



County of Cumberland Mid-County Park Master Plan



Final Draft

**Cumberland County Department of Planning,
Tourism & Community Affairs
291 Morton Avenue
Millville, NJ 08332**

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ACKNOWLEDGEMENTS

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American Rescue Plan funds are eligible to be used in several ways. Recipients must use their funding in one of the following categories as outlined by the United States Department of Treasury in the Final Rule:

- To respond to the public health and negative economic impacts of the COVID-19 Pandemic;
- To provide premium pay to essential workers;
- To provide government services to the extent of loss revenue due to the COVID-19 Pandemic;
- To make necessary infrastructure investments in water, sewer, and broadband.

A subset of these funds are allocated as State and Local Fiscal Recovery Fund (SLFRF) monies, which may be used to rehabilitate and enhance outdoor spaces. Cumberland County has received SLFRF funding to be used in “developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, [and] recreational facilities . . .” Maintenance and upkeep for parks which experienced an increase in use during the COVID-19 Pandemic are also allowable expenses. This funding allows the County to be responsive to disproportionately affected communities through the promotion of healthier living environments in the improvement of outdoor spaces and parks. Funds invested in redeveloping the Mid-County Park & Fairgrounds will provide recreation and open space that better serve the needs of County residents. See the “State and Local Fiscal Recovery Funds (SLFRF) Overview” within Appendix A for further details.

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Section 1: Introduction & Existing Conditions

1.1: Introduction

Cumberland County is located at the south-western end of New Jersey and includes over 49 miles of shoreline along the Delaware Bay. Almost 485 square miles in total size, Cumberland is the 5th largest county in the state by landmass. With a population of roughly 154,000, Cumberland County is one of the least densely populated counties in New Jersey; however, this comparison is skewed given that New Jersey is the most densely populated state in the nation. If Cumberland County were its own state, it would be the 5th most densely populated in the nation - more densely populated than Massachusetts and even California! With over 70% of the county's population living within the three cities of Bridgeton, Millville and Vineland, Cumberland County and its municipalities have historically valued recreational open space.

Cumberland County is supportive of recreational open space and considers it inherently beneficial to the quality of life within the county. Specifically, the County considers the proven benefits open spaces provides to property values and property tax revenues. Open space encourages smart, walkable communities with a variety of mixed uses. Studies have shown that parks can increase the value of homes within 500 feet (and in some cases homes as far as 1,500 feet) of a park by a factor of 2!(1) It is also recognized that open space tends to require fewer municipal infrastructure services than other types of land uses.

Another benefit of recreational open spaces is one of health. Cumberland County ranks towards the bottom of the health outcomes scale, as identified in the New Jersey 2023 County Health Rankings National Findings Report issued by the Robert Wood Johnson Foundation and the Population Health Institute from the University of Wisconsin. It is the County's intent to diligently improve its standing and provide better healthful outcomes for its residents. Parks can improve both physical and mental health by providing opportunities for physical activity and social interaction. Parks have been shown to reduce stress, lower blood pressure and improve overall mood. (2)

Numerous studies have proven that parks and active recreational spaces have a direct impact on lowering obesity rates and debilitating diseases such as heart disease and osteoporosis. Park space has even been shown to have a positive impact on pregnancies and infant health. With only one quarter of American adults meeting the U.S. Department of Health and Human Services guidance for physical activity, park and recreational development is an effort in Cumberland County that can have a significant impact on its residents' well-being.

Additionally, a study by the National Recreation and Park Association concluded that traditionally underserved, lower-income communities in the nation have a greater need for the benefits of parks and recreational open spaces for health but have fewer opportunities to access park spaces due to lack of parks in their neighborhoods or lack of multi-modal access to park and open space facilities.

During the COVID-19 pandemic, the need for parks and outdoor recreation became abundantly clear. With gyms, restaurants and other indoor spaces shuttered, outdoor spaces became the primary venue for physical activity and social interaction. It was during this period that Cumberland County reinvigorated its interest in investing in outdoor public spaces.

With the Mid-County Park being the largest park facility owned directly by Cumberland County, the County determined it was in its best interest to plan a vision for this space and determine the most effective means to invest in amenities and opportunities for outdoor recreation.

1. Netusil, Noelwah, "The Impact of Open Spaces on Property Values in Portland, Oregon," Journal of Environmental Management, 2000.

2. Yuen, Hon K. & Gavin R. Jenkins, "Factors Associated with Changes in Subjective Well-Being Immediately After Urban Park Visitation"" International Journal of Environmental Health Research, 2019.

1.2: History of the Mid-County Park

For decades, the site at Carmel Road and Morias Avenue has been home to the Cumberland County Fair, hosted by the Cumberland County Cooperative Fair Association, a distinct 501(c)(3) entity. Held annually in July, the Cumberland County Fair has boasted numerous activities including horse racing, craft displays, animal/livestock shows, parades, and the famed “demolition derby” event. Although the Fairgrounds was built at this location in 1968, the Fair itself reportedly began in 1695 in Greenwich until it was outlawed in 1765 for reasons lost to history. The Fair began to be held again starting in 1823 in locations throughout Cumberland County, including a location in southern Bridgeton.

The Mid-County Park was purchased by the County of Cumberland in 1967 from Morris and Lillian April. Prior to this purchase, the operational history for the majority of the site was limited to unimproved wooded land with two small agricultural fields located at the west side of Site C from about 1931 through the 1960s and an approximately 19-acre agricultural field at the central portion of Site B for about the same amount of time. In addition, there was a small borrow pit of approximately 0.61 acres at the northwest corner of Site C during the early 1970s. There is no record of any structures on the property prior to the County’s purchase in 1967. Please refer to the Preliminary Assessment Report completed by T&M Associates which is included as Appendix B for further historical references.



For approximately 50 years, the entirety of the property was leased to the Cumberland County Cooperative Fair Association. The Association maintained the property and built structures and amenities that were conducive to programming related to the annual fair.

In 2019, the Cumberland County Board of Commissioners decided that the Mid-County Park was an amenity that could be used for a variety of events and programming beyond the annual fair and began discussions with the Fair Association to end the lease arrangement. The Fair Association’s primary mission was the Fair event itself, and the County had an interest in fostering that mission by managing the other non-fair aspects of the park, including maintenance and management of the site and other events throughout the year. The Fair Association agreed to sign over the facilities in the park which had been constructed during its lease period to the County of Cumberland. It was agreed that the County would reserve time for the Fair Association to hold the annual County Fair and that priority of the space would be given to both the County Fair and 4-H activities, which were traditionally held on the fairgrounds site.

The County’s assessment of the Mid-County Park and the benefits it could provide for outdoor recreation were bolstered in 2020 during the COVID-19 Pandemic when outdoor recreation exploded in popularity and necessity. While all of the scheduled events that had been scheduled for the park had to be canceled due to COVID-19 restrictions related to gatherings of any size, it became clear that investment in the Mid-County Park could provide multiple benefits for outdoor programming.

In order to counteract some of the negative effects of the COVID-19 Pandemic, the federal government passed the American Rescue Plan Act (ARPA), which allocated funding to each state, county and municipality to re-invigorate the economy. ARPA funds could be used for improvements to recreational facilities. The County of Cumberland recognizes the need for renewed investment in the Mid-County Park in order to increase the type and number of events and activities that could be held there.

In March 2022 the Cumberland County Board of County Commissioners assigned The Authority of Cumberland County with contracting for consulting services to assess and complete a Master Plan for the Mid-County Park & Fairgrounds. The Authority selected the firm of Clark Caton Hintz to complete this work. While this Master Plan is a



Existing Fairgrounds main entrance



Fairgrounds Promenade



Gazebo in Promenade

product of the Cumberland County Department of Planning, Tourism & Community Affairs, much of the assessment and background research associated with this plan was completed by Clark Caton Hintz through its contract with the Authority, which ultimately ended in late 2023.

1.3: Purpose of the Plan

The purpose of this Mid-County Park Master Plan is to provide a strategy that revitalizes the existing Fairgrounds area while improving and expanding the facilities for Cumberland County residents and visitors.

As mentioned in the previous section of this Plan, the shortcomings of the current use and structures of the Fairgrounds came to light during the Covid-19 pandemic as more residents relied upon usable and safe outdoor spaces within their communities. The County recognizes and understands the importance of these spaces for both physical and mental health. In response, the County is exploring investment options and opportunities for a county-wide park system in Cumberland County. This Mid-County Park Master Plan is the beginning of such a process.

Cumberland County is one of the few counties in New Jersey that does not have a County-level parks department. By establishing a county-level parks and recreation department, the County could be better positioned to manage, maintain, and enhance its existing facilities while establishing new facilities throughout the County. In the interim, staffing within the Department of Planning, Tourism, and Community Affairs is capable of managing park system needs and policies.

In sum, this Master Plan provides an assessment of current conditions and amenities at the Mid-County Park & Fairgrounds, provides a history of the use of the park, analyzes the regional needs which can potentially be accommodated through the park and provides recommendations on prioritized improvements and investments for the County to implement at the park.



4-H Equine Arena



4-H Exhibition Barn



Existing equine trail on Site C

1.4: Goals and Objectives

The Mid-County Park & Fairgrounds Master Plan has been developed with the intention of achieving the following goals:

- **Create a park that can be used throughout the year for a variety of events and uses.**
 - While the County Fair has been a major use of the property and its facilities, the property can also be used for a variety of other events, including private parties and events, music and food truck festivals, ticketed events, movies in the park, etc.
- **Improve the utility infrastructure and facilities of the existing Fairgrounds.**
 - Considerable investment is needed and has been identified to dramatically increase the utilization of the Fairgrounds, including enhancing the water, electric, wastewater, and wi-fi services, addressing the dilapidated bleachers, improving ADA accessibility throughout the Fairgrounds, addressing the unique needs associated with 4-H programming, and establishing comprehensive planning documents such as this master plan to address overarching stormwater, safety, circulation, and other attributes of the park facilities.
- **Develop the county-owned properties on the west side of Morias Avenue with appropriate passive recreational amenities.**
 - Evaluate the limited existing uses of the wooded properties and in consideration of existing conditions, determine the best future uses of these properties.
- **Consider administrative recommendations related to promotion of events at the Mid-County Park and Fairgrounds and administrative staffing requirements for expanded programming.**
 - Cumberland County does not currently include a dedicated Department of Parks & Recreation. Administration of the Fairgrounds and promotion of events is currently handled within the Department of Planning, Tourism & Community Affairs. Consideration on methods for promotion and on staffing responsibilities should be a component of the recommendations in this document.

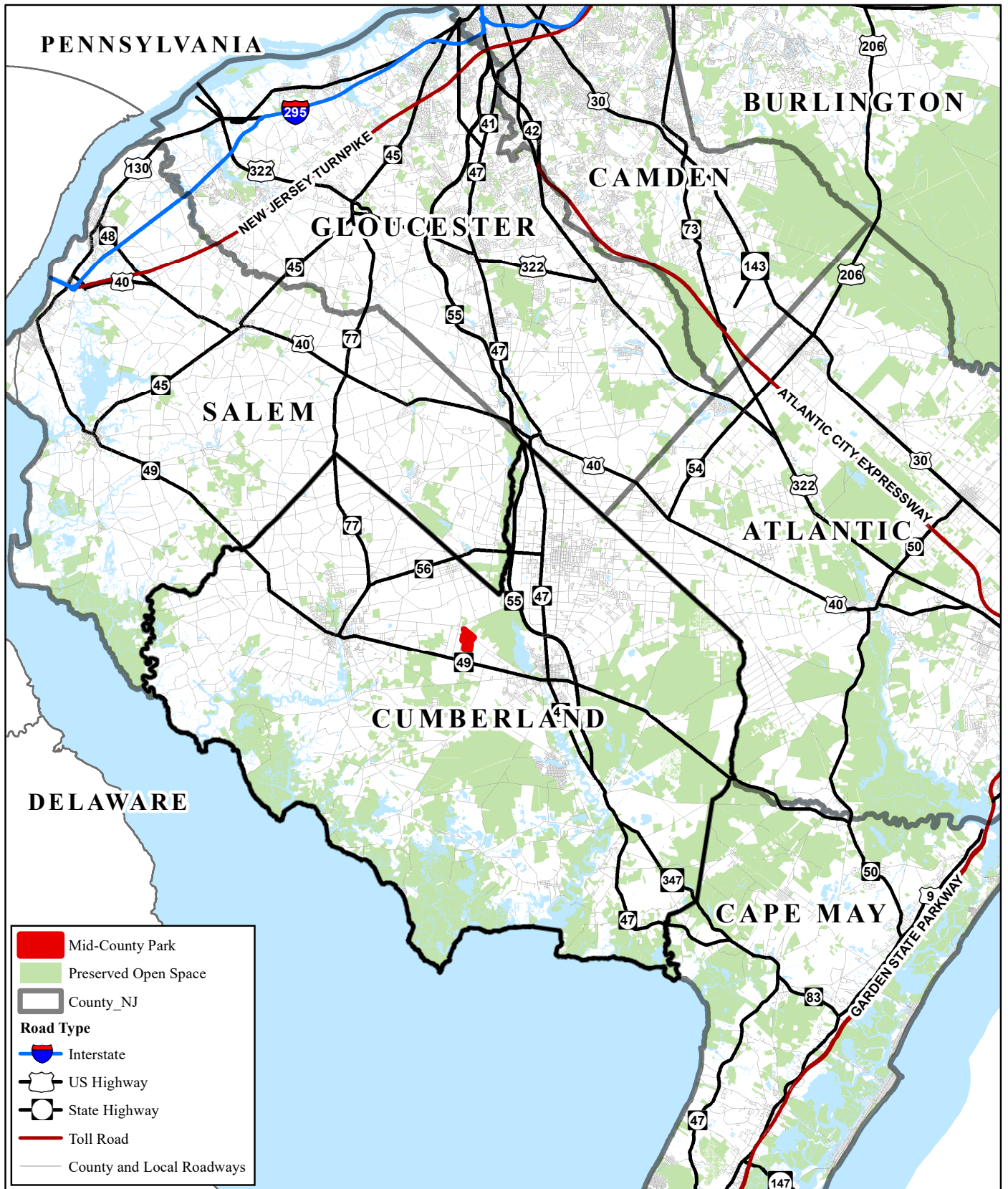
1.5: Regional Location

The Mid-County Park is centrally located in the County, just south of the City of Millville's municipal border with the Township of Deerfield. The park is approximately 4.5 miles or an 8-minute drive from downtown Millville and is about a 15-minute drive from the New Jersey Motorsports Park, Millville Airport, downtown Bridgeton, and the Cumberland Mall.

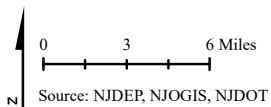
The park is located along Carmel Road and Morias Avenue. Morias Avenue feeds into Route 49, while Carmel Road leads to Sherman Avenue to the north, which eventually leads to Route 55 north and south. Both Route 49 and Route 55 are State Highways and serve as major roadways in the County, connecting people and transporting goods.

Route 55 is a north/south highway, beginning in Deptford Township, Gloucester County, where it feeds into Route 42 and eventually leads into Philadelphia. In Cumberland County, Route 55 forms Vineland's western boundary, continuing south through Millville. The southern end of Route 55 merges with Route 47 in Maurice River Township, which navigates through the Pinelands, eventually ending in the Wildwoods of Cape May County.

Route 49 is an east/west roadway. Route 49 begins at Interstate 295 in Pennsville, Salem County, travelling south and east into the City of Salem, and eventually entering Cumberland County in Stow Creek Township, crossing the County as it passes through Shiloh, Hopewell, Bridgeton, Fairfield, and Millville, before exiting the County at Maurice River Township. Route 49 ends in Tuckahoe, Cape May County, where it meets Route 50, leading south to the barrier islands or north to Mays Landing and Egg Harbor City, Atlantic County.

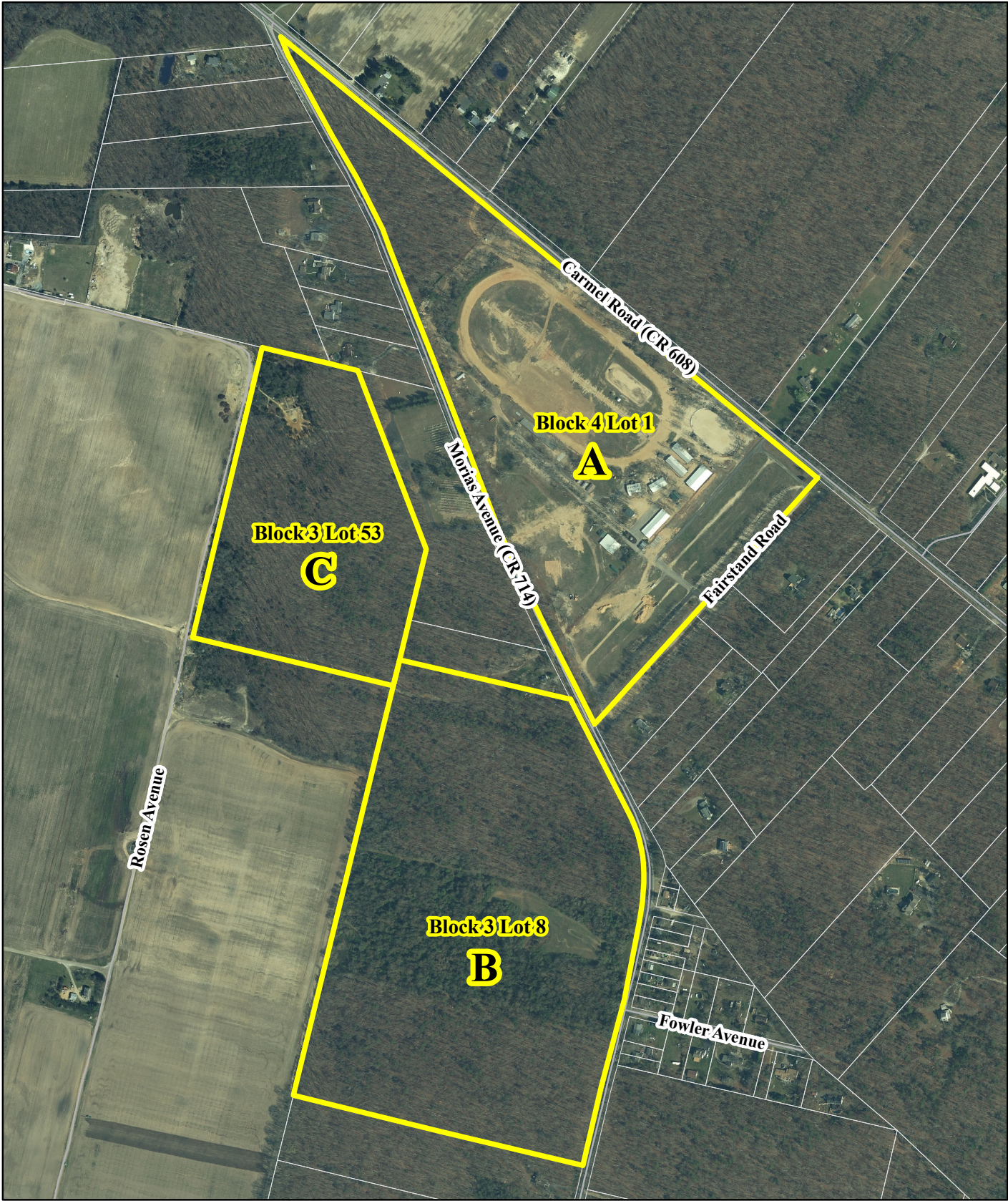


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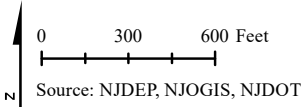


Regional Location

Mid-County Park Master Plan



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2020 Aerial

Mid-County Park Master Plan

1.6: Site Description / Existing Conditions

The Cumberland County Mid-County Park & Fairgrounds, comprised of three distinct parcels totaling 157 acres, sits on the northern portion of the City of Millville, roughly in the middle of the geographic area of Cumberland County, hence its name as the Mid-County Park & Fairgrounds. For reference throughout this document, the largest parcel on which the Fairgrounds is located (Block 4, Lot 1) will be known as “Site A”, while the two smaller wooded parcels on the opposite side of Morias Avenue (Block 3, Lots 8 and 53) will be known as “Site B” and “Site C” respectively.

Site A

Site A is located between Carmel Road to the north and east and Morias Avenue to the south and west. The site contains approximately 62.5 acres and currently serves as the location of the Cumberland County Fair along with other larger events and many 4-H activities. All improvements are located at this property, including numerous structures used for the County Fair, a promenade with vendor spaces, open lawn areas, grandstand bleachers from the 1970’s, a large grass/gravel parking area, farm animal and horse stalls, and two horseback riding rings. Most of the Fairgrounds are enclosed by an old chain-link fence. More recently, the metal barbed wire at the top of this fence was removed due to code issues. The northerly corner of the site is wooded and has trails that are used by the 4-H Horse Club.

Site B

Site B is located on the south-western side of Morias Avenue, contains approximately 66.7 acres, is predominately wooded and currently contains a rough trail that is used by the Cumberland County 4-H for horse trail riding. According to the NJDEP 2020 Land Use Land Cover dataset, this property is composed of natural habitat with a Rank 1 or Rank 2 standing. Rank 1 is defined as species-specific habitat patches that meet suitability requirements for endangered, threatened or special concern wildlife species while Rank 2 is habitat in which species of special concern have been identified.

Site C

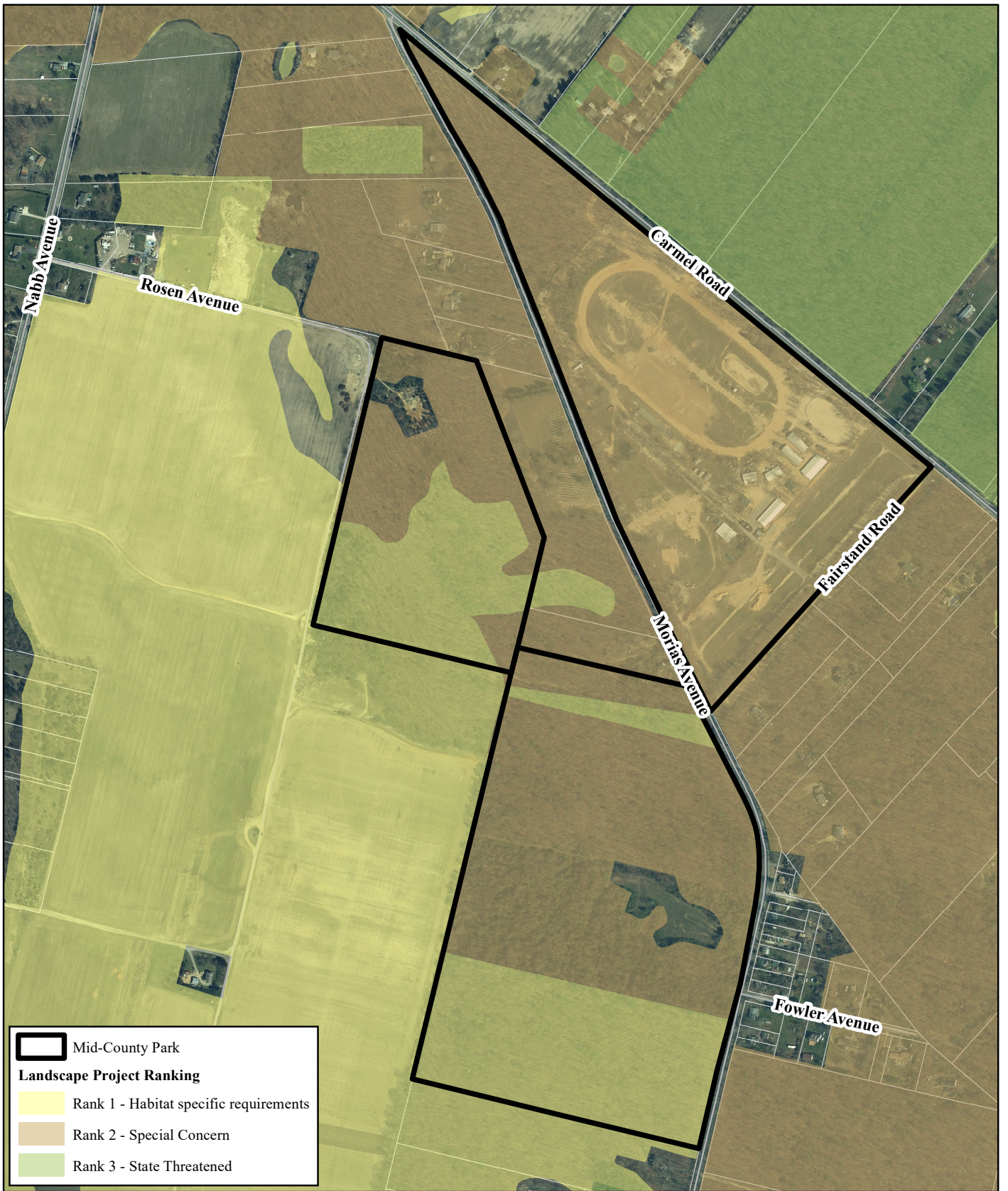
Site C is a landlocked tract adjoining the northwest corner of Site B. To the west of this parcel is farmland and to the east are Carmel Chevra Kadish Cemetery and Chesed Shel Emeth Cemetery fronting on Morias Avenue. This tract is roughly 28 acres in size, is wooded and largely unutilized currently. Near the northwest corner of the property is a former borrow pit that had been used for gravel and sand extraction. Other than the borrow pit area, the entirety of this parcel is Rank 1 or Rank 2 on the NJDEP Landscape Project map.

Within the area of the Mid-County Park, the following species have been observed:

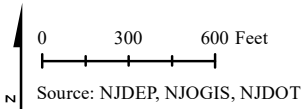
American Kestrel - State Threatened	Kentucky Warbler - Special Concern
Barred owl - State Threatened	Osprey - Special Concern
Bobolink - State Threatened	Wood Thrush - Special Concern
Brown Thrasher - Special Concern	Veery - Special Concern
Cooper’s Hawk - Special Concern	

Soils

The soils present are indicative of downer sandy loam and downer loamy sand, as depicted by NRCS soil surveys. These soils are not hydric but are instead well-drained sandy loam and loamy sands with a high to moderately high capacity for water transmission. The depth to reach the water table exceeds 80 inches. The immediate vegetation in the area includes multi-flora rose, post oak, red oak, poison ivy, Virginia creeper, and low bush blueberry, none of which are facultative species for New Jersey wetlands. It is likely that this section of the site would not be categorized as freshwater wetlands.



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Landscape Project Habitat Ranking

Mid-County Park Master Plan

Floodplains

A review of the Federal Emergency Management Agency (FEMA) Floodplain maps show that the Mid-County Park does not have any federally-regulated floodplains. However, there is a 100-year floodplain along the Chatfield, the limits of which come as near as 400 feet to the wooded portion of the site on Tract A. It would seem unlikely that federal floodplain regulations would impact any future development of the park. Prior to the development of new permanent and semi-permanent structures, an up-to-date flood map should be evaluated to ensure the protection of life, property and county investment.

Municipal Zoning

The Fairgrounds property, Site A, is zoned Public Open Space (POS) by the City of Millville. Sites B and C, as well as the properties which adjoin all three properties, are zoned Agricultural Conservation (AC). Both zoning districts permit parks, playgrounds, playfields, and similar facilities.

The majority of the park features expansive, uninterrupted forest canopies. Site A, encompassing the Fairgrounds proper, includes a few mature oak trees within its developed area, which could be considered of significance or of environmental importance. Although the County is not obligated to adhere to the City of Millville's development regulations, it is worth noting that the City of Millville emphasizes the preservation of natural elements, such as trees (particularly those with a diameter of eight inches at breast height), brooks, streams, wetlands, hilltops, and scenic vistas or views. Millville also has a goal to conserve 50% of its land as open space, farmland, and forest.

Adjacent Land Uses

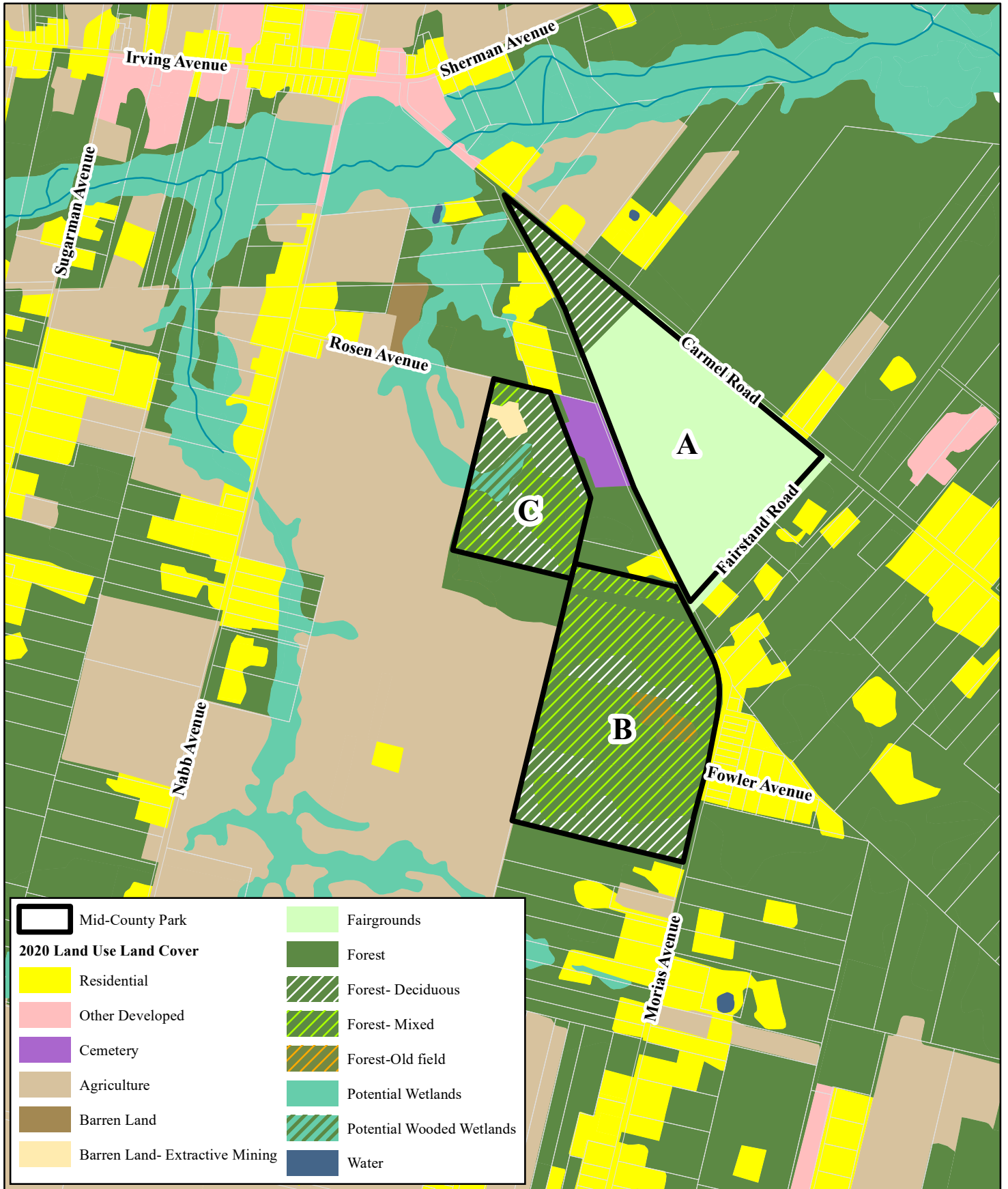
Adjacent to the site are single-family properties, woodlands, and active agricultural fields, and preserved open space. Across Carmel Road from Site A, is the Union Lake Wildlife Management Area. Between Site C and Carmel Road, is the Carmel Chevra Kadish Cemetery and the Chesed Shel Emeth Cemetery. The cemetery has two driveways that lead from Carmel Road to a parking lot at the rear of the site.



Borrow pit on Site C



Livestock barn on Site A



1.7: Surrounding Lands

Wildlife Management Areas

There are several state Wildlife Management Areas (WMAs) within the vicinity of the Mid-County Park & Fairgrounds. WMAs are preserved fish, plant and wildlife habitats that are primarily used for hunting, fishing and other wildlife-related activities and offer limited forms of passive recreation to its users. For example, camping, swimming, picnicking, off-road riding, metal detecting, geocaching, paintballing, and paddleboarding (except when fishing) are prohibited. Passive recreational users, such as those seeking to walk, hike, and bird/wildlife watch, should be knowledgeable of the hunting and fishing seasons.

WMAs are often not “user-friendly” for passive recreational users; Not only are many recreational activities prohibited, trails are often unmarked and/or overgrown, parking areas usually consist of unimproved grass or dirt making them largely inaccessible in inclement weather. Hunting activities occur year-round and hunters, hikers and birdwatchers may use the same areas of the WMA at the same time, requiring visitors to be alert to the potential for interaction with hunters. Interestingly, horseback riding is only permitted in about 15 of the 122 WMAs in New Jersey, and the Union Lake WMA happens to be one of the WMAs that permits horseback riding.

The Mid-County Park would provide a balance to the WMA restrictions by providing a location where the public can walk, hike, bird/wildlife watch, picnic, horseback ride and camp.

Union Lake Wildlife Management Area

Located on the north side of Carmel Road from Site A is the southwestern portion of the Union Lake WMA, a more than 5,000-acre public open space area controlled and managed by the N.J. Division of Fish and Wildlife. The proximity of the WMA to the Mid-County Park has the potential to draw attendees for outdoor recreational uses, providing miles of hiking and horseback riding trails along with a boat ramp onto Union Lake.

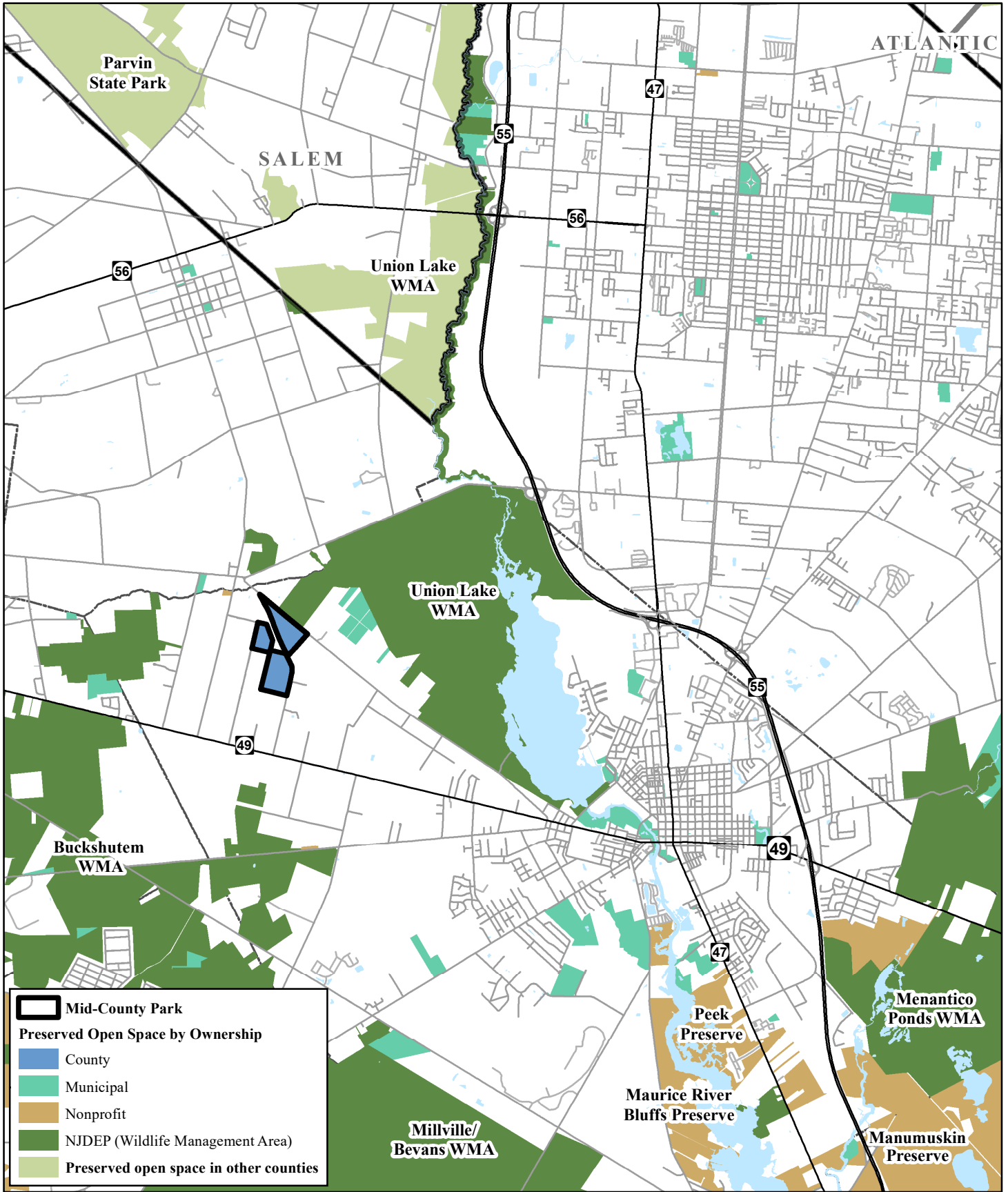

Edward G. Bevan Wildlife Management Area (Formerly Millville WMA)

The Edward G. Bevan Fish and Wildlife Management Area (Bevan WMA) is in the southern portion of the City of Millville, near the border of Lawrence, Downe, and Commercial Townships. Bevan WMA is approximately 16,400 acres and is about 10 miles from the Mid-County Park. This WMA provides an archery, muzzleloader rifle and shotgun range, dog training areas, boating and fishing access. The site is known as an excellent birdwatching location, particularly during the fall raptor migration. The habitat within this WMA is threatened by forest fragmentation occurring within the region, specifically as it relates to residential and industrial development pressure. The WMA has also been negatively impacted by illegal ATV and off-road vehicle use.

Menantico Ponds Wildlife Management Area

The Menantico Wildlife Management Area is located almost entirely within the City of Millville, to the south of Route 49, as an 1,800-acre site. This WMA is located approximately eight miles from the Mid-County Park on the opposite side of the City. Menantico Ponds allows hunting, trapping, and fishing. The site also provides a boat ramp that allows access to the ponds, provided a permit is purchased for its use. This WMA has been closed during the summer months in previous years due to illegal activities.

In sum, the Mid-County Park could provide amenities not permitted within the WMAs, including camping and congregational activities.

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0 0.5 1 Miles

Source: NJDEP, NJOGIS, NJDOT

Regional Open Space

Mid-County Park Master Plan

State Parks

Parvin State Park

Although located largely outside of Cumberland County in Salem County, Parvin State Park is only about five miles from the Mid-County Park. It is owned by the State of New Jersey, managed by the New Jersey State Park Service and contains more than 1,300 acres. Parvin State Park provides hiking, campgrounds with cabins, swimming, boating, fishing, multiple picnic facilities and a large swimming beach. The facilities offered by the Mid-County Park would complement those at Parvin State Park and allow park goers additional recreational opportunities.



Parvin State Park Recreation Area



Maurice River, Millville, NJ

City of Millville Park System

The City of Millville operates 11 distinct parks along with a very active calendar of recreational activities. The parks provide an array of amenities including playgrounds, basketball courts, fishing, in-line skating, and walking trails. The parks are largely located in the center and eastern parts of the city, while the Mid-County Park is located along the northwest edge of the City, providing residents in this area with additional opportunities for multiple types of recreational activities that may be closer, more easily accessible and in a larger venue.

Township of Deerfield Park System

Deerfield Township, located just north of the Mid-County Park, is home to four distinct parks, most within a five-mile radius of the Mid-County Park. Within one mile of the Mid-County Park is located Carmel Park on Sugarman Avenue. Carmel is a small historically Jewish community located just north of the Mid-County Park. Carmel Park includes a basketball court, a baseball diamond and a playground. The proposed improvements at the Mid-County Park complements the existing park system in Deerfield Township by providing additional amenities and facilities to those residents.

Maurice River Bluffs Preserve

The Maurice River Bluffs Preserve is an over 500-acre nature preserve, owned by the Nature Conservancy. The Preserve is approximately seven miles from the Mid-County Park and consists of over six miles of hiking trails, bird blind enclosure, picnic tables, floating dock, and a six-mile mountain bike trail designed following International Mountain Biking Association standards. Camping, campfires, ATVs, and horseback riding are not permitted at the Preserve. The Mid-County Park can offer competitive and complimentary recreation and support uses.



Maurice River Bluffs Preserve Mountain Bike Trails

1.8: Related Planning Documents

The following section represents a summary of municipal and county planning documents relevant to this Mid-County Park Master Plan. Specifically, the City of Millville and Cumberland County share priorities when it comes to the preservation of land, improving opportunities for recreation and economic development and expanding trails for pedestrians and bicyclists to connect the Mid-County Park to surrounding parks and open spaces.

City of Millville

2005 Master Plan

Millville prepared a comprehensive Master Plan in 2005. The Master Plan consisted of Goals and Objectives, Community Facilities, Circulation, Historic Preservation, Recreation, Conservation, Economic Development, Land Use, and Future Development and Smart Growth Elements of the Master Plan.

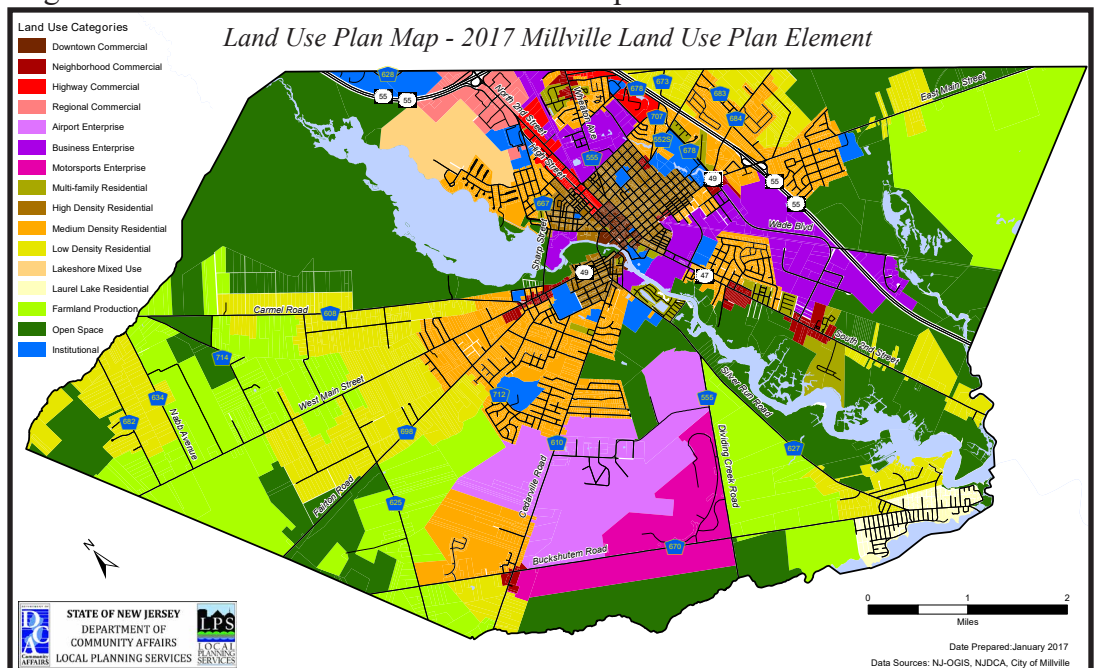
The Master Plan references the Mid-County Park as a county-managed recreation space that is used annually as the County Fairgrounds. The site also holds equestrian and 4-H events throughout the year, but since the site lacks water, no improvements had been made outside of the fairgrounds. The Plan also discusses that the City has a long-standing policy of coordinating its planning policy with the County so that there is a consensus between the two entities.

2012 Master Plan Reexamination Report

While not referencing the Mid-County Park directly, the City's 2012 Master Plan Reexamination Report recommends that the City's proposed trail and bicycle system be consistent in both its Recreation Plan Element and the Circulation Plan Element.

2017 Land Use Plan Element

A Land Use Plan Element was adopted as an element of the City's Master Plan in 2017. The Plan notes that the City has significant environmental resources that are major recreational and tourist attractions, as well as being home to parks, playgrounds and playfields, including the County Fairgrounds. The Plan shows the Mid-County Park as being located in the Public Open Space Zone and the Agricultural Conservation Zone. The Plan states that the Public Open Space Zone has the most restrictions on development and should prohibit residential and commercial development. Uses are limited to agriculture, active and passive recreation, conservation, habitat enhancement, and stormwater management facilities. The Agricultural Conservation Zone intent is to preserve and enhance the economic viability and quality of existing agriculturally productive lands, farms and homesteads while maintaining a rural, low-density environment. The properties surrounding the Mid-County Park meet this description. The Plan further suggests that Site B and C of the Mid-County Park be rezoned to the Public Open Space Zone, since these properties are not privately owned nor are they actively farmed.



Cumberland County

1970 Prior Mid-County Park Concept Plan

A concept plan for Sites B and C (Block 3 Lots 8 and 53), was prepared by De Wilde's Rhodo-Lake Nursery for the County Recreation Commission and County Commissioners (previously called "Freeholders") in the early 1970's. The concept plan proposed trails throughout the two properties which would have opportunities for hiking, bicycling, and horseback riding. The larger site, Site B, proposed an array of uses including a gate house, skating rink, football and soccer field, two softball fields, several picnic areas, an amphitheater, nature center, and arboretum. Site B was also proposed to be developed with all driveways and parking areas. Tent camping and an observation tower were proposed for Site C. It should be noted that neither of these plans came to fruition, aside from an informal trail network which stretches across both properties.

1966 Cumberland County Open Space and Recreation Plan

The 1966 County Open Space and Recreation Plan proposed the construction of four (4) major County parks by 1985, which included the Mid-County Park. The four proposed parks include:

- *North-Central Park or Mid-County Park* located along the Lebanon Branch Watershed. This proposed park would consist of the new county fairgrounds, picnic areas, and function as a greenbelt buffer.
- *Eastern County Park* located generally along the Menantico Creek between Highway 49 and Mays Landing Road. The park would be a water oriented natural site with campground facilities and opportunity for nature study, hiking, riding and canoe trails.
- *Western County Park #1* located on the upper Cohansey River extending northward of the Bridgeton Area Park. This park would emphasize fishing resources
- *Western County Park #2* located in the Elk Lake-Mounces Creek region in lower Hopewell and eastern Greenwich Townships. The site would have potential for a water-oriented facility with areas conducive for swimming, fishing, picnicking, hiking, camping, and boat launching facilities.

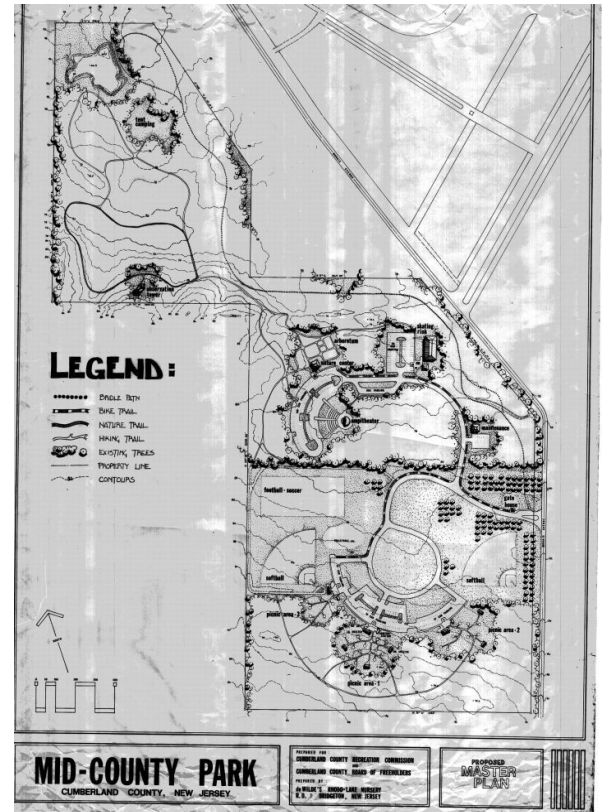
The North Central Park or Mid-County Park is the existing site of the Fairgrounds. The Plan's recommendation for the Fairgrounds was realized in 1966 and has been the site of the Fair since 1968.

1996 Cumberland County Ecotourism Plan

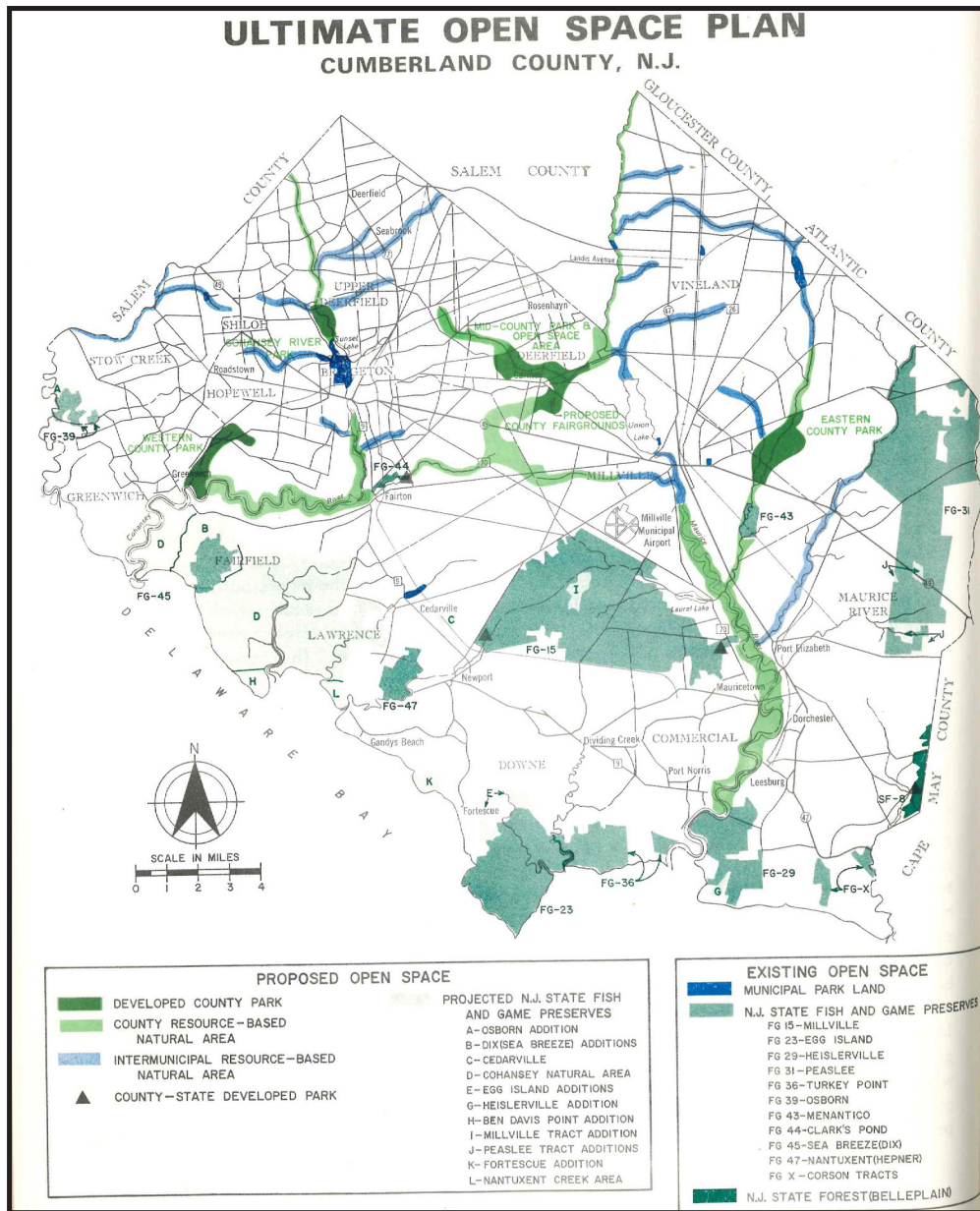
The 1996 Ecotourism Plan provides various strategies and recommendations for promoting ecotourism in the County as a tool to both "preserve outstanding natural resource while at the same time promoting jobs and a healthier economy." Although the County Fairgrounds is not identified as a priority in this document, it does suggest that the site could develop the property with an ecotourism theme in order to advance an ecotourism agenda.

1996 Cumberland County Farmland Preservation, Open Space, Parks and Recreation Trust Fund Plan

The Farmland Preservation, Open Space, Parks and Recreation Trust Fund Plan was completed in 1996 to begin the process of developing a comprehensive initiative to coordinate county, municipal, federal, non-profit and private investments in farmland, open space, parks, and recreation. This document is also intended to help guide



1970 Mid-County Park Plan



Open Space Plan Map from 1966 Cumberland County Master Plan

County expenditures while connecting local and regional efforts to produce results that are more than the sum of the individual projects. The priority of this document is the County's Farmland Preservation Program, which continues to remain active through present day.

While this document does not include specific recommendations for the Mid-County Park, the following long-term goals are applicable:

- Cultivate the philosophy of preservation of critical farmland and open space in advance of development
- Construct more active park and recreational facilities as population increases.
- Provide sufficient funding for operation and maintenance of parks and recreation facilities.
- Provide increased outdoor recreational opportunities for citizens with disabilities when development facilities.
- Make full use of parks, open space and farmland as outstanding educational resources for residents and visitors
- Provide interpretive programming as part of a comprehensive ecotourism initiative to protect resources and stimulate the local economy.
- Leverage additional state, federal and private resources to the maximum extent possible in preserved and developing projects.

2000 Cumberland County Bike Trail Study

Cumberland County conducted the Cumberland County Bike Trail Study in 2000 which recommends facility improvements and programs, as well as ways to integrate bicycling into the County's Ecotourism Plan and Transportation Plan Update.

While the 2000 Study doesn't specifically reference the Mid-County Park, the document depicts CR 608 (Carmel Road) as a bike route connecting Millville and Bridgeton.

2003 Preliminary Study of County Parks and Recreational Needs

The Preliminary Study of County Parks and Recreational Needs was prepared in 2003 for the Partnership for the Delaware Estuary. The Study recommends a variety of actions that can be taken by the County to meet the changing and emerging needs of its residents. The Plan notes that the County's parks and recreational opportunities could serve as attractive day trips for visitors while incorporating amenities that promote a healthy and active workforce.

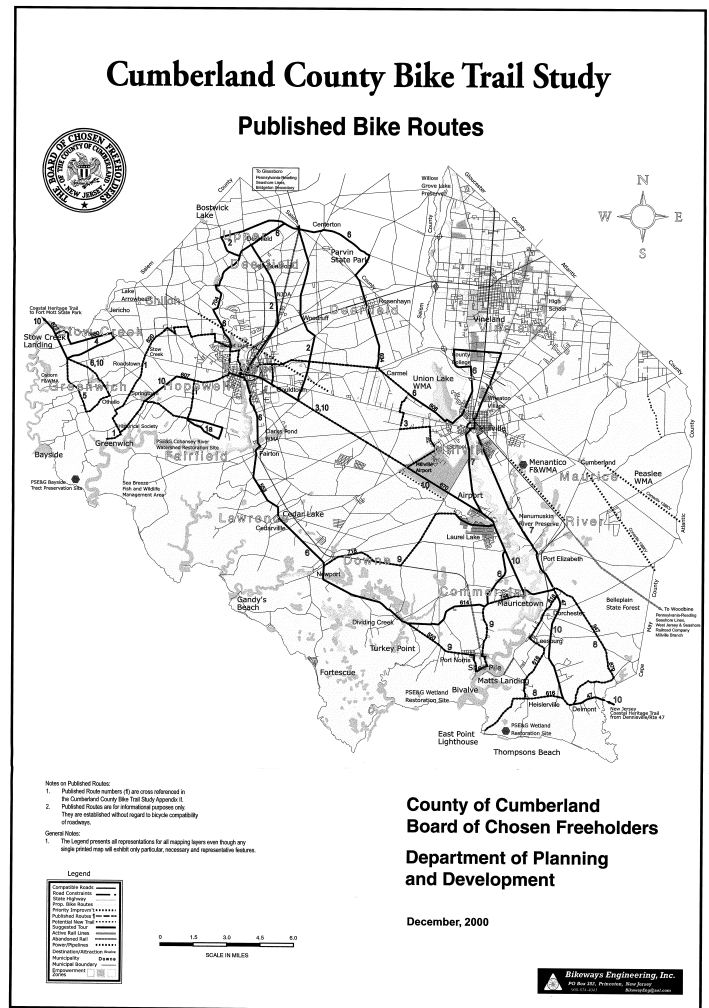
This study emphasized the connections between recreation and economic development, stating that parks provide important economic benefits to its community. For example, real property values are positively impacted, municipal revenues are increased, affluent retirees are attracted and retained, and knowledgeable workers and talent are attracted to live and work in areas where there is a comprehensive park system.

2010 Feasibility Study for Various Rails to Trails Projects

The 2010 Rails to Trails Plan examines the feasibility of creating multi-use trails (walking, bicycling, equestrian) on various rail rights-of-way and roadways in the County. The Plan provides information regarding the trail characteristics including details regarding trail widths and surfaces existing in the County. Throughout the County, existing trails are generally unpaved, consisting of the native soil or sand material, but some also consist of gravel and stone, asphalt, concrete and unit paver, and specialized trails. Specialized trails include boardwalks through wetland areas and bridle trails for equestrians. The Plan notes that bridle paths can either share a preferably soft surface or be a separate trail along the side, should the space permit that.

