smaller sites will typically offer smaller building improvements. As such, developers/builders will pay slightly higher per unit rates for larger sites and lower rates for smaller sites. Sales 1 and 2 required downward adjustment for superior site size, while sale 3 required upward adjustment for inferior site size. Sale 4 was comparable in size and did not require adjustment.

Zoning: The subject is located within the PR-1, Planned Residential district that allows for a variety of uses including residential and commercial. Each of the land sales offered relatively similar zoning and did not require adjustment.

Physical Characteristics: The physical characteristics of the subject property and each comparable is summarized in the following table. Lots with greater street frontage/acre and/or number of street frontages require downward adjustment, while those with less street frontage/acre and/or number of street frontages require upward adjustment.

The table also demonstrates the type of adjustment required for differences in frontage, shape, and topography. Each sale is adjusted accordingly.

Physical Characteristics				
	Land Area (Acres)	Frontage (LF)	Shape	Topography
Subject	0.46	276'	Mod. Rectangular	Slopes up from street then mostly level/cleared
Sale 1	1.74	150'	Mod. Rectangular	Level/wooded
Adj. Required	N/a	N/a		
Sale 2	0.74	148'	Mod. Rectangular	Level/cleared
Adj. Required	N/a	N/a		
Sale 3	0.15	69'	Mod. Rectangular	Mostly Level
Adj. Required	N/a	N/a		
Sale 4	0.57	389'	Mod. Rectangular	Mostly Level/wooded
Adj. Required	N/a	N/a		

Utilities: The subject offers access to all public utilities. Sale 1 did not offer access to public utilities and sale 4 did not offer access to public water, each was adjusted accordingly. Sales 2 and 3 were comparable to the subject and no adjustment was required.

Development Approvals: The subject is assumed to offer approval for a home occupation use as a professional office, a pre-existing use. Based upon market data as well as conversations with developers, a percentage adjustment for development approvals is realized due to the risk and expense in obtaining the approvals. Each of the sales offered the necessary approvals for residential uses; however, none offered approval for a home occupation use and thus, each was adjusted upward to reflect the time and expense to acquire such approval.

Conclusions of the Sales Comparison Approach

Each comparable sale used in the analysis provides a reasonable indication of the subject's market value and was considered the best available as of the valuation date. None of the chosen sales reflected atypical concessions or financing. Based on the analysis of the most recent comparable sales, the market value of the subject's land is estimated at **\$110,000** (Equivalent to 20,247 SF @ \$5.43/SF, rounded).

Summary of Value Indications - Before the Taking (Land Only)

Cost Approach.....	N/A
Sales Comparison Approach.....	\$110,000
Income Capitalization Approach.....	N/A

Correlation and Final Value Estimate - Before the Taking (Land Only)

During the analysis, it was found that the Sales Comparison Approach to value provided the best and most reliable indication of the subject market value. It was developed, since this type of property is often purchased on this basis. After making the appropriate adjustments to each comparable sale, a reliable market value estimate resulted.

The Income Capitalization Approach and Cost Approach were also considered, but not developed since only the value of the subject's underlying land has been estimated.

After considering all of the facts and circumstances in connection with the subject property, I conclude that the estimated **Market Value** for the **Fee Simple Interest** of the subject's land only Before the Taking as of June 14, 2012 was:

ONE HUNDRED TEN THOUSAND DOLLARS
(\$110,000)

Section 6: Nature of Taking

The Gloucester County Department of Engineering is proposing to reconfigure Egg Harbor Road (County Route 630) from Hurffville-Grenloch Road to Ganttown Road, which will include road realignment, adding a center lane for turning, and modifying the major intersections. To accomplish this, the existing ROW (Right of Way) must be expanded in order to accommodate the realignment, which requires the acquisition of land from property owners along the proposed areas. The following section details the proposed taking area as it applies to the subject property.

Description of Taking

The taking involves one non-exclusive roadway improvement easement. The taking is described in the following chart:

Non-Exclusive Roadway Improvement Easement - Parcel REIS <i>(Shown in Red on Parcel Map)</i>	
Interests Acquired:	Permanent, partial rights
Land Area/Dimensions:	1,081 SF (0.02 acres) <i>(approximately 6' in depth by 187' in length)</i>
Description/Location:	Moderately irregular in shape and located along the Egg Harbor Road frontage.
Property Owner's Future Right of Use:	The owner, or its assigns, will retain the right to use and maintain the area, but cannot construct any buildings or structures.

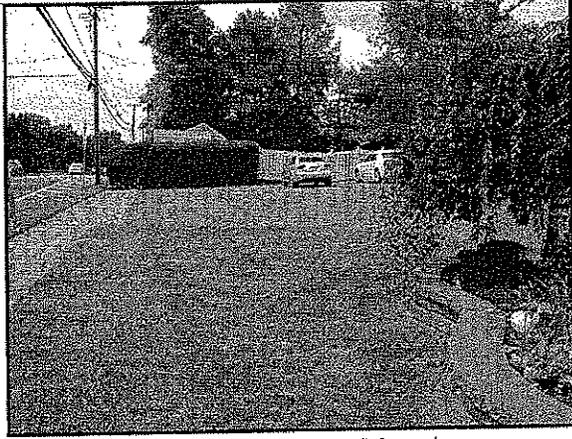
Improvements Within Taking Area:

The taking will traverse across the subject's side yard area which is improved with asphalt paved parking area, landscaping, shrubs (hedges), a business sign, in-ground sprinkler system, and two sheds that are situated on concrete slabs.

It is an assumption that the County's contractor will relocate the paver planter and business sign.

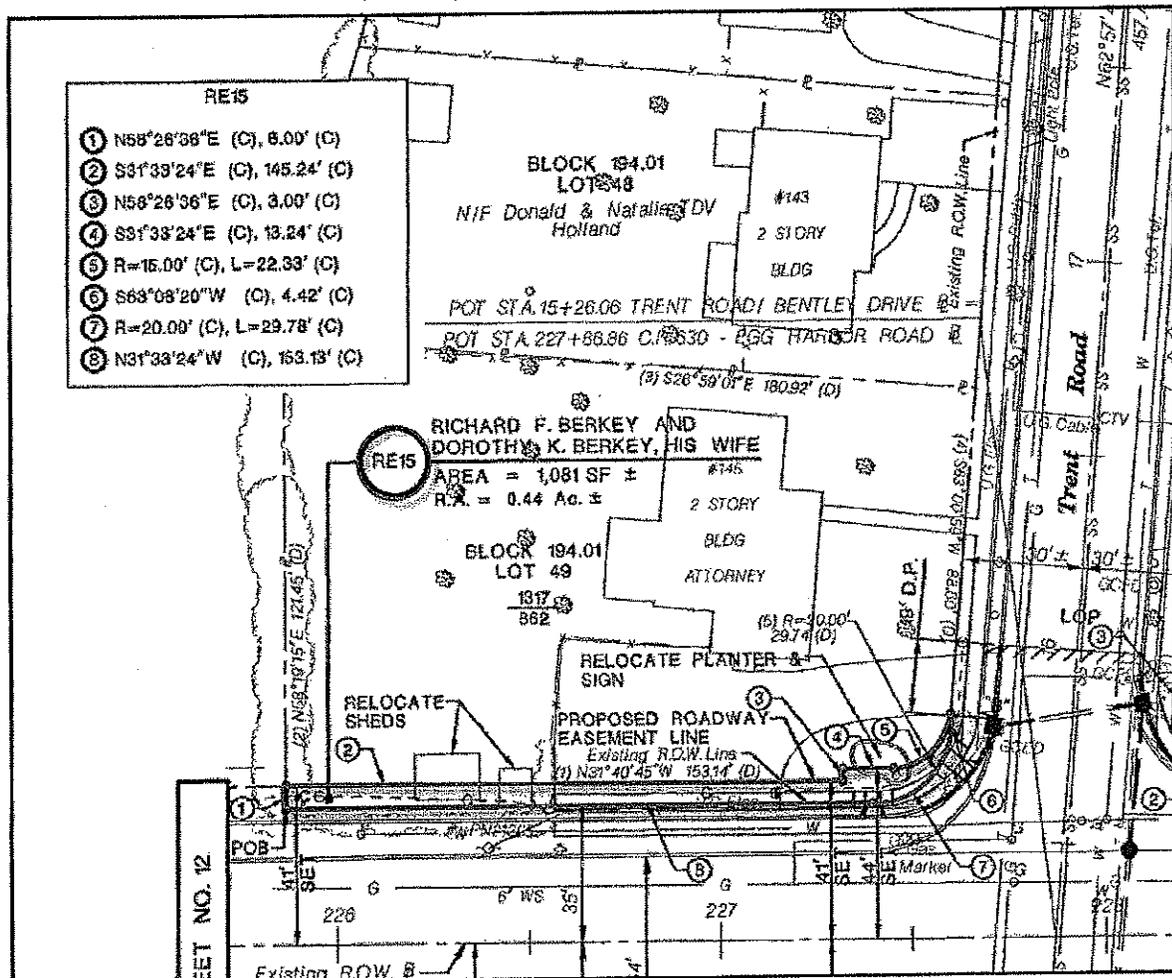


Northwesterly View of Taking Area



Northerly View of Taking Area

Copy of General Property Parcel Map



* Red outline is the appraiser's representation of the taking area.

Section 7: Valuation of the Subject - After the Taking

Description of Remainder

The property will continue to offer most of the same physical characteristics as before the taking. After the Taking, the site's physical characteristics are shown as follows:

Physical Characteristics of the Site (After the Taking)	
Total Site Area (Fee Simple):	19,166 square feet or 0.44 acres
% Fee Simple Land Area	5.34%
Reduced:	
Frontage:	180.81' Egg Harbor Road 88.60' Trent Road 269.41' Total (612' per acre)
Shape of Tract:	Moderately rectangular
Topography:	Same as before the taking.
Access:	Same as before the taking.
Corner Influence:	Same as before the taking.
Easements:	There will be a Non-Exclusive Roadway Improvement Easement along Egg Harbor Road.
Encroachments:	Same as before the taking.
Parking:	The appraiser has estimated that the subject could accommodate either 4 or 6 spaces before the taking, which may or may not be fully conforming to the Townships requirements. After the taking, it does not appear that any loss in parking would occur. Perpendicular parking to Egg Harbor Road would result in a further reduction of the proposed drive aisle, although it did not meet the minimum with before the taking.
Zoning Setbacks:	As a result of the taking, the subject's side yard setback from the residence will be reduced approximately 6' from the ROW (Right of Way) which is still conforming to the districts zoning requirements. The table summarizes the setbacks for the residence and garage from the ROW before and after the taking.

Side Yard Setback - Distance from ROW	
From Residence	
Before The Taking	35'
After the Taking	29'

Damages:	No damages to the remainder are anticipated. The highest and best use of the subject remains the same as Before the Taking and the taking does not impact its potential to be developed as if vacant or the continued use as a residence with an office use.
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Highest & Best Use – As if Vacant (After the Taking)

After considering each of the four criteria, the highest and best use of the property, As if Vacant, remains the same as in the Before the Taking analysis and is determined to be development in accordance with zoning, likely a residential use.

Highest & Best Use – As Improved (After the Taking)

After considering each of the four criteria, the highest and best use of the property, As Improved, remains the same as in the Before the Taking analysis and is determined to be continued use as improved.

Appraisal Process

Again, each of the three traditional approaches to value has been considered in estimating the market value of the subject. The market value indication for the subject's land area was again developed via the Sales Comparison Approach for the same reasons as it was developed in the "Before the Taking" and the same set of sales has been utilized.

Sales Comparison Approach - After the Taking (Land Only)

A market value for the subject's land area has been developed through the Sales Comparison Approach. The same comparable sales have again been considered in the After the Taking analysis. The adjustment chart is shown on the following page. Therefore, the After the Taking value of the subject's land via the Sales Comparison Approach is estimated at **\$104,100**.

Comparable Land Sales Adjustment Analysis After the Taking					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Sale Price	N/A	\$100,000	\$140,000	\$104,000	\$65,000
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Financing/Concessions	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Conditions Of Sale	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Market Conditions	Jun-12	Feb-12	May-11	Aug-10	Oct-09
# of Months Requiring Adj.	N/A	4	13	22	32
Adjustment Required/Year	0%	0%	0%	0%	0%
		\$100,000	\$140,000	\$104,000	\$65,000
Other Adjustments:					
Location	Average	Comp	Superior	Superior	Comp
Adjustment	N/A	0%	-20%	-20%	0%
Land Area (SF)	9,166	75,900	32,234	6,611	24,779
Adjustment	N/A	-20%	-10%	20%	0%
Zoning	PR-1 Residential	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Physical Characteristics	Average	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Utilities	All Public	Inferior	Comparable	Comparable	Inferior
Adjustment	N/A	15%	0%	0%	10%
Approvals	Yes	Inferior	Inferior	Inferior	Inferior
Adjustment	N/A	15%	15%	15%	15%
Net- Other Adjustments	N/A	10%	-15%	15%	25%
Adj Sale Price	N/A	\$110,000	\$119,000	\$119,600	\$81,250
Analysis of Comparables					
Net Adjustments (Including Market Conditions)		10%	15%	15%	25%
Gross Adjustments (Including Market Conditions)		50%	45%	55%	25%
Comparable Weighting:		25%	25%	25%	25%
	Before Adjustments	After Adjustments			
Low End of Range	\$65,000	\$81,250			
High End of Range	\$140,000	\$119,600			
Average	\$102,250	\$107,463			
Median	\$102,000	\$114,500			
Weighted Average	\$102,250	\$107,463			
Estimated Market Value Via Sales Comparison (Rounded)				\$110,000	
Estimated Market Value Per SF of Land (MV/Before Land area)			\$5.43		
Taking Area (SF)			1,081		
Less: Estimated Market Value of Taking Area (Rounded)				(\$5,900)	
Estimated Market Value After the Taking (Rounded)				\$104,100	

Compensation for Site Improvements

Compensation must also be made for any site improvements that will be permanently impacted by the taking. The taking will traverse across the side yard of the subject which is improved with asphalt paved driveway/parking area, brick paver landscaping planter with a variety of plants, business sign, 2 sheds, and (4) medium sized shrubs. It is assumed that the paver planter, two sheds, and the business sign will be relocated by the County contractor, thus no compensation has been given for these items.

The depreciated value of the site improvements has been estimated utilizing the Marshall Valuation Service, while the depreciation has been estimated using the age/life method.

Estimated Value of Site Improvements within Taking									
Description	Section-Page	Amount	Unit Count	Replacement Cost Per Unit ^a	Effective Age (Years)	Average Life (Years)	Remaining Life 100% - Age/Life	Depreciated Value	
Landscape shrubs (Medium)	66-8	4	Each	\$65.85	N/A	N/A	100%	\$263	
Perennials	Local Cost	5	Each	\$15.00	N/A	N/A	100%	\$75	
Mulching	66-8	30	SF	\$0.48	N/A	N/A	100%	\$14	
Sprinkler System	66-8	451	SF	\$0.95	6	18	67%	\$287	
Asphalt Paved Parking Area	66-2	300	SF	\$3.72	4	15	73%	\$819	
Estimate of the Depreciated Value of the Site Improvements:								\$1,459	
								Rounded To:	\$1,500
						Local Multiplier:	1.18		
						Cost Multiplier:	1.01		

* Includes multipliers

Damages to the Remainder

No damages to the remainder are anticipated, since the property, as improved, will continue to offer the same highest and best use, location and similar physical attributes as Before the Taking.

Cost to Cure

As previously discussed, no potential damage to the remainder is anticipated.

Correlation and Final Value Estimate - After the Taking

Again, it was found that the Sales Comparison Approach to value provided the best and most reliable indication of the subject's market value. Thus, the resulting market value estimate for the property, After the Taking, is summarized as follows:

	Sales Comparison	Income Approach	Cost Approach
Market Value Conclusion After The Taking	\$104,100	N/A	N/A
Less: Compensation for Site Improvements	-1,500		
After Value Reflecting All Damages	\$102,600		
Reconciled Value After the Taking		\$102,600	

After considering all of the facts and circumstances in connection with the subject property, I conclude that the estimated **Market Value** for the **Fee Simple Interest** of the subject's land only After the Taking as of June 14, 2012 is:

ONE HUNDRED AND TWO THOUSAND SIX HUNDRED DOLLARS
(\$102,600)

Section 8: Conclusion and Justification

In the final reconciliation, the appraiser must insure that the approaches and methods used relate to the real property interest being appraised, the definition of value under consideration, and the purpose and use of the appraisal. In the analysis of the subject, each of the three traditional approaches to value has been considered in estimating value for the takings of the subject property. The following value estimates were derived by each approach employed:

The following is a summary of the value estimates Before and After the Taking, as well as the estimated value of the taking.

