

Appendix A

Real Estate Plan

**REAL ESTATE PLAN
FOR THE PASSAIC RIVER BASIN
FLOOD MANAGEMENT (FLOODWAY BUYOUT) FEASIBILITY STUDY
BOROUGH OF POMPTON LAKES AND WAYNE TOWNSHIP
PASSAIC COUNTY, NEW JERSEY**

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REAL ESTATE PLAN

1. GENERAL

This Real Estate Plan (REP) is for the Passaic River Basin Flood Management (Floodway Buyout) Study, Borough of Pompton Lakes and Wayne Township, Passaic County, New Jersey. Congress authorized a study of the Passaic River Basin in the Water Resources Development Act (WRDA) of 1976 (Public Law 94-587), which led to a plan authorized in WRDA 1990, and modified in WRDA 1992, 1996, and 2000. The specific authorization for this element, the Floodway Buyout, is Section 1148 of WRDA 1986, as amended by Section 333 of WRDA 1996 and Section 327 of WRDA 2000. A Draft Passaic River Floodway Buyout Study, dated September, 1995, examined the acquisition and removal of approximately 800 homes from the State of New Jersey defined floodway throughout nine municipalities of the Central Passaic River Basin.

The purpose of this project is flood damage reduction. No environmental restoration component is included. This study and REP will focus on two of the nine municipalities in the Central Passaic River Basin, the Borough of Pompton Lakes and the Township of Wayne, located approximately 25 miles and 30 miles northwest of the City of Newark and New York City, respectively. These two study areas comprise approximately 135 properties, with 10 properties located between the Ramapo River and River Edge Drive in Pompton Lakes, and 125 properties along the Pompton River in the Hoffman Grove area in Wayne. The non-Federal sponsor (NFS) for this study, the State of New Jersey, Department of Environmental Protection (NJDEP), requested that acquisition of properties under this buyout begin in these two municipalities, due to the fact that NJDEP had already acquired properties in this area of Pompton Lakes, and because the Township of Wayne had specifically requested NJDEP to address their flood problems in the Hoffman Grove area. However, of the combined 135 properties in these two municipalities, the recommended plan under this voluntary buyout consists of the acquisition of approximately thirty (30) properties, since Congress has and is expected to appropriate limited funding annually. Consequently, the sponsor will request the two municipalities to notify the impacted property owners in order to generate an acquisition list of those interested in participating in this voluntary buyout. Under this voluntary buyout, if an impasse in reaching an agreement with an owner occurs, an offer would be presented to the next owner on the list. With the continued appropriation of funding, offers will eventually be made to all of the interested property owners. Given these conditions, this real estate plan will provide mapping and ownership information for the combined 135 properties, and cost information for the acquisition of thirty (30) of those properties.

2. REAL ESTATE REQUIREMENTS

a. Description of Land, Easements, Rights of Way and Roadway Requirements for Project:

The project will require the following:

Fee - For buyout purposes, fee simple acquisition of approximately 30 properties will be necessary. Since a list of impacted property owners interested in participating in this voluntary buyout is to be generated by the Township of Wayne and the Borough of Pompton Lakes, total acreage for these properties cannot accurately be determined at this time.

However, a rough estimate of 30 randomly selected properties would yield a total acreage of 5.4 acres.

b. Standard Estates:

The minimum estate required for this project is Fee (Estate No. 1).

The standard estate language will be as follows:

FEE (Estate No. 1) The fee simple title to the land described in Schedule A, Tract No. ____, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines, excepting and excluding all mineral rights which are outstanding in parties other than the surface owners and all appurtenant rights for exploration, development and removal of said minerals so excluded.

c. Non-Standard Estates

There are no non-standard estates necessary for this project.

d. Current Ownership

Properties eligible for acquisition under this voluntary buyout include 10 in the Borough of Pompton Lakes, and all 125 in the Hoffman Grove area in the Township of Wayne. Though only 30 properties will be acquired under this study, all 135 properties are necessarily listed, since acquisition of the properties will be based on a list, to be generated by the Township of Wayne and the Borough of Pompton Lakes, of the impacted owners interested in participating in this voluntary buyout. Ownership information is provided in Exhibits B.1 and B.2.