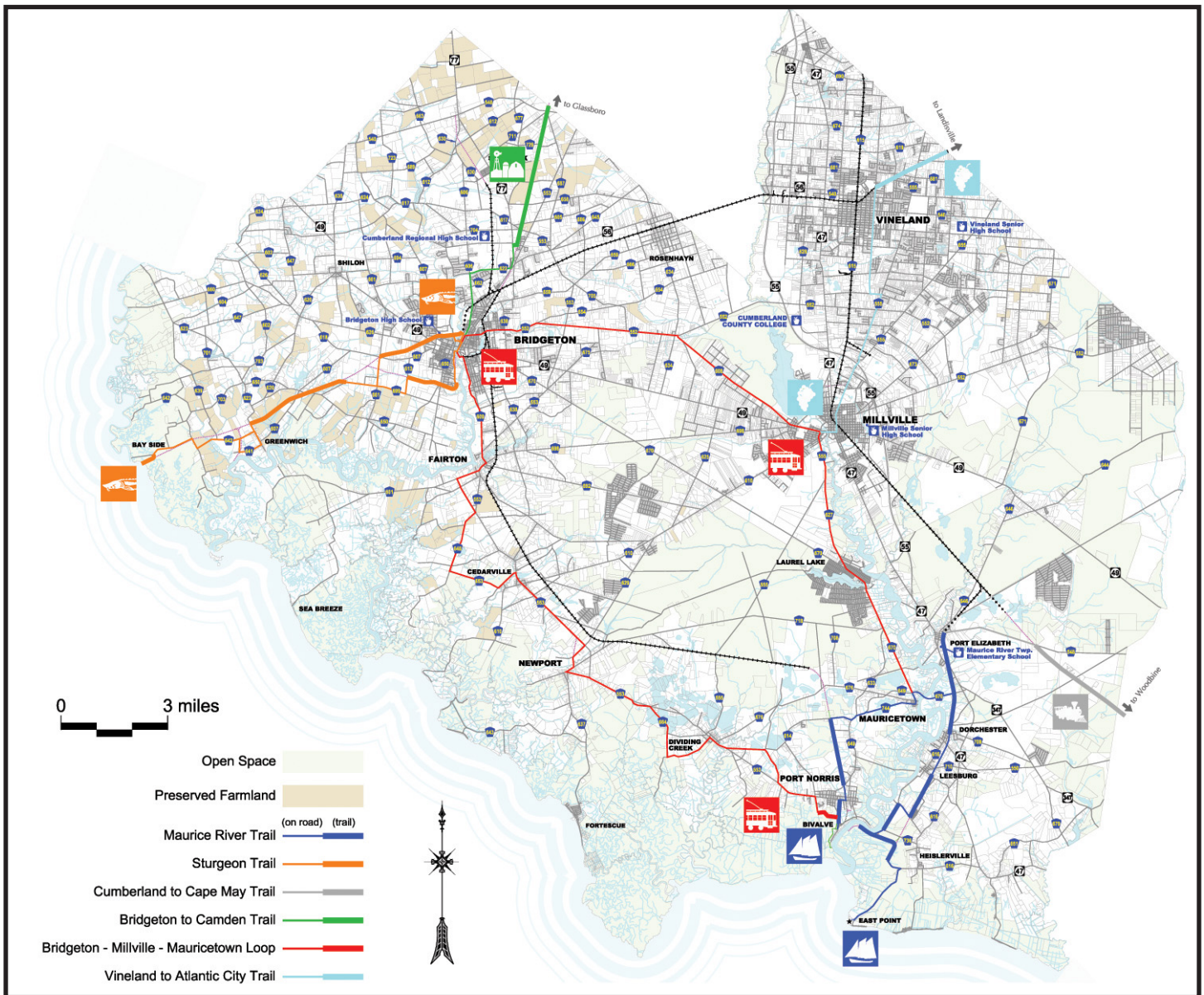
The Plan also recommends that Trailheads should be strategically placed along the trails. For example, the Trailheads should provide restrooms, ecology, geology, and/or the history of the area interpretation, maps and guides, vending machines for snacks and drinks.

The plan envisions that the rails-trails would reestablish a non-motorized connection between towns, parks, residential and business communities, and cultural, natural and historic resources.



Map of Proposed Bike Routes from the 2000 Bike Trail Study

The Plan proposes six trails through the County, one of which, known as the Bridgeton-Millville-Mauricetown Loop. This trail is a proposed to link Laurel Lake, downtown Millville, Bridgeton, Fairton, Cedarville, Newport, Dividing Creek, Port Norris, Bivalve, and Mauricetown. The trail has a total length of 46.4 miles, with the majority (45.4 miles) being located along adjacent roadways due to a lack of available railway. Because of this, the Bridgeton-Millville-Mauricetown loop is envisioned as an on-road bike network. In Millville, this loop is proposed along Carmel Road, which is adjacent to the Mid-County Park.



Map of proposed bike trails from the 2010 Rails to Trails Study

Should the bike trail be developed, the Mid-County Park could act as a trailhead, offering parking, restrooms, interpretive signage, and information for the region.

2011 Open Space and Recreation Master Plan

In 2011, the County prepared an updated Open Space and Recreation Master Plan. To help form the basis of the recommendations, the consultant team conducted a series of public meetings in June 2010 and November 2010, with several Study Committee meetings throughout the process.

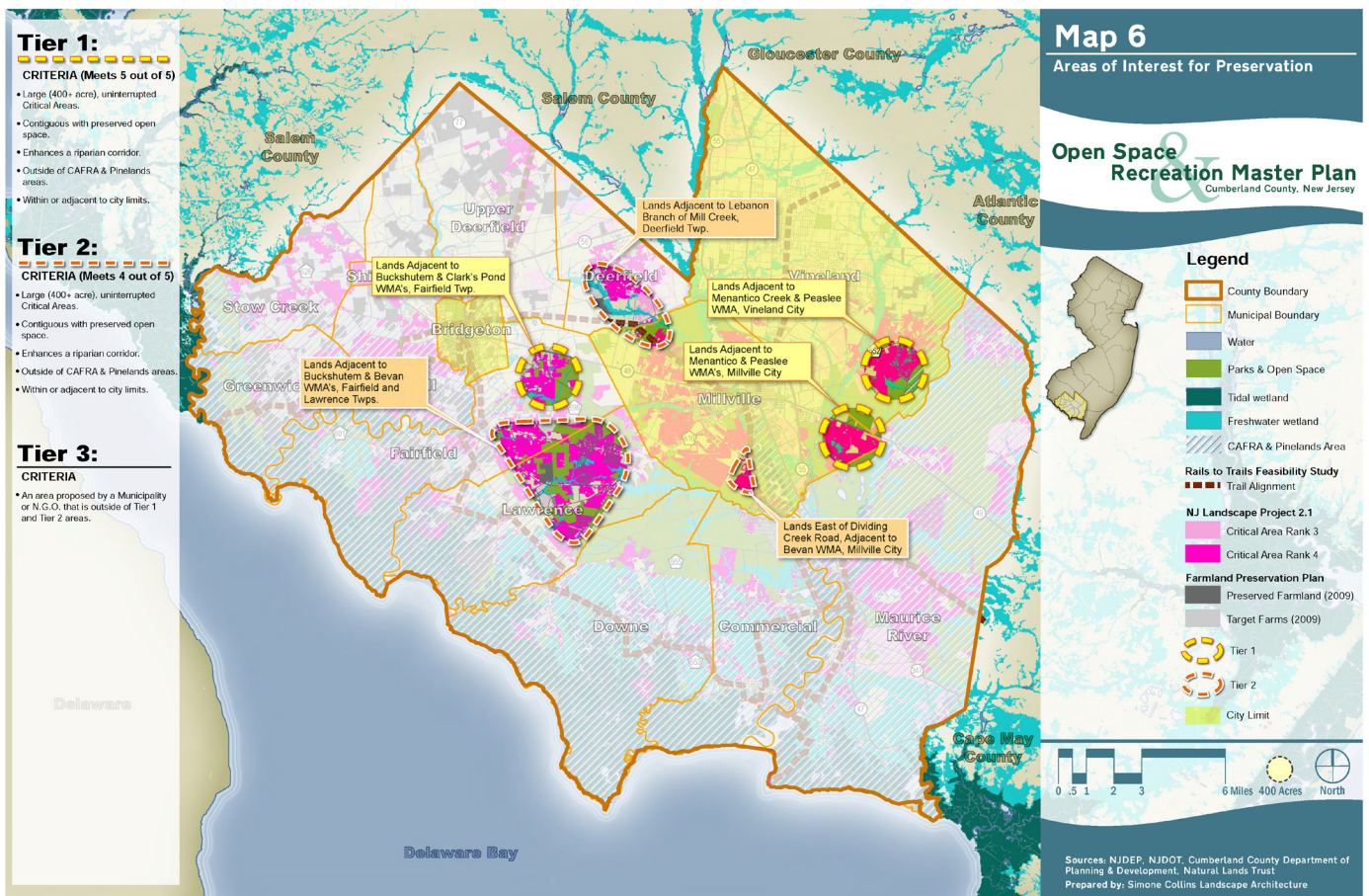
The Plan is broken into four sections, consisting of an Executive Summary, Data Collection, Analysis, and Recommendations.

As identified in the Executive Summary, the Plan:

- Examined the existing quantity and quality of parks, open spaces and natural areas.
- Determined the attitudes and opinions of County residents about parks and recreational services and facilities.
- Conducted public meetings during the planning process to involve interested citizens in the master plan.
- Benchmarked open space programs in other counties to examine their organizational and operational structures.
- Examined the opportunities and constrains of establishing a County parks initiative and investigated various methods to do so.
- Investigated the general financial implications of this initiative based on current economic conditions.
- Explored alternative management structures for a County parks, open space and natural areas system.
- Studied the full gamut of activities and tasks that are requisite for a County-wide system.
- Scrutinized the County’s Farmland Preservation, Open Space, Parks and Recreation Trust Fund legislation and recommended revisions to that law.
- Made recommendations toward an action plan for implementing study recommendations.

The document identifies the Mid-County park as being within the Tier 2 Area of Interest for Preservation, as areas adjacent to the Lebanon Branch of Mill Creek is shown as a priority area.

The Plan includes recommendations that are divided into four main categories: Linkages, Land Acquisition, Funding, and Organizational Structure. Regarding the County the Mid-County Park, the plans acknowledges that while the County owns the Fairgrounds, minimal activities occur at that location. Should additional open space, park and natural areas be acquired by the County, there would be a need to establish a structure to manage and administer these lands and that the degree of management and maintenance would depend upon the type of facility, size, location, natural features, and whether there would be programming at the sites.



Areas of Interest Map from 2011 Open Space and Recreation Plan

This Mid-County Park Plan provides an opportunity for the County to create its first County Park and its organizational structures that will maintain the space.

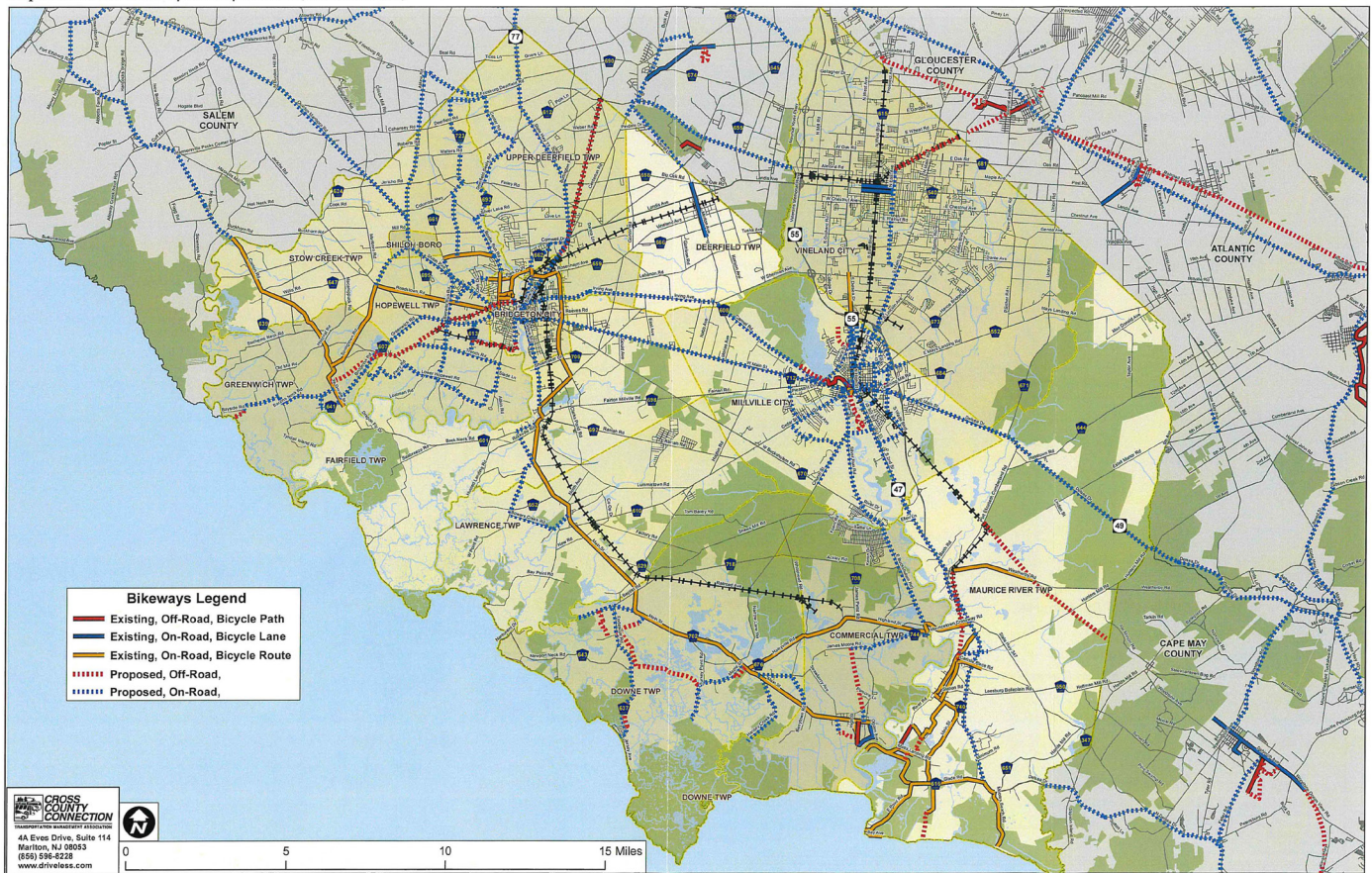
2015 Cumberland County Bikeways Inventory

In 2015, Cross County Connections prepared the Cumberland County Bikeways Inventory. The inventory cataloged the existing bike network in the County as a means to create a comprehensive bicycle network in Southern New Jersey. Specifically, the Goals of the study include:

- Documenting existing and proposed bikeways in the County to ensure that public and private interests have current information on the existing and proposed County bikeway network.
- Encouraging the creation of bikeway connections between neighboring municipalities and counties to help develop a regional bicycle network.
- Providing information on policies, design resources and funding programs to support the creation of bikeways.
- Assisting communities with identifying priority projects that are strong candidates for funding.

Similar to the 2000 Bike Trail Study, this document recommends a proposed on-road bike lane along Carmel Road, connecting to the Millville City park system. In addition, this Plan recommends multi-modal improvements to Morias Avenue, which complements the proposed improvements to the Fairgrounds.

Map 6: Cumberland County Bikeway Network (November 2014)



Bikeways Map from 2015 Cumberland County Bikeways Inventory

Section 2: Site Analysis and Assessment

2.1: Architectural Analysis

The Fairgrounds proper, Site A, is extensively developed, featuring numerous structures in varying conditions. Some of these structures necessitate substantial repairs, while others only require some routine maintenance. A comprehensive evaluation of each existing structure was conducted by Clark Caton Hintz, which is included as *Appendix C* of this plan. It is important to note that many of the recommendations of the CCH evaluation have been completed by the County's Public Works department. This Plan anticipates that the majority of the structures on Site A will be retained.



4-H Animal Buildings at Fairgrounds

2.2: Infrastructure Analysis

The Mid-County Park's infrastructure is currently limited to Site A, due to the Fairgrounds. The remaining two sites (Sites B and C) remain undeveloped, as described in Section 1.6 Contextual Description.

After a thorough assessment of Site A's infrastructure, achieving the desired level of use and enhancement for the Fairgrounds necessitates significant investment in the utility infrastructure on the site. Infrastructure improvements include electrical, water, sanitary facilities, stormwater management, natural gas, and internet/wi-fi.

Electrical

Ensuring adequate electrical amperage throughout the Fairgrounds space is the highest infrastructure priority in this plan. While an analysis completed in 2019 found significant need for electrical improvements, since that time, the Department of Public Works has been methodically making improvements throughout the electrical system at the Fairgrounds. While some additional amperage and connectors may be necessary at the stage area for use by larger entertainment groups, the current electrical infrastructure is adequate for current uses. During the last County Fair in 2023 there were no structural electrical issues. If electrical service is extended to the two parcels west of Morias Avenue, higher voltage and new lines will likely be necessary.



Existing light pole

Water

The second priority focuses on enhancing the potable water supply. The well water quality on the site is currently inadequate to the extent that it cannot be utilized for animals during 4-H events (certain animals tend to refuse to drink the well water). The City of Millville relies on nine wells across four wellfields to produce potable water, primarily drilled into the Cohansey Aquifer (with one well into the Kirkwood) at depths ranging from 110 to 282 feet. The well feeding the Fairgrounds is dug to a higher depth than these examples and currently does not include any type of filtration. This plan recommends the installation of a filtration system to the wellheads at the Fairgrounds. Should a filtration system be insufficient, only then should a second option of drilling a deeper well be entertained.

Sanitary Facilities

The subsequent priority involves the enhancement of sanitary facilities. The current dispute over the extent of the sanitary sewer service area (SSA) in Millville between the City and NJDEP is an ongoing challenge. Although

Water Quality Management Plans (WQMPs) dictate the placement of SSAs and fall under County jurisdiction, the county has aligned itself with Millville’s stance. However, an agreement has not yet been reached between NJDEP and Cumberland County’s proposed Water Quality Management Plan (WQMP), which outlines a larger SSA in Millville than NJDEP has proposed.

Currently the Fairgrounds operates a septic system permitted through the New Jersey Pollutant Discharge Elimination System (NJPDES) program. This septic system with satellite seepage fields, currently accomodates the main restroom facilities. Discussions with the County Health Department for improvements to restroom facilities, while increasing capacity, will not technically increase flow within the system, allowing the Fairgrounds to continue with its current system for the foreseeable future.



Fairgrounds Restrooms

Stormwater Management



Stormwater Management Improvements

The fourth priority involves the implementation of the recently enacted stormwater management regulation by NJDEP. While stormwater management improvements have recently been carried out on Site A, additional improvements to the Mid-County Park may trigger the need to adopt new stormwater management measures under N.J.A.C. 7:8.

Natural Gas

Site A currently lacks any natural gas infrastructure. Instead, cooking gas is supplied to the Fairgrounds in the form of propane stored in tanks. While the state is working towards a future less reliant on the combustion of fossil fuels in favor of generating and utilizing electricity, the absence of natural gas infrastructure does not require immediate attention.

Internet/Wi-Fi

High speed access to the internet is rapidly becoming a necessity to modern life and is often considered crucial for vendor point of sale transactions. While the Fairgrounds enjoys cellular coverage, with 4G or better internet service, wi-fi capabilities at the Fairgrounds is an area of improvement to consider in the future.



ADA Compliant Stage



Rear of Home Arts Building



Grandstands Ticket Booth

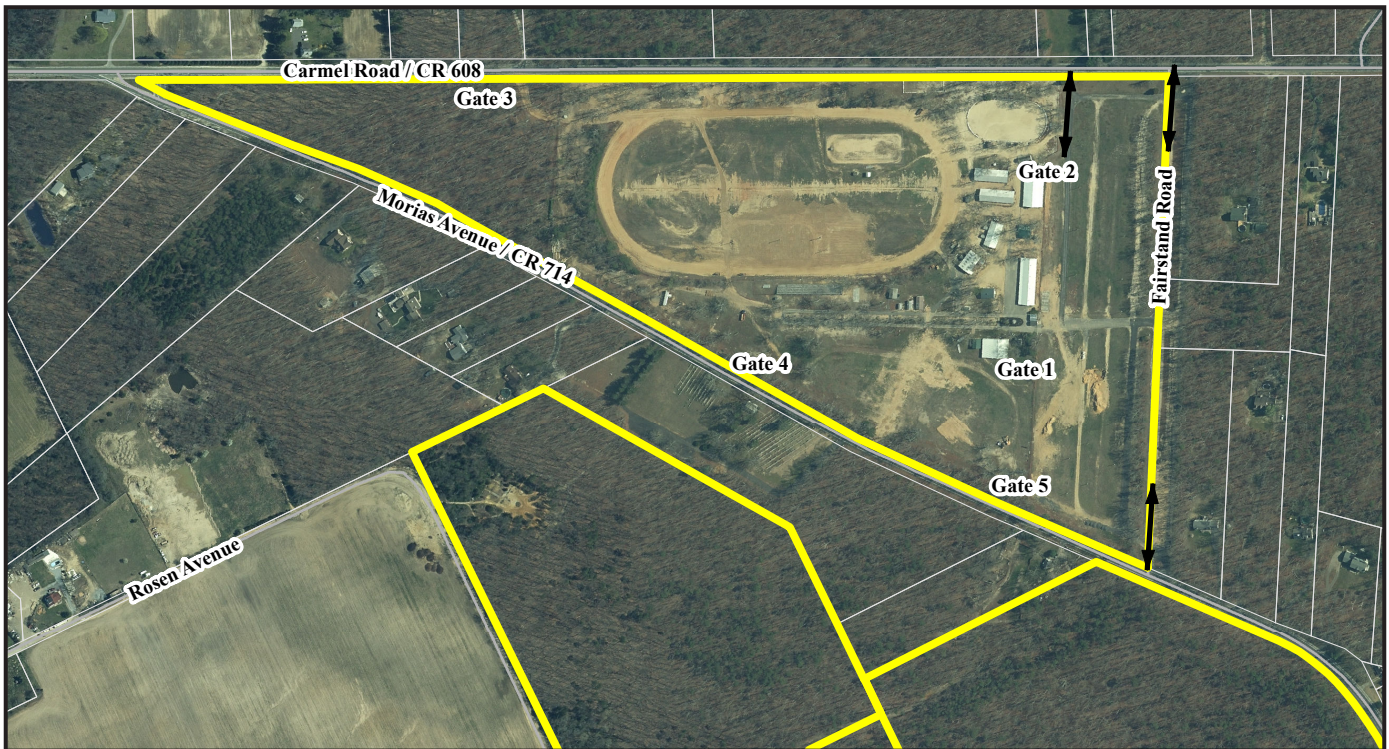
2.3: Circulatory Analysis

The Mid-County Park & Fairgrounds fronts onto Morias Avenue (County Route 714) and Carmel Road (County Route 608). Morias Avenue is a bidirectional, primary distributor local road with a right-of-way of 49.5 feet. Carmel Road is a bidirectional minor arterial road with a right-of-way of 66 feet. Both terminate to the south at intersections with State Route 49 and the two roads connect in a “Y” intersection just north of the Fairgrounds and just south of Carmel Road’s intersection with Irving/Sherman Avenue. From this intersection, it is only approximately 2.5 miles to a cloverleaf interchange with Route 55 a multi-lane state highway with direct connection to regional transportation corridors. Such close proximity to a highway interchange provides the Mid-County Park & Fairgrounds with ample vehicular access.

A current detractor to the Mid-County Park & Fairgrounds location is that it is not on a New Jersey Transit bus route. The closest NJ Transit bus stop is the 553 line from Upper Deerfield to Atlantic City, which stops at the intersection of Morias Avenue and State Route 49, approximately one mile from the Fairgrounds entrance. At this time there is no intention by NJ Transit to alter this route to provide a stop at the Mid-County Park & Fairgrounds. Additionally, other options, including pedestrian and bicycle dedicated lanes from the bus stop to the Fairgrounds, should be considered along Morias Avenue.



New ADA Parking Spaces



Produced by
County of Cumberland
Department of Planning,
Tourism, & Community Affairs



0 300 600 Feet

Source: NJDEP, NJOGIS, NJDOT

Circulation

Mid-County Park Master Plan

2.4: Municipal & County Needs Assessment

The outreach and public engagement component of this plan was completed by Clark Caton Hintz in 2022. The initial phase of outreach included interviews with attendees of the County Fair in 2022 at the Fairgrounds. These interviews, conducted on July 6 and July 9, 2022, involved 10-minute, in-person discussions with 49 fair attendees. The insights gathered from these interviews informed adjustments to the subsequent web-based questionnaire.

Following the County Fair interviews, 30-minute interviews were conducted with municipal officials from Cumberland County, specifically those responsible for open space and recreation. Of the 14 municipalities within Cumberland County, 11 were interviewed: Bridgeton, Commercial, Deerfield, Fairfield, Greenwich, Hopewell, Maurice River, Millville, Shiloh, Upper Deerfield, and Vineland. Downe, Lawrence and Stow Creek were non-responsive.

Subsequently, interviews were conducted with organizations hosting events in Cumberland County and the South Jersey region. Interviews were carried out with representatives from five organizations: Cumberland County 4-H, Friends of India Society, Second Capital Running, South Jersey Agility Club, and Tri-City H.O.P.E. The focus of these interviews was to identify the specific needs of event organizers and how the Fairgrounds could address those needs.



Governor Phil Murphy at the 2019 County Fair



2008 Cumberland County 4-H Fair

Finally, an online survey, available in both English and Spanish, was created based on the insights gained from the in-person Fair surveys. The online survey received 58 responses.

For the majority of all respondents, their interaction with the Mid-County Park & Fairgrounds was predominantly via the County Fair and to a lesser extent, various 4-H events.

While a variety of needs were expressed, including the need for non-vehicular access, improved marketing and promotion of events held at the Fairgrounds, and an increase

in the variety of events held at the site. Suggested future events include craft fairs, farmers' markets, live music performances, renaissance fairs, and cultural festivals.

The most distinguishing feature of the Fairgrounds in comparison to municipal park space is the ability of the Fairgrounds to accommodate large events. This was identified as the greatest need from the municipal level. Due to its ample parking and large audience lawn space as well as its promenade that can accommodate numerous vendors, the Fairgrounds was identified as the only publically-owned space within the county that could handle a large event of over a thousand attendees, particularly an event such as a music festival or concert. Consequently, this need was considered in the recommendations for future investments to the park. For additional information regarding the outreach component of this Plan, please reference Appendix D Summary of Outreach and Public Engagement.



2008 Cumberland County 4-H Fair

2.5: Disadvantaged Population Assessment

Cumberland County is generally recognized as one of the most economically challenged populations in the State of New Jersey. While residents of New Jersey enjoy one of the highest rates of income in the nation, and one of the lowest rates of poverty nationwide, Cumberland County is faced with a different story. While New Jersey's median household income currently sits at just over \$97,000 (a full 30% higher than the national median household income), Cumberland County's median household income is only \$62,310 (16% below the national figure and 36% below the state figure). As a partial consequence, poverty rate figures for Cumberland County are sobering. The county's poverty rate is currently 15.5%, which is 60% higher than the state's overall poverty rate of 9.7% (national poverty rate is currently 11.5%). These statistics spearhead a series of quality of life challenges faced in Cumberland County, including lower educational attainment, higher morbidity, lower home ownership, and higher crime rates,

While New Jersey is statistically one of the safest states in the nation, Cumberland County's crime rate is one of the higher ones in the state. Cumberland has high rates of aggravated assault and robbery and has the third highest juvenile arrest rate in New Jersey.

Cumberland County is ethnically diverse, with a full third population identifying as Latino or Hispanic. While this promotes cultural diversity, seen as an asset, it also creates challenges with language barriers and a large foreign-born population hesitant to seek government assistance.

The Mid-County Park & Fairgrounds site itself, located in the northwest corner of the City of Millville, is adjacent to the Nanticoke Lenni-Lenape State Designated American Indian Statistical Area. This statistical area includes the communities of Fairton and Gouldtown, historically underserved communities of color.

While the Census Tract in which the Mid-County Park & Fairgrounds is located has a poverty rate of nearly 10%, this tract is adjacent to tracts to the east with poverty rates of as high as 28.9% and median household incomes of as low as \$22,303!

In summary, the Mid-County Park & Fairgrounds is surrounded by communities and census tracts of diversity which have a history of being challenged by significant poverty on top of being within a county that is one of the most underserved in the state. Any investment in the park will directly benefit these challenged communities and work towards the rectification of the historical uneven support shown to these communities.

2.6: Events Organizer Needs Assessment

The outreach completed by Clark Caton Hintz included interviews with current and interested vendors for use of the Fairgrounds. These interviews identified a few primary needs that the Fairgrounds facility currently does not provide.

For one, the Fairgrounds could provide better facilities for performers, particularly musical performers utilizing the stage in front of the lawn area. Dedicated parking for large equipment trailers and RVs would be beneficial as well as dedicated RV hook-ups for traveling performers. As well, increased electrical hook-ups at the stage itself to accommodate larger bands would be beneficial.



Bleachers at the Fairground Stage

It was also suggested that the existing grandstands, which can currently seat around 2,000 audience members, if updated, could provide a performance venue beyond its current primary use for the demolition derby associated with the County Fair. If this were the case, improved lighting and electrical hook-ups would also be needed in front of the grandstands.

The Fairgrounds does not currently include a PA system. Such a system would be beneficial for most events held at the Fairgrounds, particularly those utilizing the promenade.



Demolition Derby

4-H currently utilizes the Fairgrounds extensively throughout the calendar year for a variety of programming, particularly associated with animal husbandry and equine events. This type of programming results in somewhat exclusive needs not expressed by other vendors. The need for shower stalls, for instance, was cited as a need, which is currently met through rental of shower facilities on an as-needed basis. As well, during equine events, many horse owners prefer to remain with their horses while stabled at the Fairgrounds, which means that overnight campers are sometimes located in proximity to the horse arenas. Adequate electrical hook-ups are a need that was expressed for this purpose.

Finally, largely from a policy perspective, there is a growing interest in allowing tent and limited RV camping onsite. Policies regarding campfires, safety, restroom usage, and the like would need to be considered to permit camping on the Fairgrounds property.

2.7: Park Management Assessment

It is recognized that as the amenities at the County's Mid-County Park & Fairgrounds grows, and as the County's park system expands in general, administrative and logistical expansion will be needed within the county. In October 2023, a Program Coordinator, Special Events was established within the County Department of Planning, Tourism & Community Affairs to administer and coordinate park programming for the entire county system. It is anticipated that this position, in coordination with the Department of Public Works, which currently manages the maintenance of county-owned parks, will be sufficient to handle any current or near-future park development.

As time progresses and assuming that that county-owned park system continues to grow, it may be necessary to establish an administrative body, such as a County Park Commission. Establishment of a County Park Commission is promulgated through New Jersey Statute 40:37-95.1 et seq. which identifies the establishment of a Park Commission is to be affirmed through voter referendum. Such a Commission would have policy-making authority for the purpose of creating, developing, and operating a county park system. Commission members would be appointed by the Board of County Commissioners.

Alternatively, a Parks & Open Space Advisory Committee can be established through County Commissioner resolution which could provide public guidance on improvements and expansion of the county park system. Such a body could be comprised of members of other boards and bodies, similar to the Review Committee created for this planning process. Current bodies which could provide input include the Cumberland County Recreation Commission, the Cumberland County Cooperative Fair Association, the Cumberland County 4-H Advisory Committee, and the Cumberland County Cultural & Heritage Commission.

All of these existing entities are either staffed or communicate regularly with the County Department of Planning, Tourism & Community Affairs and it is recommended that this department remain the hub of open space and park administration for the foreseeable future.

2.8: Needs Assessment Summary

The Cumberland County Mid-County Park & Fairgrounds is well positioned to attract large audiences attending events by private vehicle. The physical and organizational improvements made to the Fairgrounds in the last few years by the county have positioned the park to be a viable venue for a variety of activities and uses.

Investment in repairs to existing structures, improvements to amenities and infrastructure at the Fairgrounds will permit the site to be utilized for a growing number of large events.

The Mid-County Park & Fairgrounds in Cumberland County shows promise in assuming a more substantial role in local recreation. The community expresses a clear desire for a diverse range of new events and uses at the Fairgrounds. Municipal officials believe that the Fairgrounds can address an unmet need by serving as a sizable event venue for the community. Event organizers are optimistic that, with necessary improvements, the Fairgrounds could effectively cater to various recreational events.

Despite this potential, there is a pressing need for substantial efforts to enhance the physical condition of the Fairgrounds, Site A. Additionally, there is a consensus that greater emphasis should be placed on raising public awareness regarding the events hosted within the Mid-County Park.

In summary, the findings suggest that a substantial public investment is not only justified but also actively supported by the community. For a more in-depth understanding of the outreach and public engagement process, please refer to the reporting provided by Clark Caton Hintz at Appendix D.



2023 4-H Fair Ribbon Cutting Ceremony



Equestrian competition at the 2023 4-H Fair



Rooster at 4-H Fair on display



Kite and Color Festival held annually at the Fairgrounds

Section 3: Recommendations

3.1: Criteria for Recommendations

The recommendations presented in this document were formulated based on the analysis of existing conditions as a basis. This information was then supplemented with an assessment of current uses, particularly the history and importance of the County Fair and 4-H. The results of the community, municipal and event organizer/vendor surveys and interviews were then incorporated. From an overarching perspective, all recommendations take into consideration the restrictions incumbent with NJDEP Green Acres rules and regulations. The recommendations also take into account cost efficiency and a realization that grant support for improvements would be iterative in nature. In other words, the recommendations found in this document are realistic and tied to practical feasibility.

The recommendations are broken into three tiers: Immediate, Intermediate and Strategic as more clearly defined below:

Immediate improvements are those for which the greatest need was expressed either through the interview process or through the assessment of existing conditions. Immediate recommendations were limited to costs for which the County of Cumberland has secured available funding, either through American Rescue Plan/State and Local Fiscal Recovery Fund (SLFRF) funding or through other state and federal grant funding, such as Green Acres Stewardship Grants.

Intermediate recommendations are identified as those for which while immediate necessity may not exist, obvious benefit for their implementation has been identified. As well, recommendations within this category are all potentially eligible for available grants for which the County could apply in the near future.


Strategic recommendations are those which have been expressed largely as “wishlist” items - improvements which could have a regional attraction or are not currently provided through other parks within Cumberland County, but which do not have an impact on current programming. These improvements have also not be analyzed for available grant eligibility.

Notes:

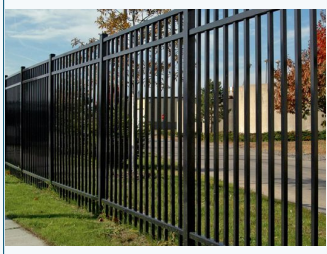

- In Immediate Recommendations, the cost note “*PWD*” refers to the work which can be completed in-house through the County Department of Public Works. While there are financial obligations related to these tasks, the costs are drawn from the departmental budget or from other budgetary methods.
- The term “*TBD*” refers to “To Be Determined” and is noted when costs are predicted but cannot be analyzed and itemized currently.
- The estimated costs provided are based either on vendor quotes or estimations based on similar projects and should be used as a guide and not as a definitive actual cost.

3.2: Immediate Recommendations (12 to 24 months)



Within each category, specific recommendations are ordered from most important to least important. In the case of “Immediate” recommendations, determination of importance relates to dedicated funding deadlines, safety and health needs, and ease in which tasks can be accomplished. For “Immediate” recommendations, it is anticipated that tasks identified in this category be completed within 24 months of adoption of this plan.



Immediate Recommendations		
Map #	Description	Cost Estimate
1	<p>Electrical Upgrades</p> <p>Over the last three years, the Cumberland County Department of Public Works has been assessing the electrical system at Site A, the Fairgrounds. Over this period, in-house repairs have been made to address capacity and safety issues, including improvements related to the 4-H animal buildings, the stage area, and the hook-up locations along the promenade. Additional electrical work which needs to be completed includes an overall amperage increase to the site from 800 amps to 2,000 amps, upgrades to the Sheriff and OEM Buildings and ancillary repairs. Additionally, pole lighting for the horse arenas would increase the capacity of the venue for equine programming.</p>	\$168,000
2	<p>Red Barn Building Vaccination Improvements</p> <p>The Cumberland County Health Department received grant funding to develop an indoor vehicular vaccination clinic site should there ever be a need to conduct drive-thru vaccination clinics. The Red Barn Building near the main entrance of the Fairgrounds was identified as the most appropriate county-owned structure. Certain improvements are required to accommodate this use, including the installation of air conditioning/improved ventilation/heating and the construction of restroom facilities within the structure. Additionally, some grading and paving are required to allow for one-way vehicular traffic to run through the building from south to north, exiting the Fairgrounds through Gate 2. Grant amount secured is \$50,000.</p>	\$175,000
3	<p>Tent Camping (Events Only)</p> <p>There has been interest from potential event organizers for the option to host tent camping on the lawn area of the Fairgrounds. This option requires policy amendments to the use agreement of the Fairgrounds.</p>	\$0
4	<p>Park Signage</p> <p>With the attention directed to the Mid-County Park & Fairgrounds, it is important to identify the parcels with distinctive identifying signage. A branding campaign should be implemented for the Cumberland County Park System, which should be used for signage identifying the Mid-County Park to be located at both the Morias Avenue and Carmel Road entries to the Fairgrounds parking area, at the gate entrance to Site B on Morias Avenue, and at the northern point of Site A where there is currently signage for the Fairgrounds.</p>	\$35,000
5	<p>Main Entrance & Ticket Booth</p> <p>The existing canopied entrance and ticket booth are both in disrepair and as the main public entrance to the Fairgrounds are currently not representative of the facility. It is recommended that the existing entrance and ticket booth be removed and replaced with an ADA-compliant ticket booth with climate control and an entrance canopy which reflects the renewed investment by the county to the Fairgrounds site.</p>	


Immediate Recommendations

Map #	Description	Cost Estimate
6	<p>Video Surveillance System</p> <p>The Fairgrounds currently lacks a video security system. It is recommended both for site security and attendee safety that a video security system be installed in the promenade area of the Fairgrounds, where a majority of the structures are located. The proposed system would include video analytics to count the number of attendees to events and the ability to issue motion alert during off hours to enhance response time and mitigate liability.</p>	\$36,000
7	<p>Public Announcement System</p> <p>The Fairgrounds currently does not contain a Public Announcement (PA system. Such a system would provide the ability for event organizers to make general announcements, would allow programming and music to be played throughout the promenade area, and would provide a means to make public safety and security announcements. The recommended system would include 50 all weather speakers installed throughout the Fairgrounds, a 3-zone audio mixer, underground cable installation, and wireless microphone capabilities for broadcast from any location within the Fairgrounds.</p>	\$50,000
8	<p>Perimeter Fencing Improvements</p> <p>The current perimeter fencing at the Fairgrounds is cyclone fencing that has been in place for at least 25 years. It is damaged in sections and rusted throughout. The recommendation of this plan is to replace this fencing, at least along the length of the main entrance gate side with 7-foot tall powder coated aluminum fencing. This height will continue to provide access security while presenting a more finished and thoughtful appearance. Cyclone fencing on road frontages can be repaired and painted black.</p>	 <p align="right">\$180,000</p>
9	<p>Trail Development on Site B</p> <p>The County of Cumberland has secured a Local Government Stewardship Grant from NJ Department of Environmental Protection’s Green Acres Program for a 5.2-mile trail system to be constructed primarily on Site B. The trail development proposes the use of educational and interactive equipment for children along the trail system, which will provide information on the ecological attributes of the parkland.</p>	 <p align="right">\$650,000</p>
10	<p>Grandstands</p> <p>The Fairgrounds includes existing grandstands which can seat approximately 2,000 individuals. The grandstands have been determined to be approaching the end of their useful life (see Appendix E). The County has applied for a Small Cities Community Development Block Grant to offset the cost of the grandstand replacement. The new grandstands are proposed to seat 2,500 individuals and be fully ADA compliant.</p>	\$1,000,000

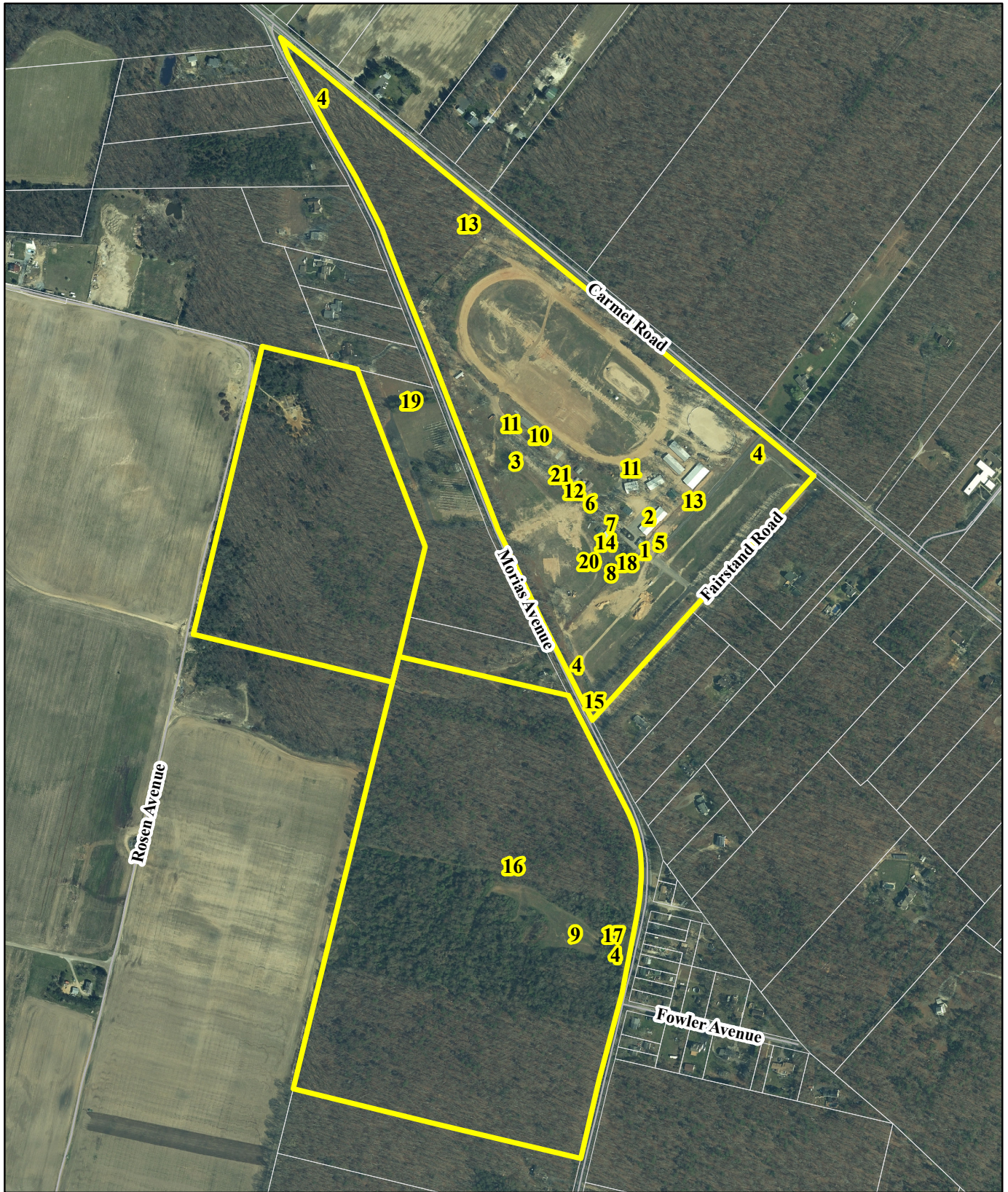
Immediate Recommendations

Map #	Description	Cost Estimate	
11	<p>Water Treatment</p> <p>There are currently two wells which serve the Fairgrounds, a “main” well near the center of the Fairgrounds just northeast of the maintenance building, and a second well at the western terminus of the promenade. Both well heads are housed within standalone shed structures. It is recommended that water treatment systems be installed at both wellheads to ensure the water meets or exceeds all health and safety standards for human consumption. As well, the shed structure at the western end of the promenade is in disrepair and needs to be repaired or replaced.</p>	\$35,000	
12	<p>Water Drinking Fountains</p> <p>This plan recommends the installation of outdoor bottle filling stations along the promenade of the Fairgrounds. These corrosion-resistant stainless steel pedestal bottle filling stations with vandal-resistant bubblers and hood guard drinking fountain and a pet fountain that flows into a bowl feature at ground height would provide a relatively low-cost amenity to the promenade. It is recommended that two such stations be installed in proximity to the restroom building along the promenade.</p>		\$15,000
13	<p>Public Access Bicycle Repair Stations & Bike Racks</p> <p>The encouragement of recreational activity at the Mid-County Park would be enhanced with bicycle repair stations and bike racks located throughout the Mid-County Park. Bike repair stations typically carry all the essential tools you may need to perform primary repairs and typically integrate a pump and an arm to hold your bike during repairs.</p>		\$9,000
14	<p>Renovations to Home Arts Building</p> <p>This structure is located along the promenade in proximity to the lawn stage. The main barn structure includes two enclosed lean-to wings, one to the south and north of the main structure. The southern enclosed wing is in significant disrepair and was originally an open canopied space. This plan recommends returning the southern wing to an open canopy and making this area a covered eating area with picnic tables. Additionally, the northern enclosed wing comes up to the rear of the stage. There is a need for backstage equipment storage associated with the stage and it is the recommendation of this plan to install a door and lockable cage area for use by performers and others utilizing the stage for equipment storage. For the main space, improved air circulation/ventilation is needed.</p>	PWD	

Immediate Recommendations		
Map #	Description	Cost Estimate
15	<p>Horseback Crossing Signage on Morias Avenue</p> <p>It is the intent of this plan to encourage continued 4-H utilization of the horseback riding trail system located on Sites B and C. Both appropriate horse trailer parking and 4-H associated horse stalls are located at the Fairgrounds on Site A. Consequently, horseback riders are required to cross Morias Avenue to access the trail on Sites B and C. In order to promote public awareness and encourage safe horseback and vehicular traffic interaction is it recommended that appropriate warning signgace be installed on Morias Avenue between Site A and Sites B and C. This work can be completed by the Department of Public Works.</p>	 <p>PWD</p>
16	<p>Horseback Trail Signage on Sites B and C</p> <p>The trails currently utilized for horseback riding on Site B and C are only minimally identified with 4-H signage. It is recommended that improved wayfinding signage be installed on the trails on Sites B and C for horseback riding.</p>	TBD
17	<p>Gravel Pull-Off at Site B</p> <p>There is currently a gated entrance to Site B approximately 150 feet south of the parking entrance to the Fairgrounds on Morias Avenue. It is recommended that this remains the main entrance to Site B. As a temporary and immediate solution for on-site parking, it is recommended that a gravel pull-off be built at this gate. Initial analysis indicates that a total of 10 parking spaces can be located in this pull off, including some dedicated closest to the gate for ADA parking. This improvement can be completed by the Department of Public Works.</p>	PWD
18	<p>Repairs to Sheriff’s and Emergency Services Buildings</p> <p>There are two structures just west of the main entrance to the Fairgrounds which have traditionally been utilized by the County Sheriff’s Office and Office of Emergency Management as satellite facilities for those offices during the County Fair. These structures work adequately for this function, but require repairs due to deferred maintance. A total remodel and/or rehabilitation of these buildings may be required that incorporates ADA compliance. This work can be completed by the Department of Public Works.</p>	PWD
19	<p>Access to Site C</p> <p>The parcel referred to as Site C is landlocked and is only currently accessible through a small intersection with the northwest corner of Site B. Site C is separated from Morias Avenue by the Carmel Chevra Kadish Cemetery and Chesed Shel Emeth Cemetery. These cemetery plots include unutilized wooded sections which potentially could be subdivided and incorporated into the County’s park holdings, or a negotiated access easement could be granted utilizing the existing driveway improvements which service the cemeteries and which travel back to the rear property line. This plan recommends that the County of Cumberland approach cemetery administration on options to negotiate improved public access to Site C.</p>	 <p>TBD</p>

Immediate Recommendations			
Map #	Description	Cost Estimate	
20	<p>Metal Framed Canopy at Fairgrounds & Picnic Grove</p> <p>To the west of the main entrance of the Fairgrounds there currently exists a metal canopy structure which is not currently utilized for any purpose. The metal posts supporting the canopy are historic and anecdotally were described as once belonging to a local train station within the county which was demolished. This structure is in disrepair and since it has no viable function, it is recommended that this structure be demolished and the historic metal posts be retained for use on the main entrance canopy redesign. The demolition work can be completed by the Public Works Department. As well, this area is in proximity to the canopied area mentioned in item 14 of this list to be used as a picnic area. It is recommended that since this area is adjacent to the great lawn, that it be utilized as a picnic grove, including the installation of picnic tables and public-access grill stations.</p>		\$20,000
21	<p>Commercial Kitchens at Fairgrounds</p> <p>A challenge for some event organizers utilizing the Fairgrounds has traditionally been the use and certification of catering services at the Fairgrounds. The establishment of a Health Department certified commercial grade kitchen at the Fairgrounds would resolve any challenges related to catering on site and would provide an amenity to event organizers that would be exclusive in Cumberland County. There are currently three outdated food vendor stands along the promenade, all of which are in various states of disrepair. It is a recommendation of this plan that these structures be replaced with a new comprehensive food stand which can accommodate at least three vendors simultaneously and include one or possibly two distinct commercial kitchens for rental use year-round. Commercial kitchen, including refrigerator/freezer, stove, deep fryer, prep table, sinks and wash stations and other required components.</p>		\$200,000

Funding Summary - Immediate Recommendations	
Total Cost	\$2,703,000
- Secured Grants/Funding	\$936,060
Local Commitment Needed	\$1,766,940



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Source: NJDEP, NJOGIS, NJDOT

Immediate Recommendations


Mid-County Park Master Plan

3.3: Intermediate Recommendations (3 to 5 years)

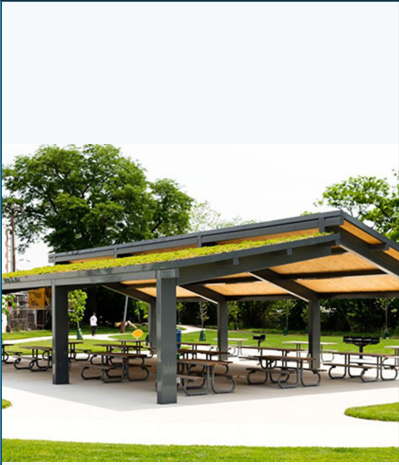
For “Intermediate” recommendation consideration was made primarily to the order in which tasks should be completed to offer an organized and methodical expansion of services at the Mid-County Park. These recommendations expand upon the “Immediate” recommendations and refine amenities that may have had an iterative beginning in the “Immediate” recommendations. While precise funding sources have not been considered for recommendations made in this category, these recommendations were limited to activities which meet potential eligibility for one or more grant sources known at the time of the completion of this plan.

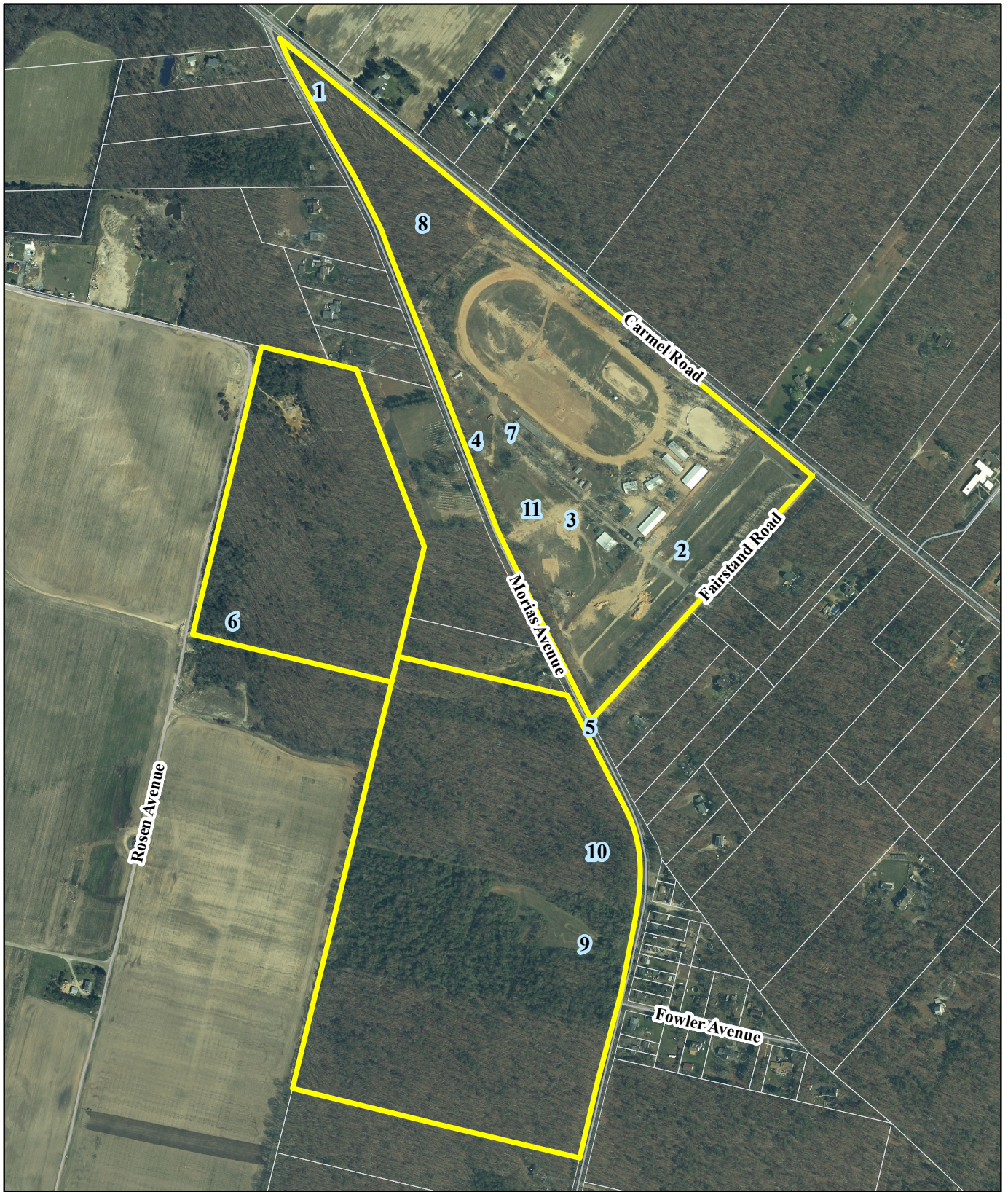
Intermediate Recommendations	
Map #	Description
1	<p>Marquee Sign</p> <p>As programming increases at the Mid-County Park & Fairgrounds, it is recommended that an informational marquee sign be installed along the roadside to display upcoming attractions and other news related to the site. The size, exact location and features of the sign are not specified herein, but can be determined when installation is deemed appropriate.</p>
2	<p>Fairgrounds Parking Area</p> <p>The parking area at the entrance to the County Fairgrounds is currently a grassed field with access roads of either dirt, gravel or compressed millings. The area, based on 11 acres inclusive of access driveways, can hold approximately 700 vehicles. There is currently a paved ADA-compliant parking area adjacent to the main entrance which was constructed in 2022 through accessibility grant funding. Lighting for events is provided through transportable, generator-powered telescoping area lights managed by the Public Works Department. This is the primary parking area for the entire Mid-County Park. This plan recommends a circulation plan study be completed for the Mid-County Park to determine the most appropriate improvements to the parking area. This could potentially include permanent onsite lighting, solar canopies associated with electric charging stations, improvements to surfacing and access roadways, and other amenities.</p>
3	<p>Great Lawn Stage Area</p> <p>The current stage at the Fairgrounds is an elevated wood plank floor canopied stage with ADA ramp access with a performance area of approximately 20' x 30'. The stage faces west in a parallel alignment with the promenade. The Great Lawn, which is the primary audience area for the stage, sits at a more katicorner alignment to the west and south of the stage. Even with future improvements at the grandstands, this Great Lawn stage is a significant amenity to the Fairgrounds and is expected to be heavily utilized for future programming. It is recommended that the existing stage structure be expanded to create a canopied performance stage which projects at an angle from the existing stage and more directly aligns with the Great Lawn. Stage surfacing material and other performance enhancing amenities can be considered at the same time as the expansion.</p>
4	<p>Loop Trail & Inter-Park Connectivity</p> <p>While the three parcels that make up the Mid-County Park & Fairgrounds are in proximity to one another, lack of connectivity has historically been problematic. It is recommended that as trails are developed as indicated in Item 9 under Immediate Recommendation, consideration be made to establishing a trail system which loops through all three parcels. Specific routes will be determined as amenities are developed, but this loop trail should also consider proximity to other open spaces, including the Union Lake WMA, and consider trails spurs to make additional connections.</p>

Intermediate Recommendations

Map #	Description	
5	<p>Pedestrian and Bicycle Safety Improvements to Morias Avenue Morias Avenue bisects the Mid-County Park & Fairgrounds. As Sites B and C are further developed, it is recommended that a clearly demarcated pedestrian crossing be located in proximity to the entrance of the Fairgrounds parking area on Morias Avenue. If additional access points are create along the Fairgrounds property north of this location, these should also receive pedestrian crossing improvements. Additionally, Morias Avenue connects the Mid-County Park & Fairgrounds to the closest NJTransit bus stop, located at the intersection of Morias Avenue and State Route 49. It is recommended that dedicated bicycle and pedestrian lanes be considered for Morias Avenue from its intersection with State Route 49 to the Mid-County Park.</p>	
6	<p>Disc Golf Course on Sites B and/or C Disc golf is a sport with rules similar to golf, in which a frisbee is thrown with the intent to land in a basket, formed by wire with hanging chains above the basket designed to catch incoming discs. Typically a course is comprised of 9 or 18 holes, or baskets, and benefits from being placed in partially wooded areas to create obstacles and a more challenging course. Most of Site B and C would be conducive for a disc golf course, and the construction and maintenance costs are reasonable and lower than many other sports. Disc golf can be played solo or amongst a team and has grown extensively in popularity since its creation in the 1960s.</p>	
7	<p>Press Box & Ticket Booth Facility at Grandstands According to members of the Cooperative Fair Association when the original grandstands were installed in the 1970’s, they included a press box. As part of the budgeting associated with the grandstands grant application listed as item 10 under “Immediate” recommendations an ADA-compliant press box was considered. While falling outside of the budget viable for the grant application, it is recommended that an ADA-compliant press box and dedicated ticket booth be installed at the grandstands to increase the funtionality of the performance space directly in front of the grandstands. Not only would a press box and ticket booth be responsive for the needs of existing programming at the grandstands, it would expand the type of programming that could occur in this space.</p>	
8	<p>Mountain Bike Trail with Associated Parking in Proximity to Gate 3, Site A The portion of the Fairgrounds parcel, Site A, which forms a point where Morias Avenue and Carmel Road meet to the north of the propety is a wooded, largely wet area of approximately 9 acres. Traditionally, this area has been used by 4-H for horseback riding, but due to its close proximity to two roadways and the improvements making Sites B and C more conducive to horseback riding, it is recommended that this area of Site A be dedicated to non-motorized mountain/off-road bicycle activity. To support this use, it is recommended that a gravel parking area be created in proximity to Gate 3 and that one of the bike repair stations and bike racks discussed in item 12 under the “Immediate” category be placed at this parking location.</p>	

Intermediate Recommendations

Map #	Description
9	<p>Picnic Pavilions with Associated Parking Area on Site B</p> <p>Many parks derive supplemental income through private rentals of picnic pavilions for family gatherings, birthday parties and BBQs. Through analysis of existing conditions and uses and available space, it is recommended that the meadow area of Site B serve as the location of several picnic pavilions. These pavilions can vary in size, design and available amenities. They can be uniform in design or can serve as design opportunities for local schools and architects to compete for innovative designs. Picnic pavilions would also mesh well with the trail development intended for this site under item 9 in “Immediate” recommendations. As amenities at Site B increase, it will be necessary to dedicate a larger portion of the road frontage of this site to parking. This should be considered in the design of the iterative amenities meant for this site. Parking should be designed to accommodate the uses at that time as well as those planned for the future.</p>
	
10	<p>Dedicated Tent/ RV Camping with Associated Amenities</p> <p>While event-specific tent camping is discussed in item 3 of “Immediate” recommendations, given that camping is not a permitted use on Wildlife Management Areas, and the only public camping within a multi mile radius to the Mid-County Park is located at Parvin State Park, Salem County, it is recommended that camping options for the Mid-County Park be considered. This would entail RV hookups for water and electric and an expanded restroom building with permanent shower facilities. This would also likely require significant improvements to the on-site septic system and require new policy, safety and security considerations for the park. As other more immediate improvements are made to the park, this longer term option should be remembered in order to build capacity growth into improvements as they are made.</p>
11	<p>Ongoing Planning Initiatives</p> <p>It is recognized that both as the Mid-County Park & Fairgrounds is developed and as Cumberland County’s park system expands, the programming, activities, amenities, and interconnectivity of the Mid-County Park will likely evolve. Programming related to conservation, outdoor education, engagement, stewardship, sustainability, native landscaping, and habitat development should continue to be developed for the Mid-County Park & Fairgrounds. It is recommended that investigation into this type of new programming include partnering with C.U. Maurice River and other environmental non-profits.</p>



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Source: NJDEP, NJOGIS, NJDOT

Intermediate Recommendations

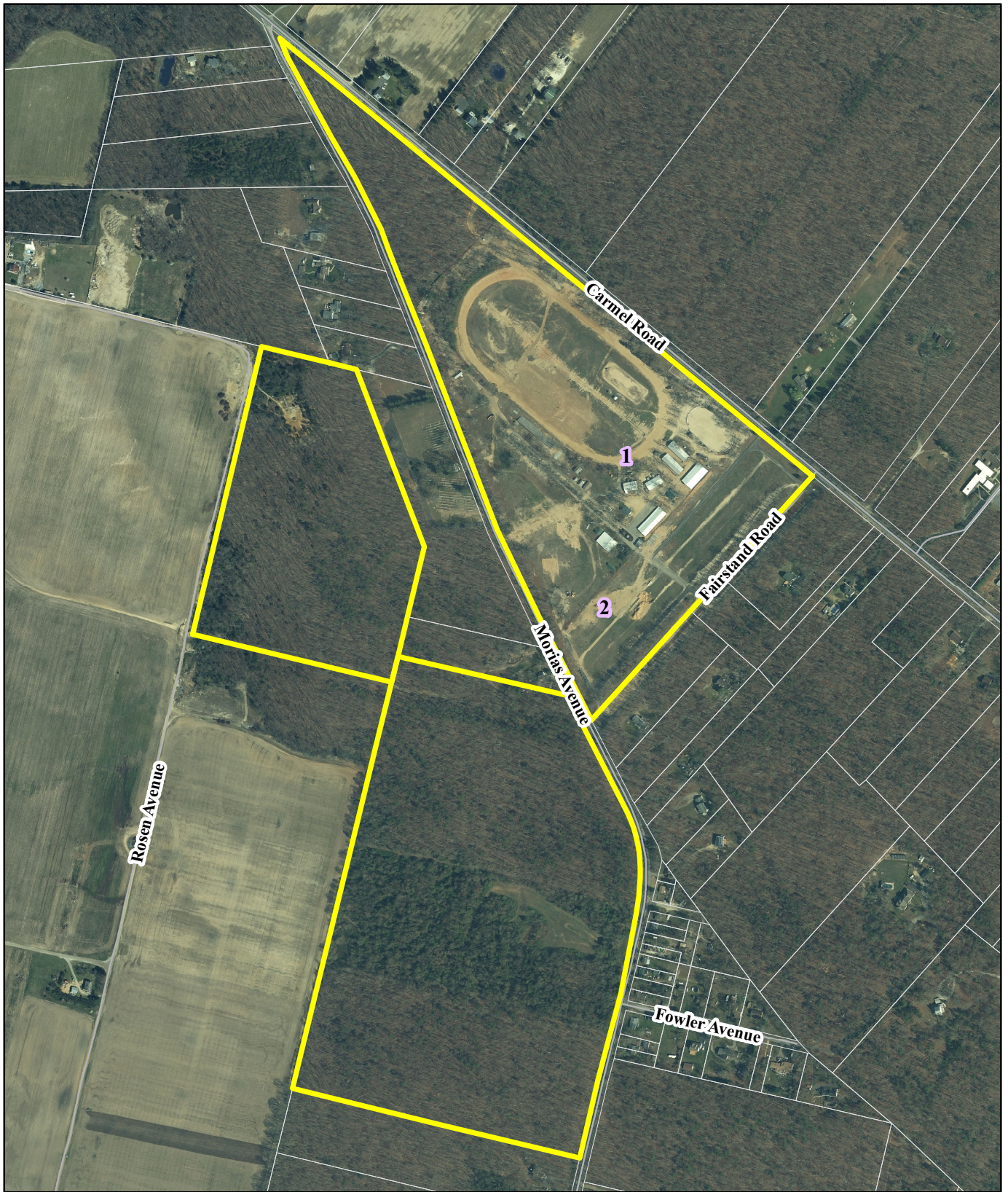
Mid-County Park Master Plan

3.4: Strategic Recommendations (Greater than 5 Years)

“Strategic” recommendations are meant to serve as long-term guidance on potential substantive alterations to the lay-out and uses of the Mid-County Park & Fairgrounds. The feasibility of these recommendations have not been determined and it is expected that incremental improvements will need to be made to approach these overarching objectives.