Value Before	\$110,000
Value After	\$102,600
Value of Part Taken & Damages to Remainder	\$7,400

During the analysis, it was found that the Sales Comparison Approach was the only reliable indicator to estimate the market value of the taking and any damages to the remainder, since properties within this market are typically purchased on this basis. Comparable land sales were analyzed based on their overall sale price and converted into a price per square foot of land area. After making the appropriate market adjustments to each comparable sale, a reliable market value estimate resulted.

The Income Capitalization Approach was also considered but was not developed, since an adequate supply of comparable lease information was not found for undeveloped land zoned for this type of use. In addition, this approach to value does not reflect the typical motivations of land purchasers within the market.

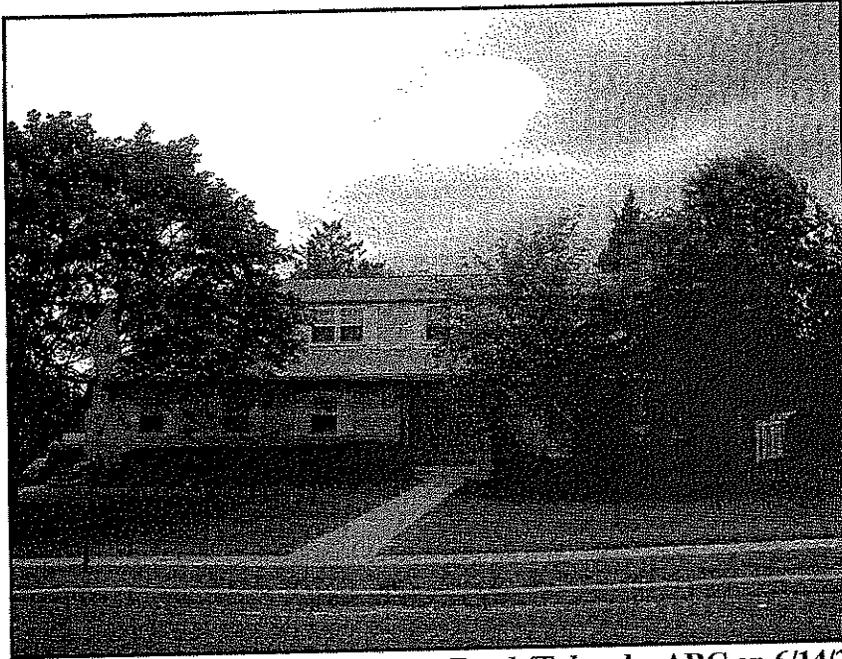
The Cost Approach was also considered, but not developed, since only the value of underlying land has been estimated.

After considering all of the facts and circumstances in connection with the subject property, I conclude that the estimated **Market Value** for the Takings and Damages to the Remainder as of **June 14, 2012** is:

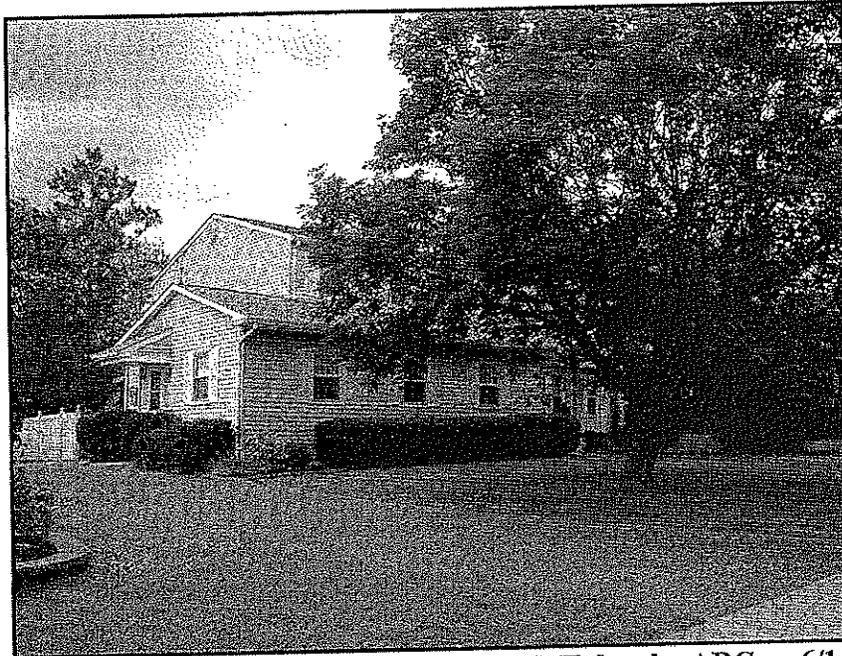
SEVEN THOUSAND FOUR HUNDRED DOLLARS
(\$7,400)

Section 9: Addenda

Photographs of the Subject Property

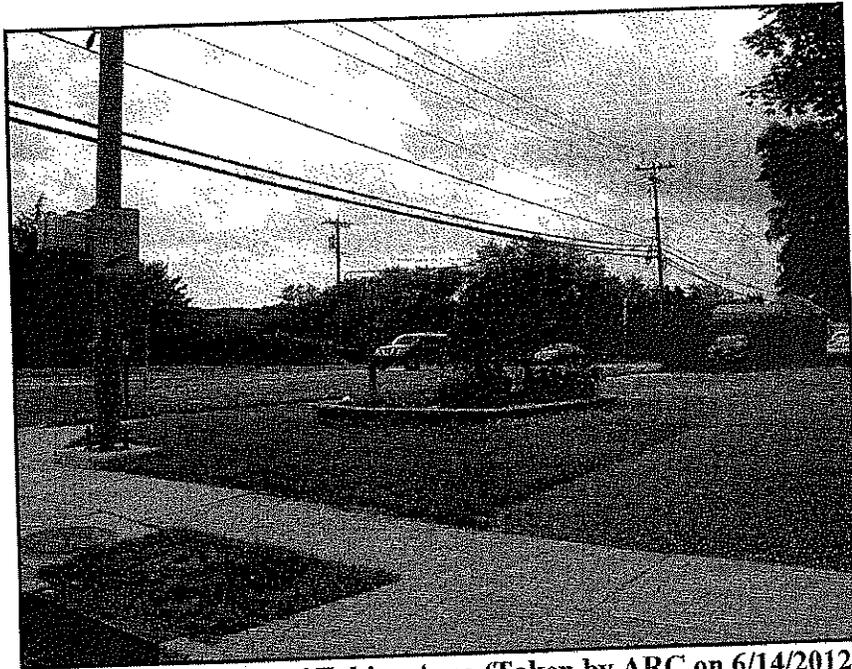


Northerly View of Subject from Trent Road (Taken by ARC on 6/14/2012)

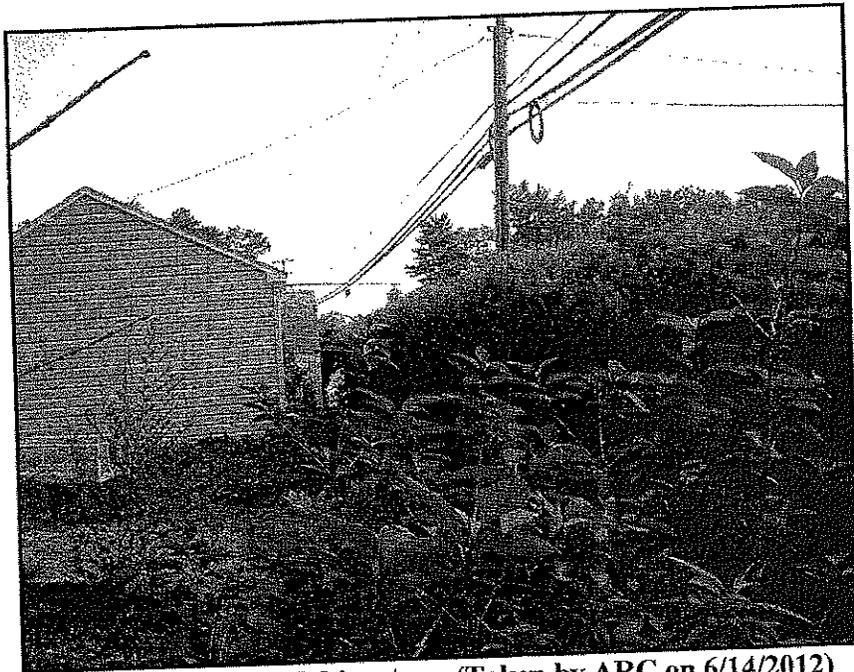


Northeasterly View of Subject from Trent Road (Taken by ARC on 6/14/2012)

Photographs of the Subject Property



Northwesterly View of Taking Area (Taken by ARC on 6/14/2012)



Southerly View of Taking Area (Taken by ARC on 6/14/2012)

Photographs of the Subject Property



Northerly View of Taking Area (Taken by ARC on 6/14/2012)

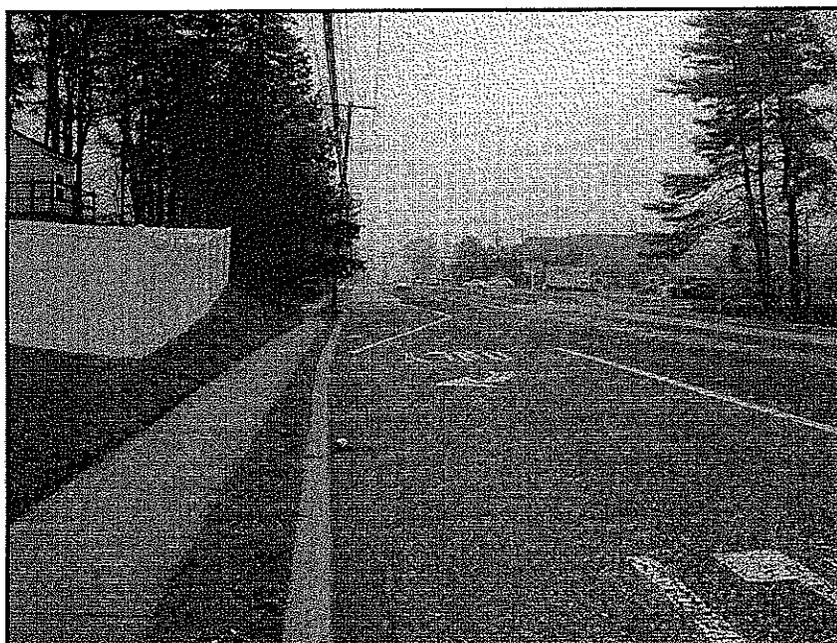


Northerly View of Taking Area (Taken by ARC on 6/14/2012)

Photographs of the Subject Property



Northerly View along Egg Harbor Road (Taken by ARC on 6/14/2012)

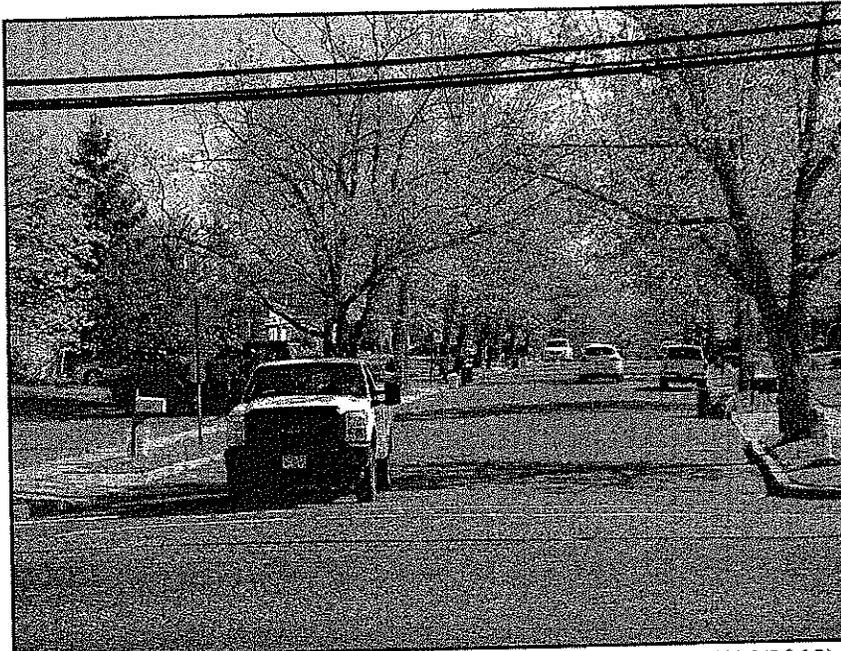


Southerly View along Egg Harbor Road (Taken by ARC on 6/14/2012)

Photographs of the Subject Property



Easterly View along Trent Road (Taken by ARC on 6/14/2012)



Westerly View along Trent Road (Taken by ARC on 6/14/2012)

Portion of Zoning Ordinance

ARTICLE XI. PR-1 Planned Residential One District

§ 285-53. Purpose.

A. It is the purpose of the PR-1 Planned Residential One District to permit single-family developments to be built on lands formerly zoned rural and designated in the Master Plan as R/L1, provided that additional design and performance criteria are met to the satisfaction of the Planning Board. After a tract of rural land has been granted rezoning to PR-1, the applicant may reduce the size of lots to the dimensions specified in this article. However, the total number of units permitted may not exceed 1.6 units per gross acre.

B. Freshwater wetlands, as defined in the New Jersey Fresh Water Wetlands Protection Act of 1987, N.J.S.A. 13:9B-1 et seq., one-hundred-year floodplains, floodways and flood hazard areas are not included in gross acreage for the purpose of calculating units per gross acre.

§ 285-54. Permitted and conditional uses.

In any PR-1 Planned Residential One District, land, buildings or premises shall be used by right only for one or more of the following:

- A. All uses permitted in the A Residence District.
- B. All conditional uses of the A Residence District, provided that the conditions set forth there under shall be complied with.
- C. Neighborhood retail commercial facilities, as permitted in the NC Commercial District, subject to the regulations of § 285-58.

§ 285-55. Accessory uses.

All accessory uses permitted in the A Residence District shall be allowed.

§ 285-56. Area and bulk regulations.

A. The following area and bulk regulations shall be followed for projects that are too small to generate the required amount of open space and active recreation facilities and acreage specified in the open space regulations of this article. Section 285-58 shall not be utilized for projects that are measured in accordance with the following regulations:

- (1) Minimum lot size for agricultural uses: 5 1/2 acres.
- (2) Minimum lot size for other uses: 23,000 square feet.
- (3) Maximum density per gross acre: 1.6 units
- (4) Minimum lot width: 100 feet.
- (5) Minimum lot depth: 200 feet.
- (6) Maximum lot coverage: 20%.
- (7) Minimum front yard: 50 feet.
- (8) Minimum side yards: 15 feet each.
- (9) Minimum rear yard: 35 feet.
- (10) Maximum building height: 35 feet.

B. The following area and bulk regulations shall be followed for all other projects,

except that the density shall not exceed 1.6 units per acre, but only if the Planning Board approved the cluster concept:

- (1) Minimum lot size: 10,500 square feet.
- (2) Maximum density per gross acre: 1.6 units.
- (3) Minimum lot width: 80 feet.
- (4) Minimum lot depth: 125 feet.
- (5) Maximum lot coverage: 25%.
- (6) Minimum front yard: 30 feet.
- (7) Minimum side yards: 10 feet each.
- (8) Minimum rear yard: 30 feet.
- (9) Maximum building height: 35 feet.

C. Freshwater wetlands, as defined in the New Jersey Fresh Water Wetlands Protection Act of 1987, N.J.S.A. 13:9B-1 et seq., one-hundred-year floodplains, floodways and flood hazard areas are not included in gross acreage for the purpose of calculating units per gross acre in Subsections A and B of this section.

§ 285-57. Open space requirements.

A. In order for a project to qualify for development under this article, the minimum open space and active recreation tract shall not be less than five acres.

B. The open space and active recreation lands shall comply with all of the provisions of Article XXVIII, Open Space Regulations.

§ 285-58. Neighborhood commercial regulations.

A. Neighborhood commercial centers may be permitted, at the discretion of the Planning Board, provided that each center is designed as an integral unit and does not exceed two acres for each 50 acres of total project development.

B. No single commercial center shall exceed four acres in size.

C. All commercial centers shall be located on major roads capable of supporting the anticipated traffic volumes.

D. The traffic patterns associated with the commercial center shall not be detrimental to the residential character of the neighborhood.

§ 285-59. Reduction of lot sizes.

A. Notwithstanding the above regulations, and only with the approval of the Planning Board, in any residential development no more than 10% of the lots may be reduced in size to not less than 7,500 square feet each, provided that the required original overall density is maintained for the entire project.

B. Lots that are less than 10,500 square feet in size shall conform to the following regulations:

- (1) Minimum lot width: 75 feet.
- (2) Minimum lot depth: 100 feet.
- (3) Maximum lot coverage: 30%.
- (4) Minimum front yard: 20 feet.
- (5) Minimum side yards: eight feet each.