It is noted for this REP that, in regard to the ownership information provided for the properties in the Hoffman Grove area in Exhibit B.2, there are several discrepancies between the properties listed and those identified with arrows on the Real Estate Mapping. These discrepancies include ownership information obtained from the Township of Wayne's Assessor's Office for properties located on 72 River Road, 29 Brookside Road, and 15 Spring Road for which no house is identified by an arrow on the Real Estate Mapping, and conversely houses identified by an arrow on the Real Estate Mapping for 71, 74, and 78 River Road, and 32 Brookside Road for which no Tax Assessor's record was found. However, as the project moves into the acquisition phase these discrepancies will be resolved, since this is a voluntary buyout under which the owner must first notify the NFS of his/her intent to sell. Subsequent to this notification, a title report and on-site appraisal will be prepared for each property to be acquired.

e. Real Estate Mapping

A location map identifying the two study areas in relation to each other is attached as Exhibit A.1. Real Estate Project Planning Maps, Plate R-1, entitled "Passaic River Limited Floodway Acquisition Project, Pompton Lakes Study Area," dated 3 December 2004, and Plates R-2 through R-6, entitled "Passaic River Limited Floodway Acquisition Project, Hoffman Grove Study Area," dated 6 December 2004, are attached as Exhibits A.2 and A.3, respectively. In the Hoffman Grove study area properties marked by an "X" indicate no house/improvement exists.

In the Pompton Lakes Study Area properties marked by an “X” indicate the property is already owned by the NFS. Since it cannot be determined which 30 properties will be acquired under this study, the mapping can only indicate individual tract acreage and does not include total acreage. However, a rough estimate of 30 randomly selected properties would yield a total acreage of 5.4 acres.

3. FEDERALLY-OWNED LANDS AND EXISTING FEDERAL PROJECTS

There are no Federally-owned lands nor existing Federal projects in the proposed project area.

4. LANDS OWNED BY THE NON-FEDERAL SPONSOR

There are no lands involved in this project that are owned by the Non-Federal Sponsor.

5. NAVIGATIONAL SERVITUDE

The New York District has determined that the Passaic River from the mouth of Newark Bay to mile 23.8 in Paterson, New Jersey is navigable and the remainder non-navigable. The section of the Passaic River for this project is upstream of Paterson, and therefore the Passaic River for this project is a non-navigable waterway, and not subject to the Federal Navigational Servitude. Similarly, the floodway buyout areas along the Pompton and Ramapo Rivers of the Passaic River Basin are upstream of Paterson. Therefore, the Pompton and Ramapo Rivers areas for this project are non-navigable waterways and not subject to the Federal Navigational Servitude for this project.

6. INDUCED FLOODING

No induced flooding is anticipated due to these proposed non-structural flood damage reduction project measures.

7. BASELINE COST ESTIMATE FOR REAL ESTATE

The total estimated administrative and estate costs for lands, easements, rights-of-way, relocations, and disposal areas (LERRD), without contingency, are \$6,975,500, and \$8,370,600 with contingency. For consistency purposes in the cost estimates for this study, the New York District has requested that a contingency factor of 20% be used by all the technical areas. Those totals breakdown as follows:

	<u>Without Contingency</u>	<u>With Contingency</u>
Administrative Costs	\$ 135,000	\$ 162,000
LER	\$6,840,500	\$8,208,600
TOTAL:	\$6,975,500	\$8,370,600

8. PUBLIC LAW 91-646 RELOCATIONS

Since this is a voluntary buyout, in accordance with 49 CFR 24 Subpart B, 24.101(a), relocation benefits will not be paid to the owner(s) of the property. However, under this same citation, any tenant(s) meeting the eligibility requirements will receive relocation benefits. Of the 125 properties in the Hoffman Grove study area, approximately 45 are rented. Consequently for this REP, the MCACES will include costs for tenant relocation benefits for 10 properties. These

costs include a rental assistance payment (RAP) of \$5,250, the current maximum allowed by law, and moving costs of \$3,500.