Strategic Recommendations	
Map #	Description
1	<p>Expanded Equine Facilities & Event Programming</p> <p>The pre-eminent horse-related facility in New Jersey currently is the DREAM Park in Logan Township, Gloucester County. This facility, opened in 2008, is only about 25 miles from the Mid-County Park & Fairgrounds. The DREAM Park includes numerous equine programming amenities, including temperature controlled indoor arenas, show barns, 290 horse stalls, five outdoor rings, RV hookups and an RV support facility with bathrooms and showers, resident boarding facilities, and year-round programming. The Mid-County Park & Fairgrounds currently includes 40 temporary housing stalls for horses and two outdoor arenas. It is the recommendation of this plan to improve equine-related amenities at the Fairgrounds similar to that of the DREAM Park. The County does not intend to compete with the DREAM Park, but intends to provide a mid-tier facility that can serve as a more affordable alternative. Wishlist items for the Mid-County Park includes a new outdoor arena that may be partially enclosed, wash racks for the horses, renovated and/or expanded horse stalls, and restrooms dedicated to the 4-H area of the Fairgrounds . These improvements would create a mid-tier facility which could provide an attractive alternative in South Jersey for the equine community. These improved facilities would be located in proximity to the existing horse stables and utilize available space within this vicinity.</p>
2	<p>Development of a Safety Town and Playground Facility</p> <p>The Safety Town program was established in Ohio in the 1930s and has expanded throughout the country. Safety Towns are miniature replica towns with streets, streetlights and other road safety features used to instruct children on vehicular safety measures. The facility itself can become a permanent component of a playground facility, and create an environment for children to practice traffic and pedestrian safety, bicycle and animal awareness, police and fire interaction, and school bus safety through constructive play. The closest Safety Town facilities are in New Castle County, Delaware and Gloucester County, New Jersey. Currently there are no Safety Town facilities in Cumberland County. The development of a Safety Town can be a collaborative effort with local school districts, public safety officers and police departments that is a component to a larger playground facility. Cumberland County is in the process of constructing a fully-accessible, all-inclusive playground on its property at the County Library in Bridgeton. It is anticipated that this playground will serve the entire west side of the county. If a second location for such a county-owned playground serving the eastern side of the county were to be located, it makes logistical sense to place it at the Mid-County Park. The placement of such a facility would likely be at Site A or Site B, but is yet to be determined and would be based on the progression of development of the park in the coming years.</p>
3	<p>General Design Considerations</p> <p>While the public outreach identified numerous interests and suggested improvements, the recommendations made in this plan fall within a general design scope for the Mid-County Park & Fairgrounds based on site location, existing conditions and current uses. The following are several public input suggestions and design considerations on why they were not included in the recommendations.</p>

Strategic Recommendations	
Map #	Description
3A	Dog Park: While the benefits of dog parks are extensive and beneficial, especially in communities of higher residential density, it was determined that Cumberland County has more appropriate facilities to consider such an amenity than the Mid-County Park. For instance, it's facility on Morton Avenue in Deerfield currently hosts dog-training programming through 4-H, and this location would lend more cross-programming options for such a facility.
3B	Splash Park: A Splash Park, while providing a cool-down resource during the summer months, involves extensive site clearing and infrastructure. The most viable location for such a facility would be Site B, which is heavily wooded and exists in a natural area. While cool-down an water-themed amenities can be considered, it is not recommended that these features take the form of a splash park.
3C	Sports Fields: While public input included suggestions for various types of active recreational sports fields for the Mid-County Park, these facilities would only be viable on Site B, which is currently wooded and in a natural state. Consequently, the Mid-County Park does not lend itself well to sports field development. The County can consider sports amenities as its park system grows and should continue to partner with municipalities on their leagues and sports programs.
3D	High Ropes Adventure Course: It is recognized that the area associated with the borrow pit on Site C could be a viable physical location for some type of adventure course. However, access to this portion of the Mid-County Park is limited. It is recommended that improved access to Site C be secured (as identified in the Immediate Recommendations) prior to any consideration of the development of the borrow pit. While a Preliminary Assessment Report has been completed for Sites B & C (See Appendix B), it is recommended that a site specific environmental assessment be completed for the pit prior to its development. In the interim, it is recommended that thorough research regarding adventure courses be conducted to evaluate whether the insurance liability is feasible at the park. In the interim, security, signage, and access barriers should be considered to deter illegal motorized vehicle and dirt bike access to this area.
3E	Overflow Parking: Should the need arise that additional parking is necessary that supports future programming at the Mid-County Park, Sites B and C could be designed in a manner that creates a loop roadway with additional parking that could support general programming at the Mid-County Park.



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Source: NJDEP, NJOGIS, NJDOT

Strategic Recommendations

Mid-County Park Master Plan

Appendix A

State and Local Fiscal Recovery Funds (SLFRF) Overview



Overview of the Program

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program provides substantial flexibility for each jurisdiction to meet local needs within the four separate eligible use categories. This Overview of the Final Rule addresses the four eligible use categories ordered from the broadest and most flexible to the most specific.

Recipients may use SLFRF funds to:

- **Replace lost public sector revenue**, using this funding to provide government services up to the amount of revenue loss due to the pandemic.
 - Recipients may determine their revenue loss by choosing between two options:
 - A standard allowance of up to \$10 million in aggregate, not to exceed their award amount, during the program;
 - Calculating their jurisdiction's specific revenue loss each year using Treasury's formula, which compares actual revenue to a counterfactual trend.
 - Recipients may use funds up to the amount of revenue loss for government services; generally, services traditionally provided by recipient governments are government services, unless Treasury has stated otherwise.
- **Support the COVID-19 public health and economic response** by addressing COVID-19 and its impact on public health as well as addressing economic harms to households, small businesses, nonprofits, impacted industries, and the public sector.
 - Recipients can use funds for programs, services, or capital expenditures that respond to the public health and negative economic impacts of the pandemic.
 - To provide simple and clear eligible uses of funds, Treasury provides a list of enumerated uses that recipients can provide to households, populations, or classes (i.e., groups) that experienced pandemic impacts.
 - Public health eligible uses include COVID-19 mitigation and prevention, medical expenses, behavioral healthcare, and preventing and responding to violence.
 - Eligible uses to respond to negative economic impacts are organized by the type of beneficiary: assistance to households, small businesses, and nonprofits.
 - Each category includes assistance for "impacted" and "disproportionately impacted" classes: impacted classes experienced the general, broad-based impacts of the pandemic, while disproportionately impacted classes faced meaningfully more severe impacts, often due to preexisting disparities.
 - To simplify administration, the final rule presumes that some populations and groups were impacted or disproportionately impacted and are eligible for responsive services.



- Eligible uses for assistance to impacted households include aid for re-employment, job training, food, rent, mortgages, utilities, affordable housing development, childcare, early education, addressing learning loss, and many more uses.
- Eligible uses for assistance to impacted small businesses or nonprofits include loans or grants to mitigate financial hardship, technical assistance for small businesses, and many more uses.
- Recipients can also provide assistance to impacted industries like travel, tourism, and hospitality that faced substantial pandemic impacts, or address impacts to the public sector, for example by re-hiring public sector workers cut during the crisis.
- Recipients providing funds for enumerated uses to populations and groups that Treasury has presumed eligible are clearly operating consistently with the final rule. Recipients can also identify (1) other populations or groups, beyond those presumed eligible, that experienced pandemic impacts or disproportionate impacts and (2) other programs, services, or capital expenditures, beyond those enumerated, to respond to those impacts.
- **Provide premium pay for eligible workers performing essential work**, offering additional support to those who have and will bear the greatest health risks because of their service in critical sectors.
 - Recipients may provide premium pay to eligible workers – generally those working in-person in key economic sectors – who are below a wage threshold or non-exempt from the Fair Labor Standards Act overtime provisions, or if the recipient submits justification that the premium pay is responsive to workers performing essential work.
- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, to support vital wastewater and stormwater infrastructure, and to expand affordable access to broadband internet.
 - Recipients may fund a broad range of water and sewer projects, including those eligible under the EPA’s Clean Water State Revolving Fund, EPA’s Drinking Water State Revolving Fund, and certain additional projects, including a wide set of lead remediation, stormwater infrastructure, and aid for private wells and septic units.
 - Recipients may fund high-speed broadband infrastructure in areas of need that the recipient identifies, such as areas without access to adequate speeds, affordable options, or where connections are inconsistent or unreliable; completed projects must participate in a low-income subsidy program.

While recipients have considerable flexibility to use funds to address the diverse needs of their communities, some restrictions on use apply across all eligible use categories. These include:

- **For states and territories:** No offsets of a reduction in net tax revenue resulting from a change in state or territory law.

Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule



- **For all recipients except for Tribal governments:** No extraordinary contributions to a pension fund for the purpose of reducing an accrued, unfunded liability.
- **For all recipients:** No payments for debt service and replenishments of rainy day funds; no satisfaction of settlements and judgments; no uses that contravene or violate the American Rescue Plan Act, Uniform Guidance conflicts of interest requirements, and other federal, state, and local laws and regulations.

Under the SLFRF program, funds must be used for costs incurred on or after March 3, 2021. Further, funds must be obligated by December 31, 2024, and expended by December 31, 2026. This time period, during which recipients can expend SLFRF funds, is the “period of performance.”

In addition to SLFRF, the American Rescue Plan includes other sources of funding for state and local governments, including the [Coronavirus Capital Projects Fund](#) to fund critical capital investments including broadband infrastructure; the [Homeowner Assistance Fund](#) to provide relief for our country’s most vulnerable homeowners; the [Emergency Rental Assistance Program](#) to assist households that are unable to pay rent or utilities; and the [State Small Business Credit Initiative](#) to fund small business credit expansion initiatives. Eligible recipients are encouraged to visit the Treasury website for more information.

Appendix B

Preliminary Assessment Report prepared by T&M Associates



YOUR GOALS. OUR MISSION.

PRELIMINARY ASSESSMENT REPORT

Pursuant to New Jersey Technical Requirements for
Site Remediation (N.J.A.C. 7:26E)

MID-COUNTY PARK SITE AT MORIAS AVENUE & ROSEN ROAD

MORIAS AVENUE - BLOCK 3, LOT 8
ROSEN ROAD – BLOCK 3, LOT 53
CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY



Prepared for:

THE COUNTY OF CUMBERLAND
164 WEST BROAD STREET
BRIDGETON, NEW JERSEY 08302

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OCTOBER 2023



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APPENDICES

Appendix A	Site Visit Photographs
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EXECUTIVE SUMMARY

T&M Associates (T&M) has completed this Preliminary Assessment Report (PAR) for the Site comprised of Lots 8 and 53 in Block 3 located in the City of Millville, Cumberland County, NJ. This PAR was conducted for the use of Cumberland County in support of the proposed development of the trail system at the Site.

Site Parcel Description

Block-Lot-Address	Improvements and land uses	NJDEP Land Use Designation	Acreage
Block 3, Lot 8 Morias Avenue (south parcel)	Wooded land/forest with dirt surface trails throughout and meadow area at central portion	Mixed forest; Former plantation; Deciduous forest; Mixed deciduous/coniferous brush/shrubland	66.4 acres
Block 3, Lot 53 Rosen Road (north parcel)	Wooded land/forest with dirt surface trails throughout and former gravel pit at northwest corner.	Mixed deciduous/coniferous brush/shrubland; Deciduous forest; Barren land, extractive mining (former); Mixed forest	28.7 acres

The Site was acquired by the County of Cumberland in 1967 is utilized as wooded land with dirt surface trails throughout with operations limited to passive recreation consisting of walking, biking and horseback riding. The entrance to the Site is at a gate at the east side of the south parcel (Lot 8) along Morias Avenue. Improvements at the Site include an approximately 1.60 acre meadow area at the central portion of Lot 8 and a gravel road at the north side of Lot 8 routed onto the Site from the adjoining lands to the west. In addition, an approximately 0.56 acre cleared area at the location of a former borrow pit is located at the northwest corner of the north parcel (Lot 53). Asphalt-paved areas and several discarded automobile tires were identified at the former borrow pit area. No current or former structures or other aboveground improvements or below grade utility systems were identified at the former borrow pit or at any other location at the Site. Site inspection photographs are presented as **Appendix A**.

The County provided T&M with a copy of the Boundary Survey of the Site dated August 2021 prepared by Fralinger Engineering which is used as the base image for **Figure 3 – Site Plan** of this PAR. The Boundary Survey depicted a storage area for trailers and tables and a trash pile at the north side of Lot 53 as well as a metal shed, woodshed and dirt pile at the north side of Lot 8. These areas were depicted adjacent to the Site parcel property lines and were presumably associated with the adjoining residential properties. The storage areas and trash pile depicted at Lot 53 and the sheds depicted at Lot 8 on the Survey were removed from the Site prior to the work conducted for this PAR, and were not located by T&M during the



Site inspection conducted for this PAR. The dirt pile was found to be a natural feature along the dirt and gravel road, and T&M did not identify any solid waste or buried material at the soil pile.

Operational History

The operational history for the majority of the Site has been limited to unimproved wooded land with two (2) small agricultural fields located at the west side of the north parcel (Lot 53) operated through 1931 and an approximately 19 acre agricultural field at the central portion of the south parcel (Lot 8) operated through the 1960s. In addition, sand/gravel mining was conducted at an approximately 0.61 acre borrow pit at the northwest corner of Lot 53 during the 1970s. The Site was acquired by the County in 1967 and has been operated as a part of Mid-County Park to the present with trails and an open meadow area. No structures are depicted at the Site in the historical records reviewed for this PAR. The research conducted for this PAR has not identified any former or current gasoline filling station or hazardous waste operations for the Site.

Industrial Site Recovery Act (ISRA) Applicability

The research conducted for this PAR has not identified any former or current industrial/manufacturing operations for the Site or surrounding lands that would be classified as “industrial establishments” subject to the *Industrial Site Recovery Act* (ISRA).

Prior Environmental Assessments, Investigations and Filings: The research and information requests conducted for this PAR has not identified any prior or existing Phase I/Preliminary Assessment or Phase II/Site Investigation reports or environmental spill or discharge cases or NJDEP environmental regulatory program listings for the Site.

AREA OF CONCERN ROSTER

Areas of Concern (AOCs) are defined and listed at the table presented in the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program (SRP) Preliminary Assessment Technical Guidance, Version 1.3, March 2018, and at the Technical Requirements For Site Remediation (N.J.A.C. 7:26E). The AOCs identified at the Site are depicted on **Figure 3-Site Plan**.

AOC-1: Former agricultural operations

Two (2) small agricultural fields were located at the west side of Lot 53 through 1931 and an approximately 19 acre agricultural field was located at the central portion of Lot 8 through the 1960s. The former agricultural fields are currently utilized as wooded land with partial area of meadow at Lot 8. The research, file reviews and interviews conducted for this PAR have not identified any record of prior investigation of the Site for the presence *historically applied pesticide* soil contamination.

The NJDEP Site Remediation and Waste Management Program has published the Historically Applied Pesticide (HAP) Site Technical Guidance dated February 2022, Version 3.1. The HAP Guidance provides



the following guidance on the decision to conduct site investigation soil sampling at HAP Sites (former or current agricultural areas) as part of typical environmental due diligence or when a Site is undergoing a change of operation. The HAP Guidance states the following:

If the property that is being investigated where HAP may be present because of the prior and/or current use, and that use is changing to a school, childcare center, residence, or playground, then pursuant to the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS) and the Technical Requirements, HAP must be investigated, and all Department rules and guidance applied.

AOC-1 Recommendation: Based on the absence of any current or proposed use of the former agricultural field areas of the Site as a school, childcare center, residence, or playground, additional Investigation at the former agricultural areas of the Site is not required.

End of AOC Narratives and Executive Summary



1.0 INTRODUCTION

1.1 Purpose and Scope

T&M Associates (T&M) has completed this Preliminary Assessment Report (PAR) in accordance with the requirements of the Green Acres Program - Preliminary Assessment Checklist, the New Jersey Department of Environmental Protection (NJDEP) *Technical Requirements for Site Remediation Preliminary Assessment procedure* (N.J.A.C. 7:26E-3.1 through 3.2), the Preliminary Assessment Technical Guidance, March 2018, Version 1.3.

AOCs are defined at N.J.A.C. 7:26E-1.8 as, “...any existing or former distinct location or environmental medium where any hazardous substance, hazardous waste, or pollutant is known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, or disposed, or where any hazardous substance, hazardous waste, or pollutant has or may have migrated...”.

As required at N.J.A.C. 7:26E-3.2(a)6, the PAR shall include “a recommendation for each AOC identified at the Site, supported by a written rationale, that either:

- i. Additional investigation is necessary because:
 1. The area of concern is potentially contaminated; or
 2. There is an order of magnitude change in an applicable remediation standard and the prior remediation is no longer protective of the public health and safety and the environment because it is not in compliance with the standard applicable at the time of the comparison; or
- ii. Additional remediation is not necessary because the area of concern is not suspected to contain contaminants above any applicable remediation standard or criterion.”

End of Introduction



2.0 SITE DESCRIPTION

2.1 Site Location and Description

The physical position at the center of the Site is Latitude 39° 25' 11" North; Longitude 75° 6' 46", and Easting (X) 318963.2; Northing (Y) 214243.0. The Site is comprised of Lots 8 and 53 in Block 3 located in the City of Millville, Cumberland County, NJ. The description of the Site parcels is as follows:

Block-Lot-Address	Improvements and land uses	NJDEP Land Use Designation	Acreage
Block 3, Lot 8 Morias Avenue (south parcel)	Wooded land/forest with dirt surface trails throughout and meadow area at central portion	Mixed forest; Former plantation; Deciduous forest; Mixed deciduous/coniferous brush/shrubland	66.7 acres
Block 3, Lot 53 Rosen Road (north parcel)	Wooded land/forest with dirt surface trails throughout and former gravel pit at northwest corner.	Mixed deciduous/coniferous brush/shrubland; Deciduous forest; Barren land, extractive mining (former); Mixed forest	66.7 acres

The Site is utilized as wooded land with dirt surface trails throughout. The entrance to the Site is at a gate at the east side of the south parcel (Lot 8) along Morias Avenue. Improvements at the Site are limited to an approximately 1.60 acre meadow area at the central portion of the south parcel beyond the entrance gate; and a gravel road at the north side of Lot 8 routed onto the Site from the adjoining lands to the west. In addition, an approximately 0.56 acre cleared pit area is located at the former borrow pit at the northwest corner of Lot 53. Asphalt-paved areas and several discarded automobile tires were identified at the former borrow pit area. No current or former structures or other aboveground improvements or below grade utility systems were identified at the former borrow pit or at any other location at the Site.

The County provided T&M with a copy of the Boundary Survey of the Site dated August 2021 prepared by Fralinger Engineering which is used as the base image for **Figure 3 – Site Plan** of this PAR. The Boundary Survey depicted a storage area for trailers and tables and a trash pile at the north side of Lot 53 as well as a metal shed and woodshed at the north side of Lot 8. These areas were located adjoining the Site parcel property lines and were presumably associated with the adjoining residential properties. The storage areas and trash pile depicted at Lot 53 and the sheds depicted at Lot 8 on the Survey were removed from the Site prior to the work conducted for this PAR, and were not located by T&M during the Site inspection conducted for this PAR.



2.2 Physical Setting

2.2.1 Topography

The topography of the Site depicted on the quadrangles/topographic maps presented as **Figure 1** and as observed during the Site inspection is relatively flat and even in conformance with the adjoining lands to north, south, east, and west. The Site inspection observations did not identify any steep slopes, bluff or ravines at the Site. The center of the former borrow pit is approximately 10 feet below the grade of the surrounding lands. The topographic maps depict surface elevation contour intervals of 70 feet above mean sea level (msl) at the north portion of the Site and surface elevation contours of 90 feet above msl at the south portion of the Site. The EDR Radius Map indicates a surface elevation of 80 feet above msl for the Site.

2.2.2 Geology and Soils

Physiographic Province: The NJDEP Geoweb program depicts the Site as located within the *Coastal Plain* physiographic province of southwestern New Jersey.

Surficial Geology: The Surficial Geology theme of the NJDEP GeoWeb program depicts the following surficial geologic formations at the Site:

- *Weathered Coastal Plain Formations* soil type (Qwcp) is depicted at the north parcel and portion of south parcel of Site.
- *Bridgeton Formations* soil type (Tb) is depicted at the south parcel of Site.

The United States Department of Agriculture (USDA) Web Soil Survey (WSS) (<http://websoilsurvey.nrcs.usda.gov>), depicts the following soil types for the Site:

- *Aura loamy sand, 0 to 5 percent slopes, Northern Coastal Plain* (AucaB) at the north portions of the Site parcels.
- *Aura sandy loam, 0 to 2 percent slopes, Northern Coastal Plain* (AugdA) at the south portion of Lot 8.
- *Downer loamy sand, 5 to 10 percent slopes, Northern Coastal Plain* (DocC) at the south portion of Lot 53.
- *Sassafras gravelly sandy loam, 2 to 5 percent slopes, (SadB)* at the southwest portion of Lot 8.

Bedrock Geology: The Bedrock Geology theme of the NJDEP GeoWeb program depicts the following surficial geologic formation at the Site:

- *Cohansey Formation* bedrock geology unit for the Site and adjoining lands with lithology consisting of quartz sand, medium- to coarse grained.



Hydrogeology/Groundwater: The NJDEP GeoWeb program does not depict any Surficial Aquifers at the Site. The Bedrock Aquifer theme of the NJDEP GeoWeb program depicts the following bedrock aquifer at the Site:

- *Kirkwood-Cohansey bedrock aquifer (kcas) system* is depicted at the Site and surrounding lands.

The research and files reviews conducted for this PAR did not identify any groundwater flow direction or depth to groundwater information for the Site.

2.2.3 Historic Fill material or any other fill material

The NJDEP GeoWeb program historic fill material theme does not depict any mapped historic fill areas at the Site (**Figure 5-NJDEP Geoweb Database Plan**).

2.2.4 Surface Water and Wetlands

The NJDEP GeoWeb program *streams* and *water bodies* themes do not depict any current surface water courses or water bodies at the Site. The review of aerial photographs and topographic maps do not depict any current or former surface water bodies at the Site. The GeoWeb program does depict an area of *deciduous wooded wetlands* at the central and west portions of the north parcel, Lot 53.



3.0 OWNERSHIP AND OPERATIONAL HISTORY

3.1 Ownership Records

The City of Millville Tax Assessor and the Cumberland County Clerk provided ownership information for the Site as follows.

Name of Property Owner	Type of operation	From	To
<i>Morias Avenue – Block 3, Lot 8</i>			
County of Cumberland c/o Cumberland County Fair Assoc	Wooded land	2-17-1967	Present
<i>Rosen Road – Block 3, Lot 53</i>			
County of Cumberland	Wooded land and wetlands	2-17-1967	Present

3.2 Historical and Current Site Operations

The operational history for the majority of the Site has been limited to unimproved wooded land with two (2) small agricultural fields located at the west side of the north parcel (Lot 53) through 1931 and an approximately 19 acre agricultural field at the central portion of the south parcel (Lot 8) through the 1960s. In addition, sand mining was conducted at an approximately 0.61 acre area at the northwest corner of Lot 53 during the 1970s.

3.3 ISRA Applicability for Operations

The research and file reviews conducted for this PAR have not identified any former or current gasoline filling station or industrial/manufacturing operations for the Site that would be classified as “industrial establishments” subject to the industrial Site Recovery Act (ISRA).

3.4 Hazardous Material and Substance Inventory

The research and file reviews conducted for this PAR have not identified any current or former industrial or manufacturing operations that would be expected to include bulk storage or use of hazardous materials or substances at the Site. The inventory presented here includes pesticides based on the former agricultural operations at the Site.

Material Name	CAS # if known	Typical annual usage (gallons/lbs.)	Storage method (i.e., Drum, tank, jars)
Pesticides	Unknown	Unknown	Unknown-No indicated on-Site storage structures or mixing areas



3.5 Current and Historic Wastewater Discharge Summary

The research and file reviews conducted for this PAR have not identified any current or past industrial or manufacturing operations or structures that would be expected to produce industrial or any other wastewater discharges at the Site.

3.6 Current and Historic Process Waste Streams and Disposal Points

The research and file reviews conducted for this PAR have not identified any current or past industrial or manufacturing operations or structures that would be expected to produce process waste streams or disposal points. The former borrow pit operation did not include any material processing structures.

3.7 Radioactive Materials

The research and file reviews conducted for this PAR have not identified any current or past sources of man-made or *technologically enhanced naturally occurring* (Tenorm) radioactive materials for the Site.

3.8 Discharge History of Hazardous Substances and Wastes

The research and file reviews conducted for this PAR have not identified any discharge history of hazardous substances and wastes for the Site.

3.9 Current and Historic Remediation Activities

The research and file reviews conducted for this PAR have not identified any current or historic remediation activities conducted for the Site.

3.10 Protectiveness of Past Remedies

The research and file reviews conducted for this PAR have not identified any current or past remedies, engineering or institutional controls, No Further Action (NFA) or Response Action Outcome (RAO) approvals for the Site.

3.11 Order of Magnitude Analysis, NJAC 7:26E, 3.2(a)5

The research and file reviews conducted for this PAR have not identified any current or past remedies, engineering, or institutional controls, NFA or RAO approvals for the Site, therefore there is no order of magnitude analysis to be conducted.

3.12 Contaminants of Emerging Concern (CECs)

According to the NJDEP Site Remediation Program (SRP), contaminants of emerging concern are those chemicals that recently have been shown to occur in the environment and have been identified as a potential environmental or public health risk.



Current and Former Operations: The current and former unimproved wooded land, agricultural and borrow pit operations documented for the Site are not listed on the *PFAS Handling Industry Sectors – IV*, December 2019 which is presented at the NJDEP’s *Contaminants of Emerging Concern* program webpage. The PFAS handling sectors table presents a listing of industries with NAICS and SIC codes which have been identified as potential or likely PFAS-handling operations.

3.13 Historical Data on Environmental Quality at Site

The research and file reviews conducted for this PAR have not identified any historical data on environmental quality (sampling data) for the Site.

3.14 Roster of Federal, State and Local Environmental Permits

The research and file reviews conducted for this PAR have not identified any current or past federal, state, or local environmental permits for the Site.

3.15 Summary of Enforcement Actions

The research and file reviews conducted for this PAR have not identified any current or past enforcement actions for the Site.



4.0 HISTORIC MATERIAL REVIEW

4.1 Topographic Map Review

Historic and current Bridgeton, NJ and Millville, NJ topographic maps were reviewed for information regarding past uses of the Site and adjoining lands. Historic topographic maps from the years 1890 through 2019 were obtained from Environmental Data Resources, Inc. (EDR) and reviewed at the NJDEP GeoWeb program. Copies of the 1946, 1953, 1997 and 2019 topographic maps are presented as **Figure 1**.

YEAR	COMMENTS
1890-1899	The plotted Site area is depicted as vacant land with no adjoining thoroughfares or features.
1946, 1948	The Site is depicted to the southwest of Morias Avenue. The Site is depicted as mostly wooded land with the exception of the formerly cleared agricultural field at the south parcel. Dashed (unpaved) ways are routed through the south parcel and along the west sides of the Site.
1953, 1972, 1986, 1997	The Site is depicted to the southwest of Morias Avenue. The Site is depicted as mostly wooded land with the exception of the formerly cleared orchard field at the south parcel and small cleared area at the former gravel pit at the northwest corner of the north parcel. Dashed (unpaved) ways are routed through the south parcel and along the west sides of the Site.
2014, 2016, 2019	The Site is depicted to the southwest of Morias Avenue and to the west of Rosen Avenue. The Site is depicted as mostly wooded land with the exception of a small area at the formerly cleared agricultural field at the south parcel and small cleared area at the former gravel pit at the northwest corner of the north parcel.

4.2 Tax Map Review

The Site parcels are depicted on the portion of the City of Millville Tax Map Sheet No. 2 presented as **Figure 2**. The tax map does not depict any easements for at the Site parcels. Notations on the tax map include the parcel lot and block designations, acreage, and boundary segment lengths as well as the note, “Exempted County of Cumberland Fair Association” at Lot 8 and “Exempted County of Cumberland” at Lot 53.

4.3 Sanborn Map Review

T&M’s review of the Princeton University Library’s Sanborn Map Collection and the Sanborn Map Report provided by EDR indicates that no Sanborn Map coverage is available for the Site location. The absence of Sanborn Map coverage is likely due to the historically rural nature of the Site location and distance from any historic urban centers.

4.4 Aerial Photographs Review

Aerial photographs depicting the Site and surrounding area were obtained from the NJDEP GeoWeb



program, EDR and historicaerials.com. The aerial photograph for 2020 is presented as **Figure 4**.

YEAR	COMMENTS
1931	The Site is depicted to the west of Morias Avenue and to the east of Rosen Road. The Site is depicted as mostly wooded land with the exception of the former agricultural field at the central portion of Lot 8 and two (2) smaller cleared agricultural fields at the west side of Lot 53. To the north, south and west is cleared agricultural fields and wooded land, and to the east is wooded land.
1940-1951	The Site is depicted to the west of Morias Avenue and to the east of Rosen Road. The Site is depicted as mostly wooded land with the exception of the former agricultural field at the central portion of Lot 8 and two (2) smaller partially wooded fields with trails at the west side of Lot 53. To the north, south and west is cleared agricultural fields and wooded land, and to the east is wooded land.
1956-1963	The Site is depicted to the west of Morias Avenue and to the east of Rosen Road. The Site is depicted as mostly wooded land with the exception of the former agricultural field at the central portion of Lot 8 and two (2) smaller partially wooded fields with trails at the west side of Lot 53. A cleared way is depicted at the north portion of Lot 8 from Morias Avenue to Rosen Road. To the north, south and west is cleared agricultural fields and wooded land, and to the east is wooded land.
1970, 1972	The Site is depicted to the west of Morias Avenue and to the east of Rosen Road. The Site is depicted as mostly wooded land with the exception of the former agricultural field at the central portion of Lot 8. A cleared borrow pit is depicted at the northwest corner of Lot 53. To the north, south and west is cleared agricultural fields and wooded land, and to the east is wooded land, cemetery and residential properties beyond Morias Avenue.
1977-1995	The Site is depicted to the west of Morias Avenue and to the east of Rosen Road. The Site is depicted as mostly wooded land with the exception of the former agricultural field at the central portion of Lot 8 which is depicted as partially wooded land with cleared areas and trails. A cleared borrow pit is depicted at the northwest corner of Lot 53. To the north, south and west is cleared agricultural fields and wooded land, and to the east is wooded land and residential properties beyond Morias Avenue.
2002-2021	The Site is depicted to the west of Morias Avenue and to the east of Rosen Road. The Site is depicted as mostly wooded land. A cleared area with trails is depicted at the former agricultural field at the central portion of Lot 8. A cleared area is depicted at the northwest corner of Lot 53 at the former borrow pit. To the north and south are wooded land and residential properties. To the east is cemetery, wooded land and residential properties beyond Morias Avenue. To the west is wooded land and cleared agricultural fields.



4.5 City Directory Report

The City Directory Image Report acquired from EDR for this PAR presents images of the city directory pages with listings of addresses for tenants and/or name of operations for the range of addresses at Morias Avenue. Due to the absence of any current or former addresses or formal residential, commercial or industrial operations at the Site, no listings for the Site are presented in the City Directory report.



5.0 REGULATORY RECORD REVIEWS

5.1 Owner Provided Information (Cumberland County)

The Site is owned by the County of Cumberland. The County has not provided T&M with any information identifying potentially contaminated AOCs for the Site.

The County provided T&M with a copy of the Boundary Survey of the Site dated August 2021 prepared by Fralinger Engineering. The Boundary Survey depicted a storage area for trailers and tables and a trash pile at the north side of Lot 53 as well as a metal shed and woodshed at the north side of Lot 8. These areas were located adjoining the Site parcel property lines and were presumably associated with the adjoining residential properties. The storage areas and trash pile depicted at Lot 53 and the sheds depicted at Lot 8 on the Survey were removed from the Site prior to the work conducted for this PAR, and were not located by T&M during the Site inspection conducted for this PAR.

5.2 Municipal Records

T&M submitted a formal Open Public Records Act (OPRA) request to the City of Millville Records Custodian for this PAR procedure. The request specified copies of NJDEP correspondence, Construction Department permit files and inspections, plans, surveys and emergency management records for any hazardous material incidents at Site.

The City response indicated that the City Engineering and Construction offices had no files for the Site. The City provided copies of the following correspondence in response to the OPRA request.

- Property Record Card abstracts for the Site parcels indicating the current ownership and “vacant land” as the facility description.
- Indenture dated February 17, 1967 transferring the south parcel of the Site from Morris and Lillian April to the County of Cumberland.
- Abstract of Deed dated July 14, 1938 transferring tracts of land located in Millville from Fred Herder to the County of Cumberland.
- March 14, 2016 – Declaration of Encumbrance for the Site parcels from the NJDEP Green Acres Program.

5.3 NJDEP Database Reviews and File Reviews

New Jersey State Geographic Information System (NJGIS), GeoWeb and DataMiner Databases The NJGIS, GeoWeb and DataMiner database access programs reviewed for this PAR did not identify the Site on any regulatory environmental program listings. The EDR Radius Map Report presented at **Appendix D** presented a *NJ Release* location marker at the south parcel of the Site at Lot 8 with Facility name of “Morias Avenue & Fairstand Road” under Case Number 13-07-08-1018-57 with incident type listed as



“Equipment Maintenance”. The Morias Avenue & Fairstand Road NJDEP listing was for the venting of natural gas within the Morias Avenue right-of-way (ROW) and was not situated within the Site boundaries and was in no way associated with or affected the Site.

T&M submitted formal NJDEP OPRA requests for the Site parcels under Tracking No. 342783 specifying records associated with the Site as follows.

T&M is conducting an Environmental Phase I-environmental due diligence (e.g., performing a Preliminary Assessment) investigation on the subject property, and we request a review of all identifiable remedial, permitting, compliance, and enforcement records for the subject property which may be held under the following NJDEP Programs.

- *Site Remediation Program Release No. 13-07-08-1018-57;*
- *Bureau of Compliance;*
- *Industrial Site Recovery Act;*
- *Land Use*

The summary of documents provided for review and copying by the NJDEP Office of Records Access in response to the OPRA request is as follows:

- 2013 – NJDEP Incident Notification for South Jersey Gas Company venting of natural gas line at Morias Avenue ROW.
- 2017 – Correspondence from Green Acres Program regarding signage and usage of the Site parcels.

NJDEP Water Supply Program well search and file reviews: The NJDEP Well Search program did not list any potable, irrigation or groundwater monitoring wells for the current and former lot and block designations for the Site parcels (**Appendix B**).

5.4 U.S. Environmental Protection Agency (EPA) Records

The USEPA’s online searchable databases including the RCRAInfo website and the MyPropertyInfo website were reviewed by T&M for this PAR. The RCRAInfo and MyPropertyInfo databases do not list, identify, or locate the Site; and no USEPA Superfund/CERCLIS or RCRA contaminated facilities are listed or located for the Site or the adjoining/surrounding properties. Documentation is presented at **Appendix B**.

5.5 EDR Radius Map™ Report

A Radius Map™ Report for the Site location was obtained from EDR for this PAR Report and is presented at **Appendix D**. The EDR report presents a review of available government regulatory environmental databases for the Site location and adjoining properties located within the radii distances required at the



ASTM Phase I Standard. The EDR Report did not identify the Site on any of the applicable governmental environmental regulatory databases.

The EDR Radius Map presented a NJ Release case location marker at the south parcel of the Site at Lot 8 with Facility name of “Morias Avenue & Fairstand Road” under Case Number 13-07-08-1018-57 with incident type listed as “Equipment Maintenance”. The Morias Avenue & Fairstand Road NJDEP listing was for the venting of natural gas within the Morias Avenue right-of-way (ROW) and was not situated within the Site boundaries and was in no way associated with or affected the Site. See **Section 5.3** above.

5.6 Vapor Intrusion and Vapor Encroachment

NJDEP Vapor Intrusion Guidance: The NJDEP guidance for vapor intrusion is presented in the Vapor Intrusion Technical Guidance (January 2018, Version 4.1).

Vapor Intrusion (VI) is defined in the NJDEP guidance as the migration of volatile chemicals from the subsurface into overlying buildings through subsurface soils or preferential pathways (such as underground utilities) (New Jersey Administrative Code [N.J.A.C.] 7:26E-1.8). The presence of volatile compounds in soil or ground water offers the potential for chemical vapors to migrate through subsurface soils and along preferential pathways, potentially impacting the indoor air (IA) quality of affected buildings.

The *Vapor Intrusion Technical (VIT) Guidance* is designed to help the investigator to comply with the requirements of the NJDEP and properly assess the VI pathway. The technical guidance takes the investigator through the various steps of receptor evaluation, petroleum VI screening, VI investigation, mitigation, monitoring and ultimately termination.

The first step in the VI Pathway Investigative Strategy is “Receptor Evaluation” and requires comparison of analytical data from the Site to the NJDEP VI screening levels to determine whether or not there is a “pathway” for contaminants to any receptors.

The NJDEP GeoWeb and DataMiner program searches do not identify any on-Site, adjoining, nearby or upgradient contaminated groundwater cases or *Classification Exception Areas* (CEAs) at the Site, and no inhabited structures at the Site, there does not appear to any current “VI pathway” at the Site.

5.7 NJDEP Radon Tier Assignment

NJDEP 2015 Radon Tier Assignment Report The NJDEP’s tier system classifies municipalities as having high, moderate, or low potential for indoor radon problems based on the percentage of homes with radon concentrations greater than or equal to 4 picocuries/liter (pCi/L).

Tier 1: High potential – at least 25 homes tested with 25 percent or more having radon concentrations greater than or equal to 4 pCi/L.



Tier 2: Moderate potential – at least 25 homes tested with 5 to 24 percent having radon concentrations greater than or equal to 4 pCi/L.

Tier 3: Low potential – at least 25 homes tested with less than 5 percent having radon concentrations greater than or equal to 4 pCi/L.

For each incorporated municipality, tier assignments are based on all testing data available to the Department, including mandatory radon test results reported by certified radon measurement businesses and former voluntary radon test results.

City of Millville Tier Assignment: The NJDEP 2015 Radon Tier Assignment Report lists the City of Millville as a Tier 2 municipality with 5 percent of homes tested having radon concentrations greater than 4 pCi/L. The Federal USEPA Radon Zone designation for Cumberland County is Zone 2 with the indoor average radon level ≥ 2 pCi/L and ≤ 4 pCi/L.

5.8 Property Liens and Limitations

The research and file reviews conducted for this PAR do not indicate or list any Property Liens, Use Limitations, or engineering/institutional controls such as contaminated soil Deed Notices or contaminated groundwater CEAs for the Site or any of the adjoining properties or lands.

5.9 Adjoining and Surrounding Property Findings

The local, county, state and federal information and file reviews conducted for this PAR did not identify any contaminated AOCs for the properties adjoining or surrounding the Site; and there are no potential off-Site contamination migration AOCs based on review of the NJDEP environmental database programs.



6.0 SITE INSPECTION

T&M personnel (CHMM) conducted the Site inspection for this PAR on October 11, 2023. The purpose of the Site inspection was to confirm the findings of the historical research and file reviews, and to identify AOCs per the NJDEP PAR requirements. The current uses and operations at the Site and the surrounding properties and lands were documented and photographed. Site visit photographs are presented at **Appendix A**. Site features and AOCs are depicted on **Figure 3 – Site Plan**.

6.1 Petroleum Products

No petroleum products were identified at the Site during the inspection conducted for this PAR.

6.2 Storage Tanks

No hazardous material/hazardous waste, petroleum product or other storage tanks were identified at the Site during the Site inspection conducted for this PAR.

6.3 Drums and containers

No drums or containers were identified at the Site during the inspection conducted for this PAR.

6.4 Polychlorinated biphenyls (PCBs)

No potential PCB sources were identified at the Site during the Site inspections conducted for this PAR.

6.5 Interior/exterior staining and corrosion/Pools of liquid

No interior or exterior staining or corrosion or pools of liquid attributable to spills or presence of hazardous wastes or materials were identified at the Site during the inspections conducted for this PAR.

6.6 Drains and sumps

No interior floor drains or sumps were identified at the Site during the Site inspections conducted for this PAR.

6.7 Stained soils/stressed vegetation

No stained soils, ground surfaces or stressed vegetation attributable to spills or presence of hazardous wastes or materials were identified at the Site during the inspections conducted for this PAR.

6.8 Wells

No potable water supply, irrigation or monitoring wells were identified at the Site during the Site inspections conducted for this PAR.

6.9 Solid waste

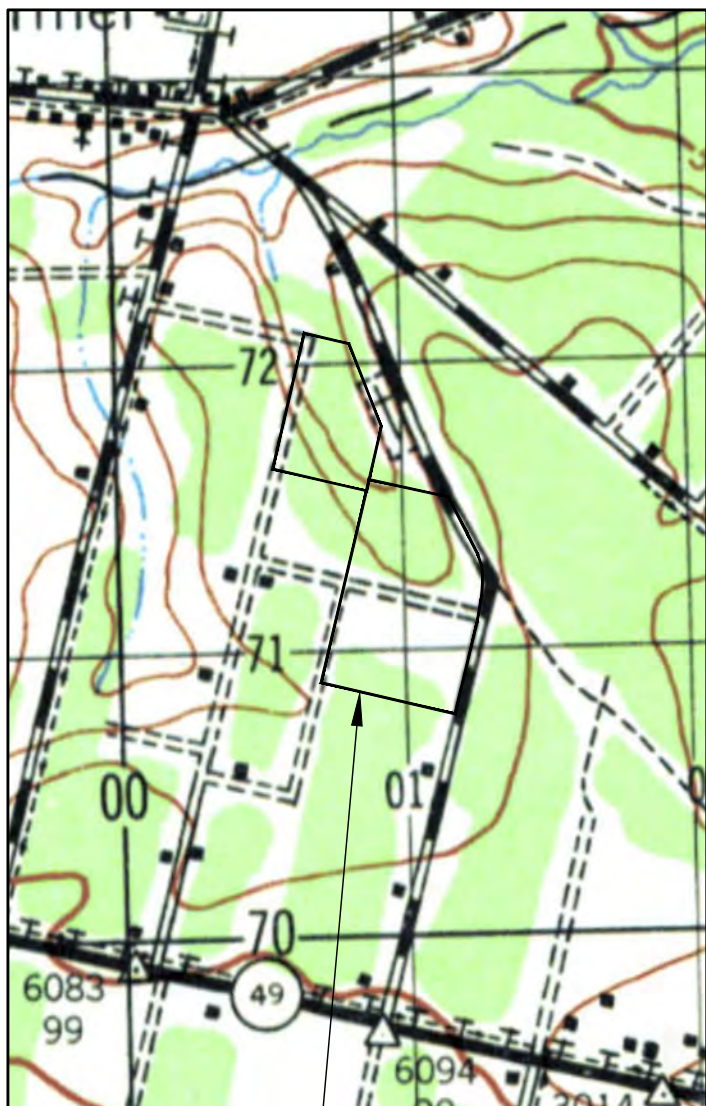
No areas of surface solid waste or garbage were identified at the Site during the Site inspections conducted for this PAR.



FIGURES

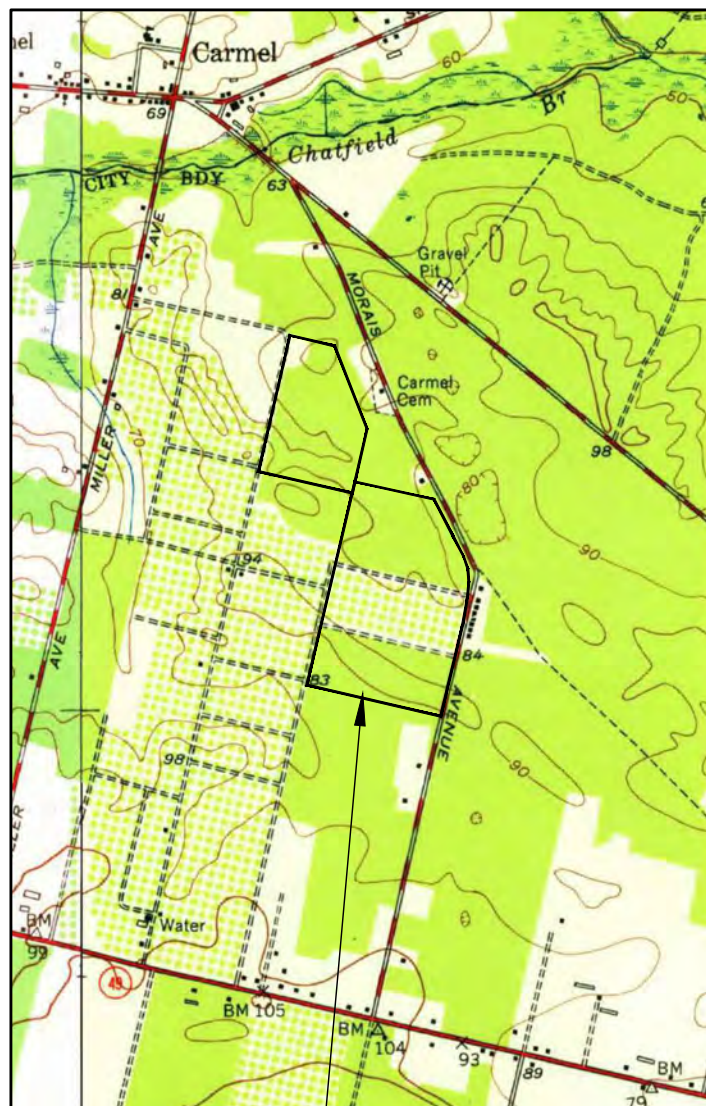
- Figure 1 USGS Location Map – topographic maps
- Figure 2 City of Millville Tax Map Sheet No. 2
- Figure 3 Site Plan with Areas of Concern – Fralinger 2021 Survey base
- Figure 4 NJGIN 2020 Aerial Photograph
- Figure 5 NJDEP GeoWeb Database Plan

PORTION OF 1946 BRIDGETON, NJ TOPO MAP



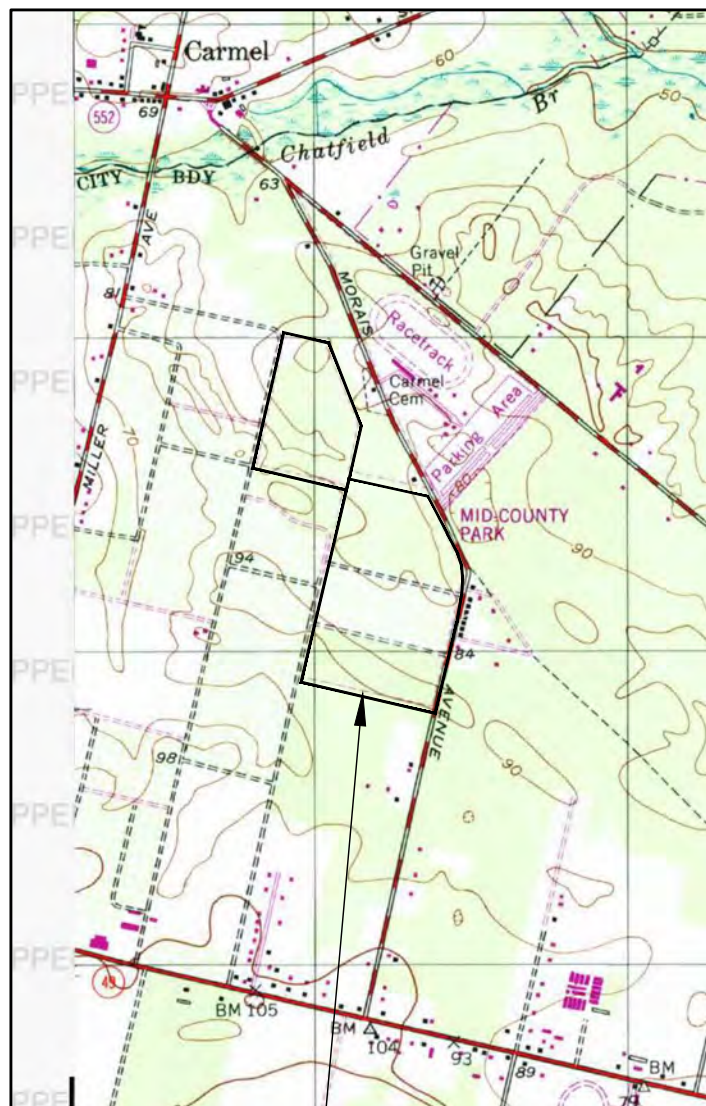
SITE OUTLINE

PORTION OF 1953 MILLVILLE, NJ TOPO MAP



SITE OUTLINE

PORTION OF 1997 MILLVILLE, NJ TOPO MAP

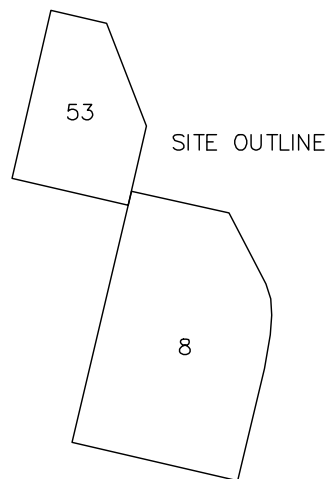


SITE OUTLINE

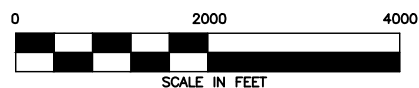
PORTION OF 2019 MILLVILLE, NJ TOPO MAP



SITE OUTLINE



SITE POSITION:
LAT 39-25-11 N
LONG 75-6-46 W
EASTING (X) 318963.2
NORTHING (Y) 214243.0



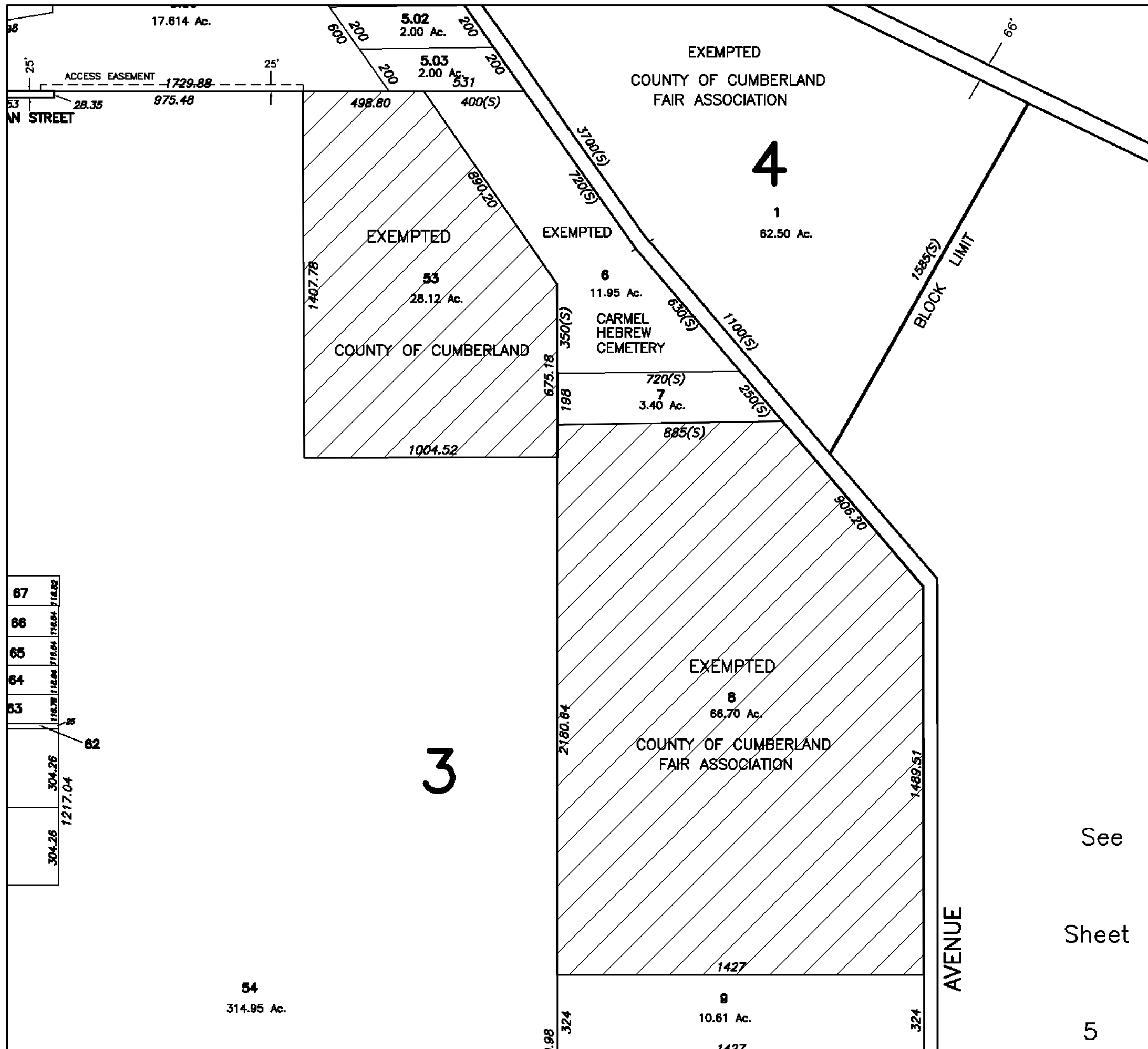
CUMBERLAND COUNTY
MID-COUNTY PARK - MORIAS AVE & ROSEN ROAD
PRELIMINARY ASSESSMENT
MORIAS AVENUE - BLOCK 3, LOT 8
ROSEN ROAD - BLOCK 3, LOT 53
CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY

FIGURE 1
SITE LOCATION MAP - TOPOGRAPHIC QUADRANGLES



NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 24GA2987500
DESIGNED BY JSM
PROJECT NO. CUMB00001
DRAWN BY JSM
CADD FILE
CHECKED BY
FIELD BK. #
DATE

DRAWING
SHEET
1 OF 1



53 SITE OUTLINE
8

SITE POSITION:
 LAT 39-25-11 N
 LONG 75-6-46 W
 EASTING (X) 318963.2
 NORTHING (Y) 214243.0

SCALE IN FEET

CUMBERLAND COUNTY

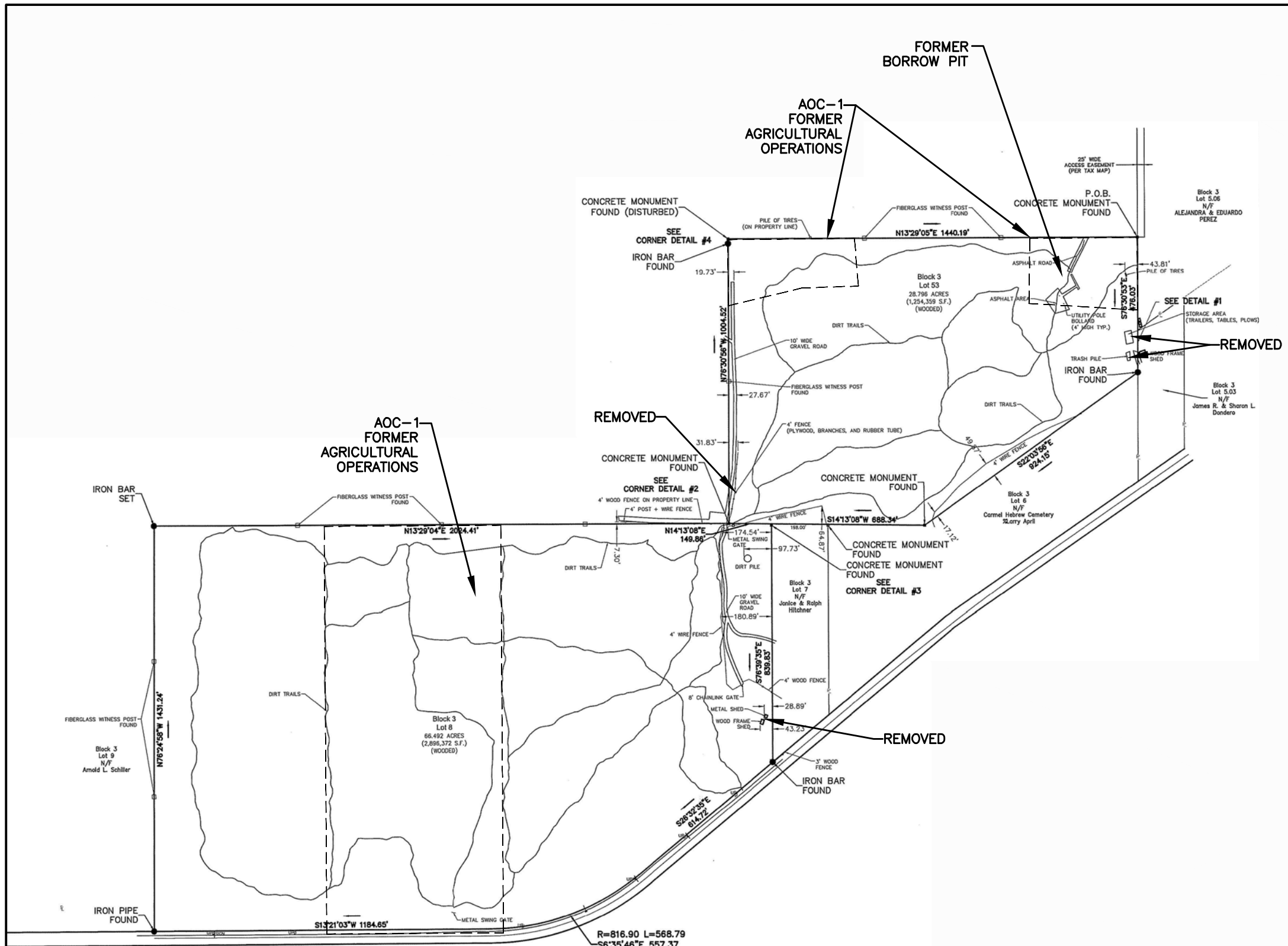
MID-COUNTY PARK – MORIAS AVE & ROSEN ROAD
 PRELIMINARY ASSESSMENT

MORIAS AVENUE – BLOCK 3, LOT 8
 ROSEN ROAD – BLOCK 3, LOT 53
 CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY

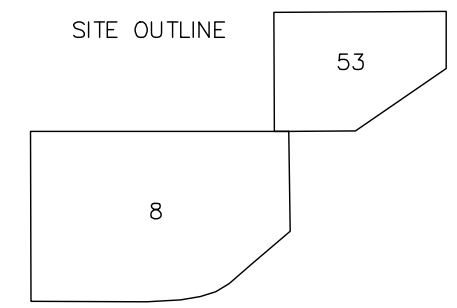
FIGURE 2
 CITY OF MILLVILLE TAX MAP SHEET NO. 2

 ASSOCIATES 11 TINDALL ROAD MIDDLETOWN, NJ 07748 TEL. 732-671-6400	LICENSED SITE REMEDIATION PROFESSIONAL _____ DATE _____ STATE OF NEW JERSEY LICENSE No. _____		DRAWING
	DESIGNED BY JSM PROJECT NO. CUMB00001	DRAWN BY JSM CADD FILE	CHECKED BY _____ FIELD BK. # _____

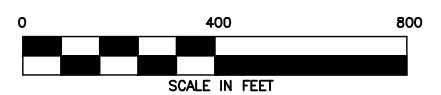
2 OF 1



THE BASE IMAGE FOR THIS SITE PLAN IS THE BOUNDARY SURVEY DATED AUGUST 2021 PREPARED BY FRALINGER ENGINEERING FOR THE USE OF CUMBERLAND COUNTY



SITE POSITION:
 LAT 39-25-11 N
 LONG 75-6-46 W
 EASTING (X) 318963.2
 NORTHING (Y) 214243.0



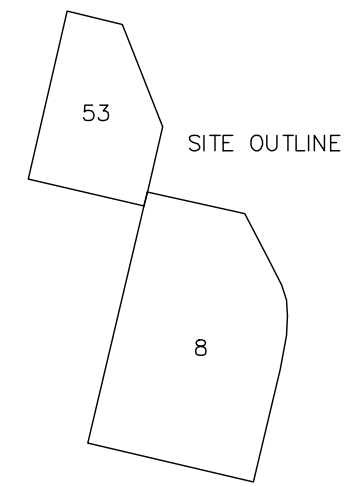
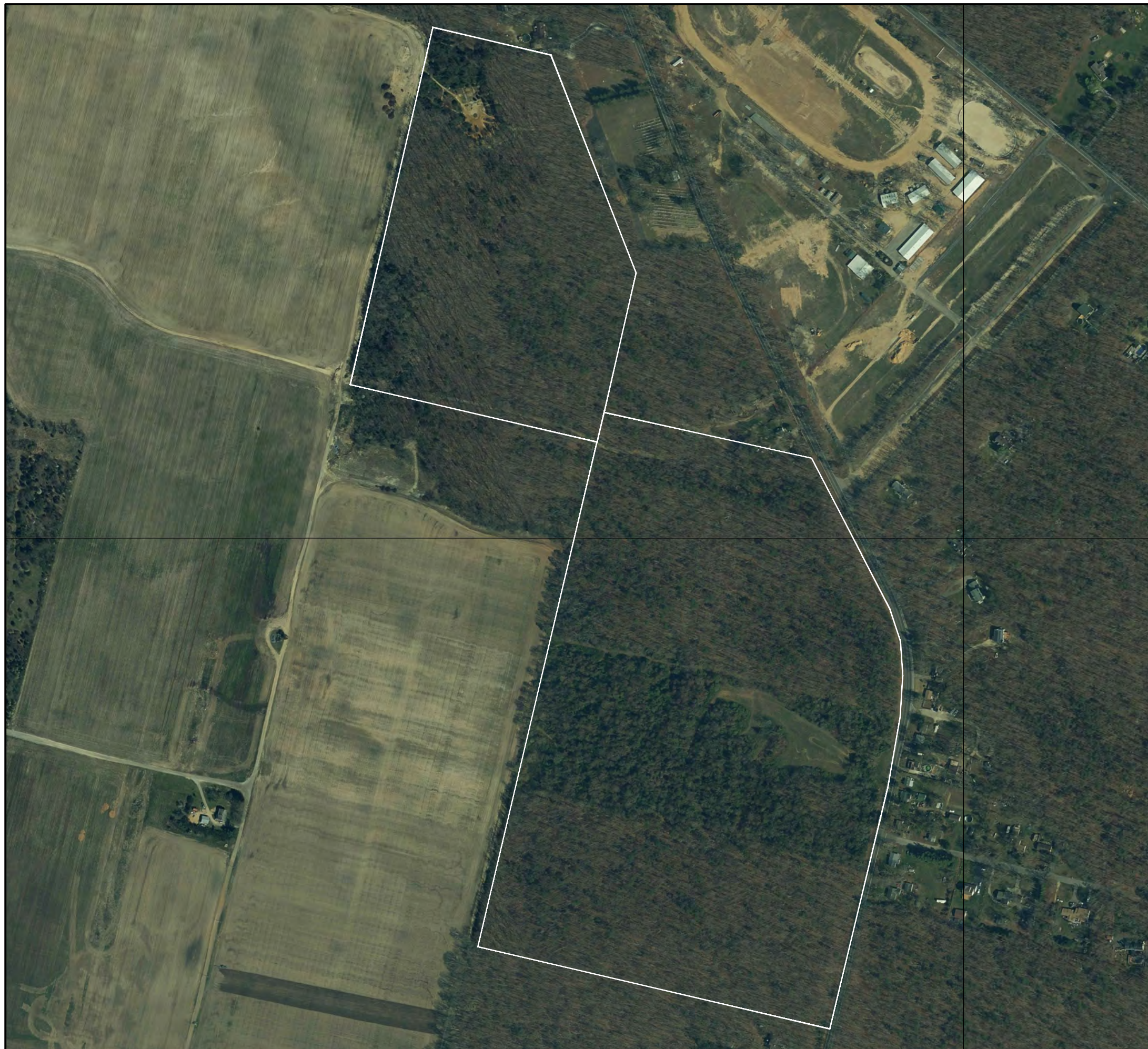
County Route (#714)
 Morias Avenue
 (49.5' Wide)

CUMBERLAND COUNTY

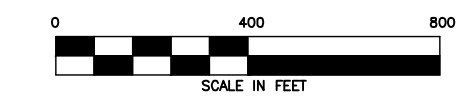
MID-COUNTY PARK – MORIAS AVE & ROSEN ROAD
 PRELIMINARY ASSESSMENT
 MORIAS AVENUE – BLOCK 3, LOT 8
 ROSEN ROAD – BLOCK 3, LOT 53
 CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY

FIGURE 3
 SITE PLAN WITH AREAS OF CONCERN

	LICENSED SITE REMEDIATION PROFESSIONAL _____ DATE _____ STATE OF NEW JERSEY LICENSE No. _____		DRAWING
	DESIGNED BY JSM	DRAWN BY JSM	CHECKED BY _____
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS CERTIFICATE OF AUTHORIZATION 240A27987500	PROJECT NO. CUMB00001	CADD FILE _____ FIELD BK. # _____	3 OF 1



SITE POSITION:
 LAT 39-25-11 N
 LONG 75-6-46 W
 EASTING (X) 318963.2
 NORTHING (Y) 214243.0



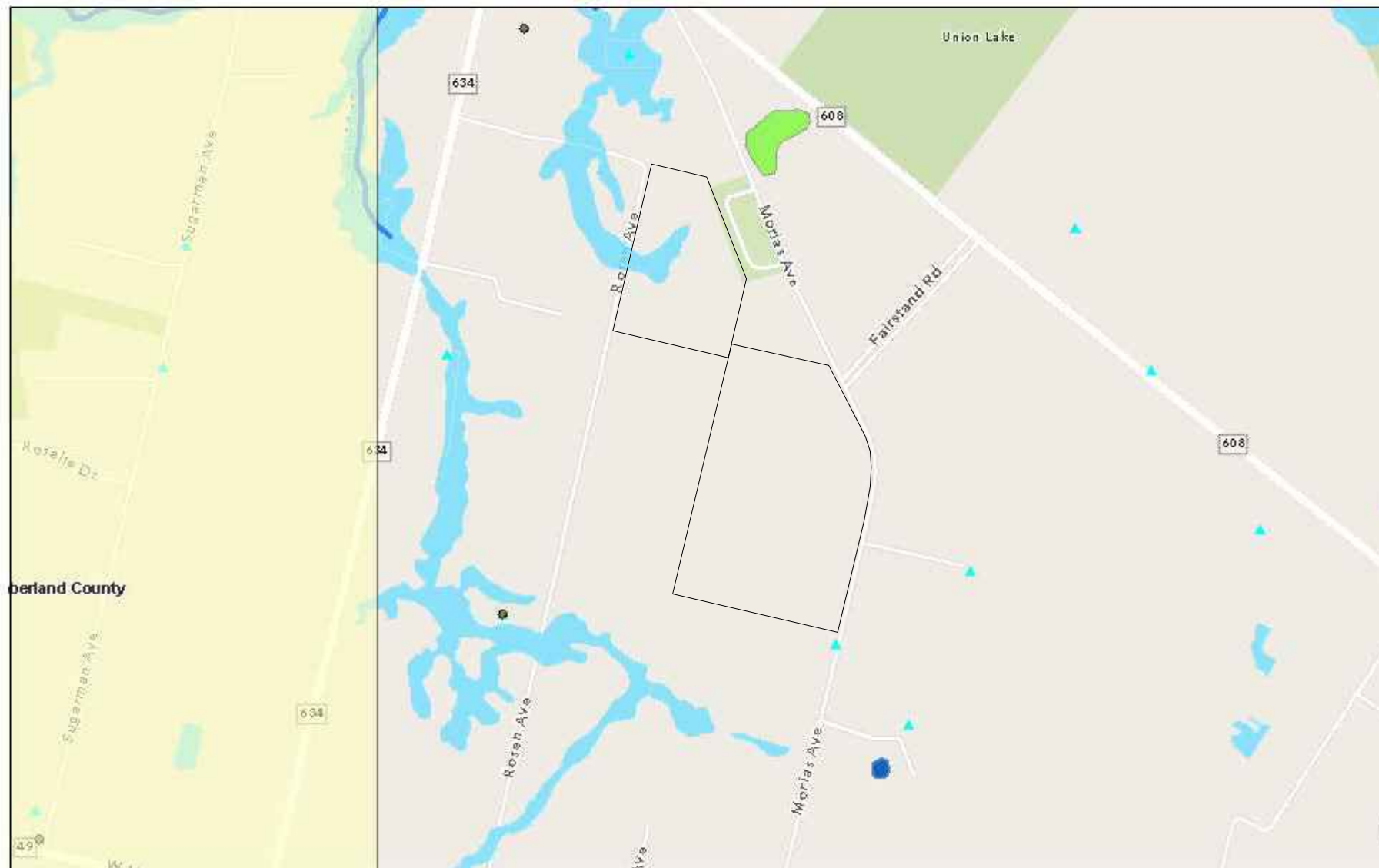
CUMBERLAND COUNTY

MID-COUNTY PARK – MORIAS AVE & ROSEN ROAD
 PRELIMINARY ASSESSMENT
 MORIAS AVENUE – BLOCK 3, LOT 8
 ROSEN ROAD – BLOCK 3, LOT 53
 CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY

FIGURE 4
 NJGIN 2020 AERIAL PHOTOGRAPH

	LICENSED SITE REMEDIATION PROFESSIONAL _____ DATE _____ STATE OF NEW JERSEY LICENSE No. _____		DRAWING
	DESIGNED BY JSM	DRAWN BY JSM	CHECKED BY _____
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS CERTIFICATE OF AUTHORIZATION 24GAZ7987500	PROJECT NO. CUMB00001	CADD FILE _____ FIELD BK. # _____	4 OF 1

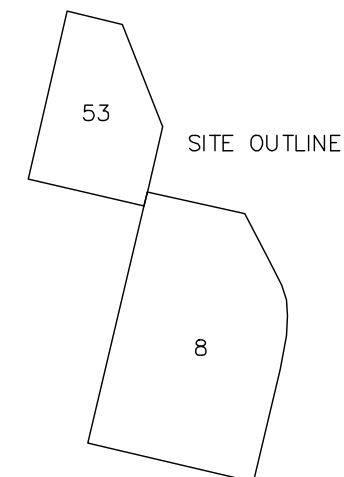
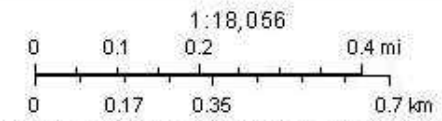
NJ-GeoWeb



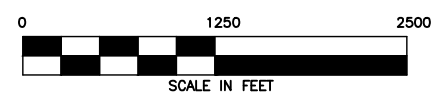
10/16/2023, 8:37:55 PM

- Water Bodies
- Wetlands (2012)
- County Boundaries
- Historic Fill

Esri Community Maps Contributors, Delaware FirstMap, New Jersey Office of GIS, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI, New Jersey Department of Environmental Protection, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJ Department of Community Affairs, Local



SITE POSITION:
 LAT 39-25-11 N
 LONG 75-6-46 W
 EASTING (X) 318963.2
 NORTHING (Y) 214243.0



CUMBERLAND COUNTY

MID-COUNTY PARK – MORIAS AVE & ROSEN ROAD
 PRELIMINARY ASSESSMENT

MORIAS AVENUE – BLOCK 3, LOT 8
 ROSEN ROAD – BLOCK 3, LOT 53
 CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY

FIGURE 5
 NJDEP GEOWEB DATABASE PLAN

 ASSOCIATES 11 TINDALL ROAD MIDDLETOWN, NJ 07748 TEL 732-671-6400	LICENSED SITE REMEDIATION PROFESSIONAL _____ DATE _____ STATE OF NEW JERSEY LICENSE No. _____		DRAWING	
	DESIGNED BY JSM	DRAWN BY JSM	CHECKED BY _____	SHEET 5 OF 1
	PROJECT NO. CUMB00001	CADD FILE _____	FIELD BK. # _____	



APPENDICES



Appendix A Site Visit Photographs

Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 1	Date: Oct 2023
Direction Photo Taken: SOUTH	
Description: EAST SIDE OF SOUTH PARCEL (LOT 8) ALONG MORIAS AVENUE	



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 2	Date: Oct 2023
Direction Photo Taken: NORTHWEST	
Description: NORTHEAST SIDE OF LOT 8 ALONG MORIAS AVENUE	



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 3	Date: Oct 2023
Direction Photo Taken: WEST	
Description: ENTRANCE TO SITE AT EAST SIDE OF LOT 8 FROM MORIAS AVENUE	



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 4	Date: Oct 2023
Direction Photo Taken: WEST	
Description: NORTHEAST CORNER OF LOT 8 ALONG MORIAS AVENUE	



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No.
5 Date:
Oct 2023

Direction Photo Taken:
WEST

Description:
AOC-1
MEADOW AT FORMER
AGRICULTURAL FIELD
AT LOT 8



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No.
6 Date:
Oct 2023

Direction Photo Taken:
WEST

Description:
SOUTH SIDE OF LOT 8



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **7** Date: **Oct 2023**

Direction Photo Taken:
NORTH

Description:
WEST SIDE OF LOT 8 AT
RIGHT AND ADJOINING,
OFF-SITE
AGRICULTURAL LAND
TO LEFT



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **8** Date: **Oct 2023**

Direction Photo Taken:
EAST

Description:
TRAIL (FORMER DIRT
ROAD) AT CENTRAL
PORTION OF LOT 8



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **9** Date: **Oct 2023**

Direction Photo Taken:
WEST

Description:
DIRT AND GRAVEL ROAD
AT NORTHWEST
CORNER OF LOT 8



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **10** Date: **Oct 2023**

Direction Photo Taken:
SOUTH

Description:
DIRT SURFACE TRAIL AT
LOT 8



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **11** Date: **Oct 2023**

Direction Photo Taken:
NORTH

Description:
FORMER DIRT AND GRAVEL ROAD AT SOUTH PORTION OF LOT 53



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **12** Date: **Oct 2023**

Direction Photo Taken:
SOUTH

Description:
WEST SIDE OF LOT 53 AND ADJOINING OFF-SITE LAND TO RIGHT



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **13** Date: **Oct 2023**

Direction Photo Taken:
WEST

Description:
FORMER GRAVEL
BORROW PIT AT
NORTHWEST CORNER
OF LOT 53



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. **14** Date: **Oct 2023**

Direction Photo Taken:
NORTH

Description:
FORMER GRAVEL
BORROW PIT AT
NORTHWEST CORNER
OF LOT 53



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 15	Date: Oct 2023
Direction Photo Taken: NORTHEAST	
Description: NORTH SIDE OF LOT 53 AND ADJOINING RESIDENTIAL PROPERTY BEYOND	



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 16	Date: Oct 2023
Direction Photo Taken: WEST	
Description: NORTH SIDE OF LOT 53 AND ADJOINING RESIDENTIAL PROPERTY BEYOND. AREA OF REMOVED STORAGE AREA AND TRASH PILE DEPICTED ON SURVEY	



Mid-County Park - Morias & Rosen, Millville NJ
PAR Photo Log CUMB00001

Photo No. 17	Date: Oct 2023
-------------------------------	---------------------------------

Direction Photo Taken:

WEST

Description:

NORTH SIDE OF LOT 8
AND ADJOINING
RESIDENTIAL
PROPERTY TO RIGHT

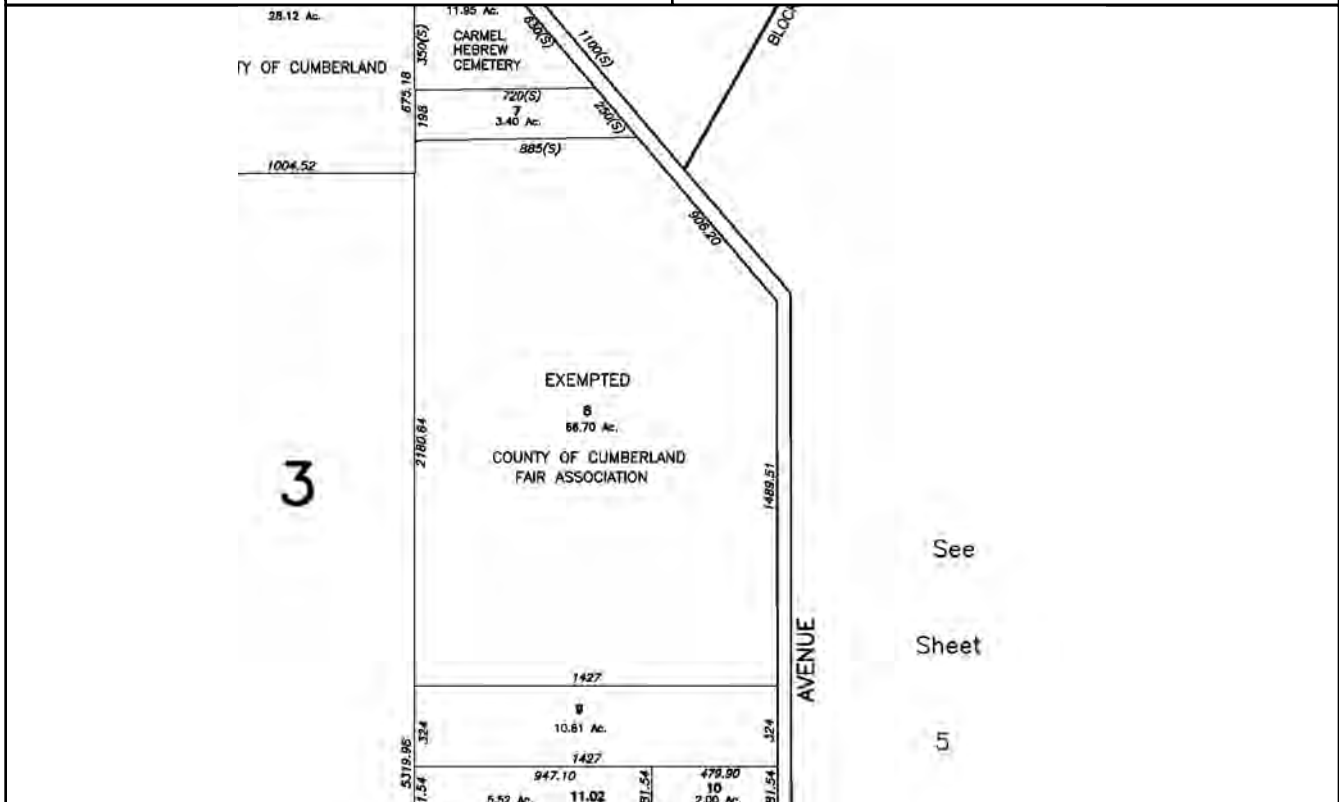
AREA OF REMOVED
SHEDS DEPICTED ON
SURVEY



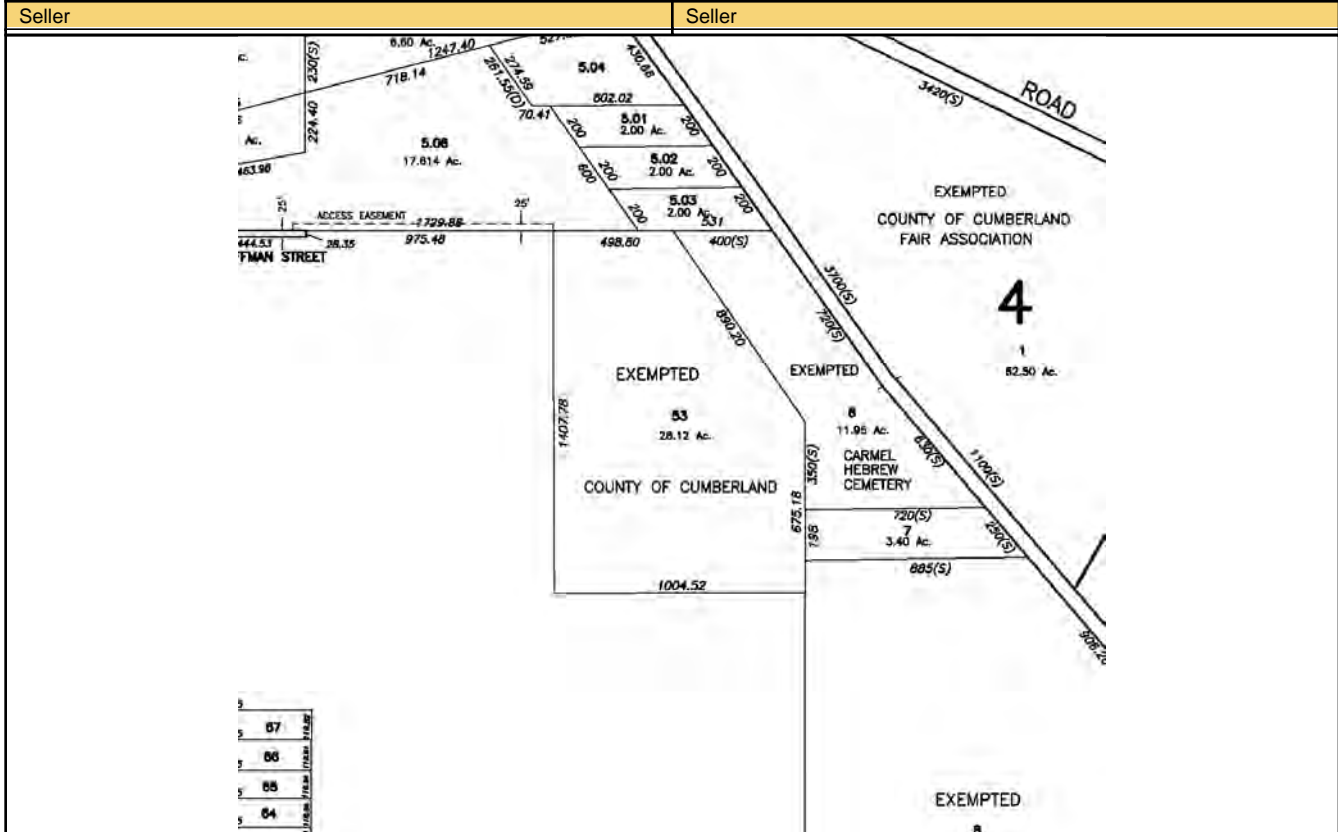


Appendix B OPRA/File Review Documentation

Property Location			
MORIAS AVE, MILLVILLE 08332-610 (Millville City), Block: 3, Lot: 8 (Old Block: 603, Old Lot: 13)			
Property Information		Assessment Data	
Class: Class: 15C - Public Property		Total Value: \$227,100.00	
Additional Lots:		Land Value: \$227,100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 66.70 AC		% Improvement: 0.0	
Acreage: 66.7		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: , Usage: VACANT LAND		Exemption: 9	
Year Constructed: 0		Exemption statute: 54:4-3.3	
Use Code: 0		2020 Rate: 3.607; 2020 Ratio: 93.07%; 2020 Taxes: \$8,191.49	
# Dwellings: 1		2021 Rate: 3.668; 2021 Ratio: 92.98%; 2021 Taxes: \$8,330.02	
Census Tract: 304		2022 Rate: 3.791; 2022 Ratio: 83.36%; 2022 Taxes: \$8,609.36	
Current Owner		Sale Data	
COUNTY OF CUMBERLAND% C C FAIR ASSOC		Date: 02/17/1967	
PO BOX 611		Price:	
Bridgeton, NJ 08302-0435		Ratio:	
Previous Owner:		Deed Book: 01096	
		Deed Page: 00480	
Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
Buyer			Buyer
COUNTY OF CUMBERLAND% C C FAIR ASSOC			
PO BOX 611			
Bridgeton, NJ 08302-0435			
Seller			Seller



Property Location			
ROSEN RD, MILLVILLE 08332-610 (Millville City), Block: 3, Lot: 53 (Old Block: 603, Old Lot: 6)			
Property Information		Assessment Data	
Class: Class: 15C - Public Property	Total Value: \$111,400.00		
Additional Lots:	Land Value: \$111,400.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 28.12 AC	% Improvement: 0.0		
Acreage: 28.12	Special Tax Codes:		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: , Usage: VACANT LAND	Exemption: 9		
Year Constructed: 0	Exemption statute: 54:4-3.3		
Use Code: 0	2020 Rate: 3.607; 2020 Ratio: 93.07%; 2020 Taxes: \$4,018.19		
# Dwellings: 1	2021 Rate: 3.668; 2021 Ratio: 92.98%; 2021 Taxes: \$4,086.15		
Census Tract: 304	2022 Rate: 3.791; 2022 Ratio: 83.36%; 2022 Taxes: \$4,223.17		
Current Owner		Sale Data	
COUNTY OF CUMBERLAND		Date: 02/17/1967	
800 E COMMERCE ST		Price:	
Bridgeton, NJ 08302-2279		Ratio:	
Previous Owner:		Deed Book: 01096	
		Deed Page: 00480	
Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
Buyer			Buyer
COUNTY OF CUMBERLAND			
800 E COMMERCE ST			
Bridgeton, NJ 08302-2279			
Seller			Seller



CITY OF MILLVILLE

GOVERNMENT RECORDS REQUEST FORM

12 S. HIGH STREET, PO BOX 609

MILLVILLE, NJ 08332

PHONE (856) 825-7000 FAX (856) 825-3686

Jeanne M. Parkinson, City.OPRA.Requests@millvillenj.gov



Important Notice

The reverse side of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information – Please Print

First Name _____ MI _____ Last Name _____

E-mail Address _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone: _____ Fax _____

Preferred Delivery: Pick Up ___ US Mail ___ On Site Inspect ___ Fax ___ E-mail ___

Circle One: Under penalty of N.J.S.A. 2C:28-3, I certify that I **HAVE / HAVE NOT** been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature _____ Date _____

Payment Information

Maximum Authorization Cost \$ _____

Select Payment Method

Cash ___ Check ___ Money Order ___

Fees: Letter size - \$0.05 per page
 Legal size - \$0.07 per page
 Other Materials (CD, DVD, etc)-actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Extraordinary service fees dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

CITY USE ONLY: COMMENTS:

CITY USE ONLY

DISTRIBUTED TO THE FOLLOWING DEPARTMENTS :

- CONSTRUCTION OFFICIAL
- ZONING OFFICER
- TAX ASSESSOR
- TAX COLLECTOR
- HOUSING DEPARTMENT
- PLANNING DIRECTOR
- CITY ENGINEER
- FIRE CHIEF
- WATER/SEWER MAINT SUPT
- STREETS & ROADS SUPT
- PURCHASING AGENT/CFO
- CITY CLERK
- PARKS & PUBLIC PROP SUPT
- CITY SOLICITOR
- BOARD OF COMMISSIONERS
- POLICE

DATE DISTRIBUTED : _____

CITY USE ONLY

Disposition Notes

Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____

Denied - Closed _____

Filled - Closed _____

Partial - Closed _____

CITY USE ONLY

Tracking Information	Final Cost
Tracking # _____	Total _____
Rec'd Date _____	Deposit _____
Ready Date _____	Balance Due _____
Total Pages _____	Balance Paid _____
Records Provided	
_____	_____
Custodian Signature	Date

Requesting Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

DEPOSITS: The City of Millville requires a deposit of \$10.00 for all requests, which are voluminous, unusual, or requires the use of an outside vendor. The request will be fulfilled 7 business days after the receipt of the deposit.

The custodian may require a deposit against costs for reproducing documents sought through an anonymous request whenever the custodian anticipates that the information thus requested will cost in excess of \$5 to reproduce.

Where a special service charge is warranted under OPRA, that amount will be communicated to you as required under the statute. You have the opportunity to review and object to the charge prior to it being incurred. If, however, you approve of the fact and amount of the special service charge, you may be required to pay a deposit or pay in full prior to reproduction of the documents.

YOUR REQUEST FOR RECORDS IS DENIED FOR THE FOLLOWING REASON(S):

(To be completed by the Custodian of Records – check the box of the numbered exemption(s) as they apply to the records requested. If multiple records are requested, be specific as to which exemption(s) apply to each record. **Response is due to requestor as soon as possible, but no later than seven business days.**)

-

N.J.S.A. 47:1A-1.1

- Inter-agency or intra-agency advisory, consultative or deliberative material
- Legislative records
- Law enforcement records:
 - Medical examiner photos
 - Criminal investigatory records (however, N.J.S.A. 47:1A-3.b. lists specific criminal investigatory information which must be disclosed)
 - Victims' records
- Trade secrets and proprietary commercial or financial information
- Any record within the attorney-client privilege
- Administrative or technical information regarding computer hardware, software and networks which, if disclosed would jeopardize computer security
- Emergency or security information or procedures for any buildings or facility which, if disclosed, would jeopardize security of the building or facility or persons therein
- Security measures and surveillance techniques which, if disclosed, would create a risk to the safety of persons, property, electronic data or software
- Information which, if disclosed, would give an advantage to competitors or bidders
- Information generated by or on behalf of public employers or public employees in connection with:
 - Any sexual harassment complaint filed with a public employer
 - Any grievance filed by or against an employee
 - Collective negotiations documents and statements of strategy or negotiating
- Information that is a communication between a public agency and its insurance carrier, administrative service organization or risk management office
- Information that is to be kept confidential pursuant to court order
- Certificate of honorable discharge issued by the United States government (Form DD-214) filed with a public agency
- Social security numbers
- Credit card numbers

Requesting Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

- Unlisted telephone numbers
- Drivers' license numbers
- Certain records of higher education institutions:
 - Research records
 - Questions or scores for exam for employment or academics
 - Charitable contribution information
 - Rare book collections gifted for limited access
 - Admission applications
 - Student records, grievances or disciplinary proceedings revealing a students' identification
- Biotechnology trade secrets **N.J.S.A. 47:1A-1.2**
- Convicts requesting their victims' records **N.J.S.A. 47:1A-2.2**
- Ongoing investigations of non-law enforcement agencies (must prove disclosure is inimical to the public interest) **N.J.S.A. 47:1A-3.a**
- Public defender records **N.J.S.A. 47:1A-5.k**
- Upholds exemptions contained in other State or federal statutes and regulations, Executive Orders, Rules of Court, and privileges created by State Constitution, statute, court rule or judicial case law **N.J.S.A. 47:1A-9**
- Personnel and pension records, except specific information identified as follows:
 - An individual's name, title, position, salary, payroll record, length of service, date of separation and the reason for such separation, and the amount and type of any pension received
 - When required to be disclosed by another law, when disclosure is essential to the performance of official duties of a person duly authorized by this State or the US, or when authorized by an individual in interest
- Data contained in information which disclose conformity with specific experiential, educational or medical qualifications required for government employment or for receipt of a public pension, but not including any detailed medical or psychological information **N.J.S.A. 47:1A-10**

N.J.S.A. 47:1A-10

"a public agency has a responsibility and an obligation to safeguard from public access a citizen's personal information with which it has been entrusted when disclosure thereof would violate the citizen's reasonable expectation of privacy."

Burnett v. County of Bergen, 198 N.J. 408 (2009). Without ambiguity, the court held that the privacy provision "is neither a preface nor a preamble." Rather, "the very language expressed in the privacy clause reveals its substantive nature; it does not offer reasons why OPRA was adopted, as preambles typically do; instead, it focuses on the law's implementation." "Specifically, it imposes an obligation on public agencies to protect against disclosure of personal information which would run contrary to reasonable privacy interests."

Executive Order No. 21 (McGreevey 2002)

- Records where inspection, examination or copying would substantially interfere with the State's ability to protect and defend the State and its citizens against acts of sabotage or terrorism, or which, if disclosed, would materially increase the risk or consequences of potential acts of sabotage or terrorism.
- Records exempted from disclosure by State agencies' proposed rules are exempt from disclosure by this Order.

Executive Order No. 26 (McGreevey 2002)

- Certain records maintained by the Office of the Governor
- Resumes, applications for employment or other information concerning job applicants while a recruitment search is ongoing
- Records of complaints and investigations undertaken pursuant to the Model Procedures for Internal Complaints Alleging Discrimination, Harassment or Hostile Environments
- Information relating to medical, psychiatric or psychological history, diagnosis, treatment or evaluation
- Information in a personal income or other tax return
- Information describing a natural person's finances, income, assets, liabilities, net worth, bank balances, financial history or activities, or creditworthiness, except as otherwise required by law to be disclosed
- Test questions, scoring keys and other examination data pertaining to the administration of an examination for public employment or licensing
- Records in the possession of another department (including NJ Office of Information Technology or State Archives) when those records are made confidential by regulation or EO 9.

Other Exemption(s) contained in a State statute, resolution of either or both House of the Legislature, regulation, Executive Order, Rules of Court, any federal law, federal regulation or federal order pursuant to N.J.S.A. 47:1A-9.a

(Please provide detailed information regarding the exemption from disclosure for which you are relying to deny access to government records. If multiple records are requested, be specific as to which exemption(s) apply to each record.)

Requesting Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

1. In order to request access to government records under OPRA, you must complete all the required portions of and date this request form and deliver it in person during regular business hours or by mail, fax or electronically to the agency custodian of records. Your request is not considered filed until the agency custodian of records receives the request form. If you submit the request form to any other officer or employee of the City of Millville, that officer or employee may not have the authority to accept your request form on behalf of the City of Millville and your request will be directed to the agency custodian of records. The seven (7) business day response time will not commence until the agency custodian of records receives the request form.
2. The fees for duplication of a government record in printed form are listed on the front of this form. We will notify you of any special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by cash, check or money order payable to the City of Millville.
3. If it is necessary for the records custodian to contact you concerning your request, providing identifying information, such as your name, address, telephone number, fax number or e-mail address is required. Where contact is not necessary, anonymous requests are permitted; except that anonymous requests for personal information are not honored.
4. ***You may be charged a 50% or other deposit when a request for copies exceeds \$25.*** The City of Millville custodian will contact you and advise you of any deposit requirements. Anonymous requests, when permitted, require a deposit of 100% of estimated fees. You agree to pay the balance due upon delivery of the records.
5. Under OPRA, a custodian must deny access to a person who has been convicted of an indictable offense in New Jersey, any other state, or the United States, and who is seeking government records containing personal information pertaining to the person's victim or the victim's family.
6. By law, the City of Millville must notify you that it grants or denies a request for access to government records within seven (7) business days after the agency custodian of records receives the request. If the record requested is not currently available or is in storage, the custodian will advise you within seven (7) business days after receipt of the request when the record can be made available and the estimated cost for reproduction. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
7. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
8. If the City of Millville is unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form and send you a signed and dated copy.
9. Except as otherwise provided by law or by agreement with the requester, if the agency custodian of records fails to respond to you within seven (7) business days of receiving a request, the failure to respond is a deemed denial of your request.
10. If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the City of Millville to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint in writing with the Government Records Council ("GRC"). You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also answer other questions about the law.
11. Information provided on this form may be subject to disclosure under the Open Public Records Act.
12. This form should only be used to submit records requests to the City of Millville.
13. If you submit a request for access to government records to someone other than the appropriate custodian, do not complete the City of Millville request form, or attempt to make a request for access by telephone; the Open Public Records Act and its deadlines, restrictions and remedies will not apply to your request.

NJ-GeoWeb



9/10/2023, 5:56:51 PM

Orange line: Override 1

White box: County Boundaries

Yellow circle: Land Resource Protection Program Interests in New Jersey

Cyan triangle: New Jersey Environmental Management System (NJEMS) Sites

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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New Jersey Department of Environmental Protection

Esri Community Maps Contributors, Delaware FirstMap, New Jersey Office of GIS, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJ Department of Community Affairs, Local

CITY OF MILLVILLE

OFFICERS

COMMISSIONERS

LISA M. ORNDORF, MAYOR
 Director of Public Affairs
 JOSEPH SOOY, VICE MAYOR
 Director of Revenue & Finance
 BENJAMIN J. ROMANIK
 Director of Parks & Public Property
 C. KIRK HEWITT
 Director of Public Safety
 STEPHEN E. WATSON, JR.
 Director of Public Works



"A MAIN STREET NEW JERSEY COMMUNITY"

12 SOUTH HIGH STREET
 P.O. BOX 609
 MILLVILLE, NEW JERSEY 08332

TELEPHONE: (856)825-7000
 FAX: (856)825-3686
 www.millvillenj.gov

RAYMOND COMPARI
 Administrator
 JEANNE PARKINSON
 City Clerk
 MARCELLA SHEPARD
 Chief Financial Officer
 TRACEY GREGOIRE
 Tax Collector
 BRIAN P. ROSENBERGER
 Tax Assessor
 BROCK D. RUSSELL
 City Attorney

Date: 9/12/23

To: Joseph Martin

See below in response to your OPRA request received by the City Clerk's Office on 9/11/23. (See Disclaimer on Pg 2)

Please be advised there are no records responsive to your request #1 + #2

See attached, no Redactions were made. #3

See attached, redactions were made pursuant to (see statute(s) below with "x" mark(s)):

Denied, the provisions of the Open Public Records Act do not allow the disclosure of records pursuant to (see statute(s) below with "x" mark(s)):

Billing information:

Amount Due: _____ must be received prior to release of record

Payment information:

Returned Check: Check No. _____ in the amount of _____

Payment Received: Check No. _____ in the amount of _____

Exceptions to Public Access to Government Records:

- Inter-agency or intra-agency advisory, consultative or deliberative communications, N.J.S.A. 47:1A-1.1, et seq.
- Legislative records, N.J.S.A. 47:1A-1.1, et seq.
- Medical Examiner records, N.J.S.A. 47:1A-1.1, et seq.
- Criminal investigatory records, N.J.S.A. 47:1A-1.1, et seq.
- Victim records, N.J.S.A. 47:1A-1.1, et seq.
- Trade secrets and proprietary commercial or financial information obtained from any source, N.J.S.A. 47:1A-1.1, et seq.
- Any record within Attorney/Client Privilege N.J.S.A. 47:1A-1.1 et seq.
- Administrative or technical information regarding computer hardware, software and networks, N.J.S.A. 47:1A-1.1, et seq.
- Emergency or Security information and surveillance techniques, N.J.S.A. 47:1A-1.1, et seq.
- Security measures and surveillance techniques, N.J.S.A. 47:1A-1.1, et seq.
- Information that is disclosed would give an advantage to competitors or bidders, N.J.S.A. 47:1A-1.1
- Information on any sexual harassment complaint, any grievance filed or collective negotiations, N.J.S.A. 47:1A-1.1
- Communications between City and Insurance Company, N.J.S.A. 47:1A-1.1 et seq
- Information which is to be kept confidential pursuant to court order, N.J.S.A. 47:1A-1.1 et seq
- Certificate of honorable discharge issued by the United States government, N.J.S.A. 47:1A-1.1 et seq
- Personal Identifying Information, N.J.S.A. 47:1A-1.1, et seq.
- Social Security Numbers, N.J.S.A. 47:1A-1.1, et seq.
- Certain records of higher education, N.J.S.A. 47:1A-1.1, et seq.
- Biotechnology trade secrets, N.J.S.A. 47:1A-1.2, et seq.

- ___ Limitations to convicts -personal information pertaining to the person's victim or the victim's family, N.J.S.A. 47:1A-2.2, et seq.
- ___ Ongoing Investigations, N.J.S.A. 47:1A-3.a
- ___ Public defender records that relate to the handling of any case, N.J.S.A. 47:1A-5.k
- ___ Upholds exemptions contained in other State or federal statutes and regulations, Executive Orders of the Governor, Rules of Court, Constitution of this State, or judicial case law N.J.S.A. 47:1A-9.
- ___ Personnel and pension records, N.J.S.A. 47:1A-10, et seq.
- ___ Privacy Interest - "a public agency has a responsibility and an obligation to safeguard from public access a citizen's personal information with which it has been entrusted when disclosure thereof would violate the citizen's reasonable expectation of privacy." N.J.S.A. 47:1A-1.1, et seq.

NOTE: Court documents can be requested through the NJ Judiciary website at www.judiciary.state.nj.us

If you feel the City has neglected to provide what you have requested, or any part thereof, or if you believe there is some legal authority that supports your position, please notify us and we will be happy to reconsider our response or denial of access as the case may be.

Mandatory Disclaimer:

If your request for access to a government record has been denied or unfilled within seven (7) business days required by law, you have the right to challenge the decision by the City of Millville to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. box 819, Trenton, NJ 08625, by e-mail at grc@dea.state.nj.us, or at their website at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County

If you have any questions please contact my office.

Sincerely,


Jeanne M. Parkinson, RMC
City Clerk

Respond 9/18/23

Due 9/18/23

CITY OF MILLVILLE

GOVERNMENT RECORDS REQUEST FORM

12 S. HIGH STREET, PO BOX 609

MILLVILLE, NJ 08332

PHONE (856) 825-7000 FAX (856) 825-3686

Jeanne M. Parkinson, City.OPRA.Requests@millvillenj.gov



Important Notice

The reverse side of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Joseph MI S Last Name Martin

E-mail Address imartin@tandmassociates.com

Mailing Address T&M Associates, 11 Tindall Road

City Middletown State NJ Zip 07748

Telephone: 732-600-7079 Fax _____

Preferred Delivery: Pick Up US Mail On Site Inspect Fax E-mail

Circle One: Under penalty of N.J.S.A. 2C:28-3, I certify that I **HAVE / HAVE NOT** been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature _____ Date 9-10-2023

Payment Information

Maximum Authorization Cost \$ _____

Select Payment Method

Cash Check Money Order

Fees: Letter size - \$0.05 per page
Legal size - \$0.07 per page
Other Materials (CD, DVD, etc) - actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Extraordinary service fees dependent upon request

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

T&M is conducting a Phase I/Preliminary Assessment for the two parcels designated as follows for the use of Cumberland County: Morias Avenue (Block 3, Lot 8) and Rosen Road (Block 3, Lot 53)

For the Phase I, we request copies of or an opportunity to review the following records which may be held by the City:

- 1 Construction Department permit files and inspections, plans, surveys;
- 2 Emergency Management records for any hazardous material incidents at site;
- 3 Tax Assessor Property Record Cards, surveys, Deeds.

CITY USE ONLY: COMMENTS:

NO DEP Files

CITY USE ONLY

DISTRIBUTED TO THE FOLLOWING DEPARTMENTS:

- CONSTRUCTION OFFICIAL
- ZONING OFFICER
- TAX ASSESSOR
- TAX COLLECTOR
- HOUSING DEPARTMENT
- PLANNING DIRECTOR
- CITY ENGINEER
- FIRE CHIEF
- WATER/SEWER MAINT SUPT
- STREETS & ROADS SUPT
- PURCHASING AGENT/CFO
- CITY CLERK
- PARKS & PUBLIC PROP SUPT
- CITY SOLICITOR
- BOARD OF COMMISSIONERS
- POLICE

DATE DISTRIBUTED: _____

CITY USE ONLY

Disposition Notes
Custodian: If any part of request cannot be delivered in seven business days detail reasons here.

In Progress - Open _____

Denied - Closed _____

Filled - Closed _____

Partial - Closed _____

CITY USE ONLY

Tracking Information	Final Cost
Tracking # _____	Total _____
Rec'd Date _____	Deposit _____
Ready Date _____	Balance Due _____
Total Pages _____	Balance Paid _____
Records Provided	

RECEIVED
SEP 11 2023
Date _____

JMP
Custodian Signature

CITY CLERK'S OFFICE

Joanna Webster

From: Joseph Martin <JMartin@tandmassociates.com>
Sent: Sunday, September 10, 2023 6:02 PM
To: City.OPRA.Requests
Subject: Government Records Request-Cumberland County parcels
Attachments: OPRA Request Form- Updated 2022_202203211426232035.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

T&M is conducting a Phase I/Preliminary Assessment for the two parcels designated as follows for the use of Cumberland County as part of the County trail project.

- Morias Avenue (Block 3, Lot 8)
- Rosen Road (Block 3, Lot 53)

For the Phase I, we request copies of or an opportunity to review the following records which may be held by the City:

- Construction Department permit files and inspections, plans, surveys;
- Emergency Management records for any hazardous material incidents at site;
- Tax Assessor Property Record Cards, surveys, Deeds.
- Any other information associated with the environmental condition of the Site

Thanks for your assistance with this request.



JOSEPH MARTIN
PRINCIPAL ENVIRONMENTAL SCIENTIST

11 Tindall Road, Middletown, NJ 07748
D 732.676.1729 M 732.600.7079
JMARTIN@TANDMASSOCIATES.COM | TANDMASSOCIATES.COM



Property Location			
MORIAS AVE, MILLVILLE 08332-610 (Millville City), Block: 3, Lot: 8 (Old Block: 603, Old Lot: 13)			
Property Information		Assessment Data	
Class: Class: 15C - Public Property	Additional Lots:	Total Value: \$227,100.00	Land Value: \$227,100.00
Bld Description:	Land Description: 66.70 AC	Improvement Value: \$0.00	% Improvement: 0.0
Acreage: 66.7	Square Footage: 0	Special Tax Codes:	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: , Usage: VACANT LAND	Year Constructed: 0	Exemption: 9	Exemption statute: 54:4-3.3
Use Code: 0	# Dwellings: 1	2020 Rate: 3.607; 2020 Ratio: 93.07%; 2020 Taxes: \$8,191.49	2021 Rate: 3.668; 2021 Ratio: 92.98%; 2021 Taxes: \$8,330.02
Census Tract: 304		2022 Rate: 3.791; 2022 Ratio: 83.36%; 2022 Taxes: \$8,609.36	
Current Owner		Sale Data	
COUNTY OF CUMBERLAND% C C FAIR ASSOC		Date: 02/17/1967	
PO BOX 611		Price:	
Bridgeton, NJ 08302-0435		Ratio:	
Previous Owner:		Deed Book: 01096	
		Deed Page: 00480	
Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
Buyer			Buyer
COUNTY OF CUMBERLAND% C C FAIR ASSOC			
PO BOX 611			
Bridgeton, NJ 08302-0435			
Seller		Seller	

Property Location			
ROSEN RD, MILLVILLE 08332-610 (Millville City), Block: 3, Lot: 53 (Old Block: 603, Old Lot: 6)			
Property Information		Assessment Data	
Class: Class: 15C - Public Property		Total Value: \$111,400.00	
Additional Lots:		Land Value: \$111,400.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 28.12 AC		% Improvement: 0.0	
Acreage: 28.12		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: . Usage: VACANT LAND		Exemption: 9	
Year Constructed: 0		Exemption statute: 54:4-3.3	
Use Code: 0		2020 Rate: 3.607; 2020 Ratio: 93.07%; 2020 Taxes: \$4,018.19	
# Dwellings: 1		2021 Rate: 3.668; 2021 Ratio: 92.98%; 2021 Taxes: \$4,086.15	
Census Tract: 304		2022 Rate: 3.791; 2022 Ratio: 83.36%; 2022 Taxes: \$4,223.17	
Current Owner		Sale Data	
COUNTY OF CUMBERLAND		Date: 02/17/1967	
800 E COMMERCE ST		Price:	
Bridgeton, NJ 08302-2279		Ratio:	
Previous Owner:		Deed Book: 01096	
		Deed Page: 00480	
Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
Buyer			Buyer
COUNTY OF CUMBERLAND			
800 E COMMERCE ST			
Bridgeton, NJ 08302-2279			
Seller		Seller	

NJ-GeoWeb



9/10/2023, 5:56:51 PM

— Override 1

□ County Boundaries

• Land Resource Protection Program Interests in New Jersey

▲ New Jersey Environmental Management System (NJEMS) Sites

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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New Jersey Department of Environmental Protection

Eri Community Maps Contributors, Delaware FirstMap, New Jersey Office of GIS, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJ Department of Community Affairs, Local

Mercado, Wendy

From: Rosenberger, Brian
Sent: Monday, September 11, 2023 11:15 AM
To: Mercado, Wendy; Haas-Green, Carissa; Taney, Nick; Michelle Nothaft
Cc: Jeanne Parkinson; Burns, Laura; Joanna Webster
Subject: RE: Emailing: OPRA - Joseph Martin 9-11-2023
Attachments: 3-8 - MOD IV.pdf; 3-8 & 53 - Deed (02-17-1967).pdf; 3-8 & 53- Agreement (03-14-2016).pdf; 3-53 - MOD IV.pdf

See attached.

Thanks,
Brian P. Rosenberger, C.T.A.
Assessor

City of Millville
12 South High Street
P.O. Box 609
Millville, NJ 08332
Ph: (856) 825-7000 Ext. 7280
Fax: (856) 327-6670
www.millvillenj.gov

Direct Link to the Assessor's Website:
<http://www.millvillenj.gov/183/Tax-Assessor>

The City of Millville is subject to the Open Public Records Act; any email sent or received may be subject to a records request.

-----Original Message-----

From: Mercado, Wendy <Wendy.Mercado@millvillenj.gov>
Sent: Monday, September 11, 2023 10:41 AM
To: Haas-Green, Carissa <carissa.haas-green@millvillenj.gov>; Rosenberger, Brian <Brian.Rosenberger@millvillenj.gov>; Taney, Nick <Nick.Taney@millvillenj.gov>; Michelle Nothaft <Michelle.Nothaft@millvillenj.gov>
Cc: Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Burns, Laura <Laura.Burns@millvillenj.gov>; Joanna Webster <Joanna.Webster@millvillenj.gov>
Subject: Emailing: OPRA - Joseph Martin 9-11-2023

Please see OPRA request attached from Joseph Martin.
Please respond by September 18, 2023.