(6) Minimum rear yard: 25 feet.

(7) Maximum building height: 35 feet.

C. All such lots shall not be grouped together contiguously, but shall be scattered throughout each development. The purpose of this stipulation is to promote design flexibility and creativity and to work with the natural constraints of the land without affecting the maximum permitted density. Accordingly, such lots should only be designed when standard lots of 10,500 square feet are not physically appropriate.

§ 285-60. Conditions prior to approval.

In order to qualify for increased densities, the following facts and conclusions shall be found by the Planning Board prior to approval of all residential developments permitted by this article:

- A. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the standards established in this chapter for the applicable districts.
- B. That the proposals for maintenance and conservation of the common open space are reliable, and that the amount, location and purpose of the common open space are adequate.
- C. That provision, through the physical design of the proposed development, for public services, control over vehicular and pedestrian traffic and the amenities of light and air and recreation and visual enjoyment are adequate.
- D. That the proposed planned development will not have an adverse impact upon the area in which it is proposed to be established.
- E. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.
- F. That the project shall have service available within a reasonable distance for churches, schools and medical facilities.
- G. That retail service functions shall be available nearby.
- H. That the project shall have increased recreation facilities available.
- I. That the location of recreation facilities shall be centralized with easy access from all directions.
- J. That the active recreational facilities and open spaces shall be linked together with a unified pedestrian path system through the entire project that diminishes conflict with vehicular traffic.

- K. That the project shall be in conformance with the Master Plan.
- L. That all projects shall be located along major traffic arteries.
- M. That all projects shall be located near developments of similar densities.
- N. That the need to conserve natural features and sensitive land areas such as woods, floodplains and erodible soils must be demonstrated.

- O. That the opportunity to preserve agricultural lands may be a factor.
- P. That the project shall show an improved overall design concerning streets, lots and open space arrangements.
- Q. That a variety of housing designs shall add to the aesthetic appeal of the project.
- R. That pedestrian crossing points shall be completely designed for the ease and safety of pedestrian movements.
- S. That all proposed stormwater drainage basins or retention basins be surrounded by permanent fencing of a type and dimension specified by the Township Engineer, together with the landscaping in accordance with the specifications of the Township Engineer, for the purpose of reducing the health and safety hazards of such basins and improving the aesthetics of their appearance.

§ 285-61. Other regulations.

- A. There must exist approved public water and public sewer systems, which shall be available to each lot prior to the issuance of the building permit.
- B. All other applicable regulations of this chapter shall be followed as required.

ARTICLE VI. A Residence District

§ 285-23. Permitted uses.

In any A Residence District, land, buildings or premises shall be used by right only for one or more of the following:

- A. Single-family detached house.
- B. Municipal tower, water storage tank, water reservoir, water pumping station and water treatment plant, provided that the architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood and shall be reviewed and approved by the Planning Board.
- C. Sewage lift station, water pumping station, underground transmission lines and gas regulator stations, subject to the following special requirements:
 - (1) There shall be no storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings.
 - (2) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood and shall be reviewed and approved by the Planning Board.
 - (3) Screening shall be developed as defined in this chapter. All plants not surviving one year after planting must be replaced.
- D. Model homes or sales offices within a subdivision, but only during the period necessary for the sale of new homes within such subdivision. Such uses shall not be considered a business use.
- E. Senior citizen housing in conformance with the single-family concept of this district.
- F. Flag-shaped lots, provided that these shall not have less than one-hundred-foot frontage at the required building setback line, and that no more than one flag lot shall be subdivided from a base lot, and that no two flag lots shall be contiguous to each

other.

§ 285-24. Conditional uses.

The following conditional uses may be authorized by the Planning Board, provided that applications conform to the following specifications and standards:

A. Agricultural uses, provided that:

- (1) The use will not injure or detract from the use of neighboring property.
- (2) The use will not detract from the character of the neighborhood.
- (3) The use of property adjacent to the area included in the plan is adequately safeguarded.
- (4) The property is suitable for the intended use.
- (5) The use will service the best interests of the Township.
- (6) The use will not adversely affect public sewers and facilities such as water, sewer, police and fire protection.
- (7) The use will not adversely affect the drainage facilities in the adjacent neighborhood.
- (8) Chemical and fertilizer usage and storage will not be detrimental to people, animals and plants and water in the neighborhood.
- (9) Accessory buildings will not adversely affect the character of the neighborhood.
- (10) The use shall meet the requirements of Article XXXIV, Farm Regulations.

B. Church, chapel, convent or similar religious institution, including rectory or parish house, provided that:

- (1) The coverage will not exceed 20%.
- (2) The site plan design shall not be detrimental to the neighborhood and side yards shall be not less than 20 feet each.
- (3) The lot depth and yard areas will conform to the standards set forth in this district, except as noted above.
- (4) The parking requirements shall be in accordance with all the regulations set forth in this chapter.

C. Professional and general offices, medical and legal offices, real estate and insurance offices. A residential use may be combined with any of the above uses in the same building, provided that the residential occupant is also the user of the office facilities. All of these conditional uses shall be subject to the following standards, which are in addition to any other standards for conditional uses set forth in other residential districts where such conditional uses are allowed by reference to the A Residence District:

- (1) Standards set forth in Subsection A(1) through (7) above.
- (2) All lots shall be directly adjacent to the roads listed below. Lots within the interior of a housing development shall not be considered for the conditional use.
Delsea Drive

Blackwood-Barnshoro Road, from County House Road to Delsea Drive
Egg Harbor Road
Fish Pond Road
Berlin-Cross Keys Road
Black Horse Pike
Woodbury-Turnersville Road
County House Road, between Hurffville-Grenloch Road and the Camden County line at Lakewood
Hurffville-Grenloch Road, from Delsea Drive to Hurffville Road
Grenloch-Selina Road
Hurffville-Cross Keys Road
Fries Mill Road
Williamstown-Blackwood Road
Glassboro-Cross Keys Road
Greentree Road, between Lantern Lane and Hurffville-Cross Keys Road
Ganttown Road, between the Black Horse Pike and Hurffville-Cross Keys Road

(3) Architectural standards set forth in § 285-108.

(4) There will not be any noise and lighting situations adversely affecting adjacent residential properties.

(5) A twenty-foot-wide setback shall be provided between any parking area and a property line, where such parking is directly adjacent to a preexisting residential dwelling or lot. Such setback shall be fenced and/or fully planted with a landscape buffer, as provided for in this chapter.

(6) The applicable area and bulk standards shall be as set forth for the zoning district where the property is located.

(7) One freestanding sign, not exceeding two square feet, is permitted. Facade signs are prohibited.

(8) For the conversion of an existing building, the plan submitted may be considered a minor site plan if so classified by the Planning Board. All plans for the construction of a new building will be considered major site plans.

(9) All buildings must have the front of the building facing the roads listed in Subsection C(2) above.

§ 285-25. Accessory uses.

Only the following accessory uses shall be permitted:

- A. Customary accessory residential uses, including private garages and utility sheds.
- B. Private swimming pools.
- C. Private greenhouses.
- D. Private gardens.

§ 285-26. Area and bulk regulations.

The following area and bulk regulations shall apply:

- A. Minimum lot size: 60,000 square feet.
- B. Minimum lot width: 150 feet.
- C. Minimum lot depth: 200 feet.
- D. Maximum lot coverage: 10%.
- E. Minimum front yard: 50 feet.
- F. Minimum side yards: 15 feet each.
- G. Minimum rear yards: 35 feet.
- H. Maximum building height: 35 feet.

§ 285-27. Other regulations.

All other applicable regulations of this chapter shall be followed as required.

ARTICLE XVII. NC Neighborhood Commercial District

§ 285-96. Permitted uses.

[Amended 3-8-2007 by Ord. No. 4-2007]

In any NC Neighborhood Commercial District, land, buildings or premises shall be used by right only for one or more of the following:

- A. Administrative offices.
- B. Bakery.
- C. Bank.
- D. Barber and beauty shops.
- E. Bookstore and stationery store.
- F. Clothing.
- G. Drugstore.
- H. Dry cleaning and laundry pickup shops.
- I. Dry goods and notions stores.
- J. Finance and loan agencies.
- K. Food market.

- L. Gift shop and florist shop.
- M. Hardware and sporting goods stores.
- N. Jewelry store.
- O. Library and museums.
- P. Medical and dental offices.
- Q. Newspaper and magazine sales.
- R. Post office.
- S. Radio, television and music stores, sales and service.
- T. Real estate and similar professional office.
- U. Restaurant, provided that no restaurant or similar use shall be conducted as a drive-

in service establishment or refreshment stand, sometimes called snack bar, dairy bar, hamburger stand or hot dog stand, where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted.

V. Self-service laundry.

W. Shoe store and repair.

X. Tailor and dressmaker shops.

Y. One apartment unit, provided that such use is in conjunction with the main business use, such as living quarters for a watchman. Such apartment shall be located above the main floors or in the rear of the business structure. An additional two parking spaces shall be provided for such apartment unit.

§ 285-97. Accessory uses.

Only accessory uses on the same lot with, and customarily incidental to, any of the above permitted uses shall be permitted.

§ 285-98. Area and bulk regulations.

The following area and bulk regulations shall apply:

A. Minimum lot size: 13,500 square feet.

B. Minimum lot width: 100 feet.

C. Minimum lot depth: 135 feet.

D. Maximum lot coverage: 35%.

E. Minimum front yard: 50 feet from all streets.

F. Side yards: 20 feet aggregate total with a minimum of eight feet, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required between properties of separate ownership where two or more commercial uses abut side to side. In case of a series of abutting structures paralleling a public right-of-way, an open and unobstructed passage of at least 30 feet in width shall be provided at grade level at intervals of not more than 200 feet.

G. Minimum rear yard: 35 feet.

H. Maximum building height: 25 feet.

I. Maximum floor area: 20,000 square feet. [Added 3-8-2007 by Ord. No. 4-2007]

§ 285-99. Other regulations.

A. There must exist approved public water and public sewer systems, which shall be available to each unit prior to the issuance of the building permits.

B. All other applicable regulations of this chapter shall be followed as required.

C. For developments to be constructed over a period of years, a phasing plan shall be submitted as part of the preliminary plan for the entire concept.

D. The buildings, sizes, shapes, site positions and architectural design shall be considered along with the landscape and natural features.

§ 285-196. Off-street parking requirements.

A. All off-street parking shall conform to the provisions of Chapter 199, Site Plan Review, and Chapter 220, Subdivision of Land, in addition to the requirements of this chapter. In addition, in order to preserve open space, the plans shall not show more than 105% of the minimum number of parking spaces required.

B. Off-street parking spaces, open air or indoor, shall be provided with all new construction or the creation of new uses, as specified in this chapter, on the same lot as the use which they are intended to serve, except as provided in Subsection D below, and shall be furnished with necessary passageways and driveways providing efficient circulation and access to the nearest public street.

C. Access aisles and driveways to parking areas shall be not less than 25 feet in width for ninety-degree parking. [Amended 3-12-2003 by Ord. No. 4-2003]

D. Collective provision of required off-street parking area by two or more buildings or uses located on adjacent lots is permitted, provided that the total of such facilities shall not be less than the sum required for the various buildings or uses computed separately.

E. All parking areas, passageways and driveways shall be surfaced with a lightly shaded asphalt or concrete acceptable to the Township Engineer, clearly marked for car spaces, except when provided in connection with agricultural or one-family residential uses, and shall be adequately drained, subject to the approval of the Township Engineer. Entrances and exits for all required parking facilities shall be located not less than 30 feet from the intersection of any two street lines, and the arrangement of off-street parking areas providing space for more than two vehicles shall be such that no vehicle would have occasion to back into a street.

F. Adequate shielding shall be provided in connection with parking lots serving business or industrial uses to protect adjacent residential properties from the glare of both parking lot illumination and automobile headlights.

G. Parking stalls shall be nine feet wide by 18 feet long for all uses except:

(1) Parking at supermarkets shall use ten-foot-by-twenty-foot spaces. On sites where other uses share the parking lot, the ten-foot-by-twenty-foot spaces shall equal one space for each 250 square feet of supermarket.

(2) Parking spaces designated for use by the physically handicapped shall be 12 feet wide. The length shall be either 18 feet or 20 feet to be compatible with the adjoining nonrestricted spaces. Curb ramps shall be installed at these parking spaces.

(3) All lines and pavement markings designating parking spaces shall be painted with white traffic paint. Curbs along which parking is prohibited may be painted yellow. "No parking" areas, usually crosshatched, may be painted white or yellow.

H. Any parking areas existing at the effective date of this chapter, June 25, 1979, shall not be subsequently reduced to an amount less than that required under this chapter. Off-street facilities for parking provided to comply with the provisions of this chapter shall not subsequently be reduced below the minimum requirements of this chapter.

I. The following number of off-street parking spaces shall be provided as set forth below. The Planning Board, in its discretion, may require more parking spaces than

those required below. The Planning Board may also allow some parking spaces to be unimproved initially, provided that the physical space is shown on the plans where the unimproved parking spaces could be constructed at a future date if the need arises, as determined by the Planning Board.

Use	Off-Street Parking Spaces Required
All dwellings	2 per unit
Bowling alleys	2 for each lane
Employee parking for every use for which there are regular employees, in addition to the above requirements	1 for each 2 employees on the largest shift, unless other-wise specified
Funeral home	1 for each 3 seats devoted to assembly room purposes, but in no case less than 25 spaces
Hospitals	1.2 per bed plus 3 spaces for each 4 employees on a major shift
Hotels, motels, tourist homes, or rooming or boarding houses	1 per rental room
Industrial or manufacturing use establishment	3 spaces for every 4 employees
Kindergartens, private, or child nurseries	1 for each 1,000 square feet of floor area, plus adequate storage space for pickup and delivery. If the site is to be used as a co-op school, 1 additional space shall be provided for every 5 students. One space for each employee shall be provided.
Libraries and museums	1 for each 600 square feet of gross floor area
Medical and dental offices and clinics	1 for each employee plus 4 per doctor
Motor vehicle service stations	2, either within or without the structure, for each 200 square feet of floor or ground area devoted to repair or service facilities plus 1 space for each employee. In no case shall the spaces for permitted motor vehicle storage in conjunction with a service station be less than 5.
Offices, office buildings or banks	1 for each 400 square feet of floor area, exclusive of basement, if not used for office space
Restaurants, taverns, inns, diners, tea rooms	1 for every 4 seats
Retail store	1 for each 400 feet of floor area, exclusive of basement area, if not used for sale or display of merchandise, with a minimum of 3 spaces
Sanitoriums, nursing homes or other institutions for care of the ill or aged	1.2 per bed
Senior citizen housing	1 per unit; shuttle service and/or transit use

285-192. Accessory residential uses.

Accessory residential uses shall be subject to prior Zoning Board of Adjustment approval and shall be limited to the following:

A. Office of one physician, dentist, lawyer, architect, engineer, musician, artist, teacher, accountant, registered nurse or other similar occupation in a residential building, subject to the following special requirements in addition to all other applicable requirements of this chapter for the residential district in which such uses are located.

B. Occupations referred to in Subsection A above shall be subject to the following standards:

- (1) A minimum of three off-street parking spaces shall be provided in addition to those otherwise required in this chapter.
- (2) No more than two persons shall be employed by the practitioner to provide secretarial, clerical, technical or similar assistance.
- (3) The area used for the occupation shall occupy no more than 25% of the total floor area.
- (4) No storage of materials or products outside the dwelling unit shall be permitted unless completely housed.
- (5) The use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.
- (6) No external alterations inconsistent with the residential use of the dwelling unit shall be permitted.
- (7) No display of products shall be visible from outside the building.