9. TIMBER RIGHTS AND MINERAL ACTIVITY

There is no present or anticipated timber harvesting or mineral activity in the vicinity of the project that may affect the operation thereof.

10. ASSESSMENT OF THE NFS' REAL ESTATE ACQUISITION CAPABILITY

The Non-Federal Sponsor (NFS) for this project is the State of New Jersey, Department of Environmental Protection. The NFS has indicated that the required real estate acquisitions would be accomplished by the U. S. Army Corps of Engineers. It is anticipated that, upon execution of the Project Cooperation Agreement (PCA), the NFS would enter into a Memorandum of Agreement (MOA) with the Department of the Army, U. S. Army Corps of Engineers, New York District, requesting the Government to act on its behalf to acquire the real estate interests required for the project. It is anticipated that the Government will contract for title, and closing services in the acquisition of the properties, with title being taken in the name of the NFS. The Assessment of the Non-Federal sponsor's Real Estate Acquisition Capability is included in Exhibit D.

11. ZONING

The enactment of zoning ordinances is not proposed to facilitate real estate acquisition for this project.

12. ACQUISITION SCHEDULE

The current goal is to have the PCA executed by September, 2005, and for the Government, acting in behalf of the Non-Federal Sponsor, to begin the process to acquire properties immediately thereafter. Since acquisition of the properties is contingent upon the annual project funding appropriated by Congress, it is estimated that acquisition of the total 30 properties will span approximately three (3) fiscal years. Consequently, the following schedule represents the initial acquisition phase under which it is anticipated approximately 4-6 properties would be acquired.

Sign PCA	Oct 28, 2005	Oct 28, 2005
Title Work	Oct 31, 2005	Dec 02, 2005 5 wks
Prepare Plats and Legal Descriptions	Dec 05, 2005	Dec 30, 2005 4 wks
Perform Appraisals	Dec 05, 2005	Jan 20, 2006 7 wks
Negotiations and Closings	Dec 29, 2005	Mar 02, 2006 9 wks
Certify LERRD Acquisition	Mar 03, 2006	Mar 17, 2006 2wks

13. UTILITY AND FACILITY RELOCATIONS

There are no relocations of utilities or facilities anticipated for this project.

14. ENVIRONMENTAL CONCERNS

No hazardous, toxic, and radioactive waste (HTRW) are known or suspected of being on the site. There are no sites within or adjacent to the project area that have been identified as known or

potential HTRW sites. Therefore, the real estate plan cost estimate does not reflect the presence of contamination.

15. ATTITUDES OF THE LANDOWNERS

The property owners are concerned about future flooding and the consequent flood damage and reduced values to their homes, and are therefore receptive to buyouts. However, since the project is voluntary by legislation, an eligible property owner is under no obligation to participate in this voluntary buyout. In addition, the Township of Wayne and the Borough of Pompton Lakes are supportive of the project, with neither having raised any objection to the potential effects of an acquisition of this nature on its tax base.

16. NOTIFICATION TO NFS OF RISKS PRIOR TO PCA EXECUTION:

The NFS, New Jersey Department of Environmental Protection, has been notified in writing, in a letter dated November 10, 2004, regarding the risks associated with acquisition of land prior to the execution of the PCA.

17. RISK ANALYSIS

Since this is a voluntary buyout with no project features or construction required, there are no risks anticipated under this study.