Thank you

Wendy Mercado
City of Millville
City Clerk's Office

0610 BLOCK 3 LOT 8
-----OWNER INFORMATION-----
COUNTY OF CUMBERLAND&C C FAIR ASSOC
PO BOX 611
BRIDGETON NJ 08302

QUAL. UPDATED ON 010511
-----PROPERTY INFORMATION-----
PROP LOC: MORIAS AVE
PROPERTY CLASS 15C ACCOUNT#
BLDG DESC
LAND/ACRE 66.70 AC / 66.70
ADDITIONL LOTS

DED AMT #OWN 01
BANK# MORT# SS#

ZONE MAP 2 USER#1 #2
BULT 0000 UNITS 01 BCLASS
VCS RW2 SFLA 00000

-----SALES INFORMATION-----
DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 021767 01096 480
-1:
-2:

-----TENANT REBATE-----
BASE YR TAXES FLAG
22 .00 N

---VALUES---
LAND 227100

IMPR
EXM1 22 TOTAL .00
EXM2 23 HALF1 .00
EXM3 23 TOTAL .00
EXM4 24 HALF1 .00

-----EXEMPT PROPERTY DATA-----
EPL CD 0309095 STAT. 54:4-3.3
FACILITY VACANT LAND
INIT FILE 021767 FUR FILE
ASMT CODE

NET 227100 SPTAX CDS:
OLDDID: 603 13

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

This Indenture, MADE THE

Seventeenth day of February in the year of our Lord one thousand nine hundred and Sixty-seven,

Between MORRIS APRIL, individually, and LILLIAN B. APRIL, his wife; MORRIS APRIL, Trustee for Morris April Bros.; SAMUEL APRIL, singleman; and MIRIAM KATZ, Trustee for Gershon Katz and Richard Katz, all residing in the Township of Deerfield, County of Cumberland and State of New Jersey, parties

of the first part, and

COUNTY OF CUMBERLAND, a Municipal Corporation of the State of New Jersey, party

of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$57,500.00)

lawful money of the United States of America, and other good and valuable

consideration, well and truly paid by the said party of the second part to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell alien, enfeoff, release, convey and confirm, unto the said party of the second part, its successors and assigns, ALL those

certain tracts or parcels of lands and premises, situate in the City of Millville, County of Cumberland and State of New Jersey, bounded and described as follows:

TRACT NO. 1 - BEGINNING at the intersection of the center of the Millville to Carmel Road and the Old Beaver Dam Road, thence (1) along the center of the Millville to Carmel Road, South forty-four degrees fifty-eight minutes East, three thousand six hundred sixteen (3616) feet to a point, thence (2) South forty-eight degrees one minute West, one thousand six hundred ninety-four and forty-one hundredths (1694.41) feet to the present center of the Old Beaver Dam Road, thence (3) along the present center line of the Old Beaver Dam Road, North twenty-one degrees eighteen minutes West, five hundred six and seventy-four hundredths (506.74) feet to a point, thence (4) still along same, North nineteen degrees fifty-eight minutes West, seven hundred (700)

3-26-67

feet to a point, thence (5) still along same, North fifteen degrees fifty-eight minutes West, one thousand six hundred (1600) feet to a point, thence (6) still along same, North twenty-two degrees fifty-four minutes and fifty-six seconds West, one thousand one hundred eleven and seventeen hundredths (1111.17) feet to the place of beginning.

CONTAINING 68.979 acres of land more or less.

BEING Lot Nos. 1 & 2, Block 604 on the City of Millville Tax Map.

TRACT NO. 2 - BEGINNING at the intersection of the center of the Millville to Carmel Road and the Old Weaver Dam Road, thence (A) along the center of the Old Weaver Dam Road, South twenty-two degrees fifty-four minutes and fifty-six seconds East, one thousand one hundred eleven and seventeen hundredths (1111.17) feet to a point, thence (B) still along the center of same, South fifteen degrees fifty-eight minutes East, one thousand six hundred (1600) feet to a point, thence (C) still along the center of same, South nineteen degrees fifty-eight minutes East, seven hundred (700) feet to a point, thence (D) still along same, South twenty-one degrees eighteen minutes East, two hundred forty and eight tenths (240.8) feet to a point, thence (E) North seventy-one degrees West, eight hundred sixty-five and eighty-eight hundredths (865.88) feet to a corner and place of beginning of the parcel of land hereinafter described, thence (1) South nineteen degrees West, one hundred thirty-five and three tenths (135.2) feet to a concrete stone, thence (2) North seventy-one degrees West, one thousand four and fifty-two hundredths (1004.52) feet to a concrete stone on the Easterly side of Rosen Road, thence (3) along the Easterly side of Rosen Road, North nineteen degrees East one thousand four hundred seven and seventy-eight hundredths (1407.78) feet to a corner on the Southerly side of a thirty-three foot wide right of way, thence (4) along the southerly side of said right of way, South seventy-one degree East, four hundred ninety-eight and eight tenths (498.8) feet to a stone corner, thence (5) along the Easterly line of the Carmel Cemetery property, South fifteen degrees thirty-seven minutes and four seconds East, eight hundred ninety and two tenths (890.2) feet to a concrete stone, thence (6) South nineteen degrees West, five hundred thirty-nine and eighty-eight hundredths (539.88) feet to the place of

Beginning.

CONTAINING 28.053 acres of land more or less.

BEING Lot No. 6, Block 603 on the City of Millville Tax Map.

TRACT NO. 3 - BEGINNING at the intersection of the center of the Millville to Cargel Road and the Old Beaver Dam Road, thence (A) along the center of the Old Beaver Dam Road, South twenty-two degrees fifty-four minutes and fifty-six seconds East, one thousand one hundred eleven and seventeen hundredths (1111.17) feet to a point, thence (B) still along the center of same, South fifteen degrees fifty-eight minutes East, one thousand six hundred (1600) feet to a point, thence (C) still along the center of same, South nineteen degrees fifty-eight minutes East, seven hundred (700) feet to a point, thence (D) still along same, South twenty-one degrees eighteen minutes East, two hundred forty and eight tenths (240.8) feet to a point and place of beginning of the parcel of land hereinafter described, thence (1) still along the center of the Old Beaver Dam Road, South twenty-one degrees eighteen minutes East, nine hundred six and two tenths (906.2) feet to a point, thence (2) still along the center of same, South nineteen degrees West, one thousand four hundred eighty-nine and fifty-one hundredths (1489.51) feet to a point, thence (3) North seventy-one degrees West, one thousand four hundred fifty-two (1452) feet to a concrete stone, thence (4) North nineteen degrees East, two thousand one hundred eighty and sixty-four hundredths (2180.64) feet to a concrete stone, thence (5) South seventy-one degrees East, eight hundred sixty-five and eighty-eight hundredths (865.88) feet to the place of Beginning.

CONTAINING 68.038 acres of land more or less.

BEING Lot Nos. 13, 14, 15, 16, 17 & 18, Block 603 on the City of Millville Tax Map.

The above descriptions were prepared by H. Lee Fisher's Sons, Licensed Land Surveyors, Vineland, New Jersey, License No. 4077, on January 21, 1967.

ABSTRACT OF DEED

CITY OF MILLVILLE

FROM

FRED HERDER

TO

COUNTY OF CUMBERLAND

Date of Deed DECEMBER 16, 1937

Date Recorded JULY 14, 1938

Deed Book 526 Page 449 & c

Sheet No. 3 & 4, Lot 1B, Blk. 602

see 105 - 15

PREMISES:

ALL THE FOLLOWING TRACTS OF LAND AND PREMISES SITUATE, LYING AND BEING AT CARMEL, IN THE TOWNSHIP OF DEERFIELD, AND CITY OF MILLVILLE, IN THE COUNTY OF CUMBERLAND AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

No. 1: BEGINNING AT A POINT OF CURVE IN THE CENTER OF IRVING AVENUE, KNOWN AS COUNTY ROAD #8, 121 FEET AND FIVE-TENTHS OF A FOOT EASTERLY FROM THE CENTER OF MILLER AVENUE; THENCE ALONG THE CENTER LINE THEREOF AS RE-ESTABLISHED, BY A LINE CURVING TO THE RIGHT WITH A RADIUS OF 163 FEET AND SEVEN-TENTHS OF A FOOT, A DISTANCE OF NINETY-NINE FEET AND FOUR-TENTHS OF A FOOT TO A POINT OF TANGENT IN THE CENTER LINE OF SAID ROAD; THENCE ALONG THE SAME SOUTH FORTY-FIVE DEGREES, FIFTY-SEVEN MINUTES EAST CROSSING CHATFIELD BRANCH, A DISTANCE OF 980 FEET, MORE OR LESS, TO AN ANGLE; THENCE STILL ALONG THE CENTER OF SAID ROAD SOUTH FORTY-SIX DEGREES THIRTY-TWO MINUTES EAST 306 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF LAND OF THE GRANTORS, IN THE CENTER LINE OF SAID ROAD #8 LEADING FROM CARMEL TO MILLVILLE. THE ABOVE DESCRIBED LINE BEING THE CENTER LINE OF A STRIP OF LAND 66 FEET IN WIDTH TO EXTEND 33 FEET ON EACH SIDE OF SAID CENTER LINE AT RIGHT ANGLES THEREFROM, THE NORTHERLY AND SOUTHERLY LINES OF SAID STRIP BOUNDING LAND OF THE GRANTORS HEREOF AND TO EXTEND FROM IRVING AVENUE TO THE SOUTHERLY LINE OF THE GRANTORS LAND AFORESAID, CONTAINING MORE OR LESS, EXCEPTING THEREFROM SO MUCH OF THE LAND INCLUDED WITHIN THE ABOVE BOUNDS HERETOFORE LAID OUT, DEDICATED, OR ACQUIRED FOR HIGHWAY PURPOSES.

RECORDING INFORMATION SHEET

CUMBERLAND COUNTY CLERK'S OFFICE
60 WEST BROAD STREET
BRIDGETON NJ 08302

INSTRUMENT NUMBER: 508165 Official Use Only	DOCUMENT TYPE: <div style="border: 1px solid black; border-radius: 50%; width: 50px; height: 20px; margin: auto; text-align: center;"> AGREEMENT </div>														
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> CELESTE RILEY, COUNTY CLERK CUMBERLAND COUNTY, NJ INSTRUMENT NUMBER 508165 RECORDED ON 05/12/2016 04:06:22 PM BOOK: 04141 PAGE: 2107 KH Consideration: </div> <p>MAIL COPY _____ NO COPY _____ ENVELOPE _____</p> <p>ADDITIONAL STAMPINGS _____</p>	<p>Return Address (for recorded documents)</p> COUNTY OF CUMBERLAND 164 WEST BROAD STREET BRIDGETON NJ 08302 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="474 814 812 886">No. of Pages (excluding Summary Sheet)</td> <td data-bbox="812 814 1192 886">9</td> </tr> <tr> <td data-bbox="474 886 812 957">Recording Fee (excluding Transfer Tax)</td> <td data-bbox="812 886 1192 957"></td> </tr> <tr> <td data-bbox="474 957 812 1029">Realty Transfer Tax</td> <td data-bbox="812 957 1192 1029">\$0.00</td> </tr> <tr> <td data-bbox="474 1029 665 1075">Amount Charged</td> <td data-bbox="665 1029 1192 1075">\$0.00</td> </tr> <tr> <td data-bbox="474 1075 665 1146">Parcel Information</td> <td data-bbox="665 1075 1192 1146"> Block: Lot: M </td> </tr> <tr> <td data-bbox="474 1146 665 1218">First Party Name</td> <td data-bbox="665 1146 1192 1218">CUMBERLAND COUNTY OF</td> </tr> <tr> <td data-bbox="474 1218 665 1289">Second Party Name</td> <td data-bbox="665 1218 1192 1289">NEW JERSEY DEPT OF ENVIRONMENTAL PROTECTION</td> </tr> </table> <p style="text-align: center;">Additional Information (Official Use Only)</p> <p style="text-align: center; font-size: small;">*****</p>	No. of Pages (excluding Summary Sheet)	9	Recording Fee (excluding Transfer Tax)		Realty Transfer Tax	\$0.00	Amount Charged	\$0.00	Parcel Information	Block: Lot: M	First Party Name	CUMBERLAND COUNTY OF	Second Party Name	NEW JERSEY DEPT OF ENVIRONMENTAL PROTECTION
No. of Pages (excluding Summary Sheet)	9														
Recording Fee (excluding Transfer Tax)															
Realty Transfer Tax	\$0.00														
Amount Charged	\$0.00														
Parcel Information	Block: Lot: M														
First Party Name	CUMBERLAND COUNTY OF														
Second Party Name	NEW JERSEY DEPT OF ENVIRONMENTAL PROTECTION														

***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF CUMBERLAND COUNTY FILING RECORD
 ***** RETAIN THIS PAGE FOR FUTURE REFERENCE *****

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
 COVER PAGE DOES NOT INCLUDE ALL DATA. PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

DECLARATION OF ENCUMBRANCE

This Declaration of Encumbrance is made this 14th day of March, 2016, by the County of Cumberland, ("Local Government Unit"), whose mailing address is 790 East Commerce Street, Bridgeton, New Jersey 08302.

The Local Government Unit makes this Declaration in consideration of the State of New Jersey, Department of Environmental Protection, Green Acres Program's agreement to provide funding in connection with:

Trails & Open Space Acquisition
Project # D600-12-017
As approved on September 18, 2012

The attached exhibit to this Declaration is labeled "Recreation and Open Space Inventory," comprising pages. This exhibit is incorporated into, and forms a part of this Declaration.

The Local Government Unit represents and warrants (a) that all lands described in the exhibit attached to this Declaration are held by it for recreation and conservation purposes, and (b) in accordance with the Green Acres Laws, covenants, agrees, and declares that all lands described on the exhibit attached to this Declaration are subject to the covenants, restrictions, and conditions described in the Green Acres Laws, and further agrees that:

1. The Local Government Unit shall not dispose of or divert to a use for other than recreation and conservation purposes any lands described in the exhibit attached to this Declaration without the approval of the Commissioner and State House Commission.
2. Should lands held by the Local Government Unit for recreation or conservation purposes be, by mistake or inadvertence, omitted from the exhibit attached to this Declaration, such lands shall be subject to the terms and conditions of this Declaration to the same extent as though they had been included.

9.

DECLARATION OF ENCUMBRANCE

THE COUNTY OF CUMBERLAND

TO

THE STATE OF NEW JERSEY
Department of Environmental Protection

Record and return to:

Department of Environmental Protection
Green Acres Program Mail Code 501-01
P. O. Box 420
Trenton, New Jersey 08625-0420

Attention: Susan D. Seyboldt

Prepared by: S D Sey
Susan D. Seyboldt

11/28/2012

LOCAL GOVERNMENT UNIT
UNIT ATTORNEY

LOCAL GOVERNMENT UNIT CHIEF
EXECUTIVE OFFICER

Reviewed and approved

on Mar 14, 2016 By: Joseph Deella
(signature)
Phredone E. Baker
(signature) (print name and title)
Date: 3/14/16
(print name)

STATE OF NEW JERSEY)
COUNTY OF CUMBERLAND) ss

I CERTIFY that on March 14, 2016, Joseph Deella personally came before me,
(date) (official designated above)
Michelle R Ridgeway, and stated to my satisfaction that he / she is the individual who
(Clerk)
signed this Declaration and that he / she

- a. is authorized to execute this Declaration, and
- b. executed this Declaration as his/her own act, and as the act of the
County of Cumberland represented by him/her as
(Local Government Unit)
Free holder Director
(official's title)

Michelle R Ridgeway
(Clerk (signature))
Michelle R Ridgeway
(print name and title)

MICHELLE R. RIDGEWAY
A Notary Public of New Jersey
My Commission Expires November 13, 2017

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

The Recreation and Open Space Inventory (ROSI) is a document compiled by a local government unit as a master list of its Green Acres-restricted lands (known as "parkland" under the Green Acres rules *N.J.A.C. 7:36*). Lands that are subject to Green Acres restrictions cannot be disposed of, or diverted to a use other than recreation or conservation purposes, without the approval of the DEP Commissioner and the State House Commission. The Declaration of Encumbrance, including the ROSI, is recorded with the appropriate county clerk as a condition of the Green Acres funding contract in order to provide notice of the Green Acres restrictions on these lands to title searchers and the general public.

LANDS THAT SHOULD BE LISTED ON THE ROSI

Green Acres-restricted lands fall into two categories: funded parkland (lands included in the acquisition or park development projects funded by the Green Acres Program) and unfunded parkland (other lands held by the local government unit for recreation or conservation purposes at the time it received Green Acres funding). All funded and unfunded parkland parcels must be listed on the ROSI.

Lands owned by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Government Unit. (e.g., through a lease, easement, use agreement or other agreement to which the Local Government Unit is a grantee.)

The ROSI should be compiled by a staff person who is knowledgeable about the local government unit's land holdings, uses of the land holdings and local land use regulations. The Local Government Units' planning board, environmental commission and other boards or commissions are encouraged to participate in the preparation and review of the ROSI.

The ROSI form is divided into three sections: Page 4, for land held in fee simple for recreation and conservation purposes; Page 5, for land held under a conservation restriction; and Page 6, for leases or use agreements held by the Local Government Unit for recreation and conservation purposes. Please review the Sample ROSI Sheets tab before completing the ROSI.

WHEN PREPARING AND SUBMITTING THE ROSI, please take note of the following:

The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page. All pages, excluding the Sample ROSI Sheet, must be submitted. Facility Names should be typed in all capital letters when filling out the three sections. All fields in each section should be filled in - including the acreage for each individual lot (do not submit the total acreage for the park). If there have been block and lot changes (consolidation / renumbering) since the last ROSI submission, please complete the last page of this document.

ROSI TAX MAPS

As an attachment to the ROSI, the local government unit should submit a copy of each appropriate municipal tax map (current as of the date of the Green Acres application) showing the parcels of parkland listed on the ROSI, with the

Certification

If the local government unit is a municipality, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and the planning board chairperson. If the local unit is a county, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and one of the following: the parks director, or the director of the open space program. (See N.J.A.C. 7:36-6.5(a)2) *If the Local Unit's form of government does not allow for the Mayor to sign without a resolution from the governing body, please include the number and date of the resolution along with a copy of the passed resolution.*

Special Notes

1. This ROSI, as completed and duly executed, shall be incorporated into both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.
2. The Local Government Units' governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan. However, failure to do so shall have no effect on the validity of the ROSI.
3. If lands held by the Local Government Unit for recreation and conservation purposes are omitted from the ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Green Acres Program, and may require a public hearing. See N.J.A.C. 7:36-25.3.

Please check the Green Acres web site at <http://www.nj.gov/dep/greenacres/pdf/launch.html> for an updated version of this ROSI form prior to completion.

All pages of the ROSI must be electronically submitted with the completed original Certification page (page 7) mailed to the Project Manager's attention. Only pages 1 through 3, page 7, and those pages containing property information need to be included in the Declaration of Encumbrance that is sent for recording.

RECREATION AND OPEN SPACE INVENTORY

Definitions (as found at N.J.A.C. 7:36-2)

For the purposes of this ROSI, the following definitions shall apply whenever a form of the word is used:

"Conservation restriction": an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will, or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition; appropriate for conservation of soil or wildlife; appropriate for outdoor recreation or park use; or appropriate as suitable habitat for flora or fauna. Often known as a "Conservation Easement".

"Declaration": the recordable, written instrument executed by a local government unit that declares that all of the local government unit's funded and unfunded parklands are subject to the Green Acres restrictions. Such written instrument shall include the local government unit's Recreation and Open Space Inventory and is a component of the Project Agreement.

"Development": any improvement to a land or water area of a parkland that is designed to expand or enhance its utilization for outdoor recreation and conservation purposes, and shall include the construction, renovation, or repair of any such improvement, but shall not mean shore protection or beach renourishment or replenishment activities, except as provided at N.J.A.C. 7:36-10.3(a)5 and 21.3(a)5. This term may include any of the following types of ancillary improvements to a parkland: roadways, parking, landscaping, fencing, lighting, utilities, structures, and any other improvement that expands or enhances the use of parkland for outdoor recreation and conservation purposes.

"Fee simple": absolute ownership in land, unencumbered by any other interest or estate.

"Funded parkland": parkland that a local government unit has acquired or developed with Green Acres funding.

"Held," when used in the ROSI with reference to land: owned, leased, or otherwise controlled for recreation/conservation purposes.

"Historic preservation restriction": an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to preserving a structure or site that is historically significant for its architecture, archaeology or associations.

"Land" or **"Lands"**: real property, including any improvement, right-of-way, water, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

"Local government unit": a county, municipality, or other political subdivision of the State, or any agency, authority, or other entity thereof the primary purpose of which is to administer, protect, acquire, develop, or maintain lands for recreation and conservation purposes.

"Parkland": land acquired, developed, and/or used for recreation and conservation purposes, including funded and unfunded parkland.

RECREATION AND OPEN SPACE INVENTORY

Local Unit County of Cumberland County Cumberland

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current official lot map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this RDS is named _____ and is dated _____. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A - Fee Simple cont'd as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acreage	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	EJFP Funded? (Y / N) Note 5	Notes
1	MMR/6	Fairgrounds	3	3	88.7	N	88.70	N	F	N	
2	MMR/6	Fairgrounds	4	1	82.5	N	82.50	N	F	N	
3	MMR/6	Mid County	3	53	28.12	N	28.12	N	F	N	
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											

Total of all fee simple Green Acres-encumbered acres on this page only: **187.32**
 Total of all fee simple Green Acres-encumbered acres from all pages of this RDS: **187.32**
 Total of all Green Acres-encumbered acres from all pages of this RDS: **187.32**

Note 1 For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or lot map with the park boundaries to scale, showing the recreation/conservation area.
 Note 2 For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
 Note 3 Does any other entity have an undivided interest in the property? List co-owner in Notes column.
 Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

RECREATION AND OPEN SPACE INVENTORY

Local Unit County of Cumberland County Cumberland

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROST is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Subject to Conservation Restriction for Recreation and Conservation Purposes (Use Page 5A - Cons. Rest. cont'd. as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	Notes
A.										
B.										
C.										
D.										
E.										
F.										
G.										
H.										
I.										
J.										
K.										
L.										
M.										
N.										
O.										
P.										
Q.										
R.										


Total of all conservation easement Green Acres-encumbered acres on this page only: _____
 Total of all conservation easement Green Acres-encumbered acres from all pages of this ROST: _____

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.
 Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
 Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.
 Funded by Green Acres: U = Unfunded, V = Funded

CERTIFICATION:

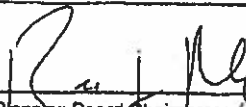
I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising 7 total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this 28 day of July, 2014, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number: _____
and entitled: Cumberland County Acquisition for Multi-Municipal Trails & Open Space



Chief Executive Officer of Local Government Unit

Date: July 28, 2014



Planning Board Chairperson (or equivalent)

Date: July 28, 2014

SOS
1-12-16

This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

Resolution Number

Date of Resolution

(Resolution attached)

0610 BLOCK 3 LOT 53

QUAL. UPDATED ON 111908

-----OWNER INFORMATION-----

COUNTY OF CUMBERLAND
800 E COMMERCE ST
BRIDGETON NJ

08302

-----PROPERTY INFORMATION-----

PROP LOC: ROSEN RD
PROPERTY CLASS 15C ACCOUNT#
BLDG DESC
LAND/ACRE 28.12 AC / 28.12
ADDITIONL LOTS

DED AMT #OWN 01
BANK# MORT# SS#

ZONE MAP 2 USER#1 #2
BULT 0000 UNITS 01 BCLASS

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 021767 01096 480

VCS RW2 SFLA 00000

-----TENANT REBATE-----

-1: ---VALUES---
-2: LAND 111400

BASE YR TAXES FLAG
22 .00 N

-----EXEMPT PROPERTY DATA-----

EPL CD 0309095 STAT. 54:4-3.3
FACILITY VACANT LAND
INIT FILE 021767 FUR FILE
ASMT CODE

IMPR
EXM1 22 TOTAL .00
EXM2 23 HALF1 .00
EXM3 23 TOTAL .00
EXM4 24 HALF1 .00

-----TAXES-----

NET 111400 SPTAX CDS:
OLDID: 603 6

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

Mercado, Wendy

From: Haas-Green, Carissa
Sent: Tuesday, September 12, 2023 11:35 AM
To: Mercado, Wendy; Rosenberger, Brian; Taney, Nick; Michelle Nothaft
Cc: Jeanne Parkinson; Burns, Laura; Joanna Webster
Subject: RE: Emailing: OPRA - Joseph Martin 9-11-2023

Construction has no records for Block 3 Lot 8 or Block 3 lot 53.

Thank you,
Carissa B. Haas-Green
City of Millville
Construction Department
12 South High Street
PO BOX 609
Millville, NJ 08332
856-825-7000 Ext.7279
856-825-7401 Fax
carissa.haas-green@millvillenj.gov

Please consider the environment before printing this e-mail.
"The City of Millville is subject to the Open Public Records Act; any email sent or received may be subject to a records request."

-----Original Message-----

From: Mercado, Wendy <Wendy.Mercado@millvillenj.gov>
Sent: Monday, September 11, 2023 10:41 AM
To: Haas-Green, Carissa <carissa.haas-green@millvillenj.gov>; Rosenberger, Brian <Brian.Rosenberger@millvillenj.gov>; Taney, Nick <Nick.Taney@millvillenj.gov>; Michelle Nothaft <Michelle.Nothaft@millvillenj.gov>
Cc: Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Burns, Laura <Laura.Burns@millvillenj.gov>; Joanna Webster <Joanna.Webster@millvillenj.gov>
Subject: Emailing: OPRA - Joseph Martin 9-11-2023

Please see OPRA request attached from Joseph Martin.
Please respond by September 18, 2023.

Thank you

Wendy Mercado
City of Millville
City Clerk's Office
12 South High Street
Millville, NJ 08332
(856)825-7000 ext. 7248
Wendy.Mercado@millvillenj.gov

Mercado, Wendy

From: Taney, Nick
Sent: Tuesday, September 12, 2023 10:00 AM
To: Mercado, Wendy
Cc: Jeanne Parkinson; Burns, Laura; Joanna Webster; Michelle Nothaft
Subject: RE: Emailing: OPRA - Joseph Martin 9-11-2023

Engineering has nothing on file for this request.

-----Original Message-----

From: Mercado, Wendy <Wendy.Mercado@millvillenj.gov>
Sent: Monday, September 11, 2023 10:41 AM
To: Haas-Green, Carissa <carissa.haas-green@millvillenj.gov>; Rosenberger, Brian <Brian.Rosenberger@millvillenj.gov>; Taney, Nick <Nick.Taney@millvillenj.gov>; Michelle Nothaft <Michelle.Nothaft@millvillenj.gov>
Cc: Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Burns, Laura <Laura.Burns@millvillenj.gov>; Joanna Webster <Joanna.Webster@millvillenj.gov>
Subject: Emailing: OPRA - Joseph Martin 9-11-2023

Please see OPRA request attached from Joseph Martin.
Please respond by September 18, 2023.

Thank you

Wendy Mercado
City of Millville
City Clerk's Office
12 South High Street
Millville, NJ 08332
(856)825-7000 ext. 7248
Wendy.Mercado@millvillenj.gov

Your message is ready to be sent with the following file or link attachments:

OPRA - Joseph Martin 9-11-2023

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



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Your Open Public Records Act request has been submitted to the NJDEP and an acknowledgment email has been sent to the provided email address.

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Last Updated: May 4, 2021



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Submit an OPRA Request

NJDEP News

In accordance with the Open Public Records Act, NJDEP makes available its public records through formal requests to the Department's Office of Record Access. Requests may be submitted in writing by submitting a paper "[records request form](#)" or by completing the online form below.

Online OPRA Record Request Form



Pursuant to N.J.A.C. 7:1D-3.2, the items below that are marked by a * are required for requesting Department records. By completing as many of the other form fields as possible, you will expedite your request and enable the Department to more precisely satisfy the request.

Requester Information:

To increase the Department's ability to correspond and respond to your record request, please complete as much applicable information as possible.

First Name*: Joseph

Middle Initial: S

Last Name*: Martin

Affiliation/Company*: T&M Associates

Street Address 1*: 11 Tindall Road

Street Address 2:

NJ RESIDENTS

Residency: City*: Middletown Twp (Middletown Twp) ▼

NON-NJ RESIDENTS

City*: State* (or country if not U.S.)
Select State (other than NJ) ▼

Zip Code*: 07748 -

Daytime Phone Number*: 732 - 600 - 7079 Ext:

check if number is unlisted

Fax Number: - -

E-mail Address: **(Important)** jmartin@tandmassociates.com

Requested Records Information

Submit one request per Facility/Site interest. A Facility/Site Interest relates to a distinct facility and/or property. If the Facility/Site interest comprises a contiguous property, with multiple street addresses or Blocks & Lots, then specify below.

Do Not submit multiple requests for different Facility/Site Name AKAs (i.e., Also Known As) for the same address. Simply include the AKAs in the Request Details field.

Do Not submit one request for different Facility/Site interests, including non-contiguous properties. To ensure proper investigation and integrity of the results, separate OPRA requests are required.

Name of the facility, name of the **operator**, and name of the **owner** of the facility or parcel of land:

Facility Name: Morias Ave & Fairstand Rd

Operator Name: Millville

Owner Name: Millville

Street address, block and lot of the parcel of land:

Street Address 1: Morias Avenue & Fairstand Road

Street Address 2:

(Note: if the single Facility/Site interest in question is over multiple blocks and lots, please list all in the **request details** field below)

Block & Lot information is important to certain NJDEP Program Areas such as Land Use Regulation.

Block: 3

Lot: 8

County and Municipality where the facility, site or parcel of land is located:

Municipality - County:
Millville City - Cumberland County

Describe the parcel of land where the facility, site, or concern is located:

Property Description: Undeveloped

If the request is in reference to a particular permit issued by NJDEP, please provide the **type of permit** and any **identifying numbers** such as permit, incident or case numbers.

Type of Permit: Select One

ID Numbers:

Or look up OPRA data for a particular site by Program and ID on-line:

Search by Program and ID 

Request Details:

Please **describe** the records sought in a way that will permit the Department to identify and locate them.

If you are conducting an environmental due diligence investigation (e.g. Environmental Phase I, performing a Preliminary Assessment) and seek access to all identifiable remedial, permitting, compliance, and enforcement records for the subject property, select the type of due diligence.

Type of Diligence:

N/A – Specific Records Request

Otherwise, describe the records sought below. To expedite your request, please be as specific as possible*:

the subject property which may be held under the following NJDEP Programs.

Site Remediation Program Release No. 13-07-08-1018-57;
Bureau of Compliance;
Industrial Site Recovery Act;

Please select how you want to **access** your record request information: Access Method: On-Site Access, Visit Copy

Submittal Certification:

Have you been convicted of any indictable offense under the laws of New Jersey or any other state of the United States? (response under penalty of N.J.S.A. 2C:28-3)*

Yes
 No

Cerify this form by entering your **initials** in the field on the right:*

Initials: JSM

Privacy Disclaimer: An OPRA request for access to a government record is itself public information. Therefore, the person requesting access to the government record should be aware that the information provided on the form may be disclosed.

Submit

[Contact DEP](#) | [Privacy Notice](#) | [Legal Statement & Disclaimers](#) | [Accessibility Statement](#) 

OPRA: [OPRA Home](#) | [Most Requested Info](#) | [DEP Online Reports](#) | [About OPRA](#) | [Exceptions](#) | [OPRA Form](#)
Department: [NJDEP Home](#) | [About DEP](#) | [Index by Topic](#) | [Programs/Units](#) | [DEP Online](#)
Statewide: [NJ Home](#) | [Services A to Z](#) | [Departments/Agencies](#) | [FAQs](#)

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Last Updated: September 8, 2023

The New Jersey Department of Environmental Protection (NJDEP), acknowledges the receipt of your Open Public Records Act (OPRA) record request. The NJDEP will respond to your request within seven (7) business days.

If you have any questions, please contact the Office of Record Access at (609) 341-3121, or e-mail our office at: records.custodian@dep.nj.gov. The assigned OPRA Record Request Tracking #, identified in the Subject Line of this email, will facilitate future communications with our office.

Thank you,

NJDEP - Office of Record Access

OPRA Request Tracking Number: 342783

Date Received: 09/18/2023
Date Submitted: 09/16/2023
Access Method: On-site access, visit, copy

Requesting Party Information

Name: Joseph S Martin
Affiliations: T&M Associates
11 Tindall Road
Mailing Address: Middletown Twp, NJ 07748
Phone: (732) 600-7079
Email: jmartin@tandmassociates.com

Request Information

Facility Name: Morias Ave & Fairstand Rd
Block\Lot: 3 8
Address: Morias Avenue & Fairstand Road
Millville City - Cumberland
Owner: Millville
Operator: Millville
Permit Type:
License Type:
Related IDs:
Individual:
Individual Type:

Request Details:

T&M is conducting an Environmental Phase I-environmental due diligence (e.g. performing a Preliminary Assessment) investigation on the subject property, and we request a review of all identifiable remedial, permitting, compliance, and enforcement records for the subject property which may be held under the following NJDEP Programs. Site Remediation Program Release No. 13-07-08-1018-57; Bureau of Compliance; Industrial Site Recovery Act; Land Use



State of New Jersey
Department of Environmental Protection
GOVERNMENT RECORDS REQUEST FORM



IMPORTANT NOTICE

Please read this entire form carefully as it contains important information concerning the response to your record request, accessing records, disputing denials, and your rights concerning government records. For further information, access WWW.NJ.GOV/DEP/OPRA.

Requestor Information

First Name:	JOSEPH	MI	S	Last Name	MARTIN
Company:	T&M ASSOCIATES				
Mailing Address:	11 TINDALL ROAD				
City:	Middletown Twp	State:	NJ	Zip:	07748
		Email:	jmartin@tandmassociates.com		
Business Telephone:	((73) 2) -600-			Extension	7079
Facsimile Telephone:	()-				

State Use Only

Tracking #	342783
Received Date	09/18/2023
Access Method	On-site access, visit, copy
<p>All matters relating to the response and access of any records identified for this request should be directed to:</p> <p>NJDEP – Office of Record Access 401 East State Street PO Box 420 Mail Code 401-06Q Trenton, New Jersey 08625-0420 Tele #: (609) 341-3121 Fax #: (609) 292-1177</p>	

Record Request Details:

T&M is conducting an Environmental Phase I-environmental due diligence (e.g. performing a Preliminary Assessment) investigation on the subject property, and we request a review of all identifiable remedial, permitting, compliance, and enforcement records for the subject property which may be held under the following NJDEP Programs. Site Remediation Program Release No. 13-07-08-1018-57; Bureau of Compliance; Industrial Site Recovery Act; Land Use

Disposition Notes	Record Request Response																
<p>Based on this record request, responsive records have been identified and will be emailed to you within 5-business days. Requestor may contact the Office of Record Access at 609-341-3121 to obtain further information.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">In Progress</td> <td style="width: 30%; text-align: center;">-</td> <td style="width: 30%; text-align: center;">Open</td> <td style="width: 10%;"></td> </tr> <tr> <td>Filled</td> <td style="text-align: center;">-</td> <td style="text-align: center;">Closed</td> <td style="text-align: center;">X</td> </tr> <tr> <td>Denied</td> <td style="text-align: center;">-</td> <td style="text-align: center;">Closed</td> <td></td> </tr> <tr> <td>Partial</td> <td style="text-align: center;">-</td> <td style="text-align: center;">Closed</td> <td></td> </tr> </table>	In Progress	-	Open		Filled	-	Closed	X	Denied	-	Closed		Partial	-	Closed	
	In Progress	-	Open														
	Filled	-	Closed	X													
	Denied	-	Closed														
Partial	-	Closed															
<p>Addendum Disposition Notes: NONE</p>	<p style="font-family: cursive; font-size: 1.2em; margin: 0;">Matthew J. Cofer</p> <p style="margin: 0;">09/21/2023</p>																
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; text-align: center;">Custodian Signature</td> <td style="width: 30%; text-align: center;">Date</td> </tr> </table>	Custodian Signature	Date														
Custodian Signature	Date																

Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

Information Regarding the Requested Records	
If your request is in reference to a single facility, please provide the name of the facility, and the name of the operator name of the facility:	Facility Name: Morias Ave & Fairstand Rd Operator Name: Millville
Please provide the owner name the facility or parcel of land:	Owner Name: Millville
If your request is in reference to a specific parcel of land, please provide the street address, block, lot and property owner of the parcel of land: (Note: if the property in question is over multiple blocks and lots, please list all in the description field below)	Street Address 1: Morias Avenue & Fairstand Road Street Address 2: Block: 3 Lot: 8
If your request is in reference to a facility, site or parcel of land, please provide the Municipality and County where the facility, site or parcel of land is located:	County: Cumberland Municipality: Millville City
If the request is in reference to a particular permit issued by NJDEP, please provide the type of permit and any identifying numbers such as permit, incident or case numbers. (i.e. Fishing, Hunting, Hazardous Waste, Solid Waste, Land Use, NJPDES, Pesticides, Stream Encroachment, TWA, UST, Water Allocation)	List Permit Type: List ID Numbers:
If your request is in reference to an individual, please provide the individual's name and type, and if the individual is a DEP employee, your relationship with the individual:	Individual's name: Type of Individual: Relationship:
If the an individual was specified above, the individual was DEP Licensed, please specify the license type the individual holds:	License Type:

The New Jersey Department of Environmental Protection has responded to your submitted Open Public Records Act (OPRA) record request. The following information will help you understand the response and your next available actions.

Tracking #: This is the Department's assigned Tracking # to your OPRA record request, which should be used in all corresponding matters.

Record Request Response:

- **In Progress** – Based on the nature of the request, the records sought, and/or the manner to which the records may exist, the Department requires additional time to investigate and respond to the request.
- **Filled** – Based on the information provided in your request, the Department was able to investigate and respond to your record request.
- **Denied** – Based on the nature of the request and/or the records sought, the Department has denied your request pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.
- **Partial** – The Department has identified both responsive government records and records being denied based on the nature of the request and/or the records sought, that do not meet the definition of a government record pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.

Disposition Notes: Provides detailed information concerning the Department's response to your request.

Accessing Records: Dependent on the volume of records and your interest, there are five (5) methods available to access the responsive government records:

- **File Review** – Schedule a file review with the Department to directly access the records and take notes or tag records of interest for copying. Copying can be performed by either the Department's onsite Copying Unit at State duplication fee costs or by the requester employing a Copy Vendor Service. If there are records stored in archives, a five-day processing period will be included prior to scheduling a review.
- **Copy Request** – All records of interest will be copied by the Department's onsite Copying Unit at State duplication fee costs unless a Copy Vendor Service is employed.
- **Electronic Records Request** – Dependent on the size & nature of the e-records, the Department will email the records or provide a CD or DVD.
- **Fax Request** – Based on the number of pages, the Department faxes the responsive records.

Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

- **Web Access** – The responsive records can be access directly through the Department’s web site. Web address will be provided.

1. The fees for duplication of a government record are specified below. We will notify you of any special charges, special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by check or money order payable to the State of New Jersey and mailed to the address specified below.

Hard Copies: Letter & Legal size = \$0.05 per page
Oversized Maps (Color) = \$5.00 per map
Oversized Maps (B&W) = \$3.00 per map

Electronic Records: CDs = \$0.55 per CD
DVDs = \$0.55 per DVD

2. Pursuant to OPRA (C.47:1A-5c & C47:1A-5d), the Department will apply special service charge for any extraordinary expenditure of time and effort to accommodate a request. The special service charge will be based on the actual direct cost of providing the records. The requester shall have the opportunity to review and object to the charge prior to it being incurred; however, in the event the requester objects to the special service charge, the request will be closed and access to the records will not be granted.
3. By law, the Department must notify you that it grants or denies a request for access to government records within seven business days after the custodian of the record requested receives the request, provided that the record is currently available and not in storage. If the record requested is not currently available or is in storage, the custodian will advise you within seven business days when the record can be made available and the estimated cost. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
4. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
5. If the Department was unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form.
6. Except as otherwise provided by law or by agreement with the requester, if the custodian of the record requested fails to respond to you within seven business days of receiving a request form, the failure to respond will be considered a denial of your request.
7. **Resolution of Disputed Findings:**

In the event that a requester does not agree with the Department’s record response, the requester should:

No Records - Reexamined the request details to evaluate if all of the information was provided that could aid the Department in locating records. The Department’s ability to identify records of interest is in direct correlation to matching the Department information with the information provided on the request. Such important identifiers are Facility/Site Name, Address, Case #, Permit #, Block/Lot.

Denial - If your request for access to a government record has been denied or unfilled within the time permitted by law, you have a right to challenge the decision by the Department to deny access. The Department denies access to records only when those records do not meet the definition of a government record and/or public access is not allowed pursuant to the law. At your option, you may either:

- a. Contact the Office of Record Access to re-visit the matter or provide further explanation.
- b. Institute a proceeding in the Superior Court of New Jersey
- c. File a complaint in writing with the Government Records Council (GRC). You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also respond to other questions about the law.

8. Information provided on this form may be subject to disclosure under the Open Public Records Act.

Revised Addendum Disposition Notes: NONE



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

Green Acres Program
Mail Code 501-01
PO Box 420
Trenton, New Jersey 08625-0420
Tel.: (609) 984-0500 / Fax: (609) 984-0608
www.state.nj.us/dep/greenacres

BOB MARTIN
Commissioner

January 17, 2017

Mr. Robert Brewer, Director
Cumberland County
Department of Planning and Development
790 East Commerce St.
Bridgeton, New Jersey 08302

Re: **Green Acres Program**
Project #: 0600-326 **Mid-County Park**

Dear Mr. Brewer,

The Green Acres compliance inspection of the **Mid-County Park** was completed on Monday, January 16, 2017. Once again, the park was found not to be in compliance with Green Acres rules and regulations. The following violations were noted (and have existed from at least 2009):

Once again, the funded parcel of B/ 3 L/ 8 is posted "Private Property No Trespassing" entrance to the agricultural field on Morias Ave. (See attached photo). Under *N.J.A.C. 7:36-25.10(a)*, a local unit shall ensure that funded parkland is open to all New Jersey residents. The "Posted Property No Trespassing" signs must be removed. I have also requested that the two Green Acres compliance signs that are within ten yards of each other on Morias Ave. be separated and the second sign be relocated near the large County Fairgrounds sign at Morias and Carmel Road.

I have also twice requested a copy of any lease that exists for the field on B/ 3 L/ 8 or who is using the field to insure that the property is being used for recreation purposes.

There are also new violations. In the large fairgrounds parking lot, there is a trailer that appears to be privately owned and appears to have been parked there for some time (see attached photo). This represents a non-recreational use of funded property under *N.J.A.C. 7:36-25.2*.

Lastly, it was observed that there is a new, large, heavily used ATV trail off Morias Ave. into B/ 3 L/ 8

In order to address the above compliance issues, please contact this office, in writing, **by January 31, 2017** to confirm that the following have been completed:

1. Please confirm that the 2nd Green Acres acknowledgement sign on Morias Ave. has been re-posted at the intersection of Morias and Carmel Roads.
2. Please confirm that the " No Trespassing" sign has been removed removed from the west side of Morias Ave.
3. If an agricultural lease is in place for the field on Morias Ave., please provide this office with a copy of the current lease. If no agriculture activity is being conducted on the parcel please detail what the recreational use of this area is.
4. Please confirm that the privately owner trailer has been removed from the Fairgrounds parking area.
5. Please detail what action has been taken to address the ATV damage on B/ 3 L/ 8 on Morias Ave.

It is our continuing hope that action will be taken to address the above issues and bring the park into compliance with Green Acres rules and regulations. Many of these violations have existed from at least 2009. ***Under Green Acres rules, pursuant to N.J.A.C. 7:36-25.1 (d), the failure of a local government unit to correct an instance of noncompliance identified in an inspection summary by the deadline specified may render said local government ineligible to receive any future disbursements of Green Acres funding.***

We appreciate the efforts you have made in maintaining your facility, for we understand the difficulties accompanying these operations. It is our continuing concern that the projects acquired and developed with Green Acres funds be operated and improved in accordance with the project agreements.

Green Acres' next inspection of your parks will be in 2020. If questions arise regarding the use or stewardship of Green Acres encumbered parkland before the next inspection, please feel free to contact Nancy Lawrence, Cumberland County Steward, at (609) 341-2054. If you have any questions or concerns regarding the current inspection, please do not hesitate to call me at (609) 984-0531. Your continued cooperation in these matters is greatly appreciated.

Sincerely,

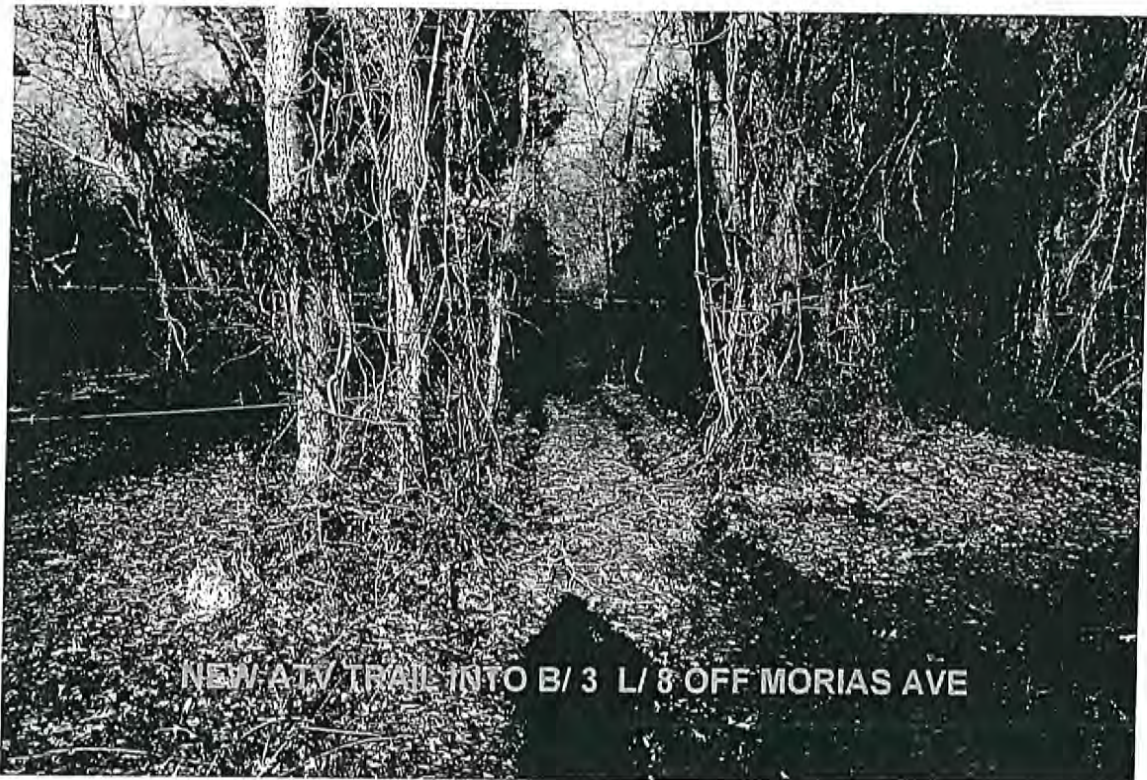
A handwritten signature in cursive script, appearing to read "Greg Langan".

Greg Langan
Compliance Inspector
Bureau of Legal Services and Stewardship

c. N. Lawrence



**GREEN ACRES SIGN POSTED AT FIELD ENTRANCE
TO B/ 3 L/ 8
NOTE: ONCE AGAIN ENTRANCE IS POSTED AS
PRIVATE PROPERTY, NO TRESPASSING**



NEW ATV TRAIL INTO B/ 3 L/ 8 OFF MORIAS AVE



PRIVATE TRAILER PARKED ON PROPERTY

James Neher

From: Langan, Greg <Greg.Langan@dep.nj.gov>
Sent: Monday, January 30, 2017 9:55 AM
To: James Neher
Cc: Ken Mecouch; Richard Lupson; John H. Knoop III; Barbara Young; Robert G. Brewer
Subject: RE: Green Acres Program Project # 0600- 326 Inspection

James...

Thank you very much for meeting with me to discuss the long standing issues with the three parcels of land that make up this Green Acres funded project. For your information, I will be mailing to you a GIS map of the area so you can better know the properties that are funded. I did discuss the issues on the properties with our staff and there does appear to be the possibility of Green Acres funding, particularly on the County Fairgrounds portion of the property. I will also be sending you the business card of Mr. Bruce Bechtloff, Green Acres coordinator of funding. He remarked to me that, since the fairgrounds are in Millville, there is a good chance that funding would be available, particularly if a combination of Cumberland County, Millville City and the non-profit Fairgrounds Association were all involved to some degree. I'm sure Mr. Bechtloff will be able to assist you.

Thank you for taking the actions you have outlined. I would love to see all of these parcels used for public recreation as intended. If I can be of any further help, do not hesitate to contact me.

Greg Langan
Compliance Inspector
Green Acres

From: James Neher [mailto:JAMESNE@co.cumberland.nj.us]
Sent: Saturday, January 28, 2017 12:03 PM
To: Langan, Greg
Cc: Mecouch, Ken; Richard Lupson; John H. Knoop III; Barbara Young; Robert G. Brewer
Subject: Green Acres Program Project # 0600- 326 Inspection

Good morning Mr. Langan,

Thank you very much for taking the time to meet with me on Morias Avenue in Millville to discuss the recent inspection conducted for the Green Acres Program. With your assistance and guidance, we were able to develop an abatement plan to address the violations discovered and create a preventative measure to ensure that these issues do not recur in the future.

1. We will notify the County Sheriff Department and Millville Police to make routine checks to deter unauthorized motor vehicle use at this location.
2. The location of the Green Acres signs will be removed and relocated to the areas per your request. An additional sign will be added there stating the property owned by Cumberland County and no motorized vehicles allowed.
3. The trailer parked on the property is utilized by the Cumberland County Fairgrounds Association and we were in agreement that it is permitted to remain there since it is not privately owned.
4. All the roping around the trees will be removed.
5. All trespassing signs are removed and our Public Works Department will make routine rounds in this area to ensure that no new ones are added. If any are discovered, we will remove them.
6. I spoke with the County Administrator, Mr. Ken Mecouch. There is no lease agreement with any parties to farm this parcel of land. We will be diligent in making rounds to determine who is using a tractor on this property and stop their use.

7. During our meeting, you mentioned that there are possible funding opportunities to upgrade the fencing and roadway at our County Fairgrounds. If you could please send the documentation required to start an application, I would be most appreciative.

Once again, thank you for your assistance. Please feel free to contact me if you have any issues or require additional clarification.

Thank You

H. James Neher

Assistant Director
Public Works & Property
800 East Commerce Street
Bridgeton, New Jersey 08302
Office: 856-453-2196
Cell: 856-297-3012
E-mail: jamesne@co.cumberland.nj.us



James Neher

From: Langan, Greg <Greg.Langan@dep.nj.gov>
Sent: Monday, March 06, 2017 7:19 AM
To: James Neher
Subject: RE: Green Acres Project Morias Avenue/ Cumberland County Fairgrounds

James....

Thank you so much for addressing the issues at the Cumberland County Green Acres properties. It will be nice to see the additional public recreation opportunities that are now afforded all state residents. If you would be so kind as to mail the photos to me of the completed project I would appreciate it. You can mail it to me at: Green Acres Program, 501 E. State St., 1st Floor, Mail Code 501-01, P.O. Box 420, Trenton, N.J. 08625-0420.

As I told you the day of our meeting, the Green Acres Program would be happy to assist Cumberland County in any way that we can if future upgrades to the County Fair area is contemplated.

Thank you again.

Greg

From: James Neher [mailto:JAMESNE@co.cumberland.nj.us]
Sent: Sunday, March 05, 2017 12:51 PM
To: Langan, Greg
Cc: Robert G. Brewer; John H. Knoop III; Barbara Young; Karen Montana; Mecouch, Ken; Kim Wood
Subject: Green Acres Project Morias Avenue/ Cumberland County Fairgrounds

Good morning Greg,

The deficiencies that were identified for the Green Acres have been addressed and corrected. The summary is as follows:

1. To ensure that the roadways made through the woods were blocked to deter motorcycles, four wheelers, etc., our County Road Division placed loads of soil throughout the roads and wooded area to prevent individuals from accessing these trails.
2. Green Acres signs were installed and relocated per your request. Three signs were installed in the wooded area on Morias Avenue and the extra sign added indicating, "Property owned by Cumberland County. No Motorized Vehicles allowed per Cumberland County Board of Chosen Freeholders" One Green Acres sign was added at the point where Morias and Carmel Road intersect and one additional sign was added on Carmel Road.
3. Contacted County Sheriff Office and Millville Police Department to request that additional rounds be conducted in this area to deter trespassing by Motorized Vehicles. I spoke to Cindy Hetzell, 4 H Director, to inform her to utilize this parcel of property for functions and projects. They would like to install a 4 H Sign in this area if it is permitted.
4. All no trespassing signs are removed.
5. At the Morias and Carmel road intersections, the rope around the trees has been removed and all trash and debris have been picked up.
6. The trailer is a part of the Cumberland County Fairgrounds and is permitted to be on the property per our previous conversation.

If you would like to walk through this area to inspect these corrections I am available to meet with you to do so. In addition, I can make a file for you with before and after pictures to forward to you. I was unable to do so via email as there are too many photos to add.

I would like to personally thank you for your cooperation and assistance with this process and meeting with me to go over the deficiencies and the corrective measures needed to abate them.

Thank You

H. James Neher

Assistant Director

Public Works & Property

800 East Commerce Street

Bridgeton, New Jersey 08302

Office: 856-453-2196

Cell: 856-297-3012

E-mail: jamesne@co.cumberland.nj.us













Report of Incident/Complaint

9/22/2023

Incident Date: 7/8/2013

Incident Id: 481681

Program: Air

Incident Type Desc: Natural Gas Release

Recd Date Time: 7/8/2013 10:18:57

DEP Region: Southern - AQ

Incident Status Desc: Continuous

Incid Link ID#: 187915

Trenton Dispatch Num: 13-07-08-1018-57

Substances Involved

Incident Description

4 INCH GAS PIPE BEING VENTED FOR 2100 FEET. NON EMERGENT. ENDING TIME IS 10:30

Substance	CAS Number	Quantity	Units
NATURAL GAS		0	unknown
Impacts To:	Air	Waterbody:	

Incident Location

Follow-Up Priority: Und

INTERSECTION OF

Addr: MORIAS AVE & FAIRSTAND RD

Municipality: Millville City

County: Cumberland

Block, Lot: ,

Incident Source/Responsible Party

Name: SOUTH JERSEY GAS

Phone #: 609-561-9000

Verified:

Addr: 1 SOUTH JERSEY PLAZA

Munic: Folsom Boro

County: Atlantic

State: NJ

Permit/Case#:

Reported By: SOUTH JERSEY GAS

Addr: 1 SOUTH JERSEY PLAZA

Phone #: 609-561-9000

Name: HAL HOFFMAN

Confidential:

Municipality: Folsom Boro

County: Atlantic

Case Status: Closed, No Inv.

as of: 7/8/2013

Lead DEP Investigator/Contact: Pike, Chris

Action/Activity

Task	Assigned Staff	Due Date	Completed Date	Hrs Spent	Incident Action Comments	Organization	User ID Last Updt	Dt/Time Last Updt
Notification - A310			7/8/13			MILLVILLE CITY	CPIKE	7/8/13 11:35
Notification - Fax			7/8/13			Air - South	CPIKE	7/8/13 11:35

Reporter Comments

**New Jersey Department of Environmental Protection
COMMUNICATION CENTER NOTIFICATION REPORT**

Received: 7/8/2013 10:18:57

Comm. Center #: 13-07-08-1018-57

Operator: 25

Reviewed By: _____

Incident ID: 481681

Reporter Type: Other

Reported By: HAL HOFFMAN

Affiliation: SOUTH JERSEY GAS

Phone: 609-561-9000

Street Address: 1 SOUTH JERSEY PLAZA,

Municipality: Folsom Boro

State: NJ

Incident Category: Other

Location Description: INTERSECTION OF

Address: MORIAS AVE & FAIRSTAND RD

Municipality: Millville City

County: Cumberland

State: NJ

Zip Code: 08332

Location Type: Residential

Occurred Date: 07/08/2013

Occurred Time: 10:15 AM

Substance Released: NATURAL GAS

Amount Released: 0

Units: unknown

Unknown

ID: Known

State: Gas

CAS#:

Incident Status at Time of Report: Continuous

Substance Contained: No

HAZMAT: Yes

TCPA: No

Haz Waste: No

Incident Type: Natural Gas Release

Incident Type 2:

Injuries: No

Public Evac: No

Facility Evac: No

Public Exposure: No

Police At Scene: No

Firemen At Scene: No

Dep Requested: No

Road Closure: No

Wind Speed/Direction:

Contamination Of: Air

Watershed:

Other Watershed:

Incident Description: 4 INCH GAS PIPE BEING VENTED FOR 2100 FEET. NON EMERGENT. ENDING TIME IS 10:30

Responsible Party Name: SOUTH JERSEY GAS

Responsible Party Phone:

609-561-9000

Responsible Party Street Address: 1 SOUTH JERSEY PLAZA,

Municipality: Folsom Boro

County: Atlantic

State: NJ

Zip Code: 08037

Officials Notified

Name	Affiliation	Phone	Date	Time	Action
	Air - South		07/08/2013	0:00	Notification - Fax
OPER 141	MILLVILLE CITY	856-825-3111	07/08/2013	10:22	Notification - A310

Comments:

No Records Found

Block and Lot Well Search: Well(s) Found

County/Municipality = Cumberland - Millville City Block = 603 Lot = 6

Download PDF	Permit Number	Well Name	Well Use	Document	Date (Permitted/ Drilled/Sealed)	Physical Address	County	Municipality	Block	Lot	Location Method	Easting (X)	Northing (Y)	Depth	Capacity (gal/min)

No Records Found

Location Methods

The Location Method column explains how the location of the well was determined. The most common methods are:

Digital Image - This method is only acceptable for well permits or decommissionings. Locations should be within approximately 200 feet of the actual well location.

GPS - Global Positioning System. These locations should be accurate.

Prop Loc - Hard Copy - Located by the well driller using the atlas grid system. These locations specify a point in an atlas grid cell. The well could be located anywhere within that cell.

Survey frm Benchmark - Locations collected by a licensed surveyor. Locations should be accurate.

NOTES:

This is NOT a Well Registry Report but a report on Well Permits issued by the Department and reflects the data provided in the well permit, record, and decommissioning at the time of document submission and may not reflect the current information on lot and block, address or construction or ownership of the wells.

Please refer to information available at http://www.state.nj.us/dep/watersupply/pw_permit.html for more information regarding detailed well searches if this report does not provide the information you need.

Well Permit numbers. After Sept 2008 the format of the well permit number was changed to accommodate the submission of online well permitting applications. The letter P (denotes a paper application) and E (denotes an electronic application) followed by the year and a consecutive number. Prior to September 2008 the permit numbers were based in the NJ Atlas Grid system.

Dates displayed indicate the permit approval date for permits, drilling end date for records, or sealed date for decommissionings

Proposed capacity and depth is displayed for permit rows and finished capacity and depth is displayed for record and decommissioning rows.

Please note that if REDACTED appears in the report it means that the information is not available over the internet, but can be provided upon written request to the Bureau of Water Systems and Well Permitting.

updated 7/12/2018

No Records Found

Block and Lot Well Search: Well(s) Found

County/Municipality = Cumberland - Millville City Block = 3 Lot = 8

Download PDF	Permit Number	Well Name	Well Use	Document	Date (Permitted/ Drilled/Sealed)	Physical Address	County	Municipality	Block	Lot	Location Method	Easting (X)	Northing (Y)	Depth	Capacity (gal/min)

No Records Found

Location Methods

The Location Method column explains how the location of the well was determined. The most common methods are:

Digital Image - This method is only acceptable for well permits or decommissionings. Locations should be within approximately 200 feet of the actual well location.