C. Business signs shall be consistent with the sign regulations.

D. Such uses shall be operated only by the resident of the dwelling.

Copy of Proposed Deed for Easement

PREPARED BY: _____
August E. Knestant, Esquire

**Block 194.01, Lot 49
CR 630**

ROAD EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned,

DOROTHY K. BERKEY,

Whose address is: **145 Trent Road,
Turnersville, NJ 08012,**

hereinafter called "Grantor",

is the owner in fee simple of certain lands and premises over which this easement passes; and in consideration of the sum of _____ DOLLARS and ZERO CENTS (\$ _____), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and dedicate unto the **COUNTY OF GLOUCESTER**, a political subdivision of the State of New Jersey, whose mailing address is 2 South Broad Street, Woodbury, NJ 08096 (hereinafter the "County"), its successors, successors in title, assigns and designees, a perpetual easement across the Grantor's lands and premises for purposes that shall include, but not be limited to, the right to enter onto the hereinafter described lands and premises to construct, maintain, install, widen, alter, keep in good repair make any other changes, and access, a public road and utilities, including any and all appurtenances necessary and incidental thereto, as determined by the County. Said easement, and the rights hereunder, shall run with the land, and shall be binding upon Grantor, its successors, successors in title, assigns and designees, and shall inure to the benefit of the County, its successors, successors in title and assigns and designees. Said easement being in the Township of **Washington**, County of **Gloucester**, State of **New Jersey**, and more particularly described as follows:

ROAD EASEMENT PARCEL **RE-15**, including specifically all the land and premises located at about Station 227+00 (Egg Harbor Road (C.R.630), Right of Way Baseline Stationing), as indicated on a map entitled: "General Property Parcel Map for Phase I Reconstruction of Egg Harbor Road (C.R.630)", Block 194.01, Lot 49 (RE-15), Showing Existing Right of Way, Easements & Parcels to be acquired in the, Township of Washington, County of Gloucester, Contract No 06-01FA, dated July 2011; prepared by McCormick Taylor and KMA Consulting Engineers, and more particularly described as follows:

BEGINNING at a point in the existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being in the division line of Lot 20 of Block 194.13 and Lot 49 of Block 194.01, said point also being 35.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 225+86.54 and running thence;

1. N 58° 26' 36" E (calculated), 6.00 feet (calculated), to a point, in the proposed northeasterly right-of-way line of Egg Harbor Road (C.R. 630), along the division line of Lot 20 of Block 194.13 and Lot 49 of Block 194.01, said point being 41.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 225+86.54, thence;

2. S 31° 33' 24" E (calculated), 145.24 feet (calculated), to a point, along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 41.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 227+31.78, thence;
3. N 58° 26' 36" E (calculated), 3.00 feet (calculated), to a point, still along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 227+31.78, thence;
4. S 31° 33' 24" E (calculated), 13.24 feet (calculated), to a point of curvature, still along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 227+45.05, thence;
5. Along a curve bearing to the left having a Radius of 15.00 feet (calculated), and an Arc Distance of 22.33 feet (calculated), to a point, still along proposed right-of-way line of Egg Harbor Road (C.R. 630), to the existing northwesterly right-of-way line of Trent Road, said point being 31.36 feet, measured northwesterly from and at right angles to Trent Road, Right of Way Baseline at Station 15+81.53, thence;
6. S 63° 08' 20" W (calculated), 4.42 feet (calculated), to a point, along said existing northwesterly right-of-way line of Trent Road, said point being 31.38 feet, measured northwesterly from and at right angles to Trent Road, Right of Way Baseline at Station 15+77.11, thence;
7. Along a curve bearing to the right having a Radius of 20.00 feet (calculated), and an Arc Distance of 29.78 feet (calculated), to a point, along said existing northwesterly right-of-way line of Trent Road, and the existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 35.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 229+39.67, thence;
8. N 31° 33' 24" W (calculated), 153.13 feet (calculated), along said existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), to the point and place of beginning.

CONTAINING 1,081 square feet, more or less.

BEING part of Lot 49, Block 194.01, on the current Tax Map of the Township of Washington.

BEING PART OF THE SAME LAND AND PREMISES conveyed to Richard F. Berkey and Dorothy K. Berkey, his wife, from Papparone Construction Co., a New Jersey Corporation, dated December 20, 1976, and recorded on December 21, 1976 in the Gloucester County Clerk's Office in Deed Book 1317 at Page 862 &c.

THE SAID Richard F. Berkey, husband of the said Dorothy K. Berkey, departed this life on the 25th day of February, 2011, so that title in and to the land and premises known as Lot 49, Block 194.01 on the current Tax Map of the Township of Washington with and in Dorothy K. Berkey.

TOGETHER WITH the rights to all things necessary or incidental to effectuate the grant of the rights conveyed hereunder.

TO HAVE AND TO HOLD the above granted easement unto the County, its successors and assigns forever.

This grant and easement shall at all times be deemed to be and shall be a continuing covenant running with the land, and shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

In Witness Whereof, the Grantor(s) hereunto set her hand and seal on this ____ day of _____, 2012. If the Grantor is a corporation, the proper corporate officer has signed herein, and has caused its proper corporate seal to be affixed.

Witness:

DOROTHY K. BERKEY, Grantor

STATE OF NEW JERSEY

:ss

COUNTY OF GLOUCESTER

BE IT REMEMBERED, that on this ____ day of _____, 2012, personally came before me, the Grantor, **Dorothy K. Berkey**; and I am satisfied that she is the person who signed the within instrument, she is authorized to sign the instrument, and she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed.

Notary

ROAD EASEMENT

Dated: _____, 2012

Dorothy K. Berkey,

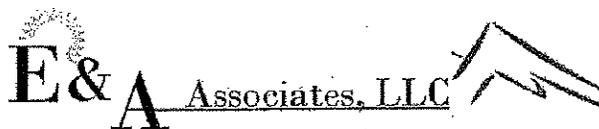
to

County of Gloucester.

**Record and Return to:
Clerk of the Board
Gloucester County Freeholders' Office
2 South Broad Street
Woodbury, NJ 08096**

Copy of Certified Letter

Albert R. Crosby, CTA, NJ SCGREA*



109 Appaloosa Way
Sewell, New Jersey 08080

Phone: (609) 922-4815
Fax: (856) 582-4711

albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

June 8, 2012

Richard F. and Dorothy K. Berkey
145 Trent Road
Turnersville, NJ 08012

**Re: Property Acquisition Appraisal
Block 194.01, Lot 49
145 Trent Road
Washington Township, Gloucester County, New Jersey**

To Whom it may concern:

Our firm has been engaged by the County of Gloucester Engineering Department to determine the fair market value of your property for a partial taking. The appraisal will be used by the County of Gloucester to provide just compensation for the proposed taking area.

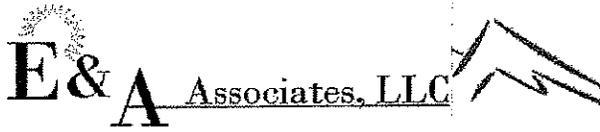
We would like to offer you the opportunity to accompany us during our property inspection, so that you may disclose any important information about your property. Additionally, it would be helpful if you could provide any of the applicable items detailed on the enclosed list.

Please contact Al Crosby either by phone at (609) 922-4815 or email (albertcrosby@comcast.net) to coordinate an inspection appointment as soon as possible.

Sincerely,
E & A Associates, LLC

A handwritten signature in cursive script that reads "Albert R. Crosby".

Albert R. Crosby, CTA
NJ SCGREA #42RG00222000



Albert R. Crosby, CTA, NJ SCGREA*

109 Appaloosa Way
Sewell, New Jersey 08080

Phone: (609) 922-4815
Fax: (856) 582-4711

albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

Property Appraisal Exhibit Request

Please provide any of the following information that is applicable and available. We are in need of these exhibits for our analysis.

- 1) Copy of most recent Deed
- 2) Provide the Agreement of Sale, Deed, and/or settlement sheet for your acquisition of the property if made within the past 5 years.
- 3) Information on any Purchase Offers that have been made on the property during the past three years and if the property is currently for sale.
- 4) Copy of any approvals received to date from local, county, or other governing authorities.
- 5) Any other information that you believe should be considered in the appraisal of this property.

Please forward a copy of any of the above applicable items to:

E & A Associates
109 Appaloosa Way
Sewell, NJ 08080

You could also fax a copy of any of the above to 856-582-4711.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>2. Print your name and address on the reverse so that we can return the card to you.</p> <p>3. Attach this card to the back of the envelope or on the front if space permits.</p>		<p>A. Signature <input type="checkbox"/> Agent <i>Dorothy Berkey</i> <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Address</p> <p><i>Dorothy Berkey</i></p> <p>C. Date of Delivery</p> <p>D. To delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: right;">JUN 13 2012</p>	
<p>4. Article Addressed to:</p> <p style="text-align: center;">Richard F. and Dorothy K. Berkey 145 Trent Road Turnersville, NJ 08012</p>		<p>5. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> O.D.D.</p>	
<p>6. Article Number</p> <p>(Transfer from service label)</p>		<p>7. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>8. PS Form 3811, February 2004</p>		<p>9. Domestic Return Receipt</p> <p>10. 752395-02-00-10/01</p>	

Qualifications of

Albert R Crosby, Jr., CTA

Professional Position

Principal of the company E & A Associates, LLC; specializing in real estate appraisal and consulting services for all property types and for a variety of purposes including financing, condemnation, ad valorem, matrimonial, and estates. The firm concentrates its work throughout the State of New Jersey.

I have a B.S. in Accounting from Elon University and extensive experience and knowledge of the Southern New Jersey Region including but not limited to Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Salem Counties.

Senior Appraiser with Insight Appraisal Group, LLC; specializing in real estate appraisal and consulting services for all property types and for a variety of purposes including financing, condemnation, ad valorem, matrimonial, and estates.

Professional Affiliations & Licenses

Certified General Appraiser (#42RG-00222000), State of New Jersey

Certified Tax Assessor (CTA), State of New Jersey

Associate Member of the Appraisal Institute

Professional Experience

8/07 – Present Senior Appraiser with Insight Appraisal Group in Washington Township, New Jersey

2/03 – 7/07 Researcher and Analyst with the firm of J. McHale & Associates, Inc. in Mt. Laurel, New Jersey

Education

B.S., Accounting, Elon University, Elon College, North Carolina

Profession Related Courses & Seminars

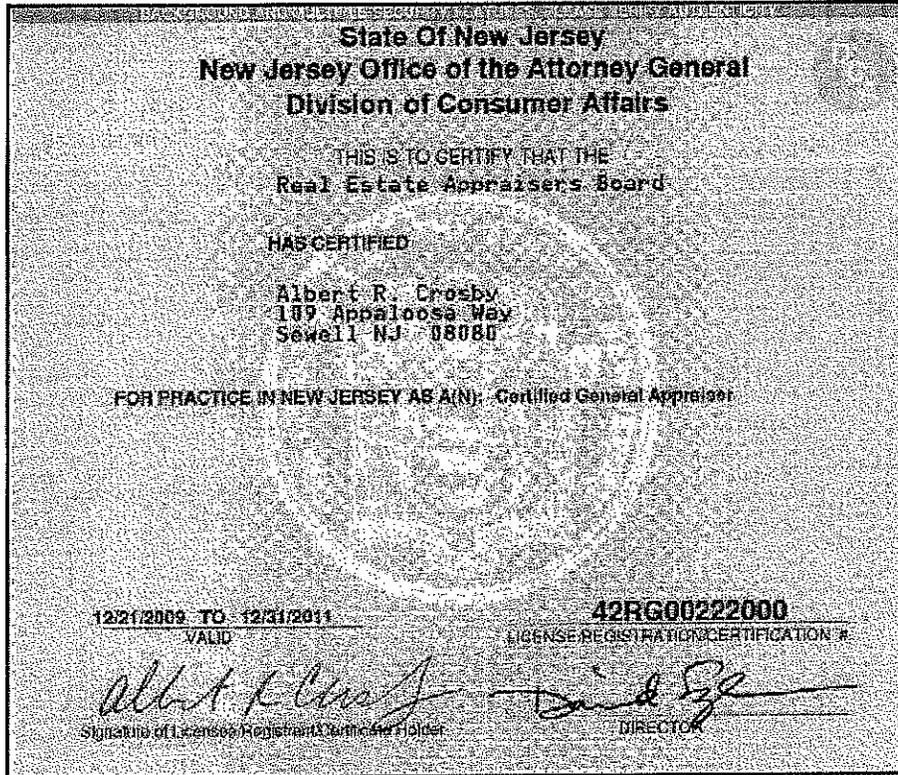
November 2010	Report Writing, Appraisal Institute
December 2009	Advanced Applications, Appraisal Institute
May 2007	General Market Analysis/Highest & Best Use, Appraisal Institute
November 2005	Advanced Sales Comparison & Cost Approaches, Appraisal Institute
January 2005	Advanced Income Capitalization, Appraisal Institute
October 2005	15-Hour National USPAP, Appraisal Institute
March 2004	Basic Income Capitalization, Appraisal Institute
May 2003	Appraisal Procedures, Appraisal Institute

March 2003

Appraisal Principles, Appraisal Institute

Other

Acting Board Member of a local non-profit serving the needs of the physically and mentally disabled.



COUNTY OF GLOUCESTER
P. O. Box 337
Woodbury, N.J. 08096

B3

Certificate of Availability of Funds

TREASURER'S NO. 12-06648 DATE July 13, 2012

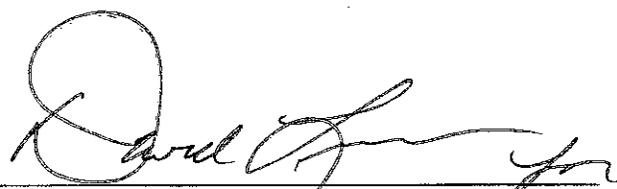
C-04-09-013-165-13204 (\$7,400.00)
BUDGET NUMBER - CURRENT YR _____ B _____ DEPARTMENT Engineering

AMOUNT OF CERTIFICATION \$7,400.00 COUNTY COUNSEL August E. Knestaut, Esq.

DESCRIPTION: Property Purchase, Acquisition of Property (R.O.W. - RE-15), in association with the Reconstruction of Egg Harbor Road, CR630 from Hurffville-Grenloch Road, CR635 to Hurffville-Cross Keys Road, CR654, Washington Township, Gloucester County, Federal Project No. STP-4048(105)ROW. Engineering Project #06-01FA from Dorothy K. Berkey, Block 194.01, Lot 49.

VENDOR: Dorothy K. Berkey

ADDRESS: 145 Trent Road
Turnersville, NJ 08012


DEPARTMENT HEAD APPROVAL
Vincent M. Voltaggio, P.E.,
County Engineer

APPROVED 
PURCHASING AGENT

RETURNED TO DEPARTMENT
 NOT APPROVED

DATE PROCESSED _____ Meeting Date: August 08, 2012

B4

RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 192.07, LOT 25, IN WASHINGTON TOWNSHIP FROM WILLIAM T. LEHMAN FOR THE TOTAL AMOUNT OF \$7,300.00 FOR ENGINEERING PROJECT #06-01FA

WHEREAS, a part of certain lands and premises located at 99 Greenwood Drive, Turnersville, NJ 08012, being known as Block 192.07, Lot 25, on the Washington Township Tax Map, and owned by William T. Lehman (hereinafter the "Property"), is needed by the County of Gloucester (hereinafter the "County") for the following road improvement project: Reconstruction of Egg Harbor Road (CR630), Washington Township, Gloucester County, Engineering Project # 06-01FA (hereinafter the "Project"); and

WHEREAS, the County Engineer has determined that a Road Easement in, over and across a portion of the Property is needed in order to undertake the Project; and

WHEREAS, the County has determined that a fair price to pay for the said Road Easement is \$7,300.00; and

WHEREAS, the Purchasing Agent for the County has certified the availability of funds for the acquisition of the Road Easement in the amount of \$7,300.00, pursuant to C.A.F. #12-06649, which amount shall be charged against County budget line item C-04-09-013-165-13204.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the County be, and is, hereby authorized to acquire a Road Easement in, over and across a part of the Property owned by William T. Lehman, as needed for the Project, and to pay therefore, the total amount of SEVEN THOUSAND THREE HUNDRED DOLLARS AND ZERO CENTS (\$7,300.00); and

BE IT FURTHER RESOLVED, that the Freeholder Director, and the Clerk of the Board, be and are hereby authorized to take all actions, and sign all documents, necessary or required in order to complete the acquisition of the said Road Easement.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, August 08, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

**ROBERT N. DI LELLA,
CLERK OF THE BOARD**

PREPARED BY:

August E. Knestat, Esquire

Block 192.07, Lot 25
CR 630

B4

ROAD EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned,

WILLIAM T. LEHMAN,

Whose address is: 99 Greenwood Drive,
Turnersville, NJ 08012,

hereinafter called "Grantor",

is the owner in fee simple of certain lands and premises over which this easement passes; and in consideration of the sum of **SEVEN THOUSAND THREE HUNDRED DOLLARS and ZERO CENTS (\$7,300.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and dedicate unto the **COUNTY OF GLOUCESTER**, a political subdivision of the State of New Jersey, whose mailing address is 2 South Broad Street, Woodbury, NJ 08096 (hereinafter the "County"), its successors, successors in title, assigns and designees, a perpetual easement across the Grantor's lands and premises for purposes that shall include, but not be limited to, the right to enter onto the hereinafter described lands and premises to construct, maintain, install, widen, alter, keep in good repair make any other changes, and access, a public road and utilities, including any and all appurtenances necessary and incidental thereto, as determined by the County. Said easement, and the rights hereunder, shall run with the land, and shall be binding upon Grantor, its successors, successors in title, assigns and designees, and shall inure to the benefit of the County, its successors, successors in title and assigns and designees. Said easement being in the Township of Washington, County of Gloucester, State of New Jersey, and more particularly described as follows:

ROAD EASEMENT PARCEL RE-19, including specifically all the land and premises located at about Station 245+00 (Egg Harbor Road (C.R.630), Right of Way Baseline Stationing), as indicated on a map entitled: "General Property Parcel Map for Phase I Reconstruction of Egg Harbor Road (C.R.630)", Block 192.07, Lot 25(RE-19), Showing Existing Right of Way, Easements & Parcels to be acquired in the, Township of Washington, County of Gloucester, Contract No 06-01FA, dated July 2011; prepared by McCormick Taylor and KMA Consulting Engineers, and more particularly described as follows:

BEGINNING at a point of tangency in the existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being the northwesterly terminus of a curve connecting the northeasterly line of Egg Harbor Road with the northwesterly line of Greenwood Avenue, said point also being 35.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 245+43.97 and running thence;

1. N 30° 32' 25" W (calculated), 19.12 feet (calculated), to a point, along said existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 35.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 245+24.85, thence;
2. N 28° 21' 53" W (calculated), 83.12 feet (calculated), to a point, still along said existing northeasterly right-of-way line of Egg Harbor Road (C.R. 630), and the division line of Lot 5.13 of Block 192.22 and Lot 25 of Block 192.07, said point being 38.20 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 244+41.79, thence;
3. N 63° 25' 56" E (calculated), 5.86 feet (calculated), along said division line of Lot 5.13 of Block 192.22 and Lot 25 of Block 192.07, to a point, in the proposed northeasterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 244+42.20, thence;
4. S 30° 32' 25" E (calculated), 108.65 feet (calculated), to a point of curvature along said proposed right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured northeasterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 245+50.85, thence;
5. Along a curve bearing to the left having a Radius of 20.00 feet (calculated), and an Arc Distance of 30.03 feet (calculated), to a point, still along proposed right-of-way line of Egg Harbor Road (C.R. 630), to the existing northwesterly right-of-way line of Greenwood Drive, said point being 25.00 feet,

measured northwesterly from and at right angles to Greenwood Drive, Right of Way Baseline at Station 10+58.83, thence;

6. S 63° 25' 56" W (calculated), 2.77 feet (calculated), to a point of curvature in the said existing northwesterly right-of-way line of Greenwood Drive, said point being 25.00 feet, measured northwesterly from and at right angles to Greenwood Drive, Right of Way Baseline at Station 10+61.12, thence;

7. Along a curve bearing to the right having a Radius of 26.70 feet (calculated), and an Arc Distance of 40.09 feet (calculated), to the point and place of beginning.