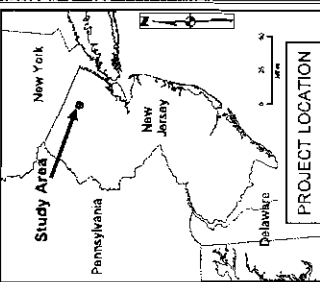
EXHIBITS A.1 – A.3



Pompton Lakes
Area Exhibit A.2

Hoffman Grove Area
Exhibit A.3

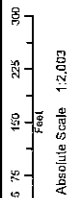
Exhibit A.1



PROJECT LOCATION

REAL ESTATE PROJECT
PLANNING MAP

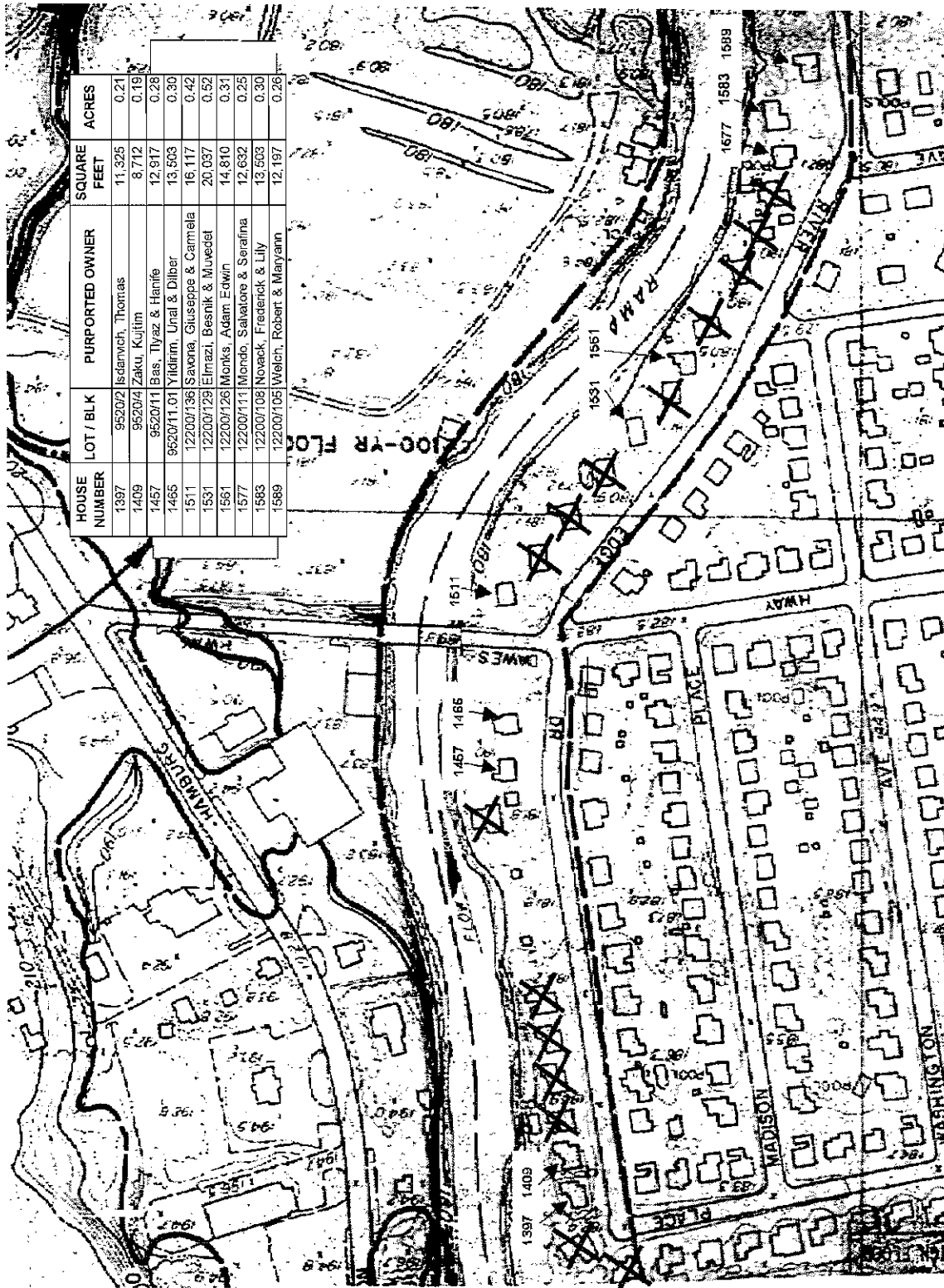