GPS - Global Positioning System. These locations should be accurate.

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updated 7/12/2018

No Records Found

Block and Lot Well Search: Well(s) Found

County/Municipality = Cumberland - Millville City Block = 603 Lot = 13

Download PDF	Permit Number	Well Name	Well Use	Document	Date (Permitted/ Drilled/Sealed)	Physical Address	County	Municipality	Block	Lot	Location Method	Easting (X)	Northing (Y)	Depth	Capacity (gal/min)

No Records Found

Location Methods

The Location Method column explains how the location of the well was determined. The most common methods are:

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Please note that if REDACTED appears in the report it means that the information is not available over the internet, but can be provided upon written request to the Bureau of Water Systems and Well Permitting.

updated 7/12/2018

No Records Found

Block and Lot Well Search: Well(s) Found

County/Municipality = Cumberland - Millville City Block = 3 Lot = 53

Download PDF	Permit Number	Well Name	Well Use	Document	Date (Permitted/ Drilled/Sealed)	Physical Address	County	Municipality	Block	Lot	Location Method	Easting (X)	Northing (Y)	Depth	Capacity (gal/min)

No Records Found

Location Methods

The Location Method column explains how the location of the well was determined. The most common methods are:

Digital Image - This method is only acceptable for well permits or decommissionings. Locations should be within approximately 200 feet of the actual well location.

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Well Permit numbers. After Sept 2008 the format of the well permit number was changed to accommodate the submission of online well permitting applications. The letter P (denotes a paper application) and E (denotes an electronic application) followed by the year and a consecutive number. Prior to September 2008 the permit numbers were based in the NJ Atlas Grid system.

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Proposed capacity and depth is displayed for permit rows and finished capacity and depth is displayed for record and decommissioning rows.

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updated 7/12/2018



Appendix C Green Acres Preliminary Assessment Checklist

Related Topics: Envirofacts

FRS

FRS Facility Query Results

Your selection returned 1201 facilities. Only the first set of 500 are being displayed. Results are sorted by State, City Name, and Facility Name

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

[Report an Error](#)



ZIP Code: 08332

Map Legend

- Denotes a facility/site location
- Denotes a facility/site location that has been selected by clicking on the 'Magnifying Glass' in the tabular list of facilities/sites displayed below the map.
- Denotes a "Cluster" of facility/site locations. Double clicking on the cluster will automatically zoom the map in at that location. It may take multiple "Double Clicks" to expand all clusters at a particular location. Or just use the "Turn Clustering Off" button to expand the clusters into individual facility/site locations.
- In the tabular list of facilities/sites displayed below the map, a single click on the magnifying glass will center and zoom the map to that facility.

[Go To The Facility/Site Table](#)

[Restore Original Map](#)

[Download KML File](#)

[Turn Clustering Off](#)

[Turn Clustering On](#)

[New Query](#)

Note: Click on the underlined FACILITY NAME to view a detailed facility information report for the Facility Site.

[Go To Bottom Of The Page](#)

List of National System Records

FACILITY NAME	Mapped	LOCATION ADDRESS	CITY NAME	COUNTY NAME	STATE	ZIP CODE	Reports
BOY SCOUT CAMP NEWTON W GRICE	Not Mapped	124 DARETOWN RD	ALLOWAY TWP	SALEM	NJ	083321464	Detailed Facility Report
CUMBERLAND CNTY UTIL AUTH UPPER DEERFIELD SEWER		WATER ST	BRIDGETON	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
DAN D REALTY CO		WATER ST.	BRIDGETON	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
UPPER DEERFIELD SEWER CCUA	Not Mapped	WATER ST & SURROUNDING AREAS	BRIDGETON CITY	CUMBERLAND	NJ	08332	Detailed Facility Report , Enforcement and Compliance

A T & T CARMEL NJ2740		KENYON AVE & LEBANON RD	CARMEL	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
LIDLAW COAST CITIES		568 IRVING AVENUE	CARMEL	CUMBERLAND	NJ	08332-9732	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
NJDEP BER REGION 2	Not Mapped	RT 552 & RT 608	CARMEL	CUMBERLAND	NJ	08332	Detailed Facility Report
WHEATON INDUSTRIES	Not Mapped	FACTORY RD	CEDARVILLE	CUMBERLAND	NJ	08332	Detailed Facility Report
133 PALM ROAD		133 PALM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
C5441R-SP	Not Mapped	HIGHLAND ST	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , Enforcement and Compliance
DERA BERNARD		7801 BATTLE LN	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
DOLLAR GENERAL #13854		1416 BUCKSHUTEM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
DOLLAR GENERAL STORE #012		1414 E BUCKSHUTEM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
ESTATE OF EDNA CREET		2134 E BUCKSHUTEM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
GENTILE CARMEN		8005 TAMARACK RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
JOHNSON ROBERT G		2042 E BUCKSHUTEM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
PERRYMANS EXCAVATING INC		1559 E BUCKSHUTEM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
PROPOSED DOLLAR GENERAL RETAIL STORE 012		1414 EAST BUCKSHUTEM ROAD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
PUGSLEY MICHAEL		1876 E BUCKSHUTEM RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
RETTINO NICHOLAS JR & ROSEMARY		2010 SPRING GARDEN RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
SOUTH JERSEY GAS CO #C5441R-SP	Not Mapped	HIGHLAND ST	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
TOMLIN BROTHERS INC		992 STEEP RUN RD	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
UNIMIN CORP	Not Mapped	1251 1261 NORTH AVE	COMMERCIAL TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
578 LANDIS AVENUE		578 LANDIS AVE	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates

BASIN I105 DRAINAGE AREA IMPROVEMENTS		169 JESSE BRIDGE ROAD	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
BRIDGETON TROPHY & ENGRAVING SVCS		LANDIS AVE	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
DESIGN MODIFICATIONS FOR BASINS I103 & I107		169 JESSE BRIDGE ROAD	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
MIDWAY STOP SERVICE STATION		602 SHERMAN AVE	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
PHILLIP DANNA FARM		PARVINS MILL RD & BIG OAK RD	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
SPARACIO FARM		619 PARVINS MILL RD	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
WHITE DOG CORP		537 IRVING AVE	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
WHITE DOG CORPORATION		537 IRVING AVENUE	DEERFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
F&S PRODUCE		730 LEBANON ROAD	DEERFIELD, TOWNSHIP OF	CUMBERLAND COUNTY	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
SPRINT COMMUNICATIONS CO		4584 DELSEA DR	DELMONT	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
PINE GROVE RESTAURANT		4072 DELSEA DR	DORCHESTER	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
ATLANTIC CITY ELECTRIC CO		SHAWS MILL RD	DOWNE TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
DOWNE TWP	Not Mapped	UNKNOWN	DOWNE TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
FLORENCE ERDMAN TRUST	Not Mapped	RT 553 & DIVIDING CREEK RD	DOWNE TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
ELMER ROAD		ELMER ROAD & RAMAH ROAD	FAIRFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates , Enforcement and Compliance
GORDONS GLASS INC	Not Mapped	RAMAH RD & RAILROAD AVE	FAIRFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
JESPERSEN PETER	Not Mapped	309 HUSTED BATEMAN RD	FAIRFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
MCRAES CONSTRUCTION	Not Mapped	37 DUTCHES PL	FAIRFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report
MISS INEZ CHILDRENS HOUSE I		39 DUCHESS PL	FAIRFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates
SPRINT COMMUNICATIONS CO		1521 BRIDGETON MILLVILLE PK	FAIRFIELD TWP	CUMBERLAND	NJ	08332	Detailed Facility Report , MyEnvironment , Site Demographics , Facility Coordinates

MyProperty Search Results

NO INFORMATION FOUND FOR THE SUBMITTED ADDRESS

No records were found within the EPA's Facility Registry System (FRS) list of address records for the provided search location. The [No Records Certificate](#) is a link to a printable document stating that no record(s) were found for the provided search location.

Search Criteria

Address Searched: Morias Avenue

City Searched: Millville

State Searched: NJ

WARNING:

The address entered could not be matched exactly against the EPA's Facility Registry System (FRS) list of address records.

Please make sure you have entered the address correctly for the location you are interested in.

If you would like to utilize additional search tools to investigate areas of interest, please visit the [Envirofacts](#) or the [Facility Registry System](#) search tools.

Query executed on 10/18/2023 12:59 PM

Disclaimer: The MyProperty reports are provided solely for informational purposes. They do not provide legal advice have legally binding effect, or expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits in regard to any person. EPA maintains the application to enhance public access to environmental information. This service has continual data updates, and we will correct errors brought to our attention, as appropriate

MyProperty Search Results

NO INFORMATION FOUND FOR THE SUBMITTED ADDRESS

No records were found within the EPA's Facility Registry System (FRS) list of address records for the provided search location. The [No Records Certificate](#) is a link to a printable document stating that no record(s) were found for the provided search location.

Search Criteria

Address Searched: Rosen Road

City Searched: Millville

State Searched: NJ

WARNING:

The address entered could not be matched exactly against the EPA's Facility Registry System (FRS) list of address records.

Please make sure you have entered the address correctly for the location you are interested in.

If you would like to utilize additional search tools to investigate areas of interest, please visit the [Envirofacts](#) or the [Facility Registry System](#) search tools.

Query executed on 10/18/2023 01:00 PM

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Rev. 2/01/2013

Green Acres Program - Preliminary Assessment Checklist

MID-COUNTY PARK SITE AT MORIAS AVENUE & ROSEN ROAD

MORIAS AVENUE - BLOCK 3, LOT 8
ROSEN ROAD – BLOCK 3, LOT 53
CITY OF MILLVILLE, CUMBERLAND COUNTY, NEW JERSEY

To ensure that your Preliminary Assessment and Preliminary Assessment Report meet the minimum requirements as defined in the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-3.1 through 3.2, as well as the NJDEP’s January 2012 Preliminary Assessment Technical Guidance document (http://www.state.nj.us/dep/srp/guidance/srra/pa_soils_guidance.pdf) and to avoid delays to your project that may result from submitting incomplete information, please complete the attached checklist. **NA – (not applicable)**

1. Have you performed a diligent inquiry into the operation and ownership history of the property from 1932 or before the property was developed and naturally vegetated, whichever is later?

Yes X No

2. Have you performed inquiries of current and former employees and agents whose duties include or included any responsibility for hazardous substances, hazardous wastes, or pollutants, and any other current and former employees or agents who may have knowledge or documents relevant to the inquiry?

Yes X No

3. Have you reviewed the following sources of information in order to prepare the site history?

- a. Sanborn Fire Insurance Maps;
- b. MacRae's Industrial Directory;
- c. Title and Deed;
- d. Site plans and facility as-built drawings;
- e. Federal, state, county and local government files; and
- f. The NJDEP’s Geographic Information System

Yes X No

4. Have you presented a description of any past industrial or commercial operations conducted on site by each owner and operator?

Yes X No

5. Have you listed the hazardous substances, hazardous wastes, hazardous constituents and pollutants, that are or were historically present on the site?

Yes X No

6. Have you identified all former and current wastewater discharges (sanitary and/or industrial waste), and mapped all discharge and disposal points on a scaled site map? Yes No **NA**

7. Have you identified the source of potable and/or industrial process water? Yes No **NA**



- 8. Have you identified how structures on the property are heated? Yes X No NA
- 9. Have you presented an interpretation of the aerial photography for the period dating from 1932, or the earliest photograph available, to the present? Yes X No
- 10. Have you provided a copy of the aerial photographs which depict the property boundaries of the property? Yes X No
- 11. Have you identified any current or prior remediation activities on the site, including the name of any government agency involved and case identification number? Yes No
NA
- 12. N.J.A.C. 7:26E-1.8, defines areas of concern as areas in which pollutants, hazardous substances or wastes may have been discharged to the environment. (See the Technical Requirements for Site Remediation for a complete listing of areas of concern.) Have you presented a list of any potential areas of concern, identified during the performance of the preliminary assessment? Yes X No
- 13. Have you presented a recommendation, per N.J.A.C.7:26E-3.2(a)6, for each area of concern identified at the site, and provided documentation to support this belief? Yes X No
- 14. Have you listed any administrative, civil, or criminal enforcement actions for alleged violations of environmental laws which may have resulted in an environmental impact on the site? Yes No NA
- 15. Have you conducted a site visit to confirm the findings of the review of historic information obtained through diligent inquiry? Yes X No
- 16. Have you provided a copy of the United States Geologic Survey 7.5 minute topographic quadrangle, or a copy of a portion thereof, that includes the site? Yes X No
- 17. Have you certified the report, pursuant to N.J.A.C. 7:26C-1.5? Yes No

The certification wording is provided below: **TO BE CERTIFIED BY APPLICANT**

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____ Date: _____

Print Name/Title: _____



Appendix D Historical Material Reports

Morias and Rosen Avenue

Morias Avenue
Millville, NJ 08332

Inquiry Number: 07440101.2r
September 11, 2023

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

MORIAS AVENUE
MILLVILLE, NJ 08332

COORDINATES

Latitude (North): 39.4199830 - 39° 25' 11.93"
Longitude (West): 75.1129800 - 75° 6' 46.72"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 490274.7
UTM Y (Meters): 4363181.5
State Plane X (Feet): 318963.2
State Plane Y (Feet): 214243.0
Elevation: 80 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 14317883 MILLVILLE, NJ
Version Date: 2019

West Map: 14298710 BRIDGETON, NJ
Version Date: 2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20190726
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
MORIAS AVENUE
MILLVILLE, NJ 08332

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1		MORIAS AVE & FAIRSTA	NJ Release		TP
2	444 MORIAS AVENUE	444 MORIAS AVE	SHWS, VCP	Lower	974, 0.184, NNW
A3	CUMBERLAND COUNTY GU	2038 CARMEL RD	SHWF	Higher	1889, 0.358, NE
A4	GENOA HEALTHCARE LLC	2038 CARMEL RD	SHWF	Higher	1889, 0.358, NE
5	PINELAND LEARNING CE	551 IRVING AVE	SHWS, NJEMS, FINDS	Lower	3304, 0.626, NNW
6	PINELAND LEARNING CE	586 HEILPRIN ST	SHWS, NJEMS, FINDS	Higher	3342, 0.633, NNW
7	COLUMBIA PROPERTIES	2235 W MAIN ST	SHWS	Lower	5135, 0.973, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
MORIAS AVE & FAIRSTA MORIAS AVE & FAIRSTA MILLVILLE CITY, NJ 08332	NJ Release	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators

EXECUTIVE SUMMARY

RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

HWS RE-EVAL..... Site Re-Evaluation Report
HIST HWS..... Known Contaminated Sites Listing

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Facility Directory

Lists of state and tribal leaking storage tanks

LUST..... UST Active Remediation Sites Listing
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
HIST LUST..... Regulated UST Contamination Sites Listing

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Data
MAJOR FACILITIES..... List of Major Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Declaration Environmental Restriction/Deed Notice Sites
INST CONTROL..... Classification Exception Area Sites

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
NJ PF..... Publicly Funded Cleanups Site Status Report

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY.....	Approved Class B Recycling Facilities
HIST LF.....	Solid Waste Facility Directory
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

NJEMS.....	New Jersey Environmental Management System
US HIST CDL.....	Delisted National Clandestine Laboratory Register
US CDL.....	National Clandestine Laboratory Register

Local Land Records

LIENS.....	Environmental LIENS
LIENS 2.....	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Spills
SPILLS 90.....	SPILLS 90 data from FirstSearch
SPILLS 80.....	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data

EXECUTIVE SUMMARY

CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
PFAS.....	PFAS Contamination Site Location
AIRS.....	Emissions Inventory Listing
CHROME.....	Chromate Chemical Production Waste Sites
COAL ASH.....	Coal Ash Listing
DRYCLEANERS.....	Drycleaner List
Financial Assurance.....	Financial Assurance Information Listing
GW CONTAM AREAS.....	Groundwater Contamination Areas
HIST MAJOR FACILITIES.....	List of Major Facilities
ISRA.....	ISRA Database
MANIFEST.....	Hazardous Waste Manifest Data
MED WASTE VENTURA.....	Currently Registered Regulated Medical Waste Generators Listing
NPDES.....	New Jersey Pollutant Discharge Elimination System Dischargers
UIC.....	Underground Injection Wells Database
BIOSOLIDS.....	ICIS-NPDES Biosolids Facility Data
PFAS TRIS.....	List of PFAS Added to the TRI
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
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EXECUTIVE SUMMARY

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

SHWS: Known contaminated sites in New Jersey except those associated with Bureau of Underground Storage Sites (BUST)

A review of the SHWS list, as provided by EDR, and dated 05/01/2023 has revealed that there are 4 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PINELAND LEARNING CE</i> Site ID: 61613 Status: Active Status: Closed	<i>586 HEILPRIN ST</i>	<i>NNW 1/2 - 1 (0.633 mi.)</i>	<i>6</i>	<i>13</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>444 MORIAS AVENUE</i> Site ID: 257109 Status: Closed	<i>444 MORIAS AVE</i>	<i>NNW 1/8 - 1/4 (0.184 mi.)</i>	<i>2</i>	<i>10</i>
<i>PINELAND LEARNING CE</i> Site ID: 31488 Status: Closed	<i>551 IRVING AVE</i>	<i>NNW 1/2 - 1 (0.626 mi.)</i>	<i>5</i>	<i>12</i>
COLUMBIA PROPERTIES Site ID: 45556 Status: Closed	2235 W MAIN ST	SSE 1/2 - 1 (0.973 mi.)	7	15

Lists of state and tribal landfills and solid waste disposal facilities

SHWF: A listing of solid and hazardous waste facility locations in the state.

A review of the SHWF list, as provided by EDR, and dated 06/21/2023 has revealed that there are 2

EXECUTIVE SUMMARY

SHWF sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUMBERLAND COUNTY GU	2038 CARMEL RD	NE 1/4 - 1/2 (0.358 mi.)	A3	10
GENOA HEALTHCARE LLC	2038 CARMEL RD	NE 1/4 - 1/2 (0.358 mi.)	A4	11

Lists of state and tribal voluntary cleanup sites

VCP: Through the VCP, responsible parties, developers, local officials, or individuals may work with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment.

A review of the VCP list, as provided by EDR, and dated 01/12/2018 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

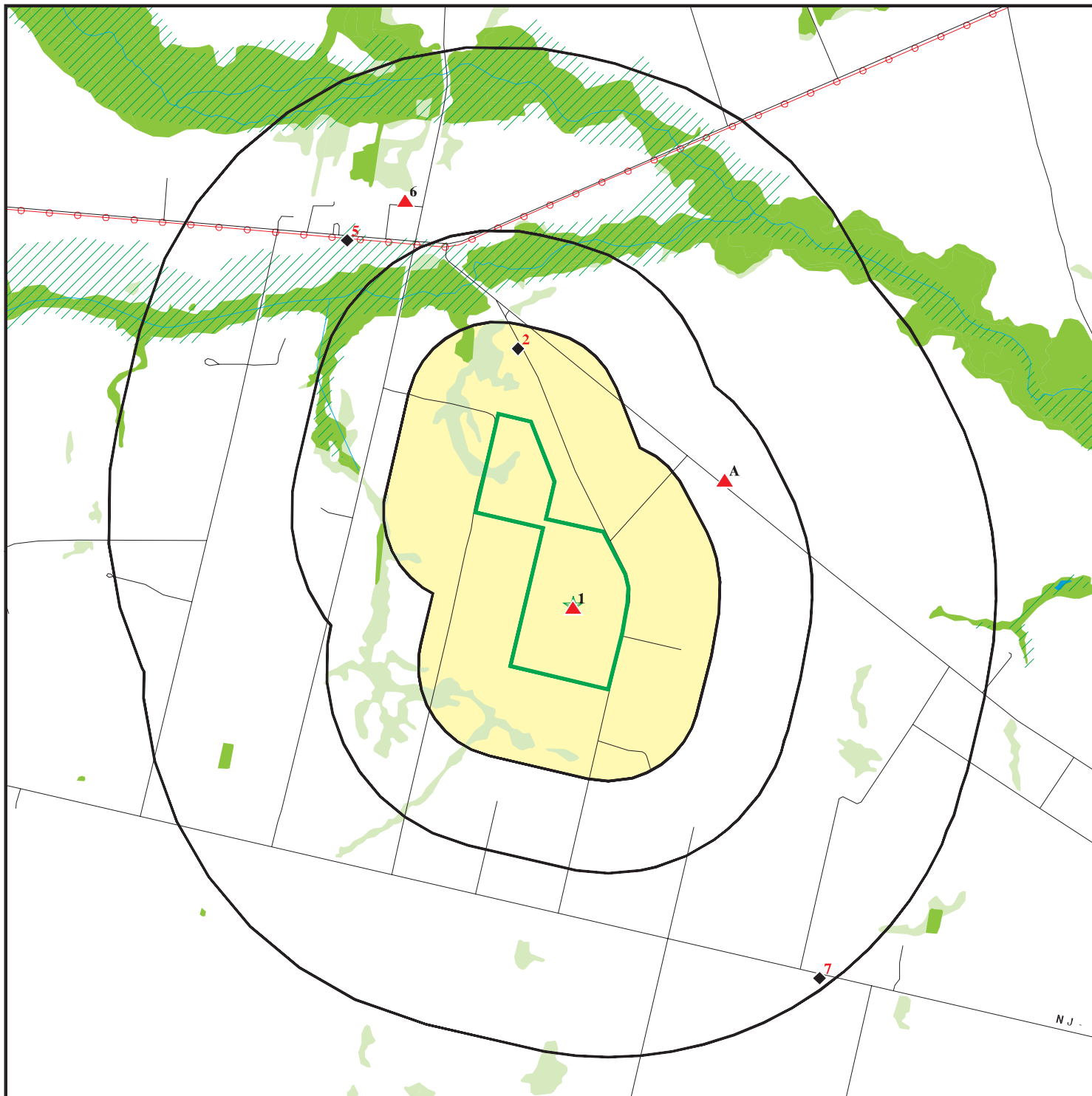
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
444 MORIAS AVENUE Incident Number: 06-02-14-0823-56	444 MORIAS AVE	NNW 1/8 - 1/4 (0.184 mi.)	2	10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

<u>Site Name</u>	<u>Database(s)</u>
DAIBES SVC STATION MILLVILLE	SHWS, INST CONTROL
MILLVILLE BOE MT PLEASANT SCH	HIST LUST, NJ Release
	NJ Release
	NJ Release

OVERVIEW MAP - 07440101.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

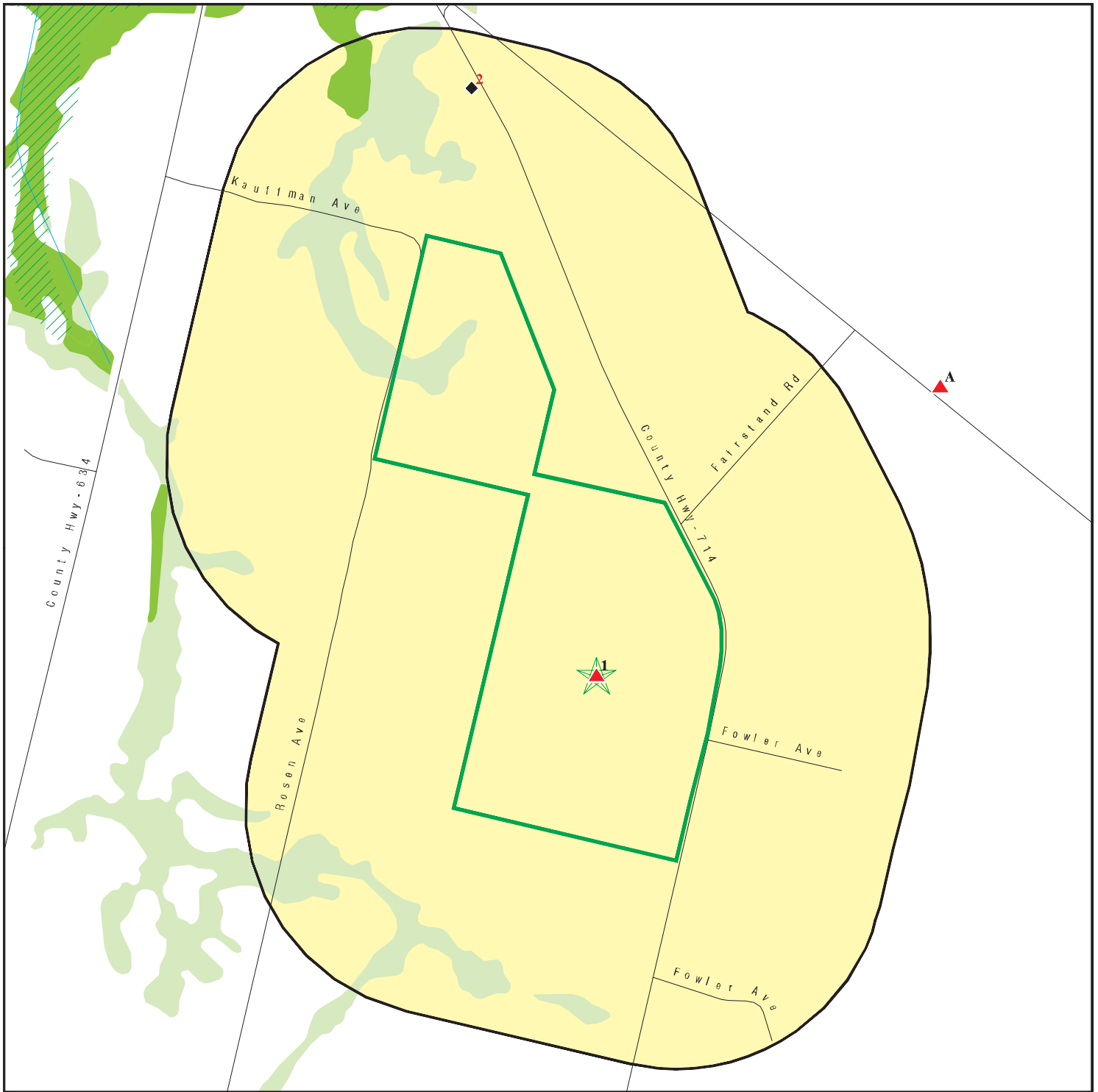









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.






SITE NAME: Morias and Rosen Avenue
 ADDRESS: Morias Avenue
 Millville NJ 08332
 LAT/LONG: 39.419983 / 75.11298

CLIENT: T & M Associates
 CONTACT: Joseph Martin
 INQUIRY #: 07440101.2r
 DATE: September 11, 2023 9:12 am

DETAIL MAP - 07440101.2R



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Morias and Rosen Avenue ADDRESS: Morias Avenue Millville NJ 08332 LAT/LONG: 39.419983 / 75.11298</p>	<p>CLIENT: T & M Associates CONTACT: Joseph Martin INQUIRY #: 07440101.2r DATE: September 11, 2023 9:12 am</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	1	0	3	NR	4
HWS RE-EVAL	1.000		0	0	0	0	NR	0
HIST HWS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
SHWF	0.500		0	0	2	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
HIST LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
MAJOR FACILITIES	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	1	0	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
NJ PF	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
NJEMS	0.001		0	NR	NR	NR	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS	0.001		0	NR	NR	NR	NR	0
NJ Release	0.001	1	0	NR	NR	NR	NR	1
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
CHROME	0.500		0	0	0	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GW CONTAM AREAS	0.001		0	NR	NR	NR	NR	0
HIST MAJOR FACILITIES	0.500		0	0	0	NR	NR	0
ISRA	0.500		0	0	0	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
MED WASTE VENTURA	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		1	0	2	2	3	0	8
-------------	--	---	---	---	---	---	---	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

1

Target Property MORIAS AVE & FAIRSTAND RD
MILLVILLE CITY, NJ 08332

NJ Release S113922944
N/A

Actual:
80 ft.

NJ Release:

Name: Not reported
Address: MORIAS AVE & FAIRSTAND RD
City,State,Zip: MILLVILLE CITY, NJ 08332
Facility Type: Residential
Facility Phone: Not reported
Incident Date: 07/08/2013
Incident Time: Not reported
Trenton Dispatch Log Number: 481661
Case Number: 13-07-08-1018-57
Date Received: 07/08/2013
Nature of Incident: Not reported
Operator: Not reported
Incident Type: Equipment Maintenance
Incident Location: INTERSECTION OF
Location: Not reported
Other Location: Not reported
Contact Name: HAL HOFFMAN
Caller Name: Not reported
Caller Title: Not reported
Caller Address: Not reported
Caller City,St,Zip: Not reported
Caller Telephone: Not reported
Substance(s): Not reported
Substance Type: Not reported
Substance Identity: Not reported
CAS Number: Not reported
A310 Letter: Not reported
TCPA Chemical: Not reported
Hazrds Material: Not reported
COMU: Not reported
Ref. Code: Not reported
Amt Released: Not reported
Contained: Not reported
Release Type: Not reported
Release VE: Not reported
Injuries: No
Public Exposure: No
Facility Evacuation: No
Police at Scene: No
Firemen at Scene: No
Contamination of: Not reported
Receiving Water: Not reported
Status at Spill: Not reported
NJ Spill Date: Not reported
NJ Spill Time: Not reported
NJ Spill Name: Not reported
NJ Spill Title: Not reported
NJ Spill Phone: Not reported
Other Date: Not reported
Other Time: Not reported
Other Name: Not reported
Other Title: Not reported
Other Telephone: Not reported
Public Evacuation: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S113922944

Assistance Requested:	Not reported
Wind Direction/Speed:	Not reported
Local Municipality Notified:	Not reported
Local Municipality Name:	Not reported
Local Municipality Title:	Not reported
Local Municipality Telephone:	Not reported
Local Municipality Date:	Not reported
Local Municipality Time:	Not reported
Incident Description:	Not reported
Incident Name:	Not reported
Incident Referred To:	Not reported
Incident Region:	Not reported
Incident Telephone:	Not reported
Incident Date:	Not reported
Incident time:	Not reported
Incident ITM:	Not reported
Comments:	Not reported
Date A310 Letter Printed:	Not reported
Date Local Authority Was Notified:	Not reported
Date Updated:	Not reported
Date Report Faxed to Local Authority:	Not reported
Local Authority Notification Date:	Not reported
Rep Receive Date:	07/08/2013
Reporter Type:	Other
Reporter Name:	REDACTED
Reporter Title:	REDACTED
Reporter Org:	REDACTED
Reporter Address:	Not reported
Reporter City,St,Zip:	Not reported
Reporter County:	Not reported
Incident Status:	Continuous
Incident Category Source:	Other
Incident Source Name:	SOUTH JERSEY GAS
Incident Source Address:	1 SOUTH JERSEY PLAZA
Incident Source Address 2:	Not reported
Incident Source City,St,Zip:	Folsom Boro, NJ 08037
Incident Source County:	Atlantic
DEP Requested:	No
Confidential:	Not reported
Notify Type:	Not reported
Road Closed:	Not reported
Direction:	Not reported
Responsible Party:	Not reported
Responsible Party Name:	Not reported
Responsible Party Contact:	Not reported
Responsible Party Title:	Not reported
Responsible Party Phone:	Not reported
Responsible Party Street:	Not reported
Responsible Party County:	Not reported
Responsible Party City,St,Zip:	Not reported
Memo. Of Understanding:	Not reported
Drill/trng Exercise:	Not reported
Hazardous:	Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

2
NNW
1/8-1/4
0.184 mi.
974 ft.

444 MORIAS AVENUE
444 MORIAS AVE
MILLVILLE CITY, NJ 08332

SHWS S108398685
VCP N/A

Relative:
Lower
Actual:
69 ft.

SHWS:
Name: 444 MORIAS AVENUE
Address: 444 MORIAS AVE
City,State,Zip: MILLVILLE CITY, NJ
Site ID: 257109
Status: Closed
Home Owner: Yes
PI Number: 329321

Detail As Of April 2012:
X Coord Site: Not reported
X Coord PI: Not reported
Y Coord Site: Not reported
Y Coord PI: Not reported

VCP:
Incident Number: 06-02-14-0823-56
MOA Execution Date: 12/07/2006
Type Of Vcp File: CURRENT
Pi Number: 329321
Case Type(Case Type): MOA
Case Contact: Department Not reported
Case Contact Name: ROMAN KUJDYCH
Case Contact: Organization Not reported
Case Contact: Address: Line1 607 ORCHARD LN
Case Contact: Address: Line2 Not reported
Case Contact: Address: Line3 Not reported
Case Contact City,St,Zip: FEASTERVILLE, PA 19053

A3
NE
1/4-1/2
0.358 mi.
1889 ft.

CUMBERLAND COUNTY GUIDANCE CTR
2038 CARMEL RD
MILLVILLE CITY, NJ
Site 1 of 2 in cluster A

SHWF S129435039
N/A

Relative:
Higher
Actual:
99 ft.

SHWF:
Name: CUMBERLAND COUNTY GUIDANCE CTR
Name 2: CUMBERLAND CNTY GUIDANCE CENTER
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 837843
Alt PI Number: 21-0733696
Alt PI Type: FEIN
Mailing Address 1: 2038 CARMEL RD
Mailing Address 2: Not reported
Mailing City,State,Zip: Millville, NJ 08332
X Coord Number: 321480
Y Coord Number: 216456

Name: CUMBERLAND COUNTY GUIDANCE CTR
Name 2: CUMBERLAND CNTY GUIDANCE CENTER
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CUMBERLAND COUNTY GUIDANCE CTR (Continued)

S129435039

PI Type: MEDICAL WASTE GENERATOR
PI ID: 837843
Alt PI Number: 837843
Alt PI Type: RMW Generator Identification Number
Mailing Address 1: 2038 CARMEL RD
Mailing Address 2: Not reported
Mailing City,State,Zip: Millville, NJ 08332
X Coord Number: 321480
Y Coord Number: 216456

A4
NE
1/4-1/2
0.358 mi.
1889 ft.

GENOA HEALTHCARE LLC
2038 CARMEL RD
MILLVILLE CITY, NJ
Site 2 of 2 in cluster A

SHWF S129440074
N/A

Relative:
Higher
Actual:
99 ft.

SHWF:
Name: GENOA HEALTHCARE LLC
Name 2: GENOA HEALTHCARE
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 990406
Alt PI Number: 1494977
Alt PI Type: Portal Service ID
Mailing Address 1: 707 S GRADY WAY STE 700
Mailing Address 2: Not reported
Mailing City,State,Zip: RENTON, WA 98057
X Coord Number: Not reported
Y Coord Number: Not reported

Name: GENOA HEALTHCARE LLC
Name 2: GENOA HEALTHCARE
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 990406
Alt PI Number: 270556097
Alt PI Type: FEIN
Mailing Address 1: 707 S GRADY WAY STE 700
Mailing Address 2: Not reported
Mailing City,State,Zip: RENTON, WA 98057
X Coord Number: Not reported
Y Coord Number: Not reported

Name: GENOA HEALTHCARE LLC
Name 2: GENOA HEALTHCARE
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 990406
Alt PI Number: 990406
Alt PI Type: RMW Generator Identification Number
Mailing Address 1: 707 S GRADY WAY STE 700
Mailing Address 2: Not reported
Mailing City,State,Zip: RENTON, WA 98057
X Coord Number: Not reported
Y Coord Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENOA HEALTHCARE LLC (Continued)

S129440074

Name: GENOA HEALTHCARE LLC
Name 2: GENOA HEALTHCARE LLC
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 990406
Alt PI Number: 1494977
Alt PI Type: Portal Service ID
Mailing Address 1: 707 S GRADY WAY STE 700
Mailing Address 2: Not reported
Mailing City,State,Zip: RENTON, WA 98057
X Coord Number: Not reported
Y Coord Number: Not reported

Name: GENOA HEALTHCARE LLC
Name 2: GENOA HEALTHCARE LLC
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 990406
Alt PI Number: 270556097
Alt PI Type: FEIN
Mailing Address 1: 707 S GRADY WAY STE 700
Mailing Address 2: Not reported
Mailing City,State,Zip: RENTON, WA 98057
X Coord Number: Not reported
Y Coord Number: Not reported

Name: GENOA HEALTHCARE LLC
Name 2: GENOA HEALTHCARE LLC
Address: 2038 CARMEL RD
City,State,Zip: MILLVILLE CITY, NJ
PI Type: MEDICAL WASTE GENERATOR
PI ID: 990406
Alt PI Number: 990406
Alt PI Type: RMW Generator Identification Number
Mailing Address 1: 707 S GRADY WAY STE 700
Mailing Address 2: Not reported
Mailing City,State,Zip: RENTON, WA 98057
X Coord Number: Not reported
Y Coord Number: Not reported

5
NNW
1/2-1
0.626 mi.
3304 ft.

PINELAND LEARNING CENTER
551 IRVING AVE
DEERFIELD STREET, NJ 08313

SHWS 1010196641
NJEMS N/A
FINDS

Relative:
Lower
Actual:
67 ft.

SHWS:
Name: PINELAND LEARNING CENTER
Address: 551 IRVING AVE
City,State,Zip: DEERFIELD TWP, NJ
Site ID: 31488
Status: Closed
Home Owner: No
PI Number: G000023774

Detail As Of April 2012:

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PINELAND LEARNING CENTER (Continued)

1010196641

X Coord Site: Not reported
 X Coord PI: Not reported
 Y Coord Site: Not reported
 Y Coord PI: Not reported

NJEMS:

Name: PINELAND LEARNING CENTER
 Address: 551 IRVING AVE
 City,State,Zip: DEERFIELD TWP, NJ 08332
 Site Id: 31488
 Municipality: DEERFIELD TWP
 Municipality Name From Spatial Overlay: DEERFIELD TWP
 GNIS Civil Code For Municipality: 882054
 Municipal Code (NJ-1040): 0603
 X Coord: 315779
 Y Coord: 219526
 Coord System: NJ STATE PLANE (NAD83) - USFEET
 Coord Type: GPS
 Coord Origin: DEP-GIS
 State Standard Numeric Code From Spatial Overlay: 0603
 Unique Feature Number For Municipality From Spatial Overlay: 3401116900
 Eleven Digit Hydrologic Unit Code From Spatial Overlay: 02040206160
 Fourteen Digit Hydrologic Unit Code From Spatial Overlay: 02040206160020
 Watershed Management Area Number From Spatial Overlay: 17
 Watershed Management Area Name From Spatial Overlay: Maurice, Salem, and Cohansey
 Water Region Code From Spatial Overlay: 5
 Water Region Name From Spatial Overlay: Lower Delaware
 Sub Watershed Name From Overlay: Chatfield Branch (Mill Creek)
 Watershed Name From Spatial Overlay: Maurice River (Union Lk to Sherman Ave)

FINDS:

Registry ID: 110029051326

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The New Jersey Department of Environmental Protection (NJDEP) Environmental Management System (NJEMS) is an integrated system that manages large databases of environmental information.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

6
NNW
1/2-1
0.633 mi.
3342 ft.

PINELAND LEARNING CENTER
586 HEILPRIN ST
MILLVILLE, NJ 08332

SHWS 1007018313
NJEMS N/A
FINDS

Relative:
Higher
Actual:
81 ft.

SHWS:
 Name: MIRACLE KIDS LEARNING ACADEMY
 Address: 586 HEILPRIN ST
 City,State,Zip: DEERFIELD TWP, NJ
 Site ID: 61613
 Status: Active
 Home Owner: Not reported
 PI Number: G000041847

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PINELAND LEARNING CENTER (Continued)

1007018313

Detail As Of April 2012:

X Coord Site: Not reported
X Coord PI: Not reported
Y Coord Site: Not reported
Y Coord PI: Not reported

Name: MIRACLE KIDS LEARNING ACADEMY
Address: 586 HEILPRIN ST
City,State,Zip: DEERFIELD TWP, NJ
Site ID: 61613
Status: Closed
Home Owner: No
PI Number: G000041847

Detail As Of April 2012:

X Coord Site: Not reported
X Coord PI: Not reported
Y Coord Site: Not reported
Y Coord PI: Not reported

NJEMS:

Name: PINELAND LEARNING CENTER
Address: 586 HEILPRIN ST
City,State,Zip: DEERFIELD TWP, NJ 08352
Site Id: 61613
Municipality: DEERFIELD TWP
Municipality Name From Spatial Overlay: DEERFIELD TWP
GNIS Civil Code For Municipality: 882054
Municipal Code (NJ-1040): 0603
X Coord: 316601
Y Coord: 220146
Coord System: NJ STATE PLANE (NAD83) - USFEET
Coord Type: GIS Parcel Centroid
Coord Origin: DEP-GIS
State Standard Numeric Code From Spatial Overlay: 0603
Unique Feature Number For Municipality From Spatial Overlay: 3401116900
Eleven Digit Hydrologic Unit Code From Spatial Overlay: 02040206160
Fourteen Digit Hydrologic Unit Code From Spatial Overlay: 02040206160020
Watershed Management Area Number From Spatial Overlay: 17
Watershed Management Area Name From Spatial Overlay: Maurice, Salem, and Cohansey
Water Region Code From Spatial Overlay: 5
Water Region Name From Spatial Overlay: Lower Delaware
Sub Watershed Name From Overlay: Chatfield Branch (Mill Creek)
Watershed Name From Spatial Overlay: Maurice River (Union Lk to Sherman Ave)

FINDS:

Registry ID: 110029880403

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The New Jersey Department of Environmental Protection (NJDEP) Environmental Management System (NJEMS) is an integrated system that manages large databases of environmental information.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

7
SSE
1/2-1
0.973 mi.
5135 ft.

COLUMBIA PROPERTIES INC
2235 W MAIN ST
MILLVILLE CITY, NJ

SHWS S109303478
N/A

Relative:
Lower
Actual:
78 ft.

SHWS:
 Name: COLUMBIA PROPERTIES INC
 Address: 2235 W MAIN ST
 City,State,Zip: MILLVILLE CITY, NJ
 Site ID: 45556
 Status: Closed
 Home Owner: No
 PI Number: 002739

Detail As Of April 2012:
 X Coord Site: Not reported
 X Coord PI: Not reported
 Y Coord Site: Not reported
 Y Coord PI: Not reported

Count: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MILLVILLE	S102228249	MILLVILLE BOE MT PLEASANT SCH	CARMEL RD		HIST LUST, NJ Release
MILLVILLE CITY	S125903999	DAIBES SVC STATION MILLVILLE	2229 2ND ST N	08332	SHWS, INST CONTROL
MILLVILLE CITY	S123400789		RT 49 / MORIAS ST	08332	NJ Release
MILLVILLE CITY	S127300827		MORIAS AVE	08332	NJ Release

GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MORIAS AND ROSEN AVENUE
MORIAS AVENUE
MILLVILLE, NJ 08332

TARGET PROPERTY COORDINATES

Latitude (North):	39.419983 - 39° 25' 11.94"
Longitude (West):	75.11298 - 75° 6' 46.73"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	490274.7
UTM Y (Meters):	4363181.5
State Plane X (Feet):	318963.2
State Plane Y (Feet):	214243.0
Elevation:	80 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14317883 MILLVILLE, NJ
Version Date:	2019
West Map:	14298710 BRIDGETON, NJ
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

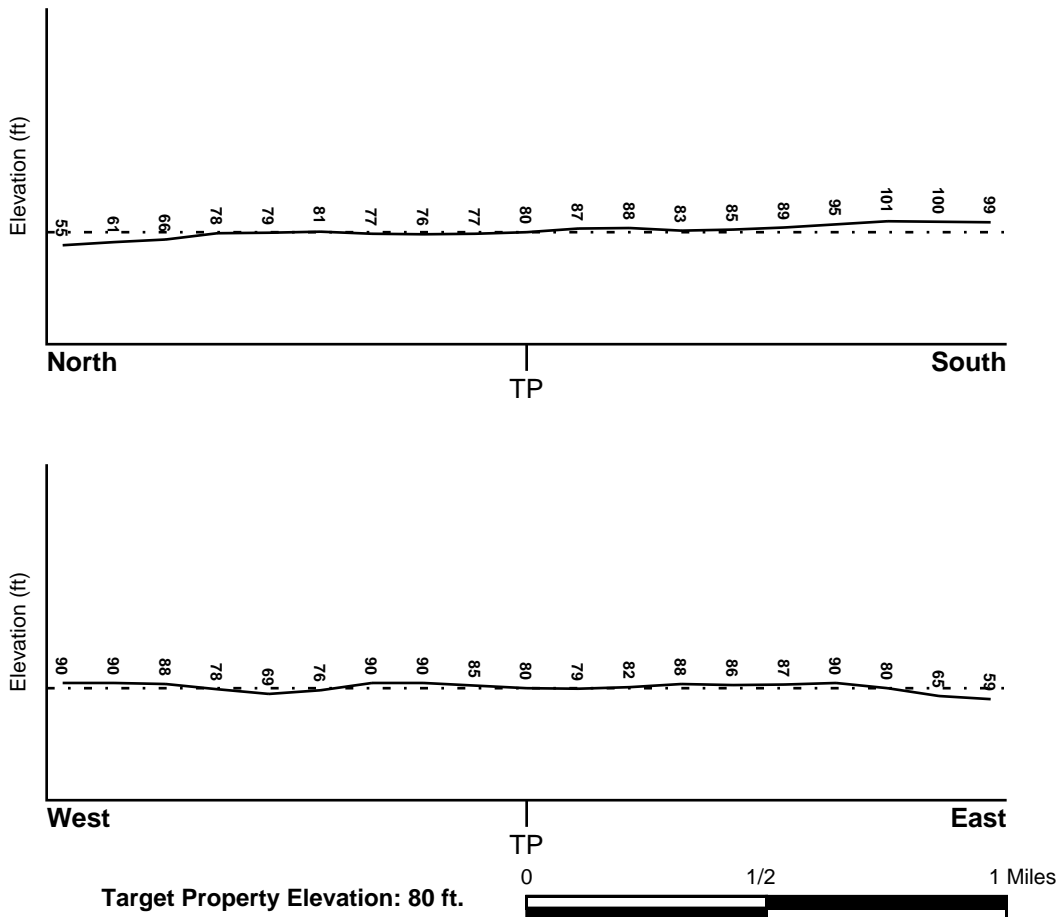
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
3401730005B	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
3405530010A	FEMA Q3 Flood data
3405530013A	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
MILLVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

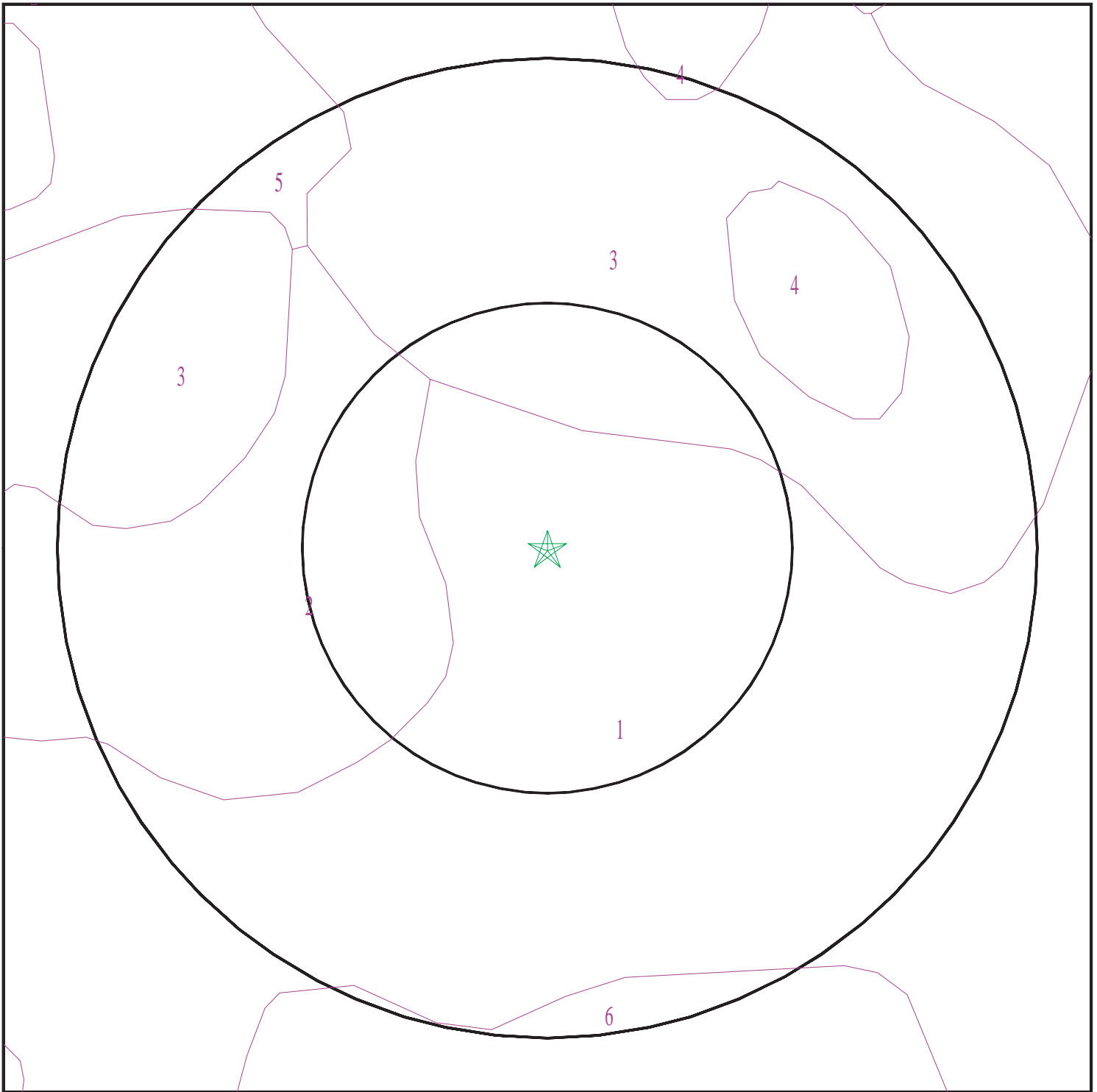
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 07440101.2r



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water



SITE NAME: Morias and Rosen Avenue
ADDRESS: Morias Avenue
Milville NJ 08332
LAT/LONG: 39.419983 / 75.11298

CLIENT: T & M Associates
CONTACT: Joseph Martin
INQUIRY #: 07440101.2r
DATE: September 11, 2023 9:12 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Aura

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 305 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	12 inches	22 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
2	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
3	7 inches	12 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	22 inches	27 inches	gravelly coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
5	27 inches	44 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
6	44 inches	59 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
7	59 inches	79 inches	gravelly loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Sassafra

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 183 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 4.23	Max: 5.5 Min: 3.6
2	11 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 4.23	Max: 5.5 Min: 3.6
3	14 inches	29 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 4.23	Max: 5.5 Min: 3.6
4	29 inches	33 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 4.23	Max: 5.5 Min: 3.6
5	33 inches	72 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 4.23	Max: 5.5 Min: 3.6

Soil Map ID: 3

Soil Component Name: Aura

Soil Surface Texture: loamy sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 305 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
2	7 inches	22 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
3	22 inches	27 inches	gravelly coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
4	27 inches	59 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6
5	59 inches	79 inches	gravelly loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Sassafras

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
2	11 inches	18 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
3	18 inches	27 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	27 inches	40 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
5	40 inches	57 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
6	57 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6

Soil Map ID: 5

Soil Component Name: Downer

Soil Surface Texture: loamy sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
2	9 inches	16 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
3	16 inches	35 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
4	35 inches	48 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6
5	48 inches	79 inches	stratified sand to sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 5.5 Min: 3.6

Soil Map ID: 6

Soil Component Name: Aura

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 305 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42.34 Min: 1.41	Max: 5 Min: 3.6
2	7 inches	11 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42.34 Min: 1.41	Max: 5 Min: 3.6
3	20 inches	35 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42.34 Min: 1.41	Max: 5 Min: 3.6
4	35 inches	40 inches	gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42.34 Min: 1.41	Max: 5 Min: 3.6
5	40 inches	72 inches	gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42.34 Min: 1.41	Max: 5 Min: 3.6
6	11 inches	20 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 42.34 Min: 1.41	Max: 5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
K71	USGS40000810408	1/4 - 1/2 Mile NNE
K72	USGS40000810410	1/4 - 1/2 Mile NNE
K73	USGS40000810407	1/4 - 1/2 Mile NNE
BW443	USGS40000810371	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

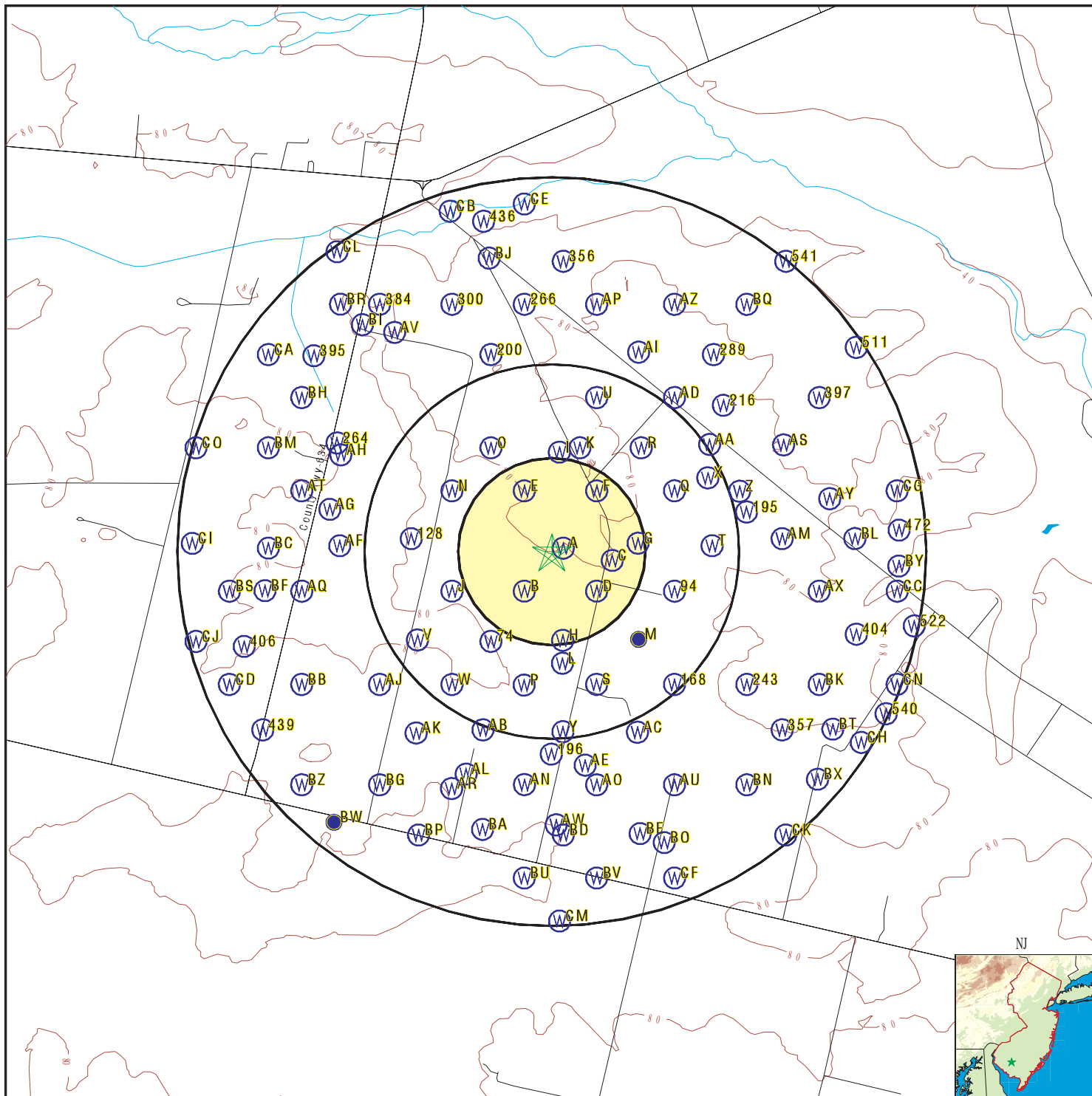
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
M77	PA1090127	1/4 - 1/2 Mile SE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

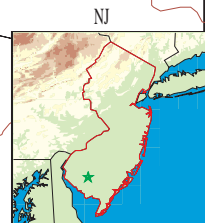
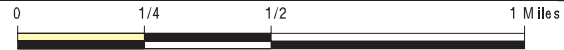
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	NJDEP3000403472	0 - 1/8 Mile ENE
A2	NJDEP3000403473	0 - 1/8 Mile ENE
B3	NJDEP3000407287	1/8 - 1/4 Mile SW
B4	NJDEP3000407288	1/8 - 1/4 Mile SW
B5	NJDEP3000407042	1/8 - 1/4 Mile SW
B6	NJDEP3000407043	1/8 - 1/4 Mile SW
B7	NJDEP3000416854	1/8 - 1/4 Mile SW
B8	NJDEP3000427917	1/8 - 1/4 Mile SW
B9	NJDEP3000427918	1/8 - 1/4 Mile SW
B10	NJDEP3000417260	1/8 - 1/4 Mile SW
B11	NJDEP3000417261	1/8 - 1/4 Mile SW
C12	NJDEP3000388080	1/8 - 1/4 Mile East
C13	NJDEP3000388081	1/8 - 1/4 Mile East
C14	NJDEP3000399086	1/8 - 1/4 Mile East
D15	NJDEP3000405887	1/8 - 1/4 Mile SE
D16	NJDEP3000405888	1/8 - 1/4 Mile SE
D17	NJDEP3000409708	1/8 - 1/4 Mile SE

PHYSICAL SETTING SOURCE MAP - 07440101.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data



SITE NAME: Morias and Rosen Avenue
 ADDRESS: Morias Avenue
 Millville NJ 08332
 LAT/LONG: 39.419983 / 75.11298

CLIENT: T & M Associates
 CONTACT: Joseph Martin
 INQUIRY #: 07440101.2r
 DATE: September 11, 2023 9:12 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: NJ Radon

Radon Test Results

City	Num Tests	# > 4 pCi/L	% > pCi/L
BRIDGETON CITY	165	41	25.000
COMMERCIAL TWP	7	0	0.000
DEERFIELD TWP	4	2	50.000
DOWNE TWP	5	1	20.000
FAIRFIELD TWP	31	1	3.000
GREENWICH TWP	27	14	52.000
HOPEWELL TWP	10	3	30.000
LAWRENCE TWP	10	2	20.000
MAURICE RIVER TWP	10	0	0.000
MILLVILLE CITY	127	6	5.000
SHILOH BORO	2	0	0.000
STOW CREEK TWP	20	5	25.000
UPPER DEERFIELD TWP	17	2	12.000
VINELAND CITY	221	12	5.000

Federal EPA Radon Zone for CUMBERLAND County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for CUMBERLAND COUNTY, NJ

Number of sites tested: 36

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.030 pCi/L	92%	8%	0%
Basement	1.600 pCi/L	89%	11%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Environmental Protection

Telephone: 609-984-2243

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New Jersey Public-Community Water-Supply Wells

Source: Department of Environmental Protection, Geological Survey

Telephone: 609-984-6587

New Jersey Ambient Ground Water Quality Network Data

Source: Department of Environmental Quality

Telephone: 609-984-6587

Ambient Groundwater Quality of the New Jersey Part of the Newark Basin. Natural groundwater quality in the Newark Basin summarize natural groundwater quality in sedimentary bedrock formations of the Newark basin part of the Piedmont physiographic province of New Jersey.