CONTAINING 957 square feet, more or less.

BEING part of Lot 25, Block 192.07, on the current Tax Map of the Township of Washington.

BEING PART OF THE SAME LAND AND PREMISES conveyed to William T. Lehman from William T. Lehman and Delpha R. Lehman, husband and wife, dated August 28, 2006, and recorded on September 8, 2006 in the Gloucester County Clerk's Office in Deed Book 4273 at Page 57 &c.

TOGETHER WITH the rights to all things necessary or incidental to effectuate the grant of the rights conveyed hereunder.

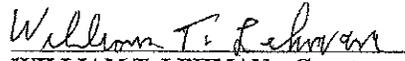
TO HAVE AND TO HOLD the above granted easement unto the County, its successors and assigns forever.

This grant and easement shall at all times be deemed to be and shall be a continuing covenant running with the land, and shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal on this 12 day of July, 2012. If the Grantor is a corporation, the proper corporate officer has signed herein, and has caused its proper corporate seal to be affixed.

Witness:




WILLIAM T. LEHMAN, Grantor

STATE OF NEW JERSEY

:SS

COUNTY OF GLOUCESTER

BE IT REMEMBERED, that on this 12 day of July, 2012, personally came before me, the Grantor, **William T. Lehman**; and I am satisfied that he is the person who signed the within instrument, he is authorized to sign the instrument, and he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed.


Notary

RONALD K. BUTCHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 21 2017

ROAD EASEMENT

Dated: _____, 2012

William T. Lehman,

to

County of Gloucester.

**Record and Return to:
Clerk of the Board
Gloucester County Freeholders' Office
2 South Broad Street
Woodbury, NJ 08096**

B4

Appraisal of Real Property

Partial Taking
Single Family Residence
Parcel RE19
Owner: William Lehman
Block 192.07, Lot 25
99 Greenwood Drive
Washington Township, Gloucester County, New Jersey
E & A Associates File #: 212026

Effective Date of Valuation

June 14, 2012

Prepared For

Mr. Vincent M. Voltaggio, P.E., County Engineer
Gloucester County Department of Engineering
1200 N. Delsea Drive
Clayton, New Jersey 08312

Prepared By

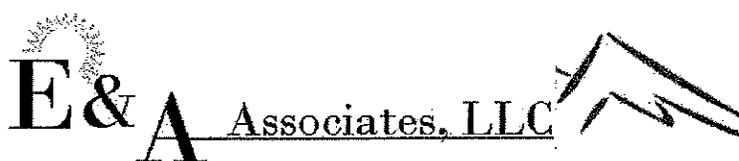
Albert R. Crosby, CTA
NJ Certified General #42RG00222000



Real Estate Appraisal & Consulting

109 Appaloosa Way
Sewell, NJ 08080
Tel: (609) 922-4815 Fax: (856) 582-4711

Albert R. Crosby, CTA, NJ SCGREAA*



109 Appaloosa Way
Sewell, New Jersey 08080

Phone: (609) 922-4815

Fax: (856) 582-4711

albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

June 21, 2012

Mr. Vincent M. Voltaggio, P.E. County Engineer
Gloucester County Department of Engineering
1200 N. Delsea Drive
Clayton, New Jersey 08312

Re: Appraisal of Real Property
Single-Family Residence
Owner: William Lehman
Block 192.07, Lot 25
99 Greenwood Drive
Washington Township, Gloucester County, NJ
E & A Associates File No. 212026

Dear Mr. Voltaggio,

Pursuant to your request and in accordance with our agreement, we have prepared an appraisal in a Self Contained format of the above referenced property. The purpose of this report is to estimate the Market Value of the Taking and any potential Damages to the Remainder of the subject real estate, as of June 14, 2012. We understand that the intended use of this appraisal report is for potential acquisition purposes and/or condemnation proceedings.

The analyses, opinions, and conclusions presented in this report are subject to the attached Assumptions and Limiting Conditions, our knowledge of the market area, past and present advisory experiences, and information provided by the client and other sources deemed reliable. All relevant data available affecting the value of the real estate was considered and evaluated including area and population demographics, social and economic trends, comparable data, the physical property and its construction characteristics.

The subject property is located at 99 Greenwood Drive which is situated on the northeast corner of Greenwood Drive and Egg Harbor Road (County Route 630), in the Township of Washington, Gloucester County, NJ. This is a non-signal controlled corner location just south of the signal-controlled intersection of Egg Harbor Road and Greentree Road. The area is relatively built out with a mix of uses immediately surrounding including residential and commercial. The property has good access to both primary and secondary transportation routes throughout the area.

The property rights appraised are the Fee Simple Interest in the property. The site is identified by the Washington Township Tax Assessor's Office for tax purposes as Block 192.07, Lot 25. It offers 0.31 acres of land area (13,589 SF) and is improved with a two story single-family dwelling. The residence was constructed in 1968 and comprises 1,756 SF of gross living area with an attached garage and is in average overall condition, based upon an exterior inspection. The taking involves a right-of-way road easement that comprises a total land area of 957 SF.

In my valuation, I have carefully considered all the relevant factors affecting value, including subject property location, market information, and comparable information. Based on a physical inspection of the property and the data summarized above and described in detail in the body of this report, I estimate the Market Value of the Taking and any Damages to the Remainder, as of June 14, 2012, to be:

SEVEN THOUSAND THREE HUNDRED DOLLARS
(\$7,300)

Respectfully Submitted,
E & A Associates, LLC



Albert R. Crosby, CTA
NJ SCGRE #42RG00222000

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Section 1: Summary of Salient Facts & Conclusions

Property type: Single Family Residence

Property address: 99 Greenwood Drive
Washington Township
Gloucester County, NJ

Assessor's Parcel Number: Block 192.07, Lot 25

Appraisal Report Format: Self Contained

Date of appraisal report: June 21, 2012

Date of value: June 14, 2012

Date of site inspection: June 14, 2012

Real estate interest appraised: Fee Simple

Intended Use of the appraisal: To serve as a valuation guide for acquisition negotiations.

Land area:

Before The Taking:	13,589 SF	<i>(0.31 Acres)</i>
Roadway Easement:	957 SF	<i>(0.02 Acres)</i>
After the Taking*:	12,632 SF	<i>(0.29 Acres)</i>

Building Improvements: 1,756 SF Gross Living Area (GLA)

Zoning designation: PR-1, Planned Residential District

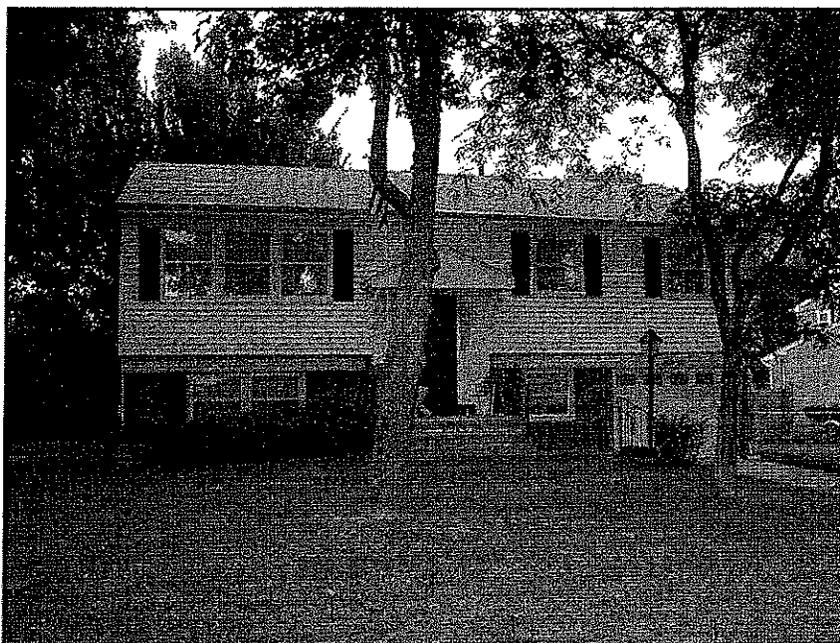
Highest and Best Use:
 As if Vacant Use in conformance with zoning.
 As Improved Continued use as improved.

Value indications (LAND ONLY):

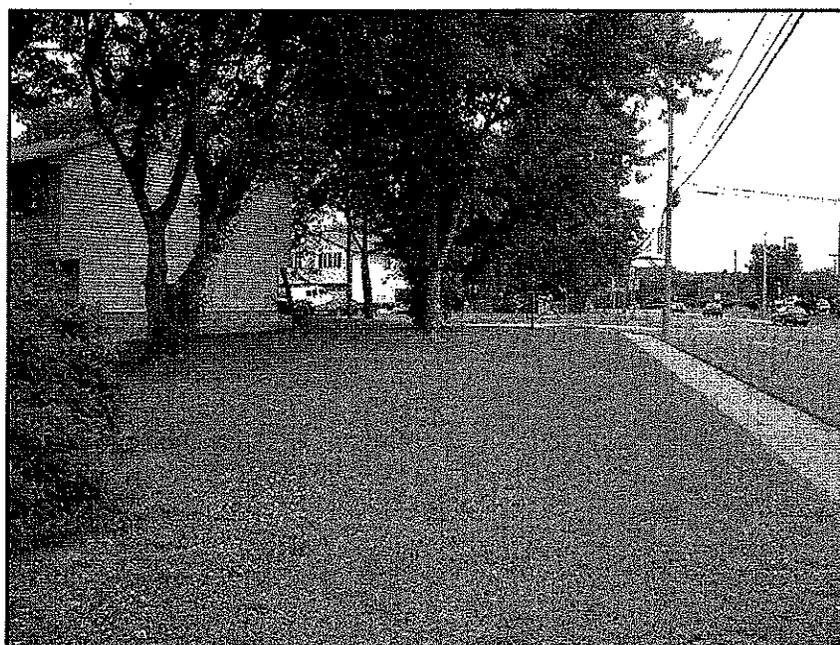
Reconciliation & Value Conclusion			
	Before	After	Value of Taking
Sales Comparison Approach	\$95,000	\$87,700	
Income Capitalization Approach	N/A	N/A	
Cost Approach	N/A	N/A	
Reconciled Value	\$95,000	\$87,700	\$7,300

Value Of The Part Taken and Damages To The Remainder: \$7,300

Photographs of the Subject Property



View of Subject's Residence (Taken by ARC on 6/14/2012)



Southerly View of Taking Area (Taken by ARC on 6/14/2012)

**Additional photographs are exhibited within the Addenda of this Report*

Assumptions & Limiting Conditions

The appraisal report is subject to the following assumptions and limiting conditions set forth as follows.

1. To the best of my knowledge, the statements of facts contained in the appraisal report, upon which the analysis, opinions and conclusions expressed are based, are true and correct. Information, estimates and opinions furnished to us and contained in the report or utilized in the formation of the value conclusion was obtained from sources considered reliable and believed to be true and correct. However, no representation, liability or warranty for the accuracy of such items is assumed by or imposed on us, and is subject to corrections, errors, omissions and withdrawal without notice.
2. Title is assumed to be good and marketable. The appraiser assumes no responsibility for legal matters affecting the property or title, nor does the appraiser render any opinion as to the title.
3. The legal description, areas, and dimensions shown within the report are assumed to be correct.
4. No survey of the property has been made by the appraiser. Exhibits such as site plans and floor plans are included to assist the reader in visualizing the property, and the appraiser assumes no responsibility.
5. It is assumed that there are no hidden or adverse conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for the engineering/remediation that may be required to remove such condition. If the client has a concern over the existence of such conditions in the property, I consider it imperative to retain the services of a qualified engineer or contractor to determine the existence and extent of such hazardous conditions. Such consultation should include the estimated cost associated with any required treatment or removal of the hazardous material.
6. The property has been appraised as though free of liens and encumbrances unless so specified within the report.
7. Management and ownership are assumed to be competent.
8. Public, industry and statistical information are from sources that I deem to be reliable. However, no representation as to the accuracy or completeness of such information is being made.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
10. It is assumed that any mechanical and electrical equipment, which is considered part of the real estate, is in proper operating condition except when noted herein. These include items such as the heating, air conditioning, plumbing, sprinkler, and electrical systems.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
12. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or federal governmental or private entity have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
13. The appraisal is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal. Furthermore, this report and all conclusions are for the exclusive use of the client for the sole and specific purpose(s) stated herein.
14. I am not required to give testimony or be in attendance at any court or administrative proceeding with reference to the property appraised, unless arrangements have been previously made.
15. The value conclusion is subject to formal determination of the existence of any state or federal wetlands or other environmentally sensitive areas including all required buffer zones. I am not an expert in this

field and it is considered imperative that the services of a qualified environmental expert be retained in order to make such determinations. Any environmentally sensitive area detected on the property could have an impact on the value estimated herein, and thus, I reserve the right to modify the value conclusion if such areas are found to be present on the property.

16. No change of any item of the appraisal report shall be made by anyone other than me, and I shall have no responsibility for any such unauthorized change.
17. Information and estimates provided to me and contained in the report, including but not limited to Income & Expense Statements, Rent Rolls, capital expenditures, and repair/remediation estimates, were from sources considered reliable and are believed to be true and accurate.
18. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the American with Disabilities Act (*ADA*), which became effective on January 26, 1992. It is possible that a compliance survey of the property along with a detailed analysis of the requirements of the Act could reveal that the property is not in compliance with one or more of the Act's requirements. I consider it imperative that the services of a qualified architect and/or engineer be retained to make such a determination. If any items of non-compliance are detected, they could have an impact on the value estimated herein, and thus, I reserve the right to modify the value conclusion if such items of non-compliance are found to be present on the property.

Hypothetical Conditions/Extraordinary Assumptions

A Hypothetical Condition is defined as, "*that which is contrary to what exists but is supposed for the purpose of analysis*"¹

An Extraordinary Assumption is defined as, "*an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.*"²

The appraised market value is based upon the following Conditions/Assumptions:

1. *It is an Extraordinary Assumption of the report that the Property Parcel Map prepared by McCormick & Taylor is an accurate reflection of the subject property, including any wetlands area and the taking area. If it is found to be otherwise, the appraiser reserves the right to modify the value conclusions herein.*

¹ *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2012/2013 Edition.

² *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2012/2013 Edition.