PASSAIC RIVER LIMITED FLOODWAY
ACQUISITION PROJECT
POMPTON LAKES STUDY AREA



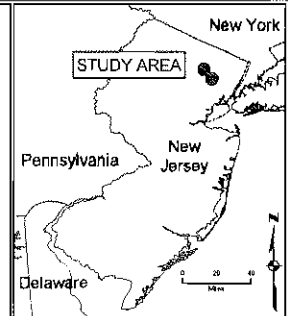
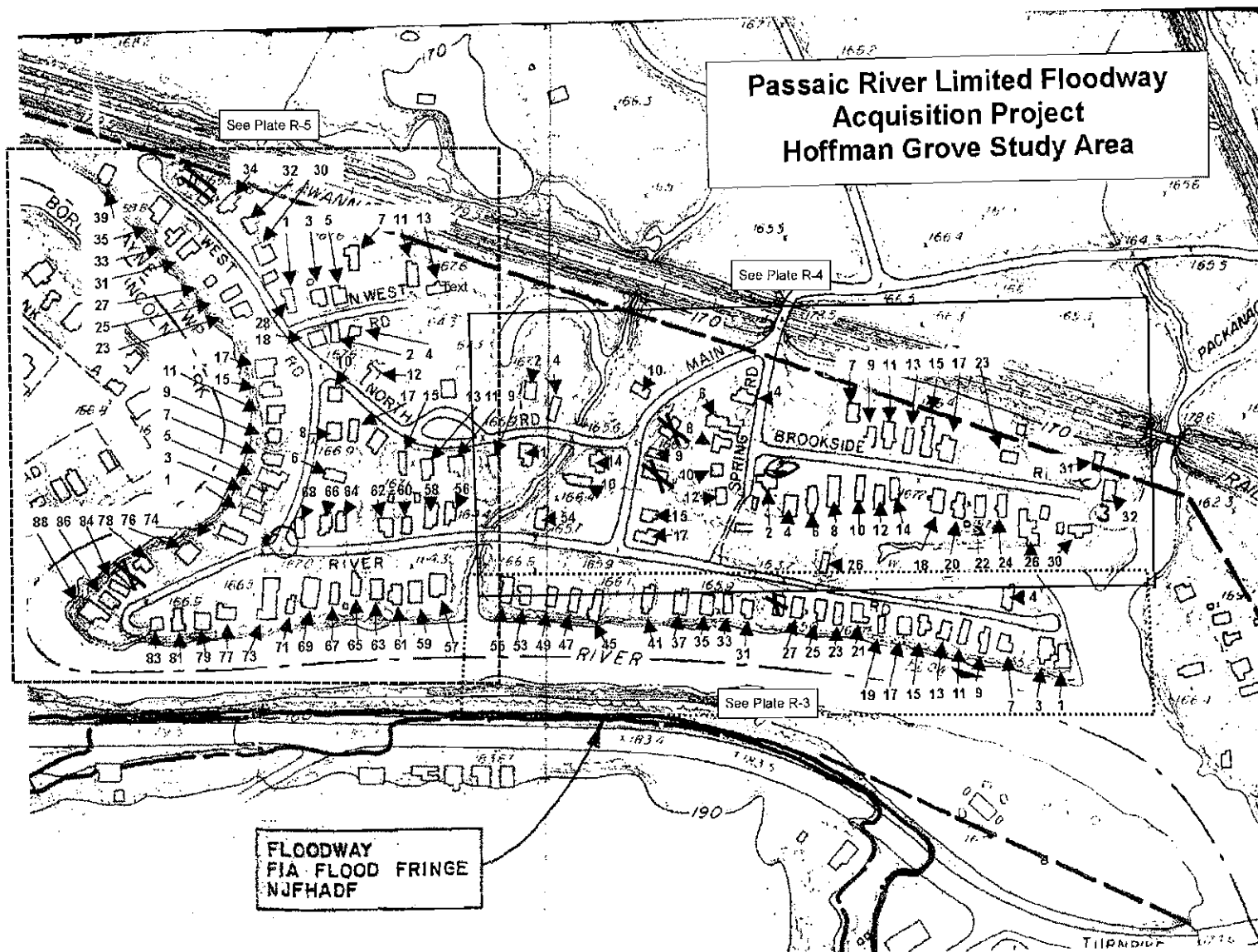
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BALTIMORE DISTRICT
REAL ESTATE DIVISION
BALTIMORE, MARYLAND