STORET Water Quality Monitoring Stations

Source: Department of Environmental Protection

Telephone: 609-984-6831

STORET maintains the locations of water quality monitoring stations from NJDEP's NJ STORET (Modernized) database.

A station is a location at which a data collection event takes place, such a collection of a field sample, measurement of field parameters or evaluation of environmental habitats.

Water Well Permit Information

Source: Department of Environmental Protection

Telephone: 609-984-6831

Permits to drill wells. Once constructed, the driller must submit a well record document with the as-built description of the well. Drillers also submit a well abandonment report whenever a well has been decommissioned.

OTHER STATE DATABASE INFORMATION

RADON

State Database: NJ Radon

Source: Department of Environmental Protection

Telephone: 609-984-5425

Radon Test Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Morias and Rosen Avenue

Morias Avenue

Millville, NJ 08332

Inquiry Number: 7440101.3

September 11, 2023

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/11/23

Site Name:

Morias and Rosen Avenue
Morias Avenue
Millville, NJ 08332
EDR Inquiry # 7440101.3

Client Name:

T & M Associates
40 Monmouth Park Highway
West Long Branch, NJ 07764
Contact: Joseph Martin



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Certification # 4146-4E30-86D9
PO # CUMB00001
Project Mid-County Park, Millville

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 4146-4E30-86D9

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- Library of Congress
- University Publications of America
- EDR Private Collection

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Morias and Rosen Avenue

Morias Avenue
Millville, NJ 08332

Inquiry Number: 7440101.5
September 13, 2023

The EDR-City Directory Image Report

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Findings

City Directory Images

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1980	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1975	<input type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1971	<input type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1966	<input type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1963	<input type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO

FINDINGS

TARGET PROPERTY STREET

Morias Avenue
Millville, NJ 08332

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

MORIAS AVE

2020	pg A2	EDR Digital Archive	
2017	pg A5	Cole Information	
2014	pg A6	Cole Information	
2010	pg A7	Cole Information	
2005	pg A8	Cole Information	
2000	pg A9	Cole Information	
1995	pg A10	Cole Information	
1992	pg A11	Cole Information	
1980	pg A12	POLK DIRECTORY CO	
1980	pg A13	POLK DIRECTORY CO	
1975	-	POLK DIRECTORY CO	Street not listed in Source
1971	-	POLK DIRECTORY CO	Street not listed in Source
1966	-	POLK DIRECTORY CO	Street not listed in Source
1963	-	POLK DIRECTORY CO	Street not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>ROSEN AVE</u>			
2020	-	EDR Digital Archive	Street not listed in Source
2017	-	Cole Information	Street not listed in Source
2014	-	Cole Information	Street not listed in Source
2010	-	Cole Information	Street not listed in Source
2005	-	Cole Information	Street not listed in Source
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source
1980	pg. A14	POLK DIRECTORY CO	
1975	-	POLK DIRECTORY CO	Street not listed in Source
1971	-	POLK DIRECTORY CO	Street not listed in Source
1966	-	POLK DIRECTORY CO	Street not listed in Source
1963	-	POLK DIRECTORY CO	Street not listed in Source

City Directory Images

MORIAS AVE 2020

16	Karen Depasquale Katrina Quiambao Robert Hyson
19	Brittany Porter Geraldine Porter Matt Porter
24	Florence Sacharnoski
27	Arlene Gilbert Harold Gilbert Helen Gale Keven Smiley
33	Rebecca Shawlakow Wayne Henry
37	Doris Reeves Mahlon Reeves
53	Alice Pelechaty John Pelechaty
60	Charles Burkhart Marlene Burkhart
65	Christine Artzberger Christine Teti Patricica Artzberger
75	Barbara Solomon Charmane Solomon Horace Soloman Johnnie Solomon Samuel Herdman Staci Lovell
76	BENCHMARK HUMAN SVC
82	Alex Breen Laura Breen
85	Alphonso Stewart Cindy Graham William Boshier
90	Carole Plowman Sophie Zellers
95	Lauren Stuart Matthew Stuart
96	Barbara Butcher Matthew Butcher Scott Butcher
101	Frank Szynal Linda Szynal
105	Dean Parker
106	Dawn Lattanzi Mark Lattanzi Robert Charlesworth
115	Dylan Oliver Elizabeth Oliver Kathy Oliver

MORIAS AVE 2020 (Cont'd)

115	Nicholas Oliver OLIVER BUILDING CONTRACTOR Ryan Oliver Todd Oliver
120	Arnold Schiller
125	Mark Smith Marshall Smith Michele Smith Susan Smith
135	Efrosinia Nicknair Eve Nicknair Keith Nicknair Mary Nicknair
145	Carl Pierce Natalie Pierce Ryan Pierce
151	Anna Mosley
205	Chester Cuff Donna Strehle Edith May Henry Strehle Kira Cozza
207	Michael Polhamus
209	Janice Hitchner Ralph Hitchner
213	Deanna Degregorio Deanna Dominguez Philip Brown
215	Harry Hoffman Roseline Pierce Stephanie Hoffman
219	Dawn Brown Jason Brown
223	Diane Riesebeck Marc Riesebeck Stacy Riesebeck
229	Anthony Chesebro Russell Chesebro
317	Amie Shannon James Shannon Leslie Shannon Tim Shannon
323	Adam Lillia Linda Lillia Stacy Irizarry William Lillia
329	Chad Lee Chris Lee Donna Lee
338	Janice Hitchner

MORIAS AVE 2020 (Cont'd)

338	Ralph Hitchner
400	James Dondero
	Sharon Dondero
408	William Peachey
416	Henry Pettit
	Traci Pettit
424	Anthony Shaw
	BRIAN DAY & SON SANDBLASTING
	Candis Shaw
	Kandise Shaw
	SHAW MASONRY
456	Alyce Kudla
	Nykola Kudla

MORIAS AVE 2017

16 DEPASQUALE, KAREN D
19 PORTER, MATTHEW O
24 SACHARNOSKI, FLORENCE M
27 GALE, CODY B
33 SHEWLAKOW, STANLEY J
37 REEVES, MAHLON E
40 SIEDLECKI, JOHN
53 PELECHATY, JOHN W
60 BURKHART, CHARLES I
65 ARTZBERGER, C J
75 SOLOMAN, HORACE
76 ASTONE, SABBATINA
BENCHMARK HUMAN SERVICES
82 HENNIS, GREGORY C
85 STEWART, ALPHONSO
95 LASUSKY, EDWARD C
96 BUTCHER, SCOTT B
100 ANDRUS, JAMES S
101 SZYNAL, FRANCIS
105 PARKER, DEAN I
106 LATTANZI, MARK A
115 OLIVER, TODD M
120 SCHILLER, ARNOLD L
125 SMITH, DAVID R
135 NICKNAIR, KEITH L
145 PIERCE, RYAN E
151 MOSLEY, ANNA M
205 OVERSTREET, RICHARD A
207 POLHAMUS, MICHAEL G
209 HITCHNER, RALPH J
213 DOMINGUEZ, JOSEPH A
215 HOFFMAN, HARRY H
217 PIERCE, BENJAMIN H
223 RIESEBECK, MARC D
229 CHESEBRO, RUSSELL A
317 SHANNON, JAMES T
323 LILLIA, WILLIAM J
329 LEE, CHRIS R
338 AMBROSE, ERICA
400 DONDERO, JAMES R
408 PEACHEY, WILLIAM B
416 PETTIT, HENRY C
424 DAY, BRIAN M
456 KUDLA, NYKOLA A

MORIAS AVE 2014

16	DEPASQUALE, KAREN D
19	PORTER, MATTHEW
24	SACHARNOSKI, JOHN P
27	GILBERT, HAROLD C
33	SHEWLAKOW, STANLEY J
37	OCCUPANT UNKNOWN,
40	GWAZDACZ, FRANK A
53	PELECHATY, JOHN W
60	BURKHART, CHARLES I
65	ARTZBERGER, RAYMOND J
75	SOLOMON, CHARMANE L
76	OCCUPANT UNKNOWN,
82	HENNIS, GREGORY C
85	BOSHER, WILLIAM G
86	OCCUPANT UNKNOWN,
95	OCCUPANT UNKNOWN,
96	BUTCHER, SCOTT B
100	ANDRUS, JAMES S
101	SZYNAL, FRANCIS R
105	PARKER, DEAN I
106	LATTANZI, MARK A
115	OLIVER, TODD M
120	SCHILLER, ARNOLD L
125	SMITH, DAVID R
135	NICKNAIR, KEITH L
145	PIERCE, CARL E
151	MOSLEY, ANNA M
201	OCCUPANT UNKNOWN,
205	CUFF, CHESTER T
207	POLHAMUS, MICHAEL G
209	HITCHNER, RALPH J
213	DOMINGUEZ, JOSEPH A
215	HOFFMAN, HARRY H
217	PIERCE, BENJAMIN H
219	OCCUPANT UNKNOWN,
221	OCCUPANT UNKNOWN,
223	RIESEBECK, MARC D
228	GRANT, LLOYD J
229	CHESEBRO, RUSSELL A
317	SHANNON, JAMES T
329	LEE, CHRIS R
338	AMBROSE, ERICA
400	DONDERO, JAMES R
408	PEACHEY, WILLIAM B
416	PETTIT, HENRY C
424	DAY, BRIAN M
456	KUDLA, NYKOLA A

MORIAS AVE 2010

16	DEPASQUALE, KAREN
24	SACHARNOSKI, FLORENCE M
27	GILBERT, HAROLD C
40	GWAZDACZ, FRANK A
53	PELECHATY, JOHN W
60	BURKHART, CHARLES I
65	ARTZBERGER, C J
75	MUTCHERSON, DEON
82	HENNIS, GREGORY C
85	BOSHER, WILLIAM G
100	SIMON, JOAN
101	SZYNAL, FRANCIS R
105	PARKER, DEAN I
106	LATTANZI, MARK A
115	OLIVER, TODD M
120	SCHILLER, ARNOLD L
125	SMITH, DAVID R
135	K & M DRYWALL SPECIALISTS NICKNAIR, KEITH L
145	PIERCE, CARL E
151	MOSLEY, ANNA M
201	CUFF, B
207	POLHAMUS, MICHAEL G
213	TERRY, PHILIP A
215	HOFFMAN, HARRY H
219	BROWN, JASON J
223	RIESEBECK, DIANE H
229	TOMLIN, ROBERT A
317	SHANNON, JAMES T
329	LEE, CHRIS R
338	AMBROSE, ERICA
400	DONDERO, JAMES R
408	PEACHEY, WILLIAM B
416	PETTIT, TRACI L
424	BRIAN DAY & SON SANDBLASTING DAY, BRIAN J
456	KUDLA, ALYCE K

MORIAS AVE 2005

19	MAIDA, FRANCES
23	KELLEY, FRANK
24	SACHARNOSKI, FLORENCE M
27	KOMOTACHE PRODUCTIONS LLC SHEWLAKOW, STANLEY J
40	GWAZDACZ, FRANK A
45	MILLER, S
53	PELECHATY, JOHN W
60	BURKHART, CHARLES I
65	TETI, CHRISTINE M
75	ZALINSKY, JOSEPH
82	HENNIS, GREGORY C
85	BOSHER, WILLIAM G
90	PLOWMAN, JOSEPH J
96	BUTCHER, SCOTT P
101	SZYNAL, FRANCIS R
106	OLIVER, WILLIAM L
115	OLIVER CONSTRUCTION
120	SCHILLER, ARNOLD L
125	SMITH, BRUCE
145	PIERCE, CARL E
151	MOSLEY, ANNA M
201	CUFF, BELFORD L
207	POLHAMUS, MICHAEL
215	HOFFMAN, HARRY H
219	BROWN, JASON J
221	MILLS, CARL
223	RIESEBECK, JOSEPH E
228	MONTGOMERY, FRANCES
317	SHANNON, JAMES T
323	TROUT, JEFFREY M
329	LEE, CHRIS R
400	DONDERO, JAMES R
408	PEACHEY, WILLIAM B
424	BRIAN DAY & SON SANDBLASTING DAY, BRIAN J
456	KUDLA, NYKOLA A

MORIAS AVE 2000

16	BROADDUS, A M
24	SACHARNOSKI, F
27	GILBERT, A
	SHEWLAKOW, STANLEY J
37	SHEWLAKOW, STANLEY J
40	GWAZDACZ, FRANK
60	BURKHART, C
	BURKHART, MARLENE
65	DELIA, JOSEPH G
75	RICHARDSPETTIT, SHANNON J
82	HENNIS, G
85	BOSHER, WILLIAM G
	GRAHAM, CINDY A
86	CASTRO, MARC
94	BOOBAR, ROSE
96	BUTCHER, SCOTT
100	ANDRUS, JAMES S
105	COUNTRY HOMES
	PANERA, CARLO
115	OLIVER, TODD
120	SCHMIDT, JOHN K
125	SMITH, DAVID R
145	PIERCE, CARL
151	MOSLEY, ANNA M
201	CUFF, BELFORD L
205	CUFF, BELFORD L
209	CUFF, BELFORD L
213	BALL, ELLEN
215	HOFFMAN, HARRY S
219	BROWN, JASON J
221	MILLS, C
223	RIESEBECK, JOSEPH
228	MONTGOMERY, FRANCES
317	SHANNON, T
323	TROUT, JEFFREY M
329	HUTCHINSON, KIM
400	DONDERO, JAMES
408	PEACHEY, W
416	PETTIT, TRACI
456	KUDLA, NYKOLA

MORIAS AVE 1995

16	BROADDUS, A M
24	SACHARNOSKI, F
36	OCCUPANT UNKNOWNN
37	SHEWLAKOW, STANLEY J
40	GWAZDACZ, FRANK
53	OCCUPANT UNKNOWNN
60	BURKHART, CHARLES
65	CRAWFORD, JOHN R
75	OCCUPANT UNKNOWNN
82	HENNIS, G
85	SANTORO, FRANK
86	CASTRO, E
90	OCCUPANT UNKNOWNN
95	LEEK, DAVID
96	CASTRO, MARC C
100	ANDRUS, JAMES S
105	COUNTRY HOMES
120	SCHMIDT, JOHN K JR
149	PIERCE, CARL
205	OCCUPANT UNKNOWNN
209	CUFF, BELFORD L
213	BALL, LISLE
215	OCCUPANT UNKNOWNN
217	OCCUPANT UNKNOWNN
219	OCCUPANT UNKNOWNN
221	OCCUPANT UNKNOWNN
223	RIESEBECK, JOSEPH
317	SHANNON, JAMES
338	MONTGOMERY, FRANCES

MORIAS AVE 1992

16	BROADDUS, A M
37	SHEWLAKOW, STANLEY J
40	GWAZDACZ, FRANK
53	PELECHATY, NICK
60	BURKHART, CHARLES
95	PETERS, M M
100	ANDRUS, JAMES S
105	COUNTRY HOMES
120	SCHMIDT, JOHN K JR
149	PIERCE, CARL
205	CUFF, CHESTER
209	CUFF, BELFORD L
213	BALL, LISLE
215	CRISMOND, RONALD L
219	PEACOCK, D
223	RIESEBECK, JOSEPH
338	MONTGOMERY, FRANCES

MORIAS AVE 1980

29

**MORIAS AV —FROM 2455 W
MAIN ST NORTH TO
CARMEL RD**

ZIP CODE 08332

19 Maida Stanley © 825-5021

36 Sacharnoski Florence Mrs ©
825-1144

Blickos John J 825-1399

40 Gwazdacz Frank A Jr ©
825-3130

MORIAS AVE 1980

MORIAS AV—Contd**60 Burkhart Charles III ©****327-3460****Pelechaty John W © 825-2333****75 Pelechaty Walter 825-8444****Shaw Ronald J 825-4553****Shiles John F****FOWLER AV BEGINS****151 Mosley Boyd I © 825-3151****201 Cuff Belford L 825-0888****Cuff Chester L © 825-4295****Vacant****209 Pierce Sarah C ©****Ball Lisle G Jr © 825-2274****Van De Mark Theo R****Sparks Elsie 825-5061****Wynn Russell 825-5258****★Montgomery Frances****825-8287**

ROSEN AVE 1980

29

**ROSEN AV —FROM W MAIN
ST NORTH TO DEAD END
AND 1 WEST OF
ENGLEWOOD AV**

ZIP CODE 08332

★Price Clyde C 451-7168

31



Morias and Rosen Avenue

Morias Avenue

Millville, NJ 08332

Inquiry Number: 7440101.8

September 11, 2023

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

09/11/23

Site Name:

Morias and Rosen Avenue
Morias Avenue
Millville, NJ 08332
EDR Inquiry # 7440101.8

Client Name:

T & M Associates
40 Monmouth Park Highway
West Long Branch, NJ 07764
Contact: Joseph Martin



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2019	1"=625'	Flight Year: 2019	USDA/NAIP
2015	1"=625'	Flight Year: 2015	USDA/NAIP
2010	1"=625'	Flight Year: 2010	USDA/NAIP
2006	1"=625'	Flight Year: 2006	USDA/NAIP
1995	1"=625'	Acquisition Date: January 01, 1995	USGS/DOQQ
1991	1"=625'	Acquisition Date: January 01, 1991	USGS/DOQQ
1981	1"=625'	Flight Date: April 10, 1981	NHAP
1977	1"=625'	Flight Date: March 17, 1977	USGS
1974	1"=625'	Flight Date: March 14, 1974	EDR Proprietary Aerial Viewpoint
1962	1"=625'	Flight Date: March 01, 1962	EDR Proprietary Aerial Viewpoint
1953	1"=625'	Flight Date: December 11, 1953	Jack
1951	1"=625'	Flight Date: March 27, 1951	EDR Proprietary Aerial Viewpoint
1940	1"=625'	Flight Date: April 07, 1940	EDR Proprietary Aerial Viewpoint
1931	1"=625'	Flight Date: January 01, 1931	EDR/EdrAerials

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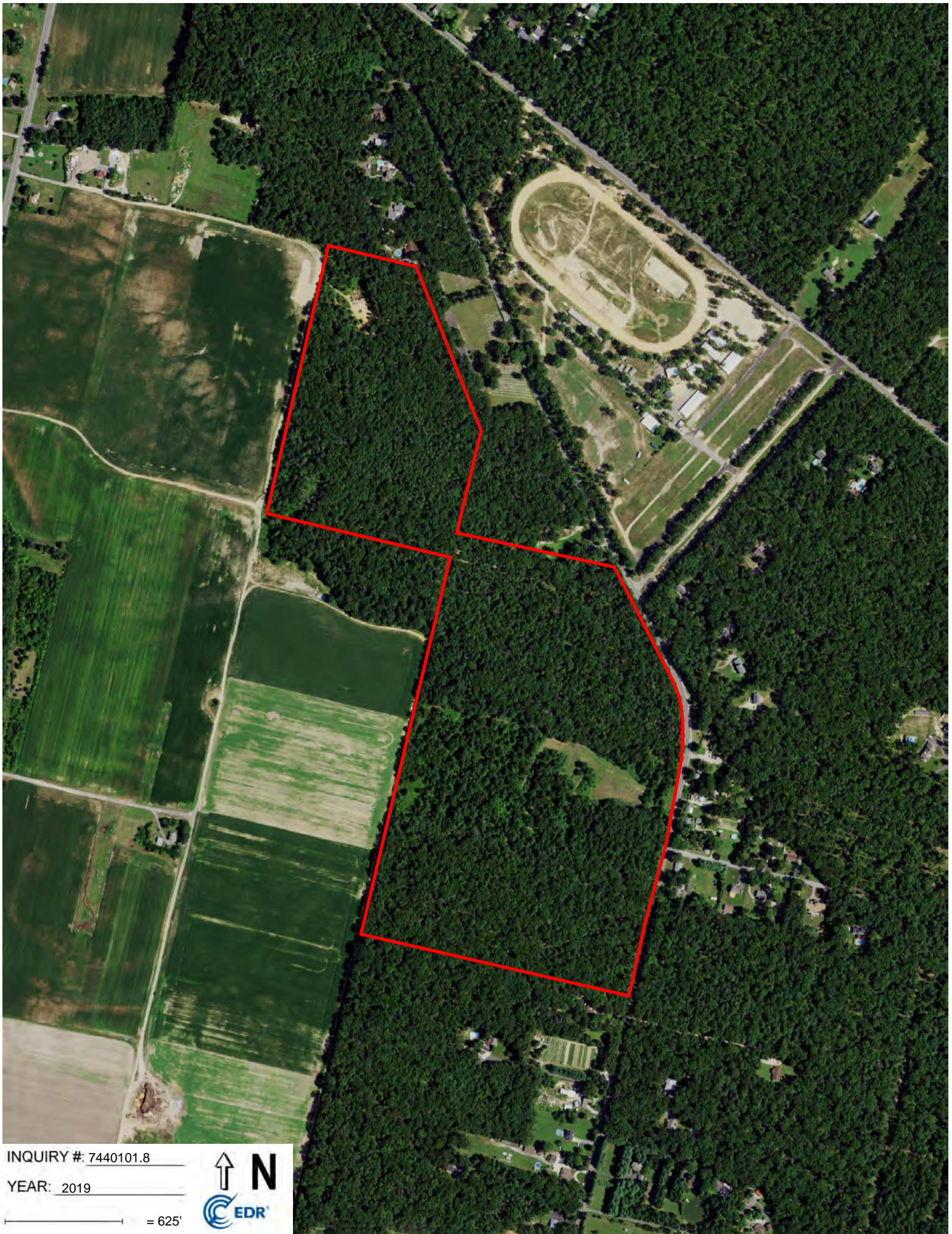
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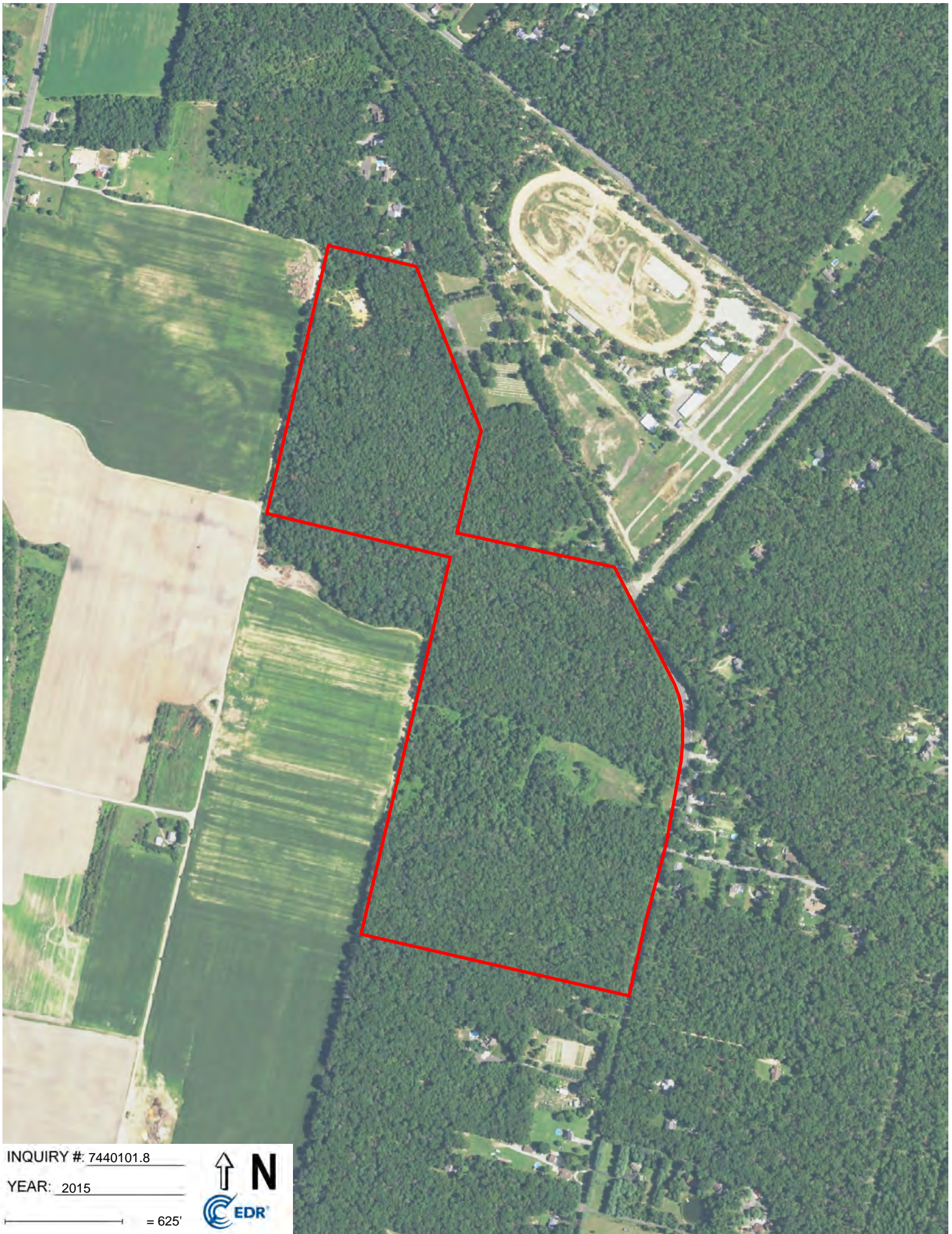


INQUIRY #: 7440101.8

YEAR: 2019

— = 625'



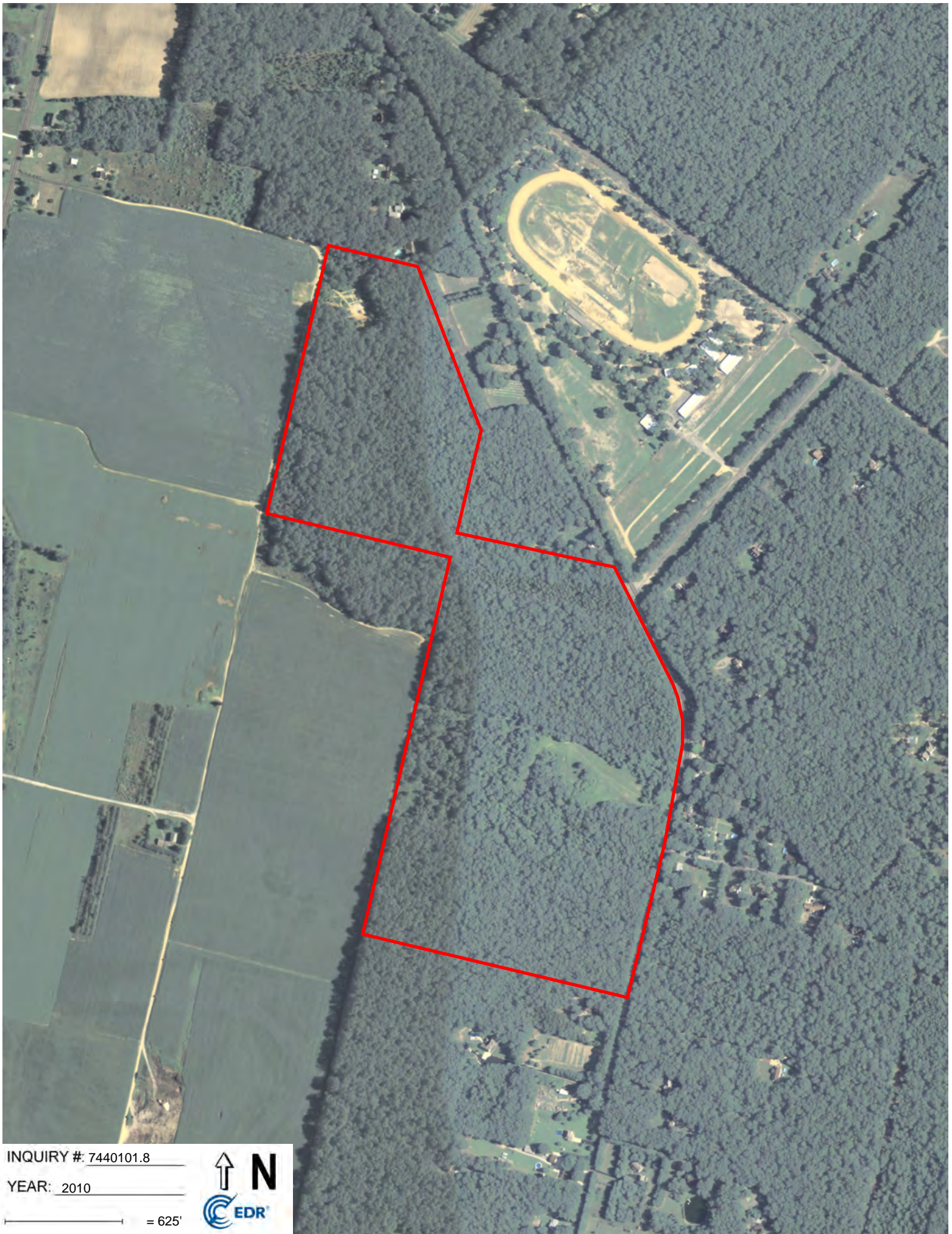


INQUIRY #: 7440101.8

YEAR: 2015

— = 625'



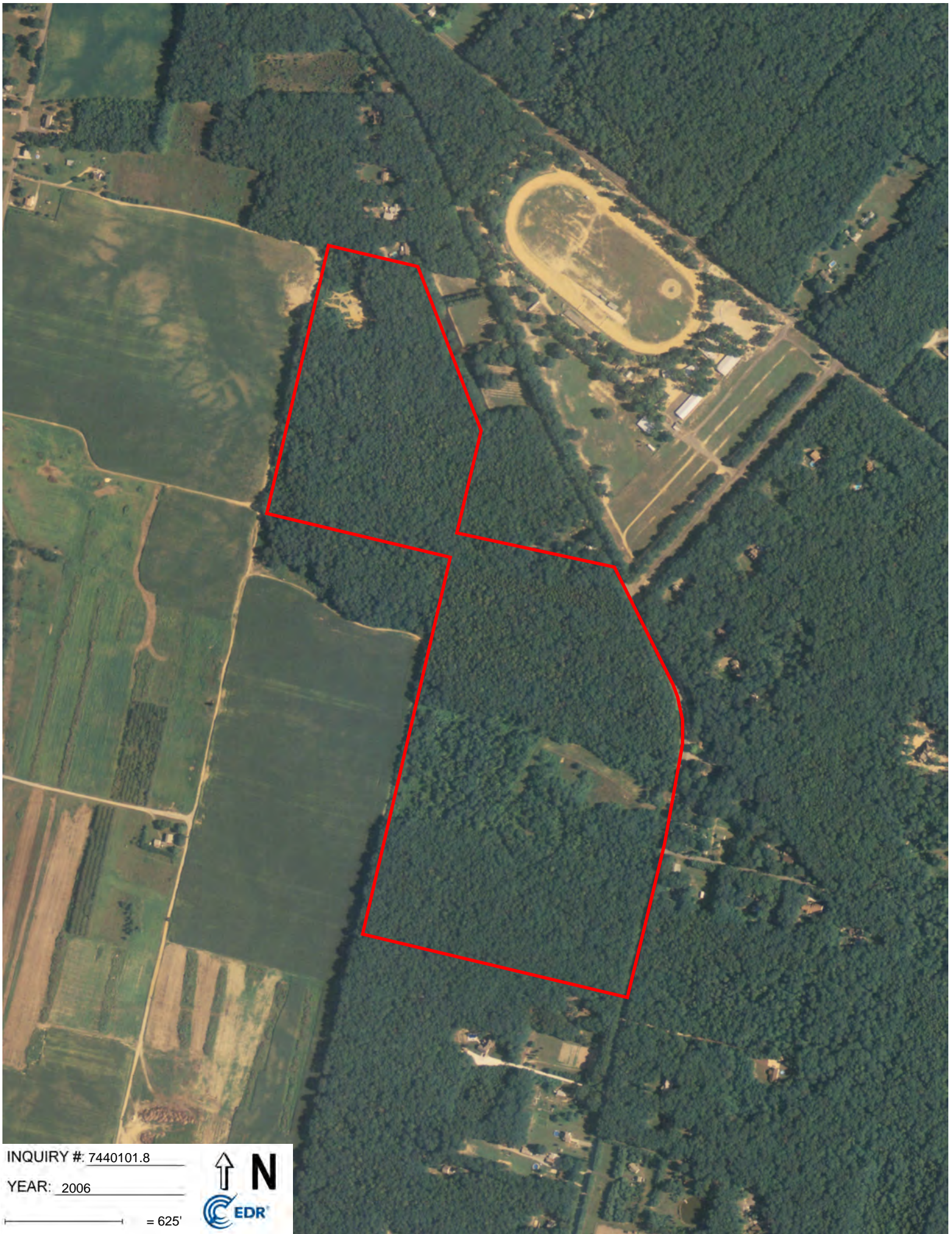


INQUIRY #: 7440101.8

YEAR: 2010

— = 625'





INQUIRY #: 7440101.8

YEAR: 2006

— = 625'





INQUIRY #: 7440101.8

YEAR: 1995

— = 625'





INQUIRY #: 7440101.8

YEAR: 1991

— = 625'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7440101.8

YEAR: 1981

— = 625'





INQUIRY #: 7440101.8

YEAR: 1977

— = 625'





INQUIRY #: 7440101.8

YEAR: 1974

— = 625'



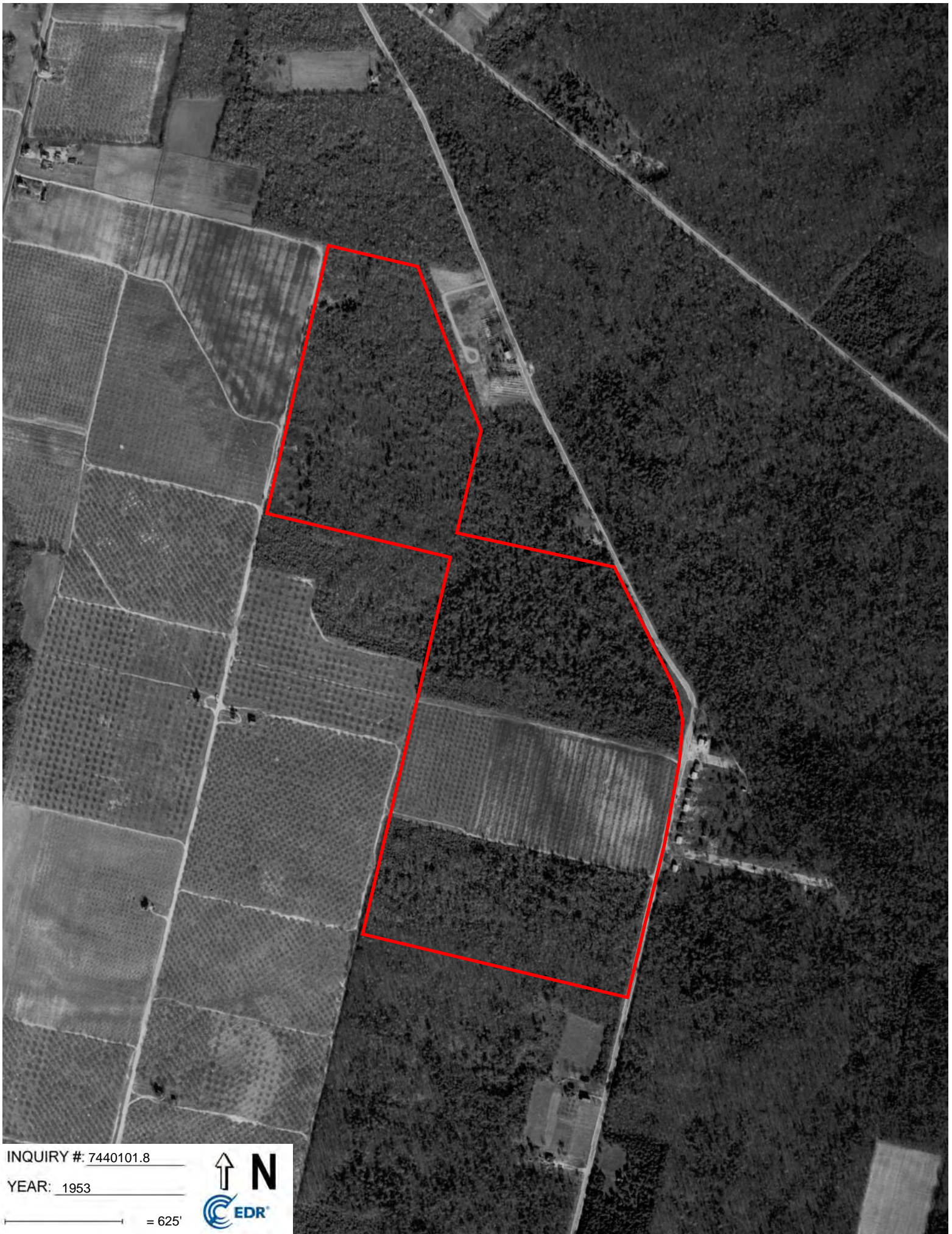


INQUIRY #: 7440101.8

YEAR: 1962

— = 625'





INQUIRY #: 7440101.8

YEAR: 1953

— = 625'





INQUIRY #: 7440101.8

YEAR: 1951

— = 625'





INQUIRY #: 7440101.8

YEAR: 1940

— = 625'





INQUIRY #: 7440101.8

YEAR: 1931

— = 625'





LAST PAGE OF DOCUMENT

Appendix C

Property Condition Assessment Report prepared by Clark Caton Hintz



Cumberland County Fairgrounds Millville, New Jersey Property Condition Assessment Report

CCH Project No. 9062

May 11, 2022

Clarke Caton Hintz

Trenton, NJ • 609 883 8383 • clarkecatonhintz.com

Buildings Surveyed



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Page	Bldg No.	Description	Approx. Size
p 6	1	Frame Stable	(98'-0" x 33'-0")
p 8	1a	Frame Building.....	(24'-0" x 14'-0")
p 10	2	Frame Stable.....	(100'-0" x 32'-0")
p 12	2a	Frame Shed	(12'-0" x 12'-0")
p 14	3	Frame Stable.....	(120'-0" x 60'-0")
p 16	3a	Frame Building.....	(40'-0" x 15'-0")
p 18	3b	Frame Shed	(14'-0" x 8'-0")
p 20	4	Metal Building	(80'-0" x 40'-0")
p 22	4a	Frame Shed	(12'-0" x 12'-0")
p 24	4b	Frame Shed	(12'-0" x 12'-0")
p 26	5	Frame Pavilion	(42'-0" x 42'-0")
p 28	5a	Frame Shed	(10'-0" x 10'-0")
p 30	6	Metal Building	(60'-0" x 42'-0")
p 32	6a	Frame Shed	(12'-0" x 10'-0")
p 34	7	Metal Building	(150'-0" x 52'-0")
p 36	8	Metal Building.....	(82'-0" x 60'-0")
p 38	8a	Frame Vendor Stand	(18'-0" x 12'-0")
p 40	9	Frame Building.....	(34'-0" x 22'-0")
p 42	9a	Frame Gazebo.....	10'-0" diameter
p 44	10	Metal Building.....	(82'-0" x 60'-0")
p 46	10a	Frame Building.....	20'-0" x 20'-0")
p 48	10b	Frame Building.....	(20'-0" x 20'-0")
p 50	10c	Frame Structure	(30'-0" x 24'-0")
p 52	10d	Metal Frame Canopy.....	(38'-0" x 10'-0")
p 54	11	Frame Building.....	(30'-0" x 24'-0")
p 56	11a	Frame Building.....	(16'-0" x 10'-0")
p 58	11b	Frame Building.....	(26'-0" x 15'-0")
p 60	11c	Frame Building.....	(40'-0" x 20'-0")
p 62	12	Bleachers.....	(120'-0" x 30'-0")
p 64	12a	Ticket Booth	(8'-0" x 6'-0")
p 66	13	Frame Building.....	(12'-0" x 10'-0")



Executive Summary



Clarke Caton Hintz was retained by the Cumberland County Improvement Authority to prepare an existing conditions assessment evaluating the current facilities.

Existing Facilities and their Limitations

The team visited the site and found

- A series of wood-framed animal stables and pavilions in fair condition.
- A series of wood frame buildings with vinyl siding that appear newer than other existing structures but were not constructed/maintained at a high standard.
- Several metal buildings being used for storage which require general repairs and maintenance.
- Metal canopy in fair condition, with old foundation footings unused by its side.
- Wooden stage in need of repairs for long term restoration.
- A group of frame buildings including a bathroom and three vendor buildings in poor condition.
- A gazebo in good condition.
- Several bleachers, including one large main bleacher at the gravel track in need of some replacement boards.
- A frame building standing alone in the middle of the fairgrounds in poor condition.
- Several buildings marked in the site plan were demolished and/or removed from the property, in many cases leaving only the concrete foundation behind.



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1 Wood Framed Stable (98'-0" x 33'-0")

100 Barrack Street
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 Fax: 609 883 4044



Observations:

- Downspout drains directly to grade and is eroding soil.

Recommendation:

- Infill and provide splash blocks

Priority:

- Immediate

John Hatch, FAIA
 George Hibbs, AIA
 Brian Slauch, AICP
 Michael Sullivan, AICP
 Michael Hanrahan, AIA
 Mary Beth Lonergan, AICP



Observations:

- Rotting wood at retaining wall

Recommendation:

- Replace rotting wood logs at retaining wall with new

Priority:

- Immediate





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Observations:

- Damaged masonry curb at entry

Recommendation:

- Reset masonry units in curb to accommodate planting area

Priority:



Observations:

- Peeling/damaged wood structure

Recommendation:

- Replace wood beam members as needed to prevent future damage

Priority:

- Immediate



Observations:

- Weathered wooden structural beams

Recommendation:

- Patch roof to ensure no moisture is entering structure

Priority:

- Immediate



Observations:

- Metal roof panels are lifting

Recommendation:

- Secure/patch/replace roof to ensure no moisture enters the roof structure

Priority:

- Immediate



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1a Frame Building (24'-0" x 14'-0")

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Observations:

- Exposed wood fascia missing metal cover/finish

Recommendation:

- Address moisture issue and replace fascia

Priority:

- Immediate



Observations:

- Wooden stair element on both sides of building is in poor condition, and built over old stairs. Some boards bend to an extreme deflection.

Recommendation:

- Reconstruct stairs on both sides and ramp with treated wood in accordance with ADA code and provide handrails.

Priority:

- Immediate



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Observations:

- Window corners are covered with mold/algae.

Recommendation:

- Clean, remove and schedule cleanings.
WW

Priority:

- Immediate



Observations:

- Outdoor outlet is not GFCI and missing cover.

Recommendation:

- Replace all outdoor outlets with GFCI and provide all outlets with covers.

Priority:

- Immediate



Observations:

- Bleachers adjacent to the building are rotting.

Recommendation:

- Replace about 20% of wood boards with treated wood.

Priority:

- Short-term



Observations:

- Fence around track is in fair condition but is covered with pollen and other plant matter.

Recommendation:

- Power wash fence.

Priority:

- Short-term



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2 Frame Stable (100'-0" x 32'-0")

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Observations:

- Wood fence elements have minor holes and missing portions.

Recommendation:

- Repair damaged fencing as required

Priority:

- Short-term



Observations:

- Wood stable elements have minor holes and missing portions.

Recommendation:

- Repair damaged wood stable as required

Priority:

- Short-term



Observations:

- Downspout drains directly to grade and is eroding soil.

Recommendation:

- Infill and provide splash blocks

Priority:

- Immediate

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Observations:

- Corrugated metal roof has holes, breaches and broken purlins.

Recommendation:

- Replace/repair corrugated metal panel and broken purlins as required.

Priority:

- Immediate

Observations:

- Wood stable fencing is fading and shows algae

Recommendation:

- Cleaning and repaint

Priority:

- Short-term

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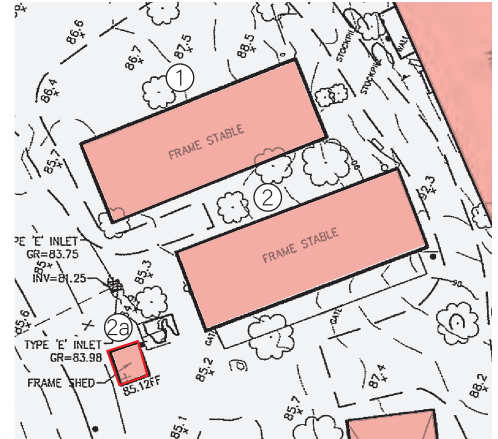


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2a Frame Shed

(12'-0" x 12'-0")

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Tel: 609 883 8383
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Observations:

- Roof fascia is worn

Recommendation:

- Repair/repaint fascia board as required.

Priority:

- Immediate



Observations:

- Exterior wood panels are warped and deteriorating

Recommendation:

- Replace wood panels as required.

Priority:

- Immediate



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Observations:

- Exposed opening at corner of shed.

Recommendation:

- Reattach wood panel as required.

Priority:

- Immediate

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Observations:

- Old and dirty sink accompanies the shed.

Recommendation:

- Remove sink and other debris in order to make shed functional for storage.

Priority:

- Short-term



Observations:

- Metal rod is threading door and preventing entry.

Recommendation:

- Remove metal rod and replace door handle.

Priority:

- Immediate

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3 Frame Stable (120'-0" x 60'-0")

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Observations:

- Roof structure and roof appear to be in fair condition.

Recommendation:

- Survey roof from above and patch any gaps to prevent moisture entry.

Priority:

- Short-term

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Observations:

- Wood structure rotting at edge conditions near gutter.

Recommendation:

- Locate and repair all structural members that are rotting or susceptible to rot in their current locations as required.

Priority:

- Immediate

Observations:

- Weathering on base of post and missing downspout elbow.

Recommendation:

- Replace missing elbow and provide splash block.

Priority:

- Immediate

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3a Frame Building

(40'-0" x 15'-0")

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Observations:

- Interior has no finish floor
- Base cabinets missing panel boards
- Sinks are not ADA accessible

Recommendation:

- Provide finish floor suitable for kitchen use
- Provide missing cabinet panels
- Provide accessible sink

Priority:

- Short-term

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Observations:

- Floor is rotting at interior back door.
- Possible damage at door jamb.

Recommendation:

- Replace damaged floor as required.
- Investigate door jamb and replace as required.

Priority:

- Immediate

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3b Framed Shed (14'-0" x 8'-0")

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Observations:

- Animal corral located behind shed.

Recommendation:

- Relocate to assigned location for all corrals.

Priority:

- Short-term



Observations:

- Downspouts located adjacent to shed

Recommendation:

- Relocate into storage shed

Priority:

- Short-term

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Brian Slauch, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



Observations:

- Damage to door and jamb

Recommendation:

- Repair door and jamb as required.

Priority:

- Immediate



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Observations:

- Damage to door and jamb

Recommendation:

- Repair door and jamb as required.

Priority:

- Immediate

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Observations:

- Window head rotted and deteriorated.

Recommendation:

- Replace header, window and trim.

Priority:

- Immediate



Observations:

- Algae/weathering on wood siding

Recommendation:

- Clean as required.

Priority:

- Short-term

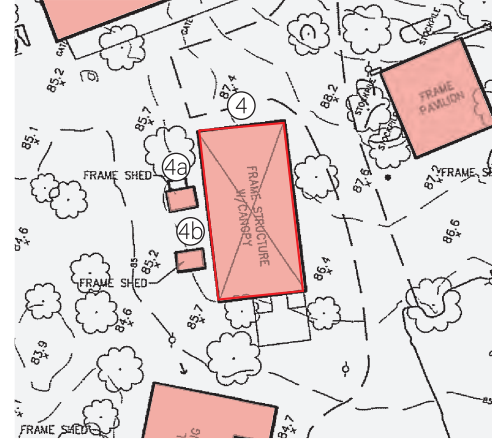
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4 Framed Structure with Canopy (80'-0" x 40'-0")

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 Fax: 609 883 4044



Observations:

- Roof structure appears to be in fair condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term



Observations:

- Missing splash block creates risk of future rotting at wood post foundation.

Recommendation:

- Provide all downspouts with a splash block.

Priority:

- Immediate



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Observations:

- Visible signs of possible water drainage issue

Recommendation:

- Investigate further for possible regrading or drainage solutions.

Priority:

- Immediate

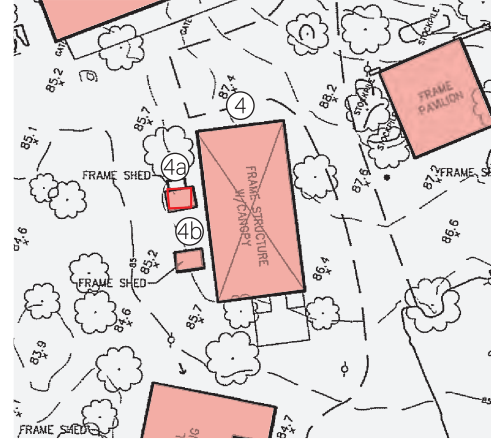
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4a Frame Shed (12'-0" x 12'-0")

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Observations:

- Shed appears to be in good condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term



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Observations:

- Debris located around shed.

Recommendation:

- Remove and dispose of debris.

Priority:

- Short-term

Observations:

- Mold/mildew forming at ground condition.

Recommendation:

- Clean and remove growth from shed.

Priority:

- Short-term

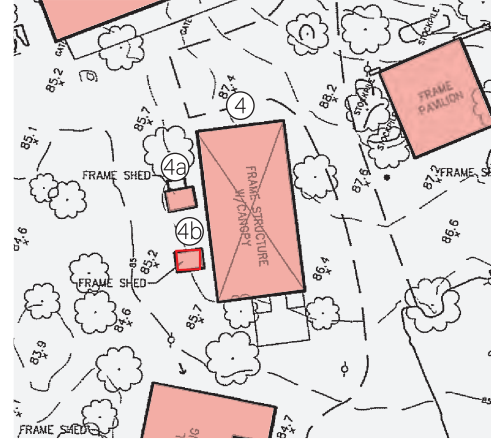
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4b Frame Shed (12'-0" x 12'-0")

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Observations:

- Shed appears to be in good condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term



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 Michael Sullivan, AICP
 Michael Hanrahan, AIA
 Mary Beth Lonergan, AICP



Observations:

- Debris located around shed.

Recommendation:

- Remove and dispose of debris.

Priority:

- Short-term



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Observations:

- Debris located around shed.

Recommendation:

- Remove and dispose of debris.

Priority:

- Short-term

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Observations:

- Rotted wood structure on side of shed

Recommendations:

- Remove rotted structure in its entirety. Repair/replace if needed for stacking wood storage.

Priority:

- Short-term



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5 Frame Pavilion (42'-0" x 42'-0")

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Observations:

- Missing splash block creates risk of future rotting at wood post foundation.

Recommendation:

- Provide all downspouts with a splash block.

Priority:

- Immediate

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Observations:

- Possible animal under retaining wall

Recommendation:

- Investigate and infill

Priority:

- Short-term

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Observations:

- Leaves and debris in animal corrals.

Recommendation:

- Clean and remove leaves/debris.

Priority:

- Short-term

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5a Frame Shed (10'-0" x 10'-0")

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Observations:

- Shed appears to be in good condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term



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Observations:

- Damaged and peeling siding on shed.

Recommendation:

- Patch and replace as needed to ensure structure is not exposed to moisture/elements.

Priority:

- Immediate

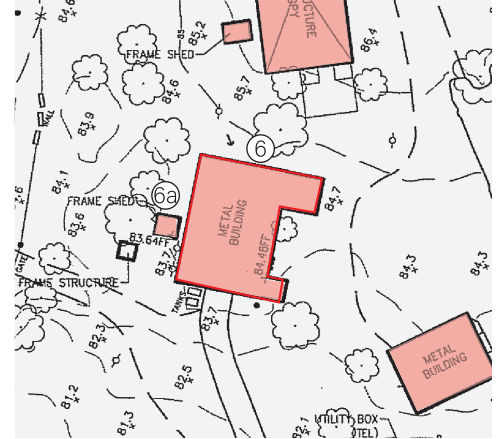
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6 Metal Building (60'-0" x 42'-0")

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 Fax: 609 883 4044



Observations:

- Unpainted area at edge of roof.

Recommendation:

- Provide paint to match existing.

Priority:

- Short-term



Observations:

- Pipe penetration not properly sealed.

Recommendation:

- Provide sealant around entire perimeter of opening.

Priority:

- Immediate

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 Brian Slaugh, AICP
 Michael Sullivan, AICP
 Michael Hanrahan, AIA
 Mary Beth Lonergan, AICP



Observations:

- Broken concrete at corner of patio.

Recommendation:

- Remove and repair concrete as required.

Priority:

- Immediate



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Observations:

- Visible gap at awning to building termination.

Recommendation:

- Provide sealant and flashing above awning termination.

Priority:

- Immediate

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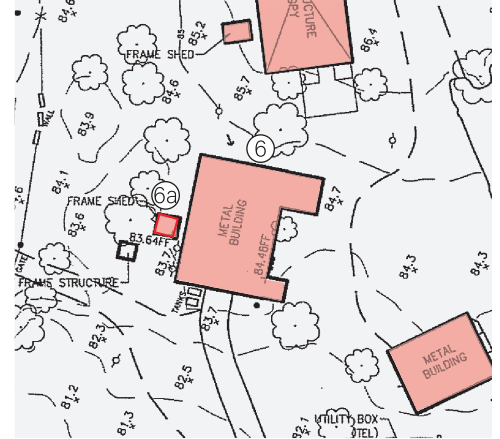
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6a Frame Shed (12'-0" x 12'-0")

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Observations:

- Door is in poor condition with rot and deterioration.

Recommendation:

- Remove stone and debris from entry and replace door.

Priority:

- Immediate



Observations:

- Natural growth in corners of the building.

Recommendation:

- Remove all natural growth to prevent damage.

Priority:

- Immediate



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Observations:

- In-ground shed adjacent to Structure 6a.

Recommendation:

- Repair wood sheathing on exterior. Clean out interior of pit.

Priority:

- Immediate

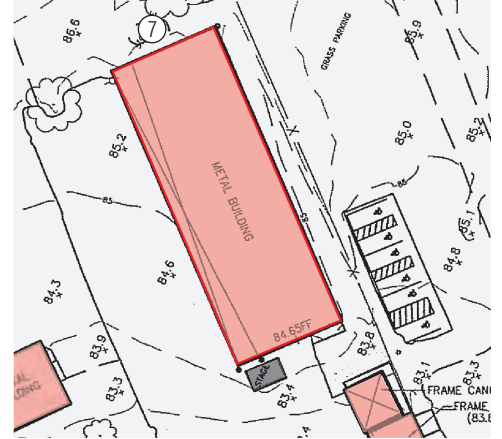
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7 Metal Building (150'-0" x 52'-0")

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Observations:

- Exterior is in fair condition, but underside of canopy is occupied by birds.

Recommendation:

- Clear out nests and install bird deterrent system.

Priority:

- Immediate



Observations:

- Missing splash block creates risk of future rotting at wood post foundation.

Recommendation:

- Provide all downspouts with a splash block.

Priority:

- Immediate

John Hatch, FAIA
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 Brian Slauch, AICP
 Michael Sullivan, AICP
 Michael Hanrahan, AIA
 Mary Beth Lonergan, AICP



Observations:

- Wood post is rotting at ground condition.

Recommendation:

- Repair/stabilize rotting wood post as required.

Priority:

- Immediate



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Observations:

- Portions of edge condition at ground plane are damaged/missing.

Recommendation:

- Repair/replace portions of bottom edge paneling.

Priority:

- Immediate



Observations:

- Cracking and flaking concrete floor.

Recommendation:

- Repair concrete flooring as required for smooth finish.

Priority:

- Immediate



Observations:

- Door/sill is deteriorated

Recommendation:

- Replace door and hardware. Regrade at door to prevent standing water.

Priority:

- Immediate



Observations:

- Partial opening is visible at roof ridge.

Recommendation:

- Patch and repair roof as required.

Priority:

- Immediate



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8 Metal Building (40'-0" x 30'-0")

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Observations:

- Downspout drains directly to grade and is eroding soil.

Recommendation:

- Infill and provide splash blocks

Priority:

- Immediate



Observations:

- No concrete foundation visible, building rests on wood timbers.

Recommendation:

- Investigate existing foundation and provide masonry footings as required.

Priority:

- Immediate

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Observations:

- Exterior appears to be in good condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term

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8a Frame Vendor Stand (18'-0" x 12'-0")

100 Barrack Street
 Trenton NJ 08608
 clarkecatonhintz.com
 Tel: 609 883 8383
 Fax: 609 883 4044



Observations:

- Vendor stand is in relatively good condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term



Observations:

- Back of building has accrued dirt and natural growth.

Recommendation:

- Power wash all sides of vendor stand.

Priority:

- Short-term



Observations:

- Animals appear to have burrowed beneath this structure.

Recommendation:

- Remove animal if exists and fill gaps to prevent future infiltration.

Priority:

- Immediate

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 Michael Sullivan, AICP
 Michael Hanrahan, AIA
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Observations:

- Vinyl panel of deck is peeling from structure.

Recommendation:

- Repair loose panel and ensure all panels are secured.

Priority:

- Immediate

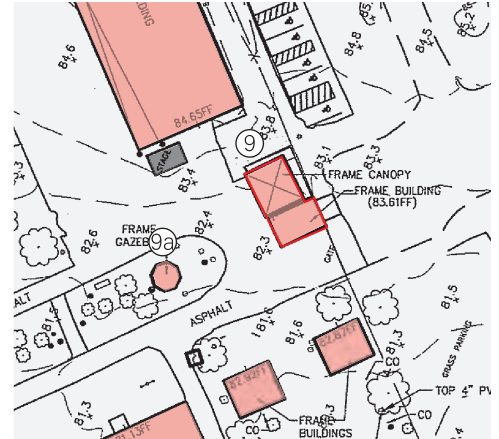
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9 Frame Building with Canopy (34'-0" x 22'-0")

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Observations:

- Vendor stand exterior is in relatively fair condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term



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Brian Slaugh, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
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Observations:

- Lumber obstructing waiting lanes.