Appraiser's Certification

I certify to the best of my knowledge and belief:

- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- ◆ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- ◆ My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPA-P)*
- ◆ The use of this report is subject to the requirements of the Appraisal Institute, with which I am affiliated, relating to review by its duly authorized representatives.
- ◆ I have made a personal inspection of the appraised property, which is the subject of this report and all comparable sales used in developing the opinion of value. The date of inspection was June 14, 2012.
- ◆ I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice (USPAP)*. In addition, the report is in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, with which I am affiliated.
- ◆ As of the date of this report, Albert Crosby has completed the *Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members*.
- ◆ No one provided significant professional assistance to the appraiser.
- ◆ The appraiser has not performed a prior appraisal of the subject property.



Albert R. Crosby, CTA
NJ SCGRE#42RG00222000

June 21, 2012
DATE OF REPORT

Section 2: General Information

Purpose of the Appraisal

The purpose of the appraisal was to provide a market value estimate of the **Fee simple interest** of the subject property for a partial taking.

Intended Use & User of Appraisal

The intended use of the appraisal is to report to the client the market value to assist as a valuation guide for acquisition negotiations. The intended user is the County of Gloucester and their legal representation.

Property Rights Appraised

The property ownership rights appraised in this appraisal are those known as "Fee Simple:"

*"Fee Simple" interest is defined as: "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*³

Definition of Market Value

As used within this report, **Market Value** is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- ◆ Buyer and Seller are typically motivated;
- ◆ Both parties are well informed or well advised, and acting in what they consider their own best interests;
- ◆ A reasonable time is allowed for exposure in the open market;
- ◆ Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

³ The Dictionary of Real Estate Appraisal, Fourth edition, The Appraisal Institute, Chicago, Illinois (U.S., 2002), page 113

⁴ Appraisal Institute, *The Appraisal Of Real Estate*, 12th Edition. Chicago, IL: Appraisal Institute, 2001, p. 23.

Scope of the Appraisal

This is an appraisal, reported in a "Self Contained format," which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation. The Scope of the Appraisal is summarized as follows:

- ◆ An inspection of the subject property, its market area, and all comparable properties.
- ◆ Data has been collected regarding the physical characteristics of the subject property, neighborhood trends and influences, market trends and influences, typical amenities and utilities, zoning and related controls, existing state of leasing and occupancy in the subject property, and the subject's tax assessment and real estate tax obligation as compared to other similar properties within the market area.
- ◆ All of these factors have been considered in developing the subject property's highest and best use.
- ◆ The following documents were reviewed:
 - Copy of Deed
 - Tax Records and Assessment information
 - Zoning Map and Ordinance
 - Aerial Photograph
 - GIS Maps showing aerial and wetlands area as provided on the Gloucester County GIS web based program
 - General Property Parcel Map prepared by McCormick & Taylor dated July 2011
- ◆ Each of the three approaches to value has been considered in arriving at a value conclusion for the subject property.
- ◆ All comparable data has been verified through a variety of sources including recorded information at the local and county levels and through conversations with at least one of the parties involved in the transaction.
- ◆ All research and analyzed information has been utilized in order to come to a final value conclusion for the subject property.
- ◆ A **Self Contained Appraisal Report** has been prepared. The appraisal report is prepared in conformance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

General Property Identification and Description

The subject property is identified on the Washington Township Tax Assessment Roll as Block 192.07, Lot 25. It is situated on the northeast corner of Greenwood Drive and Egg Harbor Road (County Route 630) and is commonly known as 99 Greenwood Drive, Washington Township, Gloucester County. The site contains 13,589 SF (0.31 acres) of land area that is mostly level and cleared with no known wetlands. It is improved with a 1,756 SF single-family dwelling with an attached garage.

Effective Date of Valuation & Property Inspection

A letter was sent via certified mail to inform the property owner that our firm had been engaged by the County to appraise the fair market value of the proposed taking, which is exhibited within the addenda. The primary inspection of the subject property was conducted on June 14, 2012, which will represent the effective date of valuation, while the date of the report is June 21, 2012. The appraiser met with William Lehman for the onsite inspection, which was an exterior inspection only.

History & Ownership of the Property

Current ownership is in the name of William Lehman. The property was acquired on June 10, 1969 and has been under common ownership since. A deed recording dated August 28, 2006 for a nominal consideration gave full title to Mr. Lehman after the passing of his wife. The property is not currently listed for sale and no other arms length transactions have occurred within the last five years.

Real Estate Tax Assessment

Block 192.07, Lot 25	
Land	\$35,000
Building	\$68,800
Total	\$103,800
Tax Rate (2011)	\$5.120
Equalization Ratio (2012)	52.87%
Estimated Taxes	\$5,314.56
Equalized Assessed Value	\$196,331

Section 3: Presentation of Data Collected

Regional Data

The subject is located in Washington Township, within Gloucester County, New Jersey. Gloucester County is part of the nine county Delaware Valley River Port Commission region (DVRPC). The DVRPC comprises the New Jersey counties of Burlington, Camden, Gloucester & Mercer, and the Pennsylvania counties of Bucks, Chester, Delaware, Montgomery, and Philadelphia.

The county is located in the southwesterly portion of the state with Camden and Burlington Counties to the north, Atlantic County to the east, the Delaware River to the west, and Cumberland and Salem Counties to the south. Vast areas in the southern portion remain undeveloped.

The county encompasses a total of 324.78 square miles of land area along with 12.13 square miles representing water area. The county enjoys a strong network of state and county highways along with some public transportation. These factors have contributed to the extensive growth of the county and with its strategic location, continued expansion is anticipated.

Washington Township is situated in the northeasterly portion of the county offering 21.38 square miles of land area including 0.12 square mile of water. It offers a strategic location, in proximity to State Routes 47, 168 and 42, Interstate Route 55, US Route 322, and the Atlantic City Expressway. It is bound by Deptford Township to the north, Gloucester Township to the east, Monroe Township to the south, and on the west, the Boroughs of Pitman and Glassboro, and Mantua Township.

The major rivers and lakes include Bells Lake, Kandle Lake, Bethel Lake, Lake Sterling, Kressler Lake and Big Timber Creek, which forms the boundary between Camden and Gloucester Counties. Washington Township is located in the Delaware River Basin. Surface waters eventually drain in that direction.

Population Data

The following population trends were occurring in the state, county, and municipality as of the valuation date:

Population Trends					
	1990	2000	2010	Forecast 2015	Change 2000-2010
State	7,719,900	8,414,350	8,822,373	8,926,303	+0.95%/Yr
County	230,082	255,698	294,832	312,981	+1.53%/Yr
Municipality	41,960	47,114	51,940	54,136	+1.02%/Yr.

Source: U.S. Census Bureau's 2010 Census

As shown, the population within each has shown annual increases during the current decade, and growth is expected to continue. The county is expected to show steady growth during the present decade and should continue to outpace the growth for the State of New Jersey.

The population within the county and municipality was distributed as follows:

Population Distribution					
	%	%	%	Median	Persons/
	19 Yrs & Under	65 Yrs & Over	Male	Age	Household
County	28.7%	10.9%	48.4%	38.3	2.73
Municipality	27.3%	11.1%	48.3%	38.6	2.96

Source: U.S. Census Bureau's 2010 Census

As shown in the table above, the municipality and county are relatively similar in population characteristics.

Land Usage & Development Trends

Residential development for the state, county, and municipality is shown as follows:

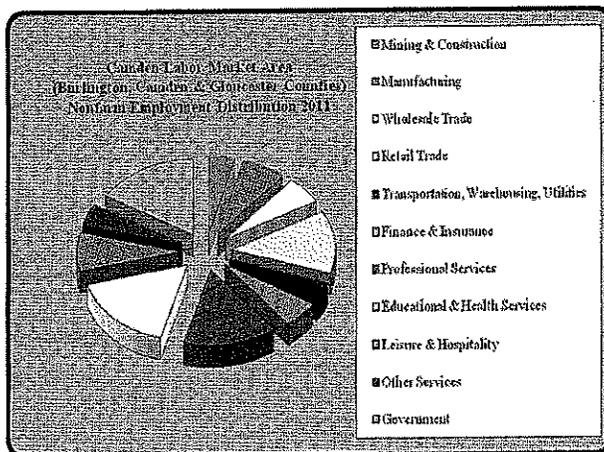
Residential Building Permits			
Year	State	County	Municipality
2000	34,585	1,337	450
2001	28,267	1,635	365
2002	30,045	1,802	343
2003	32,984	1,859	119
2004	36,033	2,050	67
2005	38,481	2,075	65
2006	34,323	1,141	4
2007	25,389	888	18
2008	18,369	788	7
2009	12,235	865	2
2010	13,535	716	10
2011	10,439	433	11
As of March 2012	3,354	106	0

Source: New Jersey Department of Labor, NJ Building Permits.

As shown in the above chart, the state's building permits have remained relatively steady throughout the prior decade; however, beginning in 2007 there has been a steady decline in both the state and county, while the township has shown very limited development since 2006 other than a brief spike in 2007. The municipality experienced tremendous growth from the late 1990's until 2002/2003, when permits took a drastic drop. There is limited available land for residential development within the township. Additionally, there has been a slowing of the market, which is impacting development.

Employment

The entire region's economy is largely dependent upon the Philadelphia and is part of the Philadelphia metropolitan area. The region offers many diversified employment opportunities for residents in manufacturing, services, high-tech, and other areas. Non-farm employment by major industry group within the county is distributed as follows:



As shown in the pie chart, the strongest sector remains the Government followed by Educational and Health Services and Professional Services, although the Government experienced an almost 7% decline over 2010 statistics. Finance and Insurance experienced the largest increase with an almost 25% increase.

Gloucester County has a higher concentration of employment in the wholesale/retail trade and distribution sectors, in relation to the entire state. During the past decade, the county experienced a moderate increase in light industrial and wholesale trade development. Most of this development has occurred along the Interstate 295 corridor.

Major development completed or proposed within the county and surrounding area includes the following:

- ✧ A 200,000 SF **Wal-Mart Supercenter**, 16,000 SF of retail space, and 4,400 SF bank along the Black Horse Pike in Monroe Township is presently under construction.
- ✧ **Chik Fil A restaurant** in Washington Township recently opened on the Black Horse Pike just south of Greentree Road.
- ✧ **Aldi Food Market** recently opened on the Black Horse Pike in Washington Township at the former Lone Star Restaurant site.
- ✧ **In September 2011, the Hospital of the University of Pennsylvania** opened an outpatient center in Woodbury Heights (Gloucester County). The center will be called Penn Medicine at Woodbury Heights and will host physicians practicing in a variety of specialties including primary care, **cardiology, obstetrics and gynecology**. It will also include a sleep medicine laboratory and a physical therapy center. The facility is expected to employ about 100.
- ✧ **Kennedy Health System** built a 60-bed sub-acute wing at its nursing home in Washington Township (Gloucester County). The addition provides rehabilitation services for patients who need short-term care after surgery.
- ✧ In September 2009, groundbreaking for a new seaport on a 190-acre site along the Delaware River in Paulsboro (Gloucester County) was held. The **Paulsboro Marine**

Terminal will be owned and operated by the **South Jersey Port Corporation**, a state agency. When operational, the marine terminal is expected to result in up to 2,000 new jobs.

Utilities Data

Most public utilities are available to the more densely populated portions of the county. Public water and sewer are typically municipally owned but are now becoming increasingly reliable on the water services of the New Jersey American Water Company due to the depletion of underground aquifers. South Jersey Gas Company and PSE&G provide public gas service. Electricity is provided by PSE&G, JCP&L and Conectiv, and telephone service is provided by Verizon.

Neighborhood Analysis

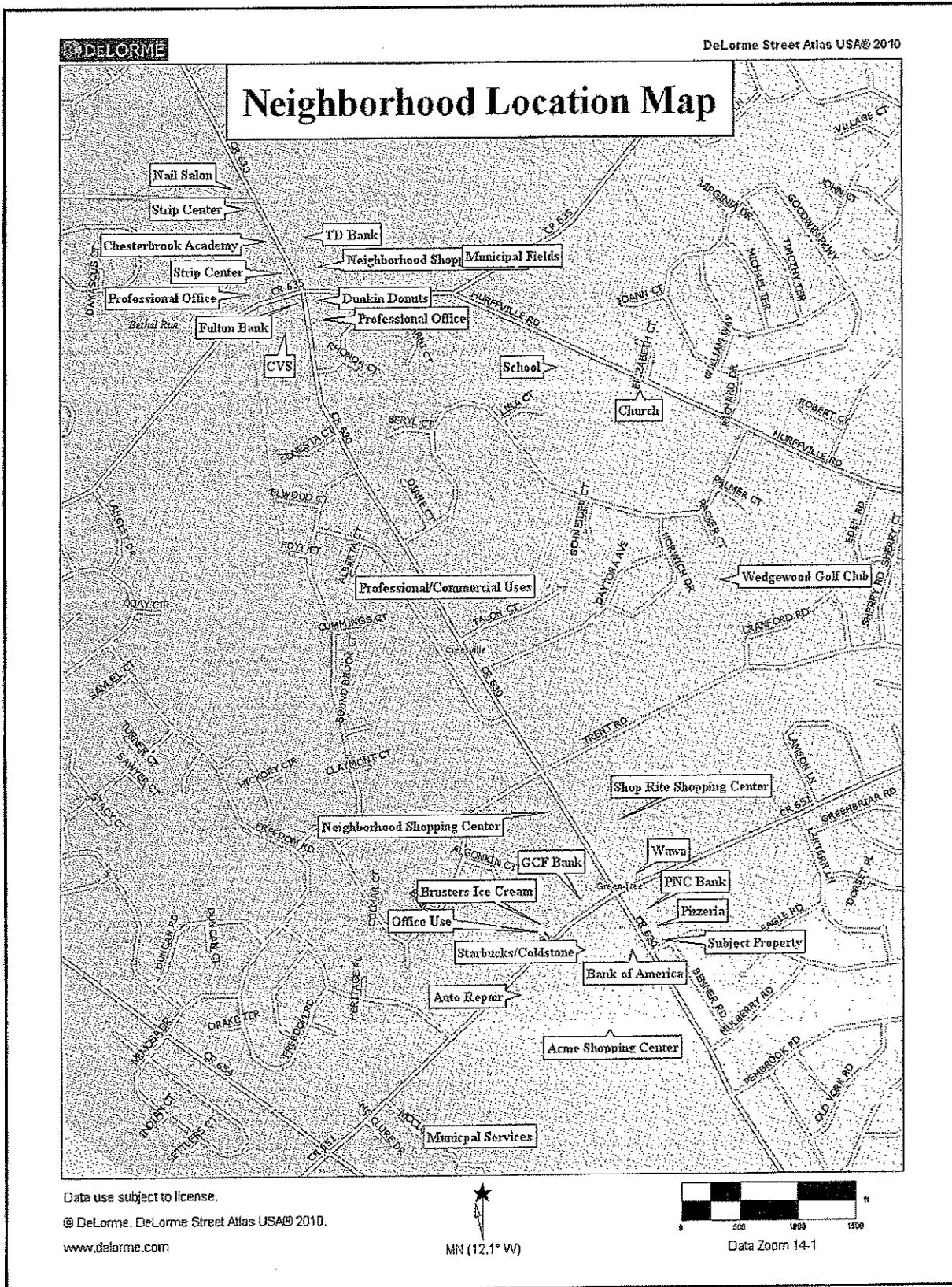
The subject is located in the northerly portion of Washington Township offering frontage along County Route 630 (Egg Harbor Road) and Greenwood Drive, a local roadway. It is known as 99 Greenwood Drive and is located at the non-signal controlled intersection of Greenwood Drive and Egg Harbor Road just south of the signal controlled intersection of Egg Harbor Road and Greentree Road.

The immediate area offers a mix of uses including residential and commercial. Commercial uses are scattered throughout the township on the major roadways as well as the county routes throughout. Most of the major commercial uses are located along State Route 168 and along State Route 47 in nearby Glassboro. At the intersection of Egg Harbor Road and Greentree Road there are a variety of commercial uses including two community shopping centers, multiple strip centers, three free standing banks, Wawa convenience store, and a professional office building. Specific uses include a Shop Rite, Acme, PNC Bank, Bank of America, GCF Bank, Starbucks, Liscio's Bakery, Coldstone Creamery, Brusters Creamery, hair salon, pizza restaurants, Wedgewood Country Club, and other retailers.

Egg Harbor Road (C.R. 630) is a heavily traveled county roadway that offers two lanes of bi-directional traffic flow that increases to four lanes north of the subject. It provides access to State Routes 47 and 55 as well as other local and county roadways. Curbing and sidewalks are located along the frontage as well as street lighting.

Greenwood Drive is a local roadway that services the subject's neighborhood. It offers two lanes of bi-directional traffic flow extending from Egg Harbor Road (County Route 630) into the development. It provides access to other local roadways and courts within the development as well as the aforementioned county route. It offers curbing and sidewalks along the subject's frontage as well as street lighting.