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DATE: 3 Dec 2004
SCALE: AS SHOWN

PLATE: R-1

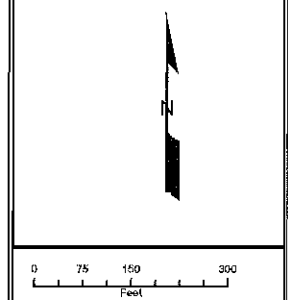


HOUSE NUMBER	LOT / BLK	PURPORTED OWNER	SQUARE FEET	ACRES
1397	9520/2	Isdenrich, Thomas	11,325	0.21
1409	9520/4	Zaku, Kujtim	8,712	0.19
1457	9520/11	Bas, Iliraz & Hanife	12,917	0.28
1465	9520/11.01	Yildirim, Unal & Dilber	13,503	0.30
1511	12200/136	Savona, Giuseppe & Carmela	16,117	0.42
1531	12200/129	Elmaz, Besnik & Muvedet	20,037	0.52
1561	12200/126	Monks, Adam Edwin	14,810	0.31
1577	12200/111	Mondo, Salvatore & Serafina	12,632	0.25
1583	12200/108	Novack, Frederick & Lily	13,503	0.30
1589	12200/105	Welch, Robert & Maryann	12,197	0.26



**REAL ESTATE PROJECT
PLANNING MAP**

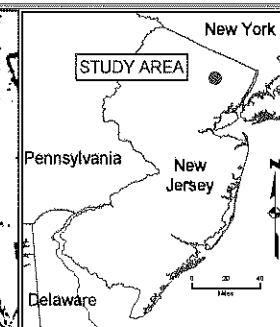
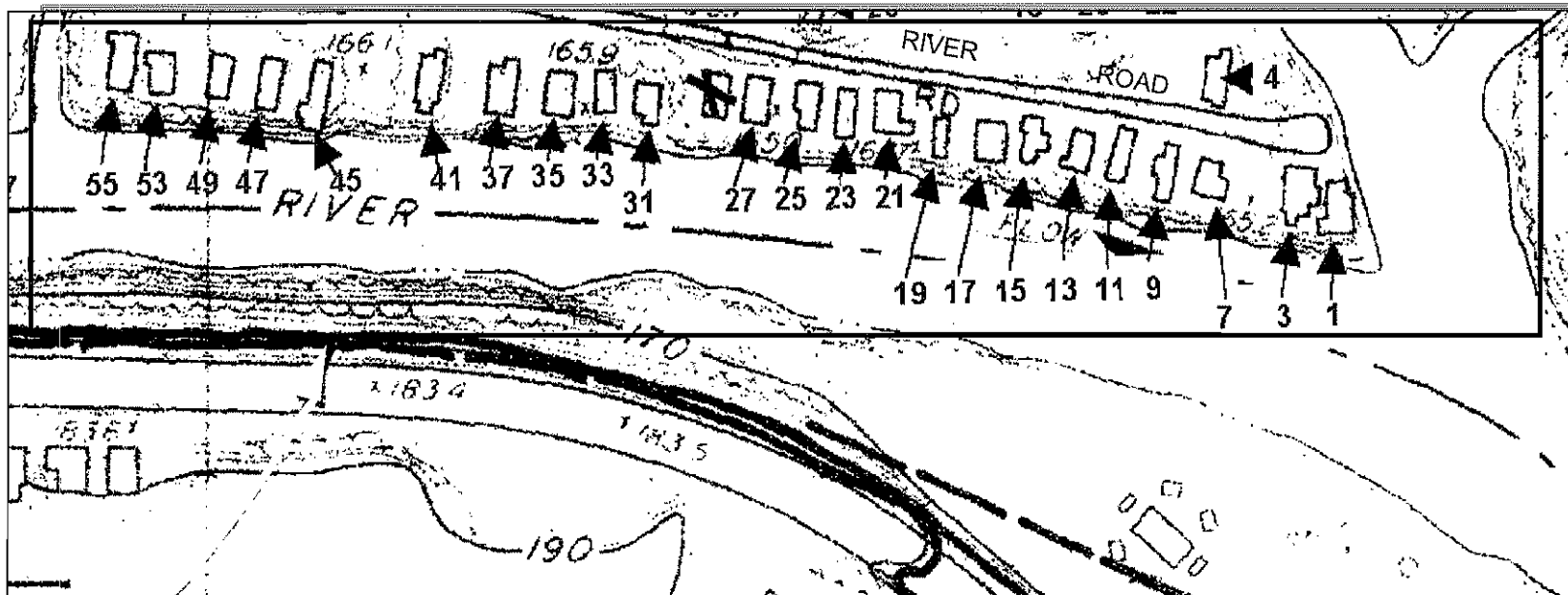
**PASSAIC LIMITED FLOODWAY
ACQUISITION PROJECT
HOFFMAN GROVE STUDY AREA**