Recommendation:

- Move/store lumber to a designated location.

Priority:

- Short-term



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Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



Observations:

- Entry ramp at door rotted and failing.

Recommendation:

- Replace entry step and secure to below to ensure safe entry.

Priority:

- Immediate



Observations:

- Loose and falling ceiling tiles.

Recommendation:

- Replace any damaged or missing ceiling tiles.

Priority:

- Short-term



Observations:

- Large cracks in concrete pad under canopy.

Recommendation:

- Repair concrete pad and ensure drainage does not compromise concrete in the future.

Priority:

- Immediate



Observations:

- Wood structure is rotting.

Recommendation:

- Repair, replace and repaint rotting structural beams.

Priority:

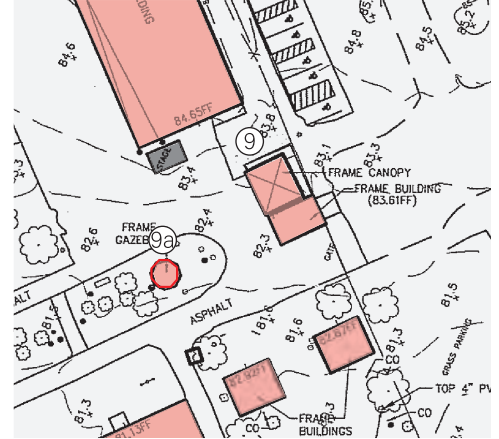
- Immediate



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9a Frame Gazebo (10'-0" diameter)

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Observations:

- Roof shingle is old and portions are rotting.

Recommendation:

- Replace roof shingle as required.

Priority:

- Immediate



Observations:

- Loose/open area under floor perimeter.

Recommendation:

- Infill as required.

Priority:

- Immediate



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Observations:

- Roof structure in good condition.

Recommendation:

- Continue to monitor for any issues

Priority:

- Short-term

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Observations:

- Structure sits on wood footing.

Recommendation:

- Replace with concrete footing.

Priority:

- Immediate



Observations:

- Loose/open area under floor perimeter.

Recommendation:

- Infill as required.

Priority:

- Immediate

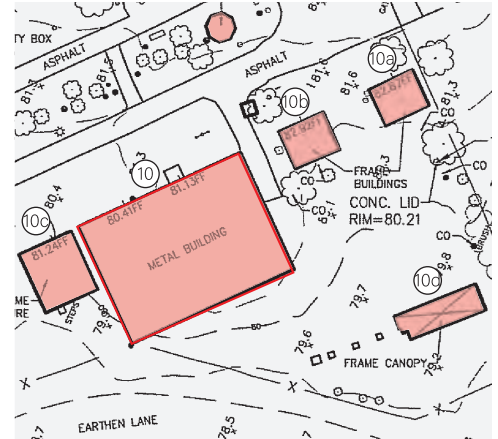
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10 Metal Building (82'-0" x 60'-0")

100 Barrack Street
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 Tel: 609 883 8383
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Observations:

- Metal paneling on building exterior is damaged.

Recommendation:

- Replace metal panels as required.

Priority:

- Immediate



Observations:

- Metal paneling on building exterior is damaged.

Recommendation:

- Replace metal panels as required.

Priority:

- Immediate



Observations:

- Metal paneling over louver is ripped open and loose.

Recommendation:

- Replace metal panels as required.

Priority:

- Immediate

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Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



Observations:

- Metal paneling on building exterior is damaged.

Recommendation:

- Replace metal panels as required.

Priority:

- Immediate



Observations:

- Metal paneling on building exterior is damaged.

Recommendation:

- Replace metal panels as required.

Priority:

- Immediate



Observations:

- Rotting wood at building edge.

Recommendation:

- Repair/replace wood as required.

Priority:

- Immediate



Observations:

- Rotting door frame.

Recommendation:

- Replace entire door and all associate hardware.

Priority:

- Immediate



Observations:

- Severe water damage inside the building.

Recommendation:

- Remove rotted wood wall paneling and address moisture issues in wall.

Priority:

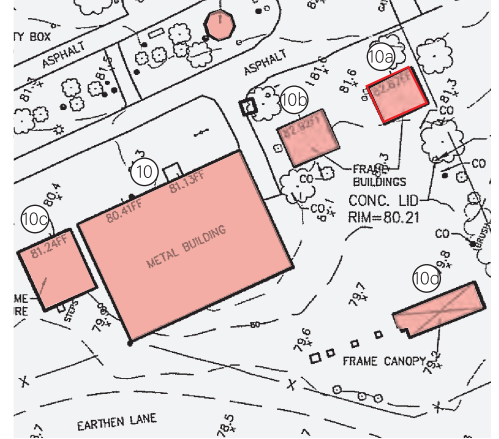
- Immediate



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10a Frame Building (20'-0" x 20'-0")

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Observations:

- Algae/dirt around exterior of siding.

Recommendation:

- Pressure wash and clean overall exterior.

Priority:

- Short-term



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Observations:

- Rusting and deteriorating exhaust duct.

Recommendation:

- Replace rusted exhaust duct as required.

Priority:

- Short-term



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Observations:

- Crawl space under building is open and creates opportunity for animal burrowing/nesting.

Recommendation:

- Clean out area and enclose crawl space perimeter.

Priority:

- Immediate

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Observations:

- Unconnected pipe behind building.

Recommendation:

- Cap unused pipe.

Priority:

- Immediate



Observations:

- Window corners are covered with mold/moss.

Recommendation:

- Clean and seal window to prevent moisture buildup.

Priority:

- Immediate

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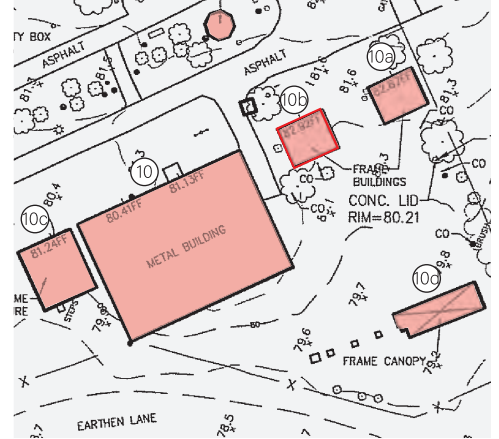




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10b Frame Building (20'-0" x 20'-0")

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Observations:

- Uneven entry steps and loose foundation.

Recommendation:

- Replace concrete steps and foundation.

Priority:

- Immediate



Observations:

- Door threshold damaged.

Recommendation:

- Replace threshold and door weather stripping.

Priority:

- Immediate



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Observations:

- Crawl space left open and uncovered.

Recommendation:

- Clean out area and enclose crawl space perimeter.

Priority:

- Immediate

Observations:

- Plywood at enclosed opening is damaged and deteriorating.

Recommendation:

- Replace plywood covering as required.

Priority:

- Immediate

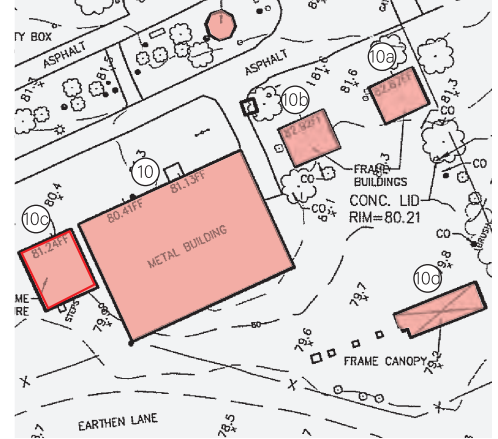
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Michael Sullivan, AICP
Michael Hanrahan, AIA
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10c Frame Structure (30'-0" x 24'-0")

100 Barrack Street
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Observations:

- Structure is in fair condition.

Recommendation:

- Continue to monitor for any issues.

Priority:

- Short-term



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Observations:

- Bleacher seating is dirty.

Recommendation:

- Power-wash and clean.

Priority:

- Short-term



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Observations:

- Missing and damaged boards at stage floor.

Recommendation:

- Repair and replace damaged staged as required.

Priority:

- Immediate

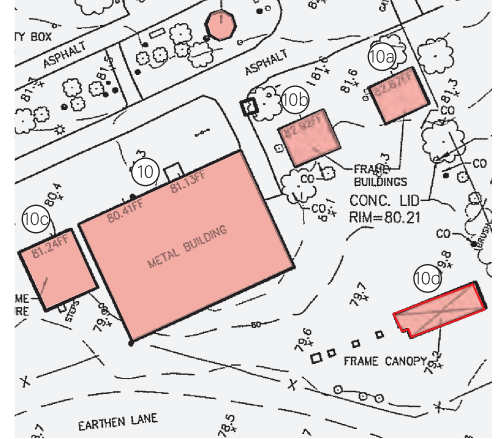
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10d Metal Frame Canopy (38'-0" x 10'-0")

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Observations:

- Missing and damaged roof panels.

Recommendation:

- Replace roof panels as required.

Priority:

- Immediate



Observations:

- Existing footings without structure.

Recommendation:

- Replace missing portion of canopy and structural support in their entirety, if needed.

Priority:

- Short-term

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Observations:

- Missing and damaged roof panels.

Recommendation:

- Replace roof panels as required.

Priority:

- Immediate

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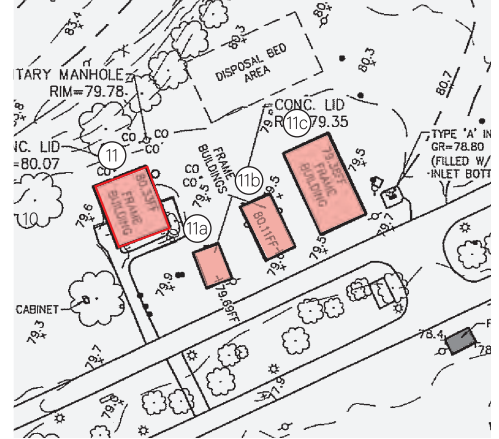
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11 Frame Building (30'-0" x 24'-0")

100 Barrack Street
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Observations:

- Bathroom building is generally in good condition.

Recommendation:

- Continue to monitor for any issues.

Priority:

- Short-term



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Observations:

- Missing soffit board.

Recommendation:

- Replace missing soffit board as required.

Priority:

- Immediate



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Observations:

- Bathroom interior is generally in good condition. Floor finish appears to be fairly new.

Recommendation:

- Continue to monitor for any issues.

Priority:

- Short-term

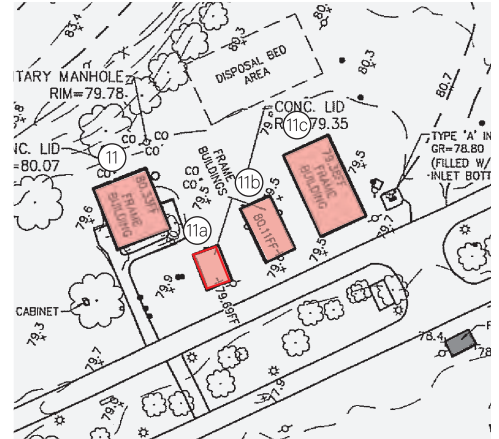
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11a Frame Building (16'-0" x 10'-0")

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Observations:

- Exterior sheathing of building is in poor condition and peeling off of substrate.

Recommendation:

- Replace and paint as required.

Priority:

- Immediate



Observations:

- Large hole in masonry.

Recommendation:

- Patch as required and paint to match adjacent.

Priority:

- Immediate



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Observations:

- Exterior overhead plywood shutters are worn and warped and hardware is rusted and delaminating.

Recommendation:

- Replace, paint and provide new hardware as required.

Priority:

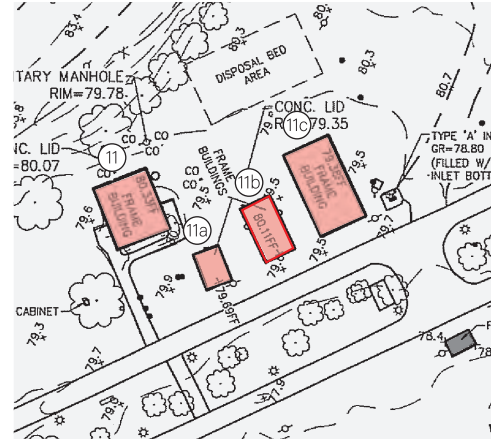
- Immediate



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11b Frame Building (26'-0" x 15'-0")

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Observations:

- Exterior wood panels are weathered and damaged.

Recommendation:

- Replace and repaint wood siding on all sides.

Priority:

- Immediate



Observations:

- Existing nonoperational vending machine in tipped position.

Recommendation:

- Remove vending machine and other debris around perimeter to prevent injury.

Priority:

- Immediate

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Priority:

- Immediate



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Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



Observations:

- Damaged, peeling and rotting wood framing and wood panels.

Recommendation:

- Replace damaged structure and exterior as required.

Priority:

- Immediate



Observations:

- Damaged and peeling exterior wood panels.

Recommendation:

- Replace damaged structure and exterior as required.

Priority:

- Immediate



Observations:

- Rust and deterioration around vent penetration and unsecured flashing.

Recommendation:

- Replace damaged shingled, provide new flashing and sealant around entirety of roof penetration.

Priority:

- Immediate

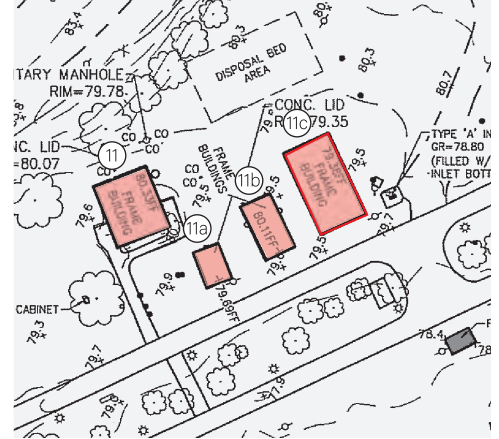




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11c Frame Building (40'-0" x 20'-0")

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Observations:

- Damaged corner and exterior wood panels.

Recommendation:

- Replace and paint wood panel as required.

Priority:

- Immediate



Observations:

- Damage/weathered exterior panels.

Recommendation:

- Replace and paint wood panel as required.

Priority:

- Immediate



Observations:

- Large crack in concrete floor.

Recommendation:

- Repair concrete as required.

Priority:

- Immediate

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Observations:

- Door opening closed with plywood.

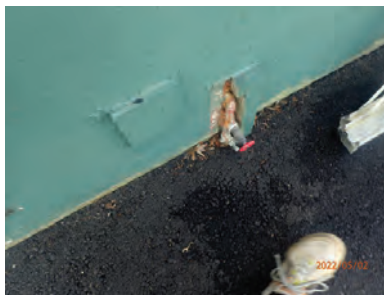
Recommendation:

- Remove plywood, install door and provide trim around door opening to prevent water infiltration.

Priority:

- Immediate

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Observations:

- Hose bib surround damaged and exposed.

Recommendation:

- Repair protective surround and re-insulate.

Priority:

- Immediate



Observations:

- Inactive hive above window.

Recommendation:

- Remove nest as required.

Priority:

- Immediate

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Observations:

- Peeling paint and warped ceiling fan.

Recommendation:

- Sand and paint peeling areas and replace ceiling fan as required.

Priority:

- Short-term



Observations:

- Peeling paint

Recommendation:

- Sand and paint peeling areas

Priority:

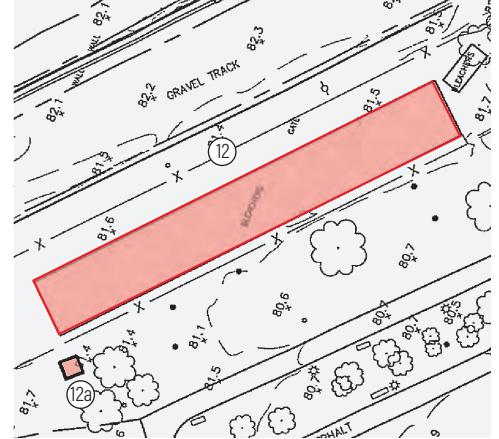
- Short-term



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12 Bleachers (120'-0" x 30'-0")

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Observations:

- Bleachers have some areas of missing, damaged, and replaced wood boards.

Recommendation:

- Replace approximately 20% of wood as required.

Priority:

- Immediate



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Observations:

- Some areas are sagging and show lippage.

Recommendation:

- Replace boards as required.

Priority:

- Immediate

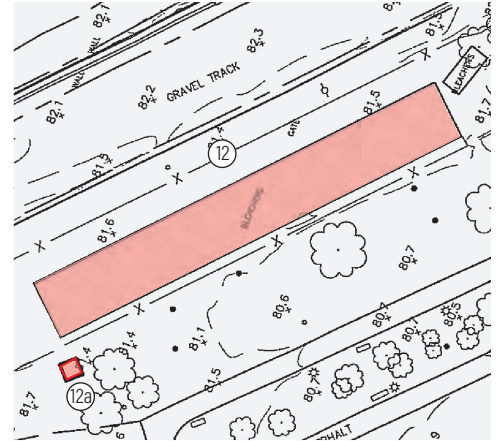
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12a Ticket Booth (120'-0" x 30'-0")

100 Barrack Street
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Tel: 609 883 8383
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Observations:

- Exterior panels weathered, worn and damaged.

Recommendation:

- Paint and replace wood panels as required.

Priority:

- Immediate



Observations:

- Severe rust on door.

Recommendation:

- Replace door and associate hardware in their entirety.

Priority:

- Immediate



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Observations:

- Damaged door jamb at exterior.

Recommendation:

- Paint and replace jamb as required.

Priority:

- Immediate

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Observations:

- Openings under base of structure.

Recommendation:

- Infill openings as required to prevent infiltration.

Priority:

- Immediate



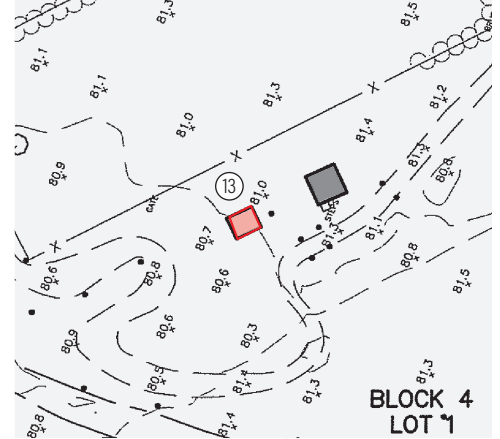
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13 Frame Building (10'-0" x 12'-0")

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Observations:

- Some debris and building materials located around perimeter.

Recommendation:

- Clear debris and store materials at an assigned location.

Priority:

- Short-term

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 George Hibbs, AIA
 Brian Slaugh, AICP
 Michael Sullivan, AICP
 Michael Hanrahan, AIA
 Mary Beth Lonergan, AICP



Observations:

- Roof shingles are very worn and damaged.

Recommendation:

- Replace roof shingle as required.

Priority:

- Immediate



Observations:

- Soffit and fascia are damaged

Recommendation:

- Replace fascia and soffit as required.

Priority:

- Immediate



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Observations:

- Damaged exterior panels.

Recommendation:

- Paint and replace as required.

Priority:

- Short-term

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Observations:

- Damaged chain-link fence

Recommendation:

- Repair fence as required.

Priority:

- Immediate

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Brian Slauch, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
Mary Beth Lonergan, AICP

Appendix D

Summary of Outreach and Public Engagement prepared by Clark Caton Hintz



Cumberland County Fairgrounds Master Plan Stakeholders Meeting: Outreach and Engagement October 31, 2022

Clarke Caton Hintz

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EXECUTIVE SUMMARY

The community outreach for this project entailed interviews with attendees of the County Fair hosted at the Fairground, a web-based questionnaire, and interviews with local municipal officials and event organizers that operate in southern New Jersey. Table 1 shows the types of engagement and responses.

Table 1

Form of Outreach	Type of Engagement	Number of Responses	Target
County Fair Interviews	In-person interview	49	General public
Municipal Official interviews	Telephone Interview	11	Municipal leaders
Event Organizer Interviews	Telephone Interview	5	Event organizers
Online Survey	Internet Survey	58	General Public

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The first phase of interviews were in-person interviews with attendees of the County Fair on July 6, 2022 and July 9, 2022. These days were chosen because organizers indicated these days had the largest average turnout. We conducted 10-minute in-person interviews with 49 attendees, and we used the responses from these interviews to inform the web-based survey.

Following the County Fair interviews, we conducted 30-minute interviews with officials from municipalities in Cumberland County. The County identified interviewees in each municipality who were responsible for open space and recreation. We reached out to all 14 municipalities, and ultimately conducted interviews with representatives of the 11 municipalities listed Table 2.

Table 2

Municipalities Interviewed	
Bridgeton	Maurice River
Commercial	Millville
Deerfield	Shiloh
Greenwich	Upper Deerfield
Hopewell	Vineland

John Hatch, FAIA



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We also conducted interviews with organizations that host events in Cumberland County and the South Jersey region. We identified event organizers based on events posted on the Cumberland County activities calendar, with additional interviewees suggested by the County Planning Department. Of the 16 of organizations contacted, we conducted interviews with representatives of five organizations. The focus of these interviews was to identify the needs of event organizers, and how the Fairground could meet these needs.

Finally, we created an online survey, based on the in-person Fairground survey, which we published in English and Spanish. We created a communications plan, which the County reviewed and approved, and we asked each municipality and the County to use the plan to promote the survey to their residents through their regular communications platforms. To date this survey has received 58 responses, with approximately three weeks before the survey closes.

KEY TAKEAWAYS

There Is Demand for More Usage of the Fairground

The majority of respondents indicated that they use the Fairground less than twice a year, and many only for the County Fair. Many did not know about the series of public trails on the grounds, and very few people use them. Municipal officials told us they did not believe that their residents used the Fairground often, and many not even for the county fair. Only the representative from Millville, where the Fairground is located, indicated that the City's residents used the Fairground on a regular basis. Millville attributed this to both proximity and greater awareness of the Fairground due to advertising for the county fair.

Another common theme from both in-person interviews and the online survey was a lack of advertising and publicity around events at the Fairground. A number of respondents said that they would use the Fairground more often if they knew about events that were happening.

Despite, the lack of advertising and infrequent usage, respondents indicated there was a community attachment to the Fairground. Several online survey respondents said that their favorite thing about the Fairground was its local nature and the sense of community it fosters within the County.

Parking is an Essential Consideration

One of the most important takeaways from all our interviews was the importance of parking. Most municipal officials in particular said that the amount of parking available at the Fairground was a key asset and made it the ideal venue for larger events for which smaller municipal spaces could not meet the parking requirements.



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Alternative forms of transit were also a concern for some respondents. Two officials indicated that lack of transit to the Fairground was a problem for their lower income residents. During the in-person fairground interviews, several respondents commented on the lack of public transit options and said that they would use public transit if it were available. Among the online survey responses, slightly more than 10% said they would use public transit to access the Fairground if it were convenient for them. Access to public transit was also an important aspect for one event organizer, who said that that transit was important to their attendees, but they were often priced out of venues that are transit accessible. These responses indicate that further study should be done on the potential usage of public transit that serves the Fairground, and what a route would look like.

The Fairground as a Large Event Venue

The most popular ideas for additional uses of the county Fairground are for large-scale events. Some of the most frequently requested potential events included festivals, farmer's markets and craft fairs, as well as live music performances and Renaissance fairs. These proposed uses all highlight the Fairground's suitability for local large-scale events. Because of their popularity in both the in-person Fairground interviews and the online survey, this option should be further explored to gauge community attendance and support.

This use of the county Fairground was supported by the municipal and event organizer interviews as well. Municipal officials said that the plentiful parking in the grounds made it uniquely positioned within the county to host large events. Several event organizers also said that the amount of parking was an excellent feature of the Fairground.

The Fairground are in Need of Physical Improvements

The general public and event organizers both expressed concern over the Fairground's infrastructure and amenities. While the majority of respondents in the in-person survey were satisfied with the conditions of the Fairground, the majority of online respondents were unsatisfied, and 16.5% said that the physical conditions made them feel unsafe. The in-person interviews and online survey responses wanted more paved parking areas, paths and trails. Some respondents critiqued the lighting and electricity at the Fairground, with two 4-H affiliated respondents calling attention to the lighting in the equestrian areas. The 4-H representative also said that the stony footing of the equestrian areas should be addressed, and one organizer who offers cooked food at his event cited the need for commercial kitchen facilities. One event organizer said that the trails needed to have improved wayfinding and markings on the trails to make it suitable for race events.

From these comments, it is clear that the condition of the Fairground must be addressed. However, it is important to note also that several event organizers and



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municipal officials were optimistic about the fairground's potential as a venue for a range of events.

Conclusions

There appears to be potential for the Fairground to play a larger role in recreation in Cumberland County. There is desire for a variety of new events and uses at the Fairground. Municipal officials feel that the Fairground can fill an unmet need in the community for a large event venue. Event organizers feel that with improvements, the Fairground would be able to meet the needs of a number of types of recreational events. However, there is work to be done to improve the physical conditions of the Fairground, and more emphasis should be put into making the public aware of the events that happen there.

DETAILED RESULTS OF SURVEYS AND IN-PERSON INTERVIEWS

Additional information is provided in the following pages for those interested in more detailed information from the respondents to the surveys and interviews.

Results from County Fair In-Person Interviews

In-person interviews were conducted during the Cumberland County Fair on Wednesday, July 6, 2022 and Saturday, July 9, 2022. These days were chosen because they were identified by the organizers as the days with the greatest average attendance. This survey yielded 49 responses from attendees. During these interviews, attendees were asked about their current usage of the Fairground, what they liked and disliked about coming to the Fairground, what improvements they would like to see, and what other types of events they would like to see occur at the Fairground.

Respondent Characteristics

Nearly all of the respondents were from Cumberland County or Southern Jersey, with 83% from Cumberland County and another 15% from Southern New Jersey. The most common home area for the respondents was Millville. For a detail of home zip codes, see Table 3.

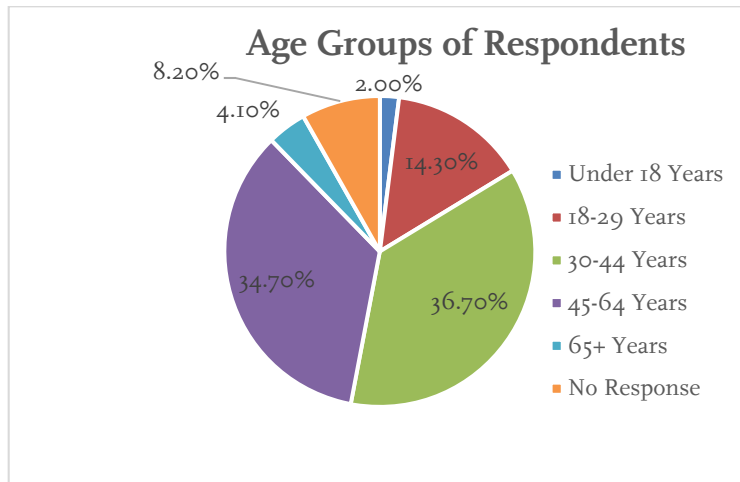


Table 3

Reported Home Zip Code of Respondents	
Home Zip code	Percent of Total Respondents
08004	2.0%
08021	2.0%
08215	2.0%
08302	22.4%
08303	2.0%
08311	2.0%
08314	2.0%
08318	4.1%
08332	32.7%
08344	2.0%
08349	2.0%
08360	12.2%
08361	6.1%
09328	2.0%
19147	2.0%
No Response	2.0%

Two thirds of respondents were between the ages of 30 and 64, and there were very few were over the age of 65. A majority of the respondents also had children under the age of 18 in their household. A breakdown of respondent age groups has been provided at [Table 4](#).

Table 4





Transportation

Every respondent drove their own private car to the Fairground. However, 35% of respondents indicated that they would be open to using public transit to travel to and from the Fairground if it were available. These responses also align with some open-ended responses where respondents expressed a desire for increase public transit service to recreation areas in the county.

Current Uses and Users

Most respondents only use the Fairground on a yearly basis, and for over a quarter of the respondents, this was their first time visiting the Fairground. Almost one third of respondents only visit the Fairground for the County Fair.

Besides the County Fair, the other major use of the Fairground among respondents was 4-H. 4-H is also the most active user of the Fairground, with nearly all of the respondents who use the Fairground on a monthly or more frequent scheduling using it for 4-H. While the Fairground is an underutilized recreation space generally, 4H appears to make up the small group of frequent users. Use Frequency can be found at [Table 5](#).

The most underutilized component of the Fairground are the trails. Only 10% of respondents reported using the trails at the Fairground, and during the interview process, several respondents were surprised to learn that there were trails. When the trails are used, they are mostly used for walking, dirt and motor biking.

Table 5

] Frequency of Use of the Fairground	
Number of Times Respondent Uses the Fairground	Percent of Total Respondents
First Time Using the Fairground	70.1%
Yearly	6.3%
Monthly	14.6%
Weekly	4.2%

Current Conditions

Respondents had a generally favorable opinion of the physical conditions of the Fairground and most were satisfied or very satisfied with the conditions of the Fairground. However, many respondents do not use the trails and restrooms at the Fairground. Complete details of respondent responses are available at [Table 6](#).



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Despite the generally favorable reviews, a number of respondents critiqued the physical infrastructure of the Fairground. Many respondents, especially those who used the Fairground for 4H, expressed dissatisfaction with the lighting and the electrical system at the Fairground. For those expressing dissatisfaction, the physical appearance of the park, e.g. landscaping, fencing, etc. and the parking layout and condition were the top areas of concern. Also mentioned were increased paving of trails and parking areas and replacement of the fencing on the grounds.

Table 6

Respondent Satisfaction with Aspects of the Fairground Built Environment							
	Lighting	Landscaping	Signage	Bathrooms	Buildings	Fairground "Furniture"	Trails
5. Very Satisfied	32.7%	24.5%	32.7%	26.5%	32.7%	59.2%	14.3%
4. Somewhat Satisfied	22.4%	30.6%	26.5%	4.1%	34.7%	18.4%	8.2%
3. Neutral	14.3%	24.5%	20.4%	10.2%	14.3%	6.1%	2.0%
2. Somewhat Dissatisfied	4.1%	12.2%	10.2%	6.1%	2.0%	6.1%	0.0%
1. Very Dissatisfied	6.1%	2.0%	2.0%	4.1%	0.0%	0.0%	0.0%
N/A – Don't Use	16.3%	0.0%	2.0%	42.9%	10.2%	4.1%	67.3%

Desired Improvements and Amenities

Respondents suggested a number of improvements for the Fairground. Frequently referenced improvements include more and improved trails and walking paths, seating and rest areas at the Fairground, picnic sites, improved bathrooms, and improvements to the landscaping and buildings.

Respondents indicated that they desire to use the Fairground more, and would be more likely to use them if the physical conditions were improved. Over one third of all respondents, and 80% of respondents who answered the question, said that they would visit the Fairground more often if the improvements and amenities they requested were made.

Events Respondents would like to see at the Fairground

There was considerable interest from the respondents in more events at the Fairground, and a majority of respondents said that that they would attend additional events at the Fairground if they were offered. Some of the most popular recommendations included seasonal and holiday festivals, live music performances, market events, children focused events, farm and western events, and Food and Drink festivals.



Recreation in Cumberland County

Respondents identified a number of ways that they would like to see recreation in the County change. While respondents identified a range of ideas, there were several reoccurring suggestions that can be broken down into:

- Marketing and Communication.
- Improved Access to Parks.
- Youth Activities.
- Additional Events
- Underserved Recreation Opportunities.
- Improvements to Existing Facilities.

RESULTS FROM MUNICIPAL OFFICIAL INTERVIEWS

Interviews have been conducted with officials responsible for recreation and open space in the municipalities located within Cumberland County. Interviews were conducted ten municipalities: Bridgeton, Commercial, Deerfield, Fairfield, Greenwich, Hopewell, Maurice River, Millville, Shiloh, and Vineland. During these interviews, respondents were asked their opinions about the Fairground.

Relationship with The County Fairground

All of the municipalities besides Millville reported that their residents have few if any interactions with the Fairground. They did not believe that their communities used the grounds for anything other than the County Fair, and several municipalities did not believe many of their residents attend the Fair. Millville was an outlier in this situation, as the Fairground is in the western part of the city. Millville reported that their residents do use the Fairground outside of the County Fair, and their community appears to have more awareness, likely due the role the city plays in advertising for the fair.

When asked how the Fairground could better serve their community, two communities stressed the need for transit alternatives to the grounds. They also suggest that the Fairground could serve as a site for major regional events that municipal recreation areas cannot serve due to their limited space and parking. Commercial Township expressed interest in a guided tour of the Fairground, as they are unaware of the current facilities.

RESULTS FROM EVENT ORGANIZERS IN CUMBERLAND COUNTY AND NEW JERSEY INTERVIEWS

To understand how to make the Fairground a more desirable event space, we identified and contacted event organizers active in Cumberland County and Southern Jersey for interviews. These interviews focused on the nature of the events



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organizers held, and what the spatial, infrastructure and facility requirements were for their events. If the organizers had previously held events at the Fairground, or considered holding events at the Fairground, we asked them to provide their thoughts on the current facilities. Below is an analysis of the information gained from these activities. The organizations that have been interviewed are included below at Table 7.

Table 7

Organization Interviewed
Cumberland County 4-H Club
Friends of India
Second Capitol Running
South Jersey Agility Club
Tri-City H.O.P.E.

CRITICAL VENUE REQUIREMENTS

Parking

All of these organizations cited a need for significant parking space. The ease of access to the venue was important for all of the organizers, both for attendees and access for larger vehicles for performers and hosts. Organizers expressed preference for paved parking areas, but this was not an absolute need for most uses. In addition to car parking, areas for RV hook-ups and space for larger trucks and trailers was important to events like dog shows, horse and equestrian events and events the require food vendors. While all of the organizers expressed a need for parking, Tri-City HOPE said that public transportation is important for their attendees, and public transit access factors into their venue decisions.

Finished Spaces

Organizers also expressed a need for covered, finished areas for their events. While the demands on the space varied by groups, large, covered and finished areas are important for storage, security, changing and preparation areas for performers. Several of these organizers host their events at least partially inside, or require an area free of dirt, mud and rocks for dancing or competitions. The South Jersey Agility Club also noted that some of their events use climate control. Organizers also said that covered areas are useful for vendors, and kiosks are useful for ticketing and information booths. Kitchen facilities were useful to some event organizers as well.



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Several of the organizers also expressed a need for seating areas with performing areas. These areas require electricity and reliable PA systems. The amount of space served by the PA systems varied event by event, with some only needing performance areas, and some preferring most of the event area to be covered.

Reliable Utilities and PA System

Organizers also expressed a need for utility service and a reliable PA system. Several of the organizers also expressed a need for seating areas with performing areas. These areas require electricity, proper lighting and a reliable PA system. The amount of space served by the PA systems and lights varied event by event, with some only needing performance areas, and some preferring most of the event area to be covered.

All of the organizers need access to reliable electricity and water, and many would like access to shower areas, and hook-ups for RVs and camping areas as well. Several organizers added that waste removal was an important part of venues. Wired PA systems that cover at least part of the venue is also very important. Several expressed a need for lighting. These needs all become necessities for hosting multi-day events, with water, electricity and on site areas for people to stay becoming necessities for every organizer. The organizers also said that in many cases venues can benefit from having on site space for participants to stay, with RV and tent areas common.

Well Marked Trails

Second Capitol said that in order to be a successful venue for running and races, well-marked trails are a necessity. This lessens the burden on the event organizers to plot and design trails, and prevents runners from getting lost. The representative spoken to also said that while paved trails are not a necessity, they are useful for accessibility issues.

Affordability

Finally, Tri-City HOPE stressed the importance of the affordability of venues for organizers. Many organizations have limited budgets and the cost of space is an extremely important to community groups and many times is the single most important factor in venue selection. This is something that must be kept in mind, especially in the case of a public venue like the county Fairground on the equality of access for groups.

Conclusions

Based on these interviews, a successful event venue should provide ample, preferably paved, parking, with space for large vehicle and private cars. There must be indoor space for activities and storage, and structures for ticketing. The Fairground must also have reliable electrify and running water, including shower



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facilities and a kitchen/ food preparation area. There should be performance space with seating either in the form of bleachers or space for chairs. Finally, for outdoor activities, the trail system should be well marked and partial paved for accessibility. Further investigation should be done into how many of these needs are already met by the Fairground, and what can be done to implement the improvements.

The Current Condition of the Fairground as an Event Venue

Several of the organizations interviewed had either considered the Fairground as a venue or used it in the past. We asked their opinions on the Fairground as a venue, and how it compared to other venues they use. Second Capitol Running offered that the Fairground has potential as a running and outdoor events venue, but the trails must be improved and better marked for easy navigation. Friends of India offered that the Fairground has seen recent useful improvements, but finished spaces are necessary for their events, and the kitchen space needs improvements, as does the electricity and lighting. Cumberland County 4-H mirrored Friends of India in their critique of the current lighting system, while also emphasizing the need for better fencing on the grounds and upgrades for the shower and water facilities. Interviewees also recommended that the open areas needed improvements, such as rock picking at the equestrian performance area.

RESULTS FROM THE ONLINE PUBLIC SURVEY

Respondent Characteristics

The overwhelming majority of respondents are from Cumberland County. Within the County, the majority of respondents come from Millville, and the zip code that encompasses Bridgeton, Fairfield, Upper Deerfield, Hopewell Township, and Stow Creek.

Most respondents were 45-65 years old. The total survey population skewed elderly, with 89.5% of respondents over the age of 30. However, 65.5% of respondents had children under the age of 18 in their household. Additional information on the age groups of respondents are provided at [Tables 8 and 9](#).

Table 8

Home Zip Code of Respondents	
Zip Code	Percent of Total Respondents
08302	32.2%
08311	1.7%
08316	5.1%
08318	1.7%
08323	10.2%



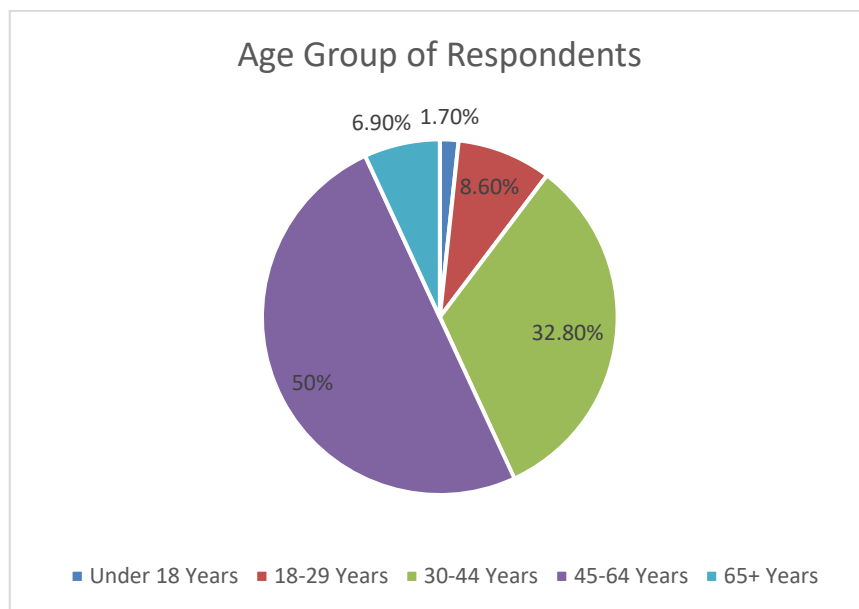
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Home Zip Code of Respondents	
08324	1.7%
08327	1.7%
08332	2.03%
08340	1.7%
08345	3.4%
08348	3.4%
08349	3.4%
08360	5.1%
08361	3.4%

Table 9

Age Groups of Respondents	
Age Group	Percent of Total Respondents
Under 18 Years	1.7%
18 to 29 Years	8.6%
30 to 44 years	32.8%
45 to 64 Years	50.0%
65+ Years	6.9%

Table 10





Transportation

Every respondent in the survey reported using a private car to access the Fairground. However, 12% of respondents said that they would be open to using public transit to access the fairground if it were available. While this is slightly below the rates seen in the in person fair survey, it does indicate that there is a degree of demand for public transit access for access to recreation areas.

Current Uses and Users

Most respondents only use the Fairground once or twice a year, and one in ten respondents have never used the Fairground. A smaller group use the Fairground on a monthly basis. Almost all of the respondents that use the Fairground on a monthly basis say they use the Fairground for 4-H events or horse shows.

The most common uses of the Fairground are the annual County Fair, followed by 4-H users using the Fairground for that purpose. The other two largest uses of the Fairground are for farm events and horse shows. This supports the understanding of the Fairground as mainly used for the annual County fair, with a smaller group if 4-H, equestrian and farm related groups utilizing the park on a more frequent basis. A full summary of the current uses of the Fairground can be found at [Table II](#).

Table II

Current Uses of the Fairground Identified by Respondents	
Current Use	Percentage of Respondents
The Annual County Fair	77.6%
4-H Events	55.2%
Farm Events	37.9%
Horse Shows	36.2%
Craft Shows	27.6%
Live Music	22.4%
Dirt Biking	19.0%
Yard Sales	13.9%
Other	10.3%

Of the users who reported never using the Fairground, a fall half of them cited a lack of information about the Fairground as the reason they did not use it more often. This finding aligns with the responses received from both the in-person fair survey,



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and the feedback from municipal interviews, which indicate the Fairground currently suffer from a lack of awareness and advertising.

Current Conditions

Respondents were generally neutral to dissatisfied with the current conditions of the Fairground. The facilities that respondents were most dissatisfied with are the landscaping and the bathrooms. The most well received facilities are the buildings and the Fairground furniture. A complete breakdown of responses is provided at Table 12.

Table 12

Respondent Satisfaction with Current Fairground Conditions							
Degree of Satisfaction	Lighting	Landscaping	Signage	Bathrooms	Buildings	Fairground Furniture	Trails
5. Very Satisfied	5.2%	3.4%	1.7%	1.7%	1.7%	1.7%	0.0%
4. Somewhat Satisfied	10.3%	6.9%	8.6%	13.8%	20.7%	19.0%	6.9%
3. Neutral	39.7%	27.6%	46.6%	20.7%	34.5%	32.8%	53.4%
2. Somewhat Dissatisfied	24.1%	32.8%	20.7%	24.1%	20.7%	20.7%	13.8%
1. Very Dissatisfied	8.6%	19.0%	10.3%	25.9%	12.1%	15.5%	10.3%

When asked what they disliked about going to the Fairground, the most common critiques were the physical conditions of the grounds and buildings, the bathrooms, and the lack of paving. The physical conditions have also affected the public’s sense of safety at the Fairground. While most respondents did not have safety concerns while visiting the Fairground, a majority of those who did cited the safety concerns about the conditions of the Fairground.

When asked what they liked about visiting the Fairground, the most common answers were they like the closeness of the Fairground, and that they did not have to go far to access it. Additionally, several responses indicated that they appreciated the sense of community that the Fairground provides, and the historic role of the Fairground and the County Fair in the community. These things indicate further research should be done on what the public response would be to additional uses of the Fairground.



Desired Improvements and Amenities

Based on the recommendations from the Fairground survey, in addition to research on similar areas across the country, and input from municipal leaders, respondents were presented with a number of possible improvements and events both at the Fairground, and the county as a whole. The respondents were asked to select their top preferences from these this lists, or suggest other improvements.

Desired Improvements

Respondents were asked to select the 5 improvements they wished to see the most. The single most popular improvement was increased publicity for the Fairground. This aligns with the other responses that indicate the Fairground suffers from a lack of publicity and public awareness. Following publicity, the bathrooms are the most desired improvement, followed by seating at the Fairground, physical improvements of the property, and upgrades driveways. The complete results can be found at [Table 13](#).

Table 13

Respondent Support for Suggested Improvements	
Improvement	Percent Supporting
Better fencing around the perimeter	10.3%
Better signage	13.8%
More Outdoor seating and amenities	36.2%
Restrooms in more locations, especially to accommodate disabled visitors	39.7%
Better publicity of events at the Fairground	50.0%
Wifi at Events	15.5%
Upgrade the driveway and parking facilities	34.5%
Better lighting at night	36.2%
Shade/umbrellas over outdoor seating	13.8%
Better landscaping	34.5%
Improved restrooms	48.3%
Additional Activities for younger kids	25.9%
Other	8.6%



Desired Amenities

We asked respondents to select the three amenities they would like to see the most at the Fairground. The most desired amenities were rentable picnic groves, a dog park, a playground, horseback riding trails, and water fountains/ water refilling stations. These results indicate that there is a desire for passive uses like picnic groves and dog parks, and active uses like playgrounds and riding trails at the Fairground, with more passive infrastructure like hammocks, sanitizer stations and water fountains seeing less support. The full results are included at [Table 14](#).

Table 14

Respondents Desire for Recommended Remedies	
Amenity	Percent of Respondents Supporting
Picnic groves that can be reserved	41.3%
Dog Park	39.7%
Hand Sanitizer stations	15.5%
Hammocks	5.2%
Water fountains/Water bottle filling stations	31.0%
Playground	39.7%
Horseback riding trails	34.5%
Other	13.8%

Desired Events

We asked respondents to select the five additional kinds of events they would like to see the most at the Fairground. The five most desired events were Food and Drink events, Farmer’s markets, Holiday-themed events, Seasonal events, and Flea markets and swap meets. The full results are provided at [Table 15](#).



Table 15

Respondent Support for Recommended Events	
Event	Percent of Respondents Supporting
Holiday-themed events	37.9%
Food and drink events	50.0%
BMX Bike events (non-motorized)	6.9%
Circus	12.1%
Fireworks	17.2%
Flower shows	13.8%
Farm events	27.6%
Farmers' markets	39.7%
Monster truck events	12.1%
Horse shows	24.1%
Western-themed events	13.8%
Seasonal-themed events	36.2%
Live music	24.1%
Flea markets/yard sales/swap meets	32.8%
Dog shows	8.6%
Renaissance fair	27.6%
Kids' camps	17.2%
Craft shows	22.4%
Car Shows	12.1%
Other	3.4%

County-wide Recreation Desires

We asked respondents to identify their five most desired recreation opportunities and events for Cumberland County in general, both at the Fairground and throughout the county. The five most popular options were outdoor movie nights (36.3%), Live music (34.5%), more ethnic festivals and kid friendly things to do were



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tied at 31.0%, and roller skating/ice skating facility was tied with water park or splash park at 25.9%. Generally, it seems that cultural activities like movie nights, cultural festivals, and live music had the most support, with active recreation opportunities also doing very well. Passive recreation like historical sites and dog parks saw the least support in this response. A full report of the results is included below at [Table 16](#).

Table 16

Respondent Support for Recommended Recreation Activities in Cumberland County	
Recreation Activity	Percent of respondents who desire the recreation option
More ethnic festivals, including food festivals	31.0%
Public swimming pool	20.7%
More kid-friendly things to do, especially for young kids	31.0%
Outdoor movie nights	36.2%
More playgrounds, especially closer to where people live	24.1%
More outdoor live music events	34.5%
Better quality organized-sports facilities	24.1%
Skate Park	34.5%
More historic sites and events	15.5%
Trampoline park	19.0%
Roller skating and/or ice skating facility	25.9%
Water park or splash park	25.9%
More dog parks	17.2%
Other	8.6%

Appendix E

Grandstands Structural Condition Assessment Report by Pennoni Associates

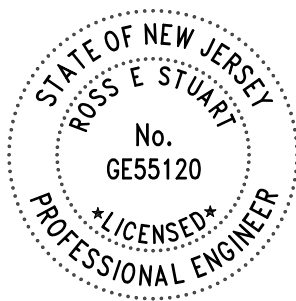
STRUCTURAL CONDITION ASSESSMENT REPORT

CUMBERLAND COUNTY FAIRGROUNDS GRANDSTANDS CUMBERLAND COUNTY, NJ

MAY 17, 2023



**PREPARED FOR:
NEIL RILEY
DIRECTOR | PUBLIC WORK AND PROPERTY
800 EAST COMMERCE STREET
BRIDGETON, NEW JERSEY 08302**



Ross Stuart, P.E., S.E.
Associate Vice President, Structural Division Manager
Pennoni Associates
NJ P.E. License Number GE55120

PAI Project No. CCUMB23008

May 17, 2023

CCUMB23008

Neil Riley
Director | Public Work and Property
800 East Commerce Street
Bridgeton, New Jersey 08302

**RE: STRUCTURAL CONDITION ASSESSMENT REPORT
CUMBERLAND COUNTY FAIRGROUND GRANDSTANDS**

Dear Mr. Riley:

The following report summarizes the structural condition assessment of the above referenced structures as performed by Pennoni Associates Inc. (Pennoni).

SCOPE OF WORK

The scope of work included a structural condition assessment of the existing grandstand structures located at the above referenced address. A site visit was conducted on May 9, 2023 for the purpose of evaluating the visually observable and readily exposed and accessible structural deficiencies or conditions of the existing structures. No existing structural or architectural drawings were made available. The following report includes a discussion of the observations, analysis, conclusions, and recommendations associated with the assessment.

INTRODUCTION

The purpose of this report is to systematically describe the referenced structures, document observations, and make recommendations for repair and rehabilitation. Each part of this report that follows (Description, Observation, Analysis and Conclusions, and Recommendations) provides our professional opinion as to the current state of the structure. Supplemental documents, including Structural Summary Table (Appendix A), Structural Photographs (Appendix B) and Field Notes (Appendix C), are provided with this report also.

DESCRIPTION OF STRUCTURE

Three (3) grandstand structures were visually assessed during the condition assessment. The first two grandstands are constructed fully out of aluminum. The main grandstand is approximately 210-foot long by 30-foot wide by 11-foot high and constructed with steel support framing, wood plank aisles and aluminum seats. Foundations appear to be precast concrete blocks supported at grade.

OBSERVATIONS, ANALYSIS & CONCLUSIONS AND RECOMMENDATIONS

The aluminum grandstand structures are in excellent condition. No deficiencies were noted and thus no recommendations for repair or maintenance are required.

The main grandstand structure appears to be in fair to poor overall condition, except for the wood plank aisles which are unsafe. **Structural repairs are recommended for the grandstand to be safely used.**

Furthermore, there are low priority conditions that will be difficult/costly to repair or address as they become more critical, specifically the corrosion of the steel frame. It is for this reason that Pennoni highly recommends that the County investigate demolishing and replacing the grandstand with a modern, fully Code compliant aluminum grandstand in lieu of incrementally repairing.

Detailed summary tables of the assessment observations, analysis and conclusion, and recommendations, including prioritization and engineering opinion of the cost associated with the recommended repairs or additional investigations, is provided in Appendix A.

LIMITATIONS

The evaluation of existing structures requires that certain assumptions be made regarding the existing conditions. Some of these assumptions may not be confirmed without performing additional invasive investigation and/or altering/destroying otherwise adequate or serviceable portions of the structure. Therefore, Pennoni Associates cannot be held responsible for any latent deficiencies which may exist in the structure, but which have not been discovered as a part of the scope of this evaluation.

The opinions and recommendations in this report are based solely on the information provided by the field observations and our engineering experience. The report does not address any other portion of the structure other than those areas mentioned, nor does it provide any warranty, either expressed or implied, for any portion of the existing structure.

If you have any questions or comments, please feel free to contact us.

Sincerely,

PENNONI ASSOCIATES INC.



Ross Stuart, P.E., S.E.
Associate Vice President,
Structural Division Manager

Appendix A:
Structural Summary Table

Structural Condition Assessment Summary Table

Priorities Legend:

Immediate
1-3 Years
5-7+ Years

Item No.#	Photo No.#	Observations	Analysis	Recommendations	Engineering Opinion of Cost
1	1A, 1B, 1C, 1D	The precast concrete foundation blocks were found to be offset, tilted, leaning, or broken.	<p>The deterioration and damage of the concrete blocks is likely due to age and possible frost heave. The precast concrete foundation blocks appear to have been set at grade. During winter, if the ground freezes, the resulting expansion of the saturated soil can push or “heave” the footings.</p> <p>Since the structure has continuous bottom rails, the damage to the blocks is not considered a critical item since the steel structure would be substantially supported should one of the blocks be completely compromised.</p>	<p>The precast blocks can be replaced / reset to provide concentric, level bearing of the structural steel frame, however, the blocks are likely to continue to be damaged/shift after each winter cycle.</p> <p>A longer-term repair would involve replacing the blocks with cast-in-place concrete foundations constructed below the soil frost line.</p>	N/A – maintenance if resetting blocks by the County
2	2A, 2B, 2C, 2D, 2E	Minor to moderate corrosion and paint deterioration was noted throughout the steel frame.	<p>The exact percent of cross-sectional area loss could not be determined during the site visit, but was generally estimated to be 5 to 10%.</p> <p>The corrosion was most significant between the upper and lower structural sections, which are connected by bolting back-to-back angles together. In our experience, this situation is particularly susceptible to corrosion since the angles create a tight cavity where water cannot easily escape or evaporate. Furthermore, the conversion of iron into iron-oxide (i.e. rust) results a volumetric expansion of the material that exerts forces on the structure. This phenomenon is sometimes referred to as “rust jacking”, hence the deflection of the steel angles shown photo #2E.</p> <p>The paint deterioration is likely due to the age of the structure.</p>	<p>The entire steel frame should be cleaned using power tools to SSPC-SP3 (Society for Protection Coating – Surface Preparation Standard) and then painted with a high-performance exterior grade paint, such as Carboline Carbomastic 15.</p> <p>The structure should be inspected by a licensed engineer after cleaning to determine if structural repairs are required, although minimal repairs are anticipated if the cleaning occurs in the near future. Structural repairs would consist of welding new steel to the existing frame.</p>	\$250,000



Structural Condition Assessment Summary Table

Item No.#	Photo No.#	Observations	Analysis	Recommendations	Engineering Opinion of Cost
3	3A, 3B, 3C	<p>The wood walkway planks were observed to be weathered and in poor condition. Pennoni walked all of the planks and found that most areas exhibit “bounciness” / deflected under the weight of the inspector. Several areas were found to be partially collapsed.</p> <p>After discussing with the County, Pennoni walked the grandstands with spray paint, marking any area that we felt was structurally compromised and required remediation.</p>	<p>The deterioration of the planks is more than likely due to age and exposure to the environment.</p>	<p>All the planks noted with spray paint should be removed and replaced with pressure treated wood. The attached field notes in Appendix C also document the approximate extents of wood plank replacement.</p> <p>The areas noted are the minimum areas that require replacement based on the survey completed on 5/9/23. Pennoni estimated that approximately 15 to 25% of the wood planks require replacement at this time based on the field notes. Additional wood replacement may be required over the course of the fair season.</p> <p>Ultimately, Pennoni recommends that all wood planks be replaced in the very near future. Ideally, the wood would be replaced with aluminum or steel planking.</p>	<p>\$5,000 (material only, County to self-install).</p> <p>\$20,000 for full replacement (material only, County to self-install).</p> <p>\$300,000 for aluminum grating</p>
4	4A, 4B, 4C	<p>Minor corrosion was noted at the steel handrail and guardrails.</p>	<p>The corrosion is more than likely a result of age and exposure to the environment. Negligible cross sectional area loss is estimated.</p>	<p>Clean the steel with power tool (wire wheel) and touch up with a zinc rich paint.</p>	<p>\$2,500</p>

Appendix B:
Photographs



Photo #1A



Photo #1B



Photo #1C



Photo #1D



Photo #2A



Photo #2B



Photo #2C



Photo #2D



Photo #2E

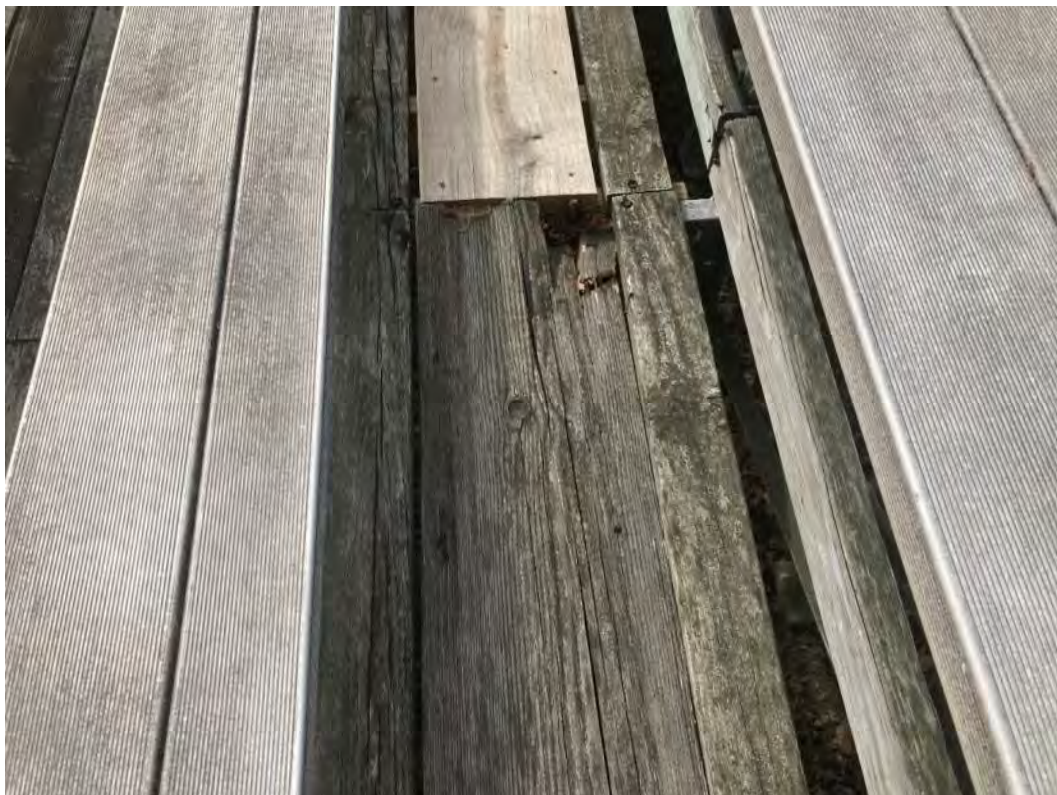


Photo #3A



Photo #3B



Photo #3C



Photo #4A



Photo #4B



Photo #4C

Appendix C:
Field Notes

DENOTES APPROXIMATE EXTENT OF
ROTTED / DETERIORATED WALKWAY
WOOD PLANKS THAT WERE NOTED IN THE
FIELD AS REQUIRING REPLACEMENT