In summary, the subject offers an average location within the a development with frontage along a county route and a local roadway in an area that is predominantly residential with good supporting commercial uses nearby and also along the major routes through the township and surrounding municipalities. It offers adequate access to county and local roadways as well as State Routes 42, 47 and 55.



Market Analysis

The market analysis must specifically relate market conditions to the property under investigation. It must show how the interaction of supply and demand affects the value of the subject property. The appraiser has reviewed demographic and historical sales information from 2006 through 2011 for this analysis. The following is a brief recapitulation.

Single-Family Residential - Demand Analysis

For the single-family residential demand analysis, demographic data was analyzed for the state, county, and municipality. The 2010 Census and a web-based program, STDB (Site to do Business) online, were utilized for the demographic data. Due to the anticipated increase of population within the township, the need for housing units within the township is anticipated to increase approximately 1% per year, while an increase from 2000 to 2010 was approximately 1.20% per year. Based upon the population estimates, it is anticipated that 830 additional units will be needed by year 2015. Given the present pace of the economy and the township's new housing permits over the last couple years, it appears that the township will not be able to fill the anticipated increase with new housing units.

Supply Analysis

Based upon the 2010 Census, there are currently 17,464 housing units within Washington Township. The single-family residential market had been experiencing high demand, which was exacerbated by rapid appreciation, a lack of supply of newer housing, and low interest rates. More recently the demand has shown a cooling off as the financial markets are tumbling and supply of housing increases. Based upon the available building permit data for Washington Township between 2000 and 2007, the number of single-family building permits had ranged from 4 units to 296 units, with the last couple years showing a sharp decline (it is noted that the permit data does not appear to be accurately reported). This is mainly attributable to the lack of available larger tracts of land to be developed.

There have been a couple of small housing projects that have been or are being developed. One is located off of Johnson Road in the eastern portion of the Township and another is off of Hurffville-Grenloch Road in the western portion of town. Each generally offers a single court of a handful of homes that were approved several years ago and have recently been built out.

Most developers have expanded their search for vacant land into the neighboring communities of Monroe Township, Franklin Township, East Greenwich, and Harrison Township for the larger tracts. Within Washington Township, some smaller tracts of land are yielding smaller scale residential development, but large-scale development has moved into other areas of Gloucester County.

To exhibit current market conditions, an analysis of Gloucester County and Washington Township MLS data was completed. Homes within a sales price range of \$150,000 to \$800,000 were researched to determine what changes in the market have occurred in the past five years.

The following chart exhibits the MLS analysis from the past five years for existing homes. As shown, the number of units listed has declined significantly since 2006 for both the County and Township, while days on the market have increased. Pricing in each has declined, with the

County appearing to be more susceptible to the decline. The average sales prices for homes in the \$150,000 to \$800,000 range have decreased approximately 6% since 2007 within the Township, while the County has experienced an approximate 8% decline over the same period. More recent data demonstrates that the Township and County continued a decline from 2009 and 2010 by approximately 1% to 2%, while the data as of May 2012 indicates a slight increase in sales prices for the Township and continued decline for the County.

Gloucester County Existing Home Sales Analysis												
Time Frame	# of Units Listed	% Change	Average List Price	% Change	# of Units Sold	% Change	Average SP	% Change	SP as % of List Price	Days on Mkt	% Change	
1/2006-12/2006	6,342	N/A	\$ 287,973	N/A	3,170	N/A	\$ 259,180	N/A	90%	63	N/A	
1/2007-12/2007	6,442	1.58%	\$ 289,755	0.62%	2,814	-11.23%	\$ 260,613	0.55%	90%	77	22.22%	
1/2008-12/2008	5,606	-12.98%	\$ 280,032	-3.36%	2,101	-25.34%	\$ 253,703	-2.65%	91%	95	23.38%	
1/2009-12/2009	4,570	-18.48%	\$ 267,330	-4.54%	1,859	-11.52%	\$ 244,639	-3.57%	92%	105	10.53%	
1/2010-12/2010	4,265	-6.67%	\$ 258,676	-3.24%	1,560	-16.08%	\$ 244,524	-0.05%	95%	104	-0.95%	
1/2011-12/2011	3,547	-16.83%	\$ 254,172	-1.74%	1,454	-6.79%	\$ 244,207	-0.13%	96%	126	21.15%	
1/2012-5/2012	1,571	-55.71%	\$ 255,070	0.35%	584	-59.83%	\$ 239,011	-2.13%	94%	122	-3.17%	

Washington Township Existing Home Sales Analysis												
Time Frame	# of Units Listed	% Change	Average List Price	% Change	# of Units Sold	% Change	Average SP	% Change	SP as % of List Price	Days on Mkt	% Change	
1/2006-12/2006	1,223	N/A	\$ 295,046	N/A	490	N/A	\$ 269,889	N/A	91%	60	N/A	
1/2007-12/2007	1,070	-12.51%	\$ 292,458	-0.88%	545	11.22%	\$ 269,256	-0.23%	92%	74	23.33%	
1/2008-12/2008	917	-14.30%	\$ 279,333	-4.49%	361	-33.76%	\$ 250,240	-7.06%	90%	86	16.22%	
1/2009-12/2009	792	-13.63%	\$ 282,351	1.08%	344	-4.71%	\$ 254,184	1.58%	90%	98	13.95%	
1/2010-12/2010	724	-8.59%	\$ 265,593	-5.94%	243	-29.36%	\$ 256,460	0.90%	97%	100	2.04%	
1/2011-12/2011	575	-20.58%	\$ 256,555	-3.40%	247	1.65%	\$ 243,914	-4.89%	95%	119	19.00%	
1/2012-5/2012	296	-48.52%	\$ 259,949	1.32%	93	-62.35%	\$ 251,872	3.26%	97%	138	15.97%	

* Statistics taken from Trend MLS for existing residences in the price range of \$150,000 to \$800,000

Average Home Sale Price Analysis				
Overall Change:	List Price		Sale Price	
	County	Township	County	Township
Change from 2007 to present	-11.97%	-11.12%	-8.29%	-6.46%
Change from 2008 to present	-8.91%	-6.94%	-5.79%	0.65%
Change from 2009 to present	-4.59%	-7.93%	-2.30%	-0.91%
Change from 2010 to present	-1.39%	-2.13%	-2.25%	-1.79%
Change from 2011 to present	0.35%	1.32%	-2.13%	3.26%

In conclusion, the market analysis indicates that demand for building lots and/or single-family residences continue and there are projected increases in population over the next couple of years with limited additional supply coming on line within the township. Stability in sales prices is anticipated as Washington Township is a strong and desirable community within the county.

Land Use Controls (Zoning)

The subject property currently lies within the PR-1, Planned Residential District of Washington Township. Permitted uses within the district include all permitted uses in the A Residence district, which include single-family dwellings, municipal tower, water storage tank, pumping station, sewage lift station, model homes or sales offices, senior citizens housing, and flag-shaped lots and neighborhood commercial facilities as permitted in the NC Commercial district.

Conditional uses include all conditional uses within the A District, which include agricultural, church, and professional office (along certain highly traveled roadways). Egg Harbor Road is

specifically mentioned as a highly traveled roadway within the ordinance for a professional office use.

The following chart provides a summary of the zoning requirements based on the municipality's schedule of yard, area and building requirements:

PR-1, Planned Residential District Zoning Requirements		
		Cluster Option
Minimum Lot Size	23,000 SF*	10,500 SF
Maximum Density	1.6 units/acre	1.60 units/acre
Minimum Lot Width	100'	80'
Minimum Lot Depth	200'	125'
Maximum Lot Coverage	20%	25%
Minimum Front Yard Setback	50'	30'
Minimum Side Yard Setback	15'(each side)	10'
Minimum Rear Year Setback	35'	30'
Maximum Building Height	35'	35'

**Agriculture use requires a minimum lot size of 5.50 acres.*

The subject's current use as improved is a permitted and conforming use under the cluster option.

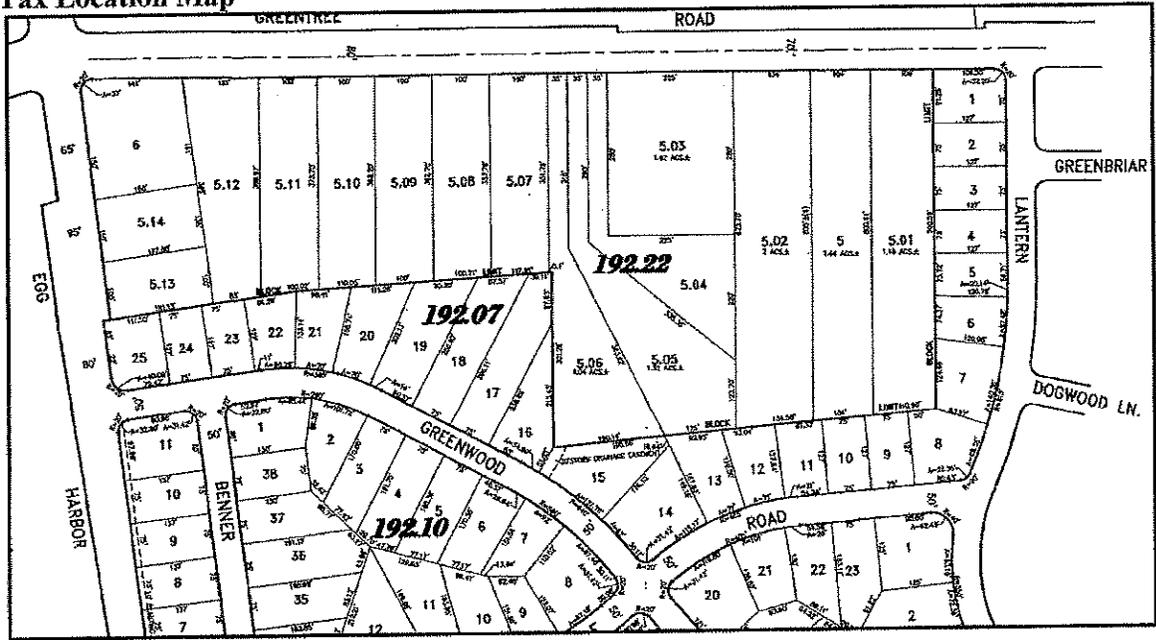
Portion of Existing Zoning Map



Site Description

Assessor's Tax ID:	Block 192.07, Lot 25
Address:	99 Greenwood Drive Washington Township Gloucester County, NJ
Land Area:	0.31 acres (13,589 SF)
Frontage:	145.10' Egg Harbor Road (County Route 630) <u>79.42'</u> Greenwood Drive 224.52' (724' per acre)
Depth:	Ranges from 113' from Egg Harbor Road to 127' from Greenwood Drive
Shape of Tract:	Moderately rectangular
Topography:	Mostly level and cleared.
Access:	Access is available via a curb cut along Greenwood Drive providing ingress and egress.
Corner Influence:	Yes, non-signal controlled
Easements:	Previous roadway easement granted to Gloucester County in 1996.
Encroachments:	None noted from site visit
Site Lighting:	None
Walks and Landscaping:	There are sidewalks along Greenwood Drive and Egg Harbor Road. Landscaping is typical for a residential use.
Utilities to Site:	Sewer Public sewer Water Public water Electric: Public Telephone: Provided by Verizon
Wetlands:	As per the wetland delineation provided by the Gloucester County GIS web based program and the parcel map, the subject is not encumbered by any wetlands.
Flood Zone:	According to FEMA Flood Map 34015C0202E with an effective date of January 20, 2010, the subject is located outside an area of annual flooding.
Site Improvements:	Concrete driveway and in-ground sprinkler system.

Tax Location Map



Aerial Map of Subject



Improvements Description

The subject is improved with a 1,756 SF single family dwelling constructed in 1968 that appeared to be in average overall condition. Since the taking will not impact the subject as improved as a single family residence and there are no anticipated damages to the remainder, it was not necessary to value the improvements. Therefore, the improvements will not be discussed in detail.

Occupancy & Use

The subject is owner occupied and utilized as a single-family residence.

Section 4: Highest & Best Use Analysis - Before the Taking

The highest and best use of both the site as though vacant and the property as improved must meet the following four criteria:

- ◆ Legally Permissible
- ◆ Physically Possible
- ◆ Financially Feasible
- ◆ Maximally Productive

Highest and Best Use "As if Vacant"

Legally Permissible addresses the legal use of the property given applicable zoning regulations and local ordinances/codes along with any other applicable legal restrictions. The use must be probable, not speculative or conjectural.

Legal restrictions affecting the property include the local municipal land use ordinance of Washington Township along with all other county and state regulations. The subject is located in the PR-1, Planned Residential zoning district.

Permitted uses within the PR-1, Planned Residential zoning district include all uses permitted in the A Residence district which are single-family dwellings, municipal tower, water storage tank, pumping station, sewage lift station, model homes or sales offices, senior citizen housing, flag-shaped lots, and neighborhood retail commercial facilities as permitted in the NC, Neighborhood Commercial district. Conditional uses include all conditional uses within the A District, which include agricultural, church, and professional office (along certain highly traveled roadways). The district requirements require a minimum lot size of 23,000 SF or 10,500 SF under the cluster option for residential development.

Overall, the subject appears to meet the minimum requirements as outlined for development under the cluster option.

Physically Possible addresses the possible use of the property given the physical aspects of the site itself. Size, shape, topography, and soils of the site affect the uses to which it can be developed.

The subject offers 13,589 SF (0.31) acres of land area that is mostly level and cleared with a moderately rectangular shape. It is within a local development with adequate access to the areas roadway network. The soil characteristics and land capabilities throughout most of the tract appear to be conducive to many of the permitted and conditional uses.

Overall, the property appears to be best suited residential development.

Financially Feasible addresses which of the legally permissible and physically possible uses are capable of producing an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. Those uses that are capable of producing a positive return are considered to be financially feasible. However, in order to receive serious consideration as a highest and best use, there must be a reasonable expectation that the use will provide a sufficient return (*or yield*) to attract investment capital.

In terms of market demand, the subject is located within a community that experienced tremendous growth of single family housing in the late 1990's and early 2000's with limited development since due to limited sites available. The subject offers an average location within an area that offers a mix of uses including residential, professional office, retail, and recreational.

The site offers average physical characteristics for development of a single family dwelling, which is considered financially feasible.

Maximally Productive addresses the one use that is capable of providing the highest return to the property.

Development of the site with a residential use is considered probable due to the subject's location within a desirable community that is generally built-out with limited newer residential development. In this regard, the subject parcel should be developed as a single-family residential use.

Highest & Best Use "As Improved"

The property, as improved, is again examined under the same four use criteria previously considered. Where a site has existing improvements on it, it is possible that the highest and best use of the land may be determined to be other than its existing use. Any difference between the highest and best use as vacant and as improved will indicate the various forms of depreciation and obsolescence present at the property or affecting the property.

In evaluating the highest and best use, as improved, the existing property improvements have been considered as well as a conversion of the property to another use, and/or expansion of the present building. The existing improvements represent a single family residence that appeared to be in average overall condition offering 1,756 SF of gross living area situated on 13,589 SF (0.31

acres) of land that still contribute significantly to the land. I have concluded that continued use as improved is the highest and best use as improved.

Section 5: Valuation of the Subject – Before the Taking

Valuation Process

An appraisal is an estimation of value. In order to arrive at an estimate of market value for a given property, special attention must be given to the typical purchaser who would be interested in that particular type of property.

The appraisal process consists of an orderly program by which the appraisal problem is defined and data relating to the subject and its market is collected, analyzed, and interpreted into an estimate of value. There are three basic approaches that must be considered by the appraiser in the estimation of market value. These approaches to value are known as the **Income Capitalization, Sales Comparison, and Cost Approaches**. Each approach must be considered and the relevant approaches are developed and then reconciled into a market value estimate.

The **Sales Comparison Approach** is a procedure, which has as its premise a comparison of the subject property with recent sales of properties having varying degrees of similarity to the subject. Units of comparison are developed and each comparable sale is analyzed in comparison to the subject. This approach to value has been developed and relied upon in the development of the market value estimate for the subject's land area.

The **Income Capitalization Approach** is a procedure that converts anticipated benefits (*dollar income or amenities*) to be derived from the ownership of property into a value estimate.

The **Cost Approach** is a procedure that consists of estimating the replacement or reproduction cost new of the building and site improvements, adding entrepreneurial profit and land value, and subtracting all forms of depreciation.

Method(s) Applied

Since the taking does not impact the subject's building improvements, only the value of the underlying land has been estimated. The value of the subject's site has been estimated utilizing the Sales Comparison Approach. This is considered to be the best indicator of value for a property like the subject. The Income Capitalization Approach and Cost Approach were also considered, but not developed, since only the valuation of the land was necessary.

Sales Comparison Approach (Land Only)

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have been sold recently or for which offers to purchase have been made. A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparable, competitive properties.⁵

Inherent in this approach to value is the principle of substitution, which holds that *“the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time.”*⁶ It is applicable to all types of real property interests when there are sufficient recent reliable transactions to indicate value patterns in the market. When the number of market transactions is insufficient, the applicability of the sales comparison approach is limited.

The basic procedure to apply the Sales Comparison Approach is shown as follows:

1. Research recent comparable sales, listings and offerings information throughout the market area.
2. Verify that the obtained data is factually accurate and that each transaction reflects arm's length market considerations.
3. Select relevant units of comparison and develop a comparative analysis for each unit.
4. Compare the subject property and comparable sale properties using the elements of comparison and adjust the sale price of each comparable as compared to the subject property.
5. Reconcile the various value indications resulting from the analysis of comparable sales to a single value indication or a range of values.

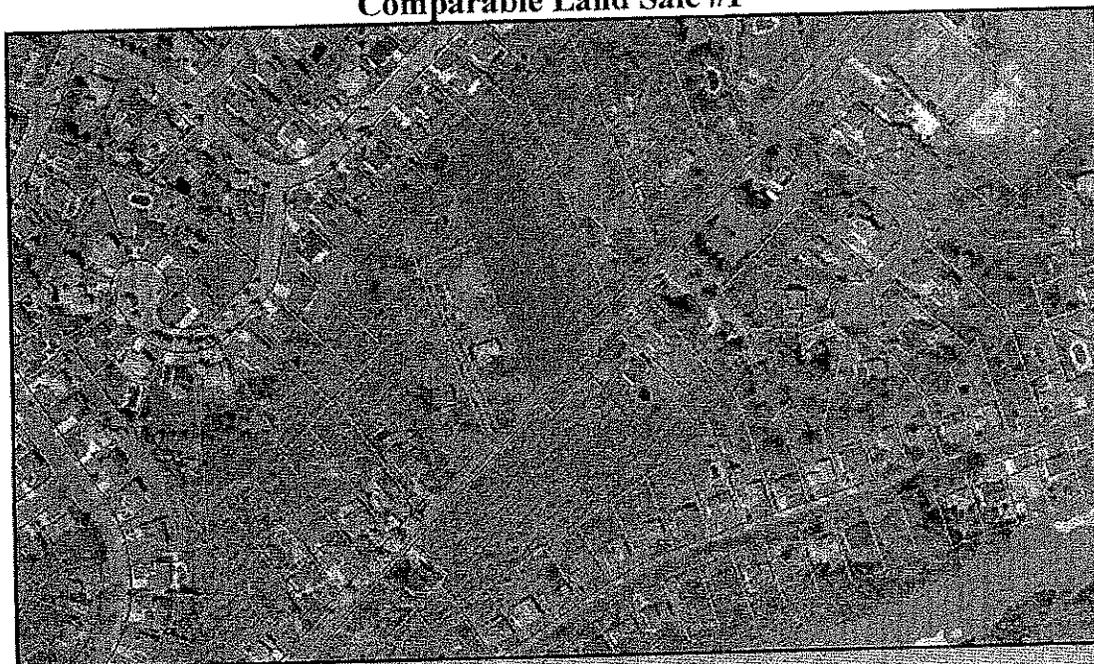
In the valuation of the subject property the basis of comparison utilized in our analysis is overall sale price, which is how the market would compare this type of property. The research was primarily focused within Washington Township for residential building lots that offered similar location, size, zoning, and development potential.

A summary of each comparable sale used within the analysis is shown on the following pages followed by the Comparable Sales Adjustment Analysis for the subject property and a discussion of the adjustments made by the appraiser. Adjustments have been considered for various factors that would influence value, such as location, land area, zoning, physical characteristics, and utilities. An analysis has been made of the properties that are considered to be comparable to the subject property.

⁵ Ibid, p. 397.

⁶ Ibid, p. 398.

Comparable Land Sale #1



Location Data

Address: 224 Wilson Road
 Washington Township
 County: Gloucester County

Legal Data

Date of Sale: 2/3/2012
 Deed Book/Page: 4938/253
 Grantor: Clarence & Theresa Brining
 Grantee: Patriot Building & Remodeling
 Consideration: \$100,000
 Assessor Tax ID: Block 198.25, Lot 6.04
 Zoning: PR-1, Planned Residential
 Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 75,900
 Land Area (Acre): 1.74
 Frontage (feet): 150' (86' per acre)
 Shape: Rectangular
 Topography: Mostly level and heavily wooded
 Wetlands: None
 Utilities: Well & septic
 Street Access: Adequate

Financial Data

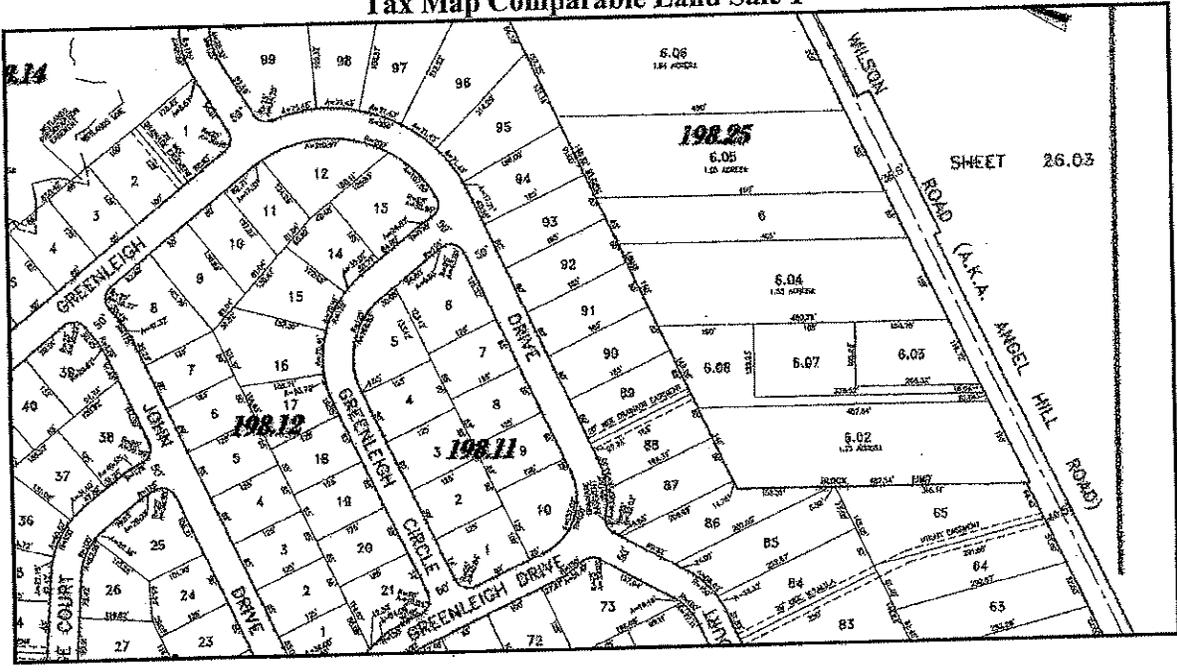
Verified With: Lorraine Flynn, Listing Agent
Conditions of Sale: Market
Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Residential development
Field Inspection Date(s): March 13, 2012
Overall Site Price: \$100,000
Comments: Reportedly, the transaction was arms length. The property was vacant and listed for sale for almost 2 years with an asking price of \$130,000. It was sold without contingencies or development approvals in place.

The property is located along a local road offering sufficient frontage and depth for residential development. It is heavily wooded with a mostly level topography that does not appear to be impacted by any wetlands.

Tax Map Comparable Land Sale 1



Comparable Land Sale #2



Location Data

Address: 5 Elk Court
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 5/26/2011
Deed Book/Page: 4876/40
Grantor: Group Ten Builders Inc.
Grantee: Bruce Paparone Inc.
Consideration: \$140,000
Assessor Tax ID: Block 19, Lot 10.09
Zoning: R, Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 32,234
Land Area (Acre): 0.74
Frontage (feet): 148' (200' per acre)
Shape: Moderately Irregular
Topography: Mostly level and cleared
Wetlands: None
Utilities: All public
Street Access: Adequate

Financial Data

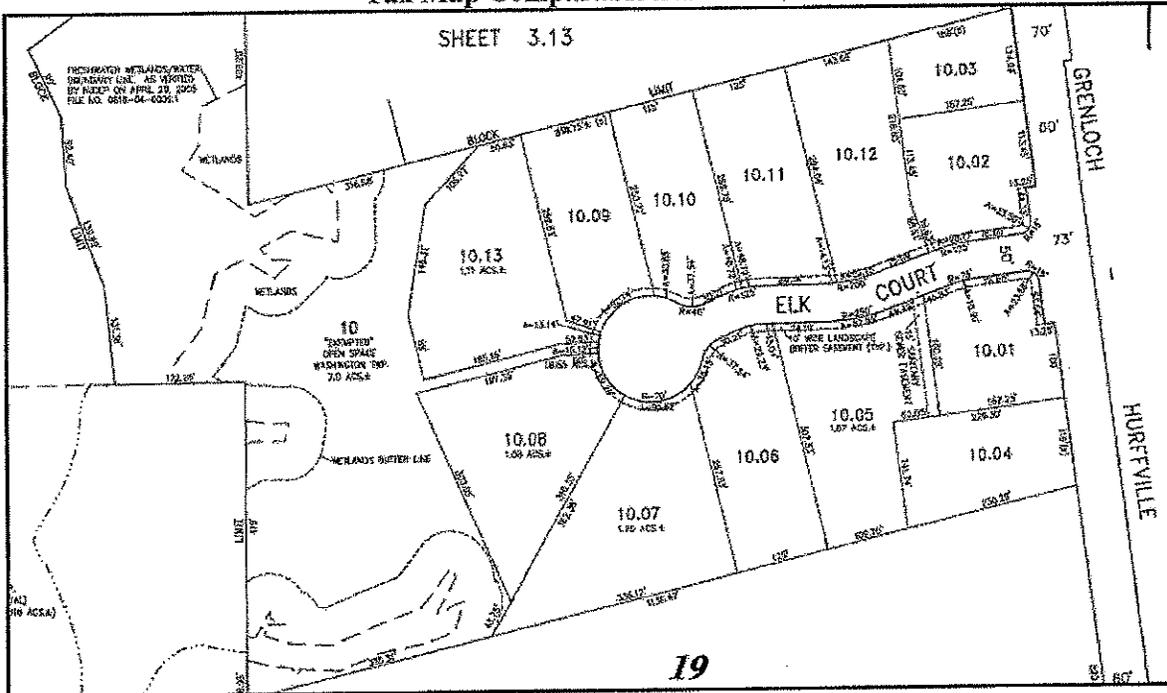
Verified With: Mitchell Zbik, Representative of Grantor
 Conditions of Sale: Market
 Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Development of a single family residence
 Field Inspection Date(s): March 13, 2012
 Overall Site Price: \$140,000
 Comments: Reportedly, the transaction was arms length. This sale represents the acquisition of one of two building lots located in a newer cul de sac located off of Hurffville Grenloch Road. The grantee is a builder who purchased two lots, each for \$140,000 and has subsequently constructed single-family residences to market for sale.

The property is located within a cul de sac that sits adjacent to an elementary school along Hurffville Grenloch Road. The lot offers sufficient frontage and depth for development of a residence with a mostly level and cleared topography.

Tax Map Comparable Land Sale 2



Comparable Land Sale #3



Location Data

Address: 6 Wooded Way
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 8/23/2010
Deed Book/Page: 4813/88
Grantor: Rudolph & Margaret Buchwald
Grantee: Lisa Warech
Consideration: \$104,000
Assessor Tax ID: Block 192.21, Lot 3
Zoning: PR-1, Planned Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 6,611
Land Area (Acre): 0.15
Frontage (feet): 69' (460' per acre)
Shape: Moderately Rectangular
Topography: Mostly level and cleared
Wetlands: None
Utilities: All public available
Street Access: Adequate

Building Improvements

Existing Improvements: None

Financial Data

Verified With: Fred Caltabiano, Listing Agent

Conditions of Sale: Market

Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Development of a single family residence

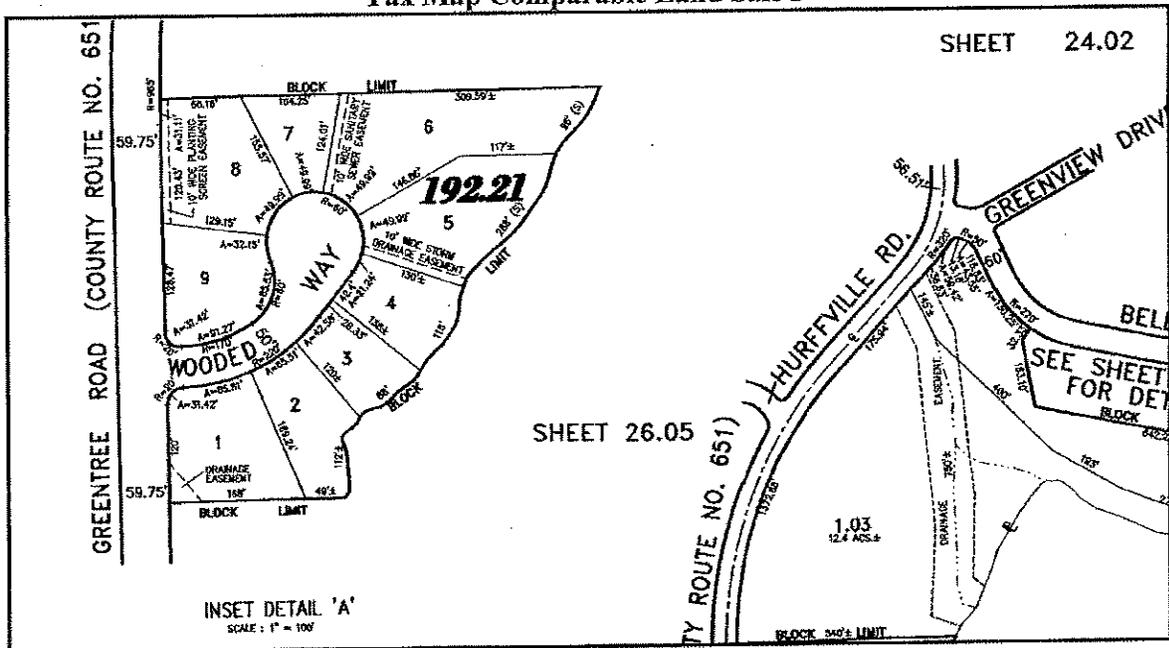
Field Inspection Date(s): March 13, 2012

Overall Site Price: \$104,000

Comments: Reportedly, the transaction was arms length. The property was listed with Weichert Realtors for approximately 2 months prior to going under agreement.

The property is located in the central portion of the township and is situated on Bells Lake, just off Greentree Road. Wooded Way is a built-out cul-de-sac with mostly older homes surrounding. The uses are mostly residential with an elementary school located in close proximity. The site is mostly level and cleared with no wetlands.

Tax Map Comparable Land Sale 3



Comparable Land Sale #4



Location Data

Address: 24 Spring Lake Avenue
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 10/26/2009
Deed Book/Page: 4740/113
Grantor: Sandra Bennett & Richard Crean
Grantee: Carmen Carusone
Consideration: \$60,000 Deeded Consideration
\$ 5,000 Estimated Demolition
\$65,000 Total Consideration
Assessor Tax ID: Block 83.01, Lot 12
Zoning: R, Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 24,779
Land Area (Acre): 0.57
Frontage (feet): 389' (682' per acre)
Shape: Moderately Rectangular
Topography: Mostly level and partially wooded
Wetlands: None
Utilities: Public sewer (well & septic on site)
Street Access: Adequate

Building Improvements

Existing Improvements: 370 SF Dwelling in poor condition

Financial Data

Verified With: Karen Salcedo, Listing Agent
 Conditions of Sale: Market
 Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Demolition for development of a single family residence
 Field Inspection Date(s): March 13, 2012
 Overall Site Price: \$65,000
 Comments: Reportedly, the transaction was arms length. The property was listed with Century 21 Hughes Riggs Realty for approximately 9 months prior to going under agreement. It is improved with a 370 SF older dwelling in poor condition that would be demolished for the construction of a new residence. Demolition has been estimated at \$5,000. The site does not meet the minimum lot size requirement, but given that it is improved, a variance would seem likely. The property has been listed for sale with ReSales & Investment Realty since November 2011 with a current asking price of \$75,000.

The property is located in the southwestern portion of the township just off Fish Pond Road. The uses are mostly residential with a social lodge and religious facility located along Fish Pond in close proximity. The site is situated along Ward Lake, a small lake, offering a mostly level and partially wooded topography and no known wetlands.

Tax Map Comparable Land Sale 4