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PLATE: **R-2**

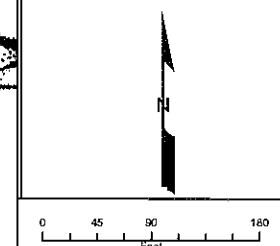


**REAL ESTATE PROJECT
PLANNING MAP**

**PASSAIC LIMITED FLOODWAY
ACQUISITION PROJECT**

HOFFMAN GROVE STUDY AREA

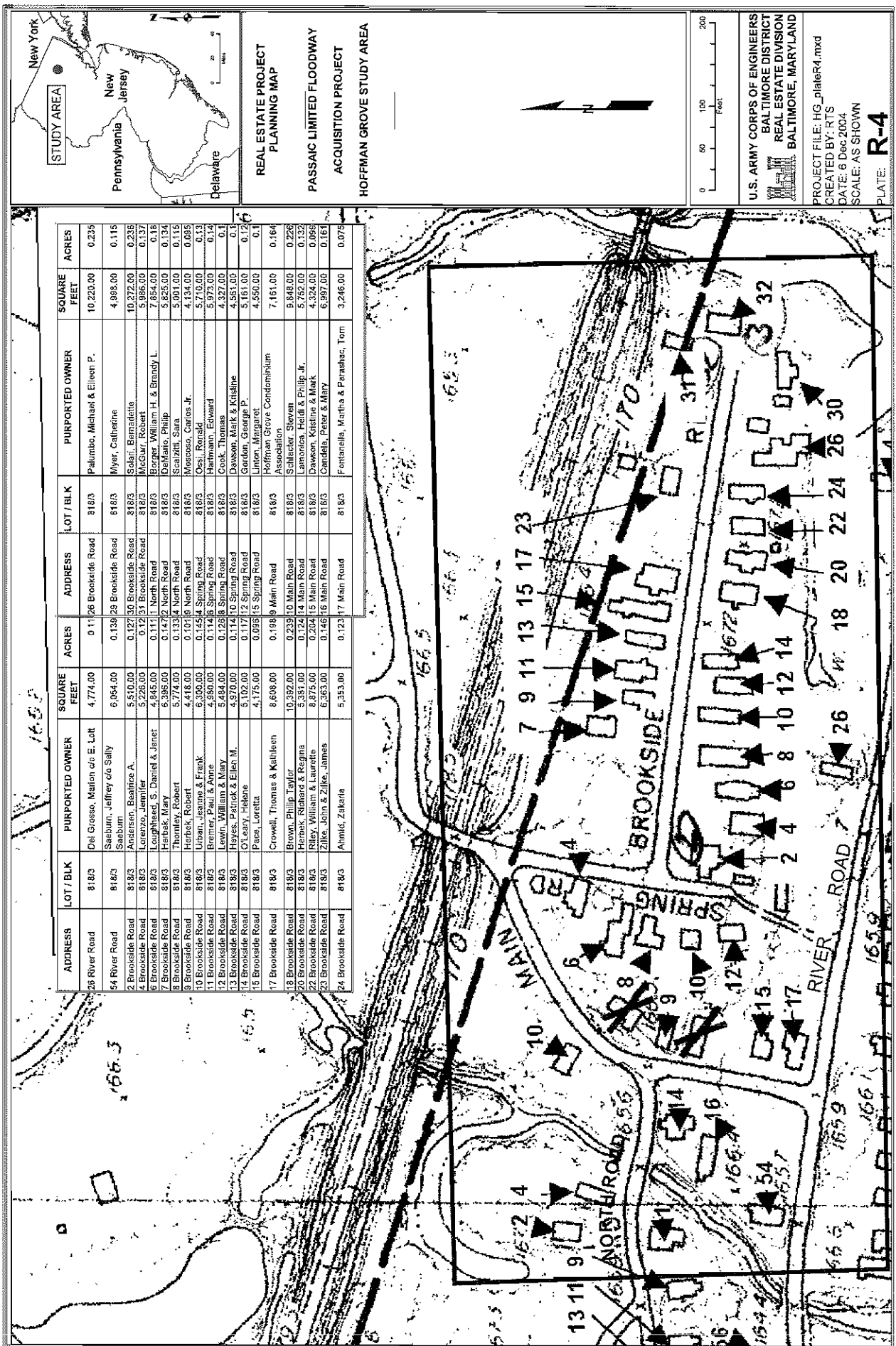
ADDRESS	LOT / BLK	PURPORTED OWNER	SQUARE FEET	ACRES	ADDRESS	LOT / BLK	PURPORTED OWNER	SQUARE FEET	ACRES
1 River Road	818/3	Wright, John & Bonnie D.	1,904.00	0.044	25 River Road	818/3	Mulvaney, Francis	3,511.00	0.081
3 River Road	818/3	Kahn, Zamir	3,264.00	0.075	27 River Road	818/3	Giordano, Robert	2,369.00	0.054
4 River Road	818/3	Heines, Robert	6,829.00	0.157	31 River Road	818/3	Hayes, Lucille, B.	3,547.00	0.081
7 River Road	818/3	Jicha, Gerard & Karen	3,821.00	0.088	33 River Road	818/3	Karasch, Paul C.	3,157.00	0.072
9 River Road	818/3	Slater, Louis	2,797.00	0.064	35 River Road	818/3	Karasch, Paul C.	3,470.00	0.08
11 River Road	818/3	Roll, Robert & Linda	2,571.00	0.059	37 River Road	818/3	Moeller, Dennis	5,482.00	0.126
13 River Road	818/3	Palmeri, Peter M.	2,485.00	0.057	41 River Road	818/3	Wilson, Bonnie L.	6,623.00	0.152
15 River Road	818/3	Hoffman Grove Condominium Association	2,317.00	0.053	45 River Road	818/3	Wines, Bruce	5,184.00	0.119
17 River Road	818/3	Mende, Curt Jr.	2,636.00	0.061	47 River Road	818/3	Lott, Ethel C.	4,516.00	0.104
19 River Road	818/3	Slater, Julie & Charles Sr.	2,052.00	0.047	49 River Road	818/3	Cunniiff, Linda	4,347.00	0.1
21 River Road	818/3	La Monica, Salvatore	3,205.00	0.074	53 River Road	818/3	McCabe, Robert J.	3,763.00	0.086
23 River Road	818/3	Mulvaney, Thomas & Anne	2,132.00	0.049	55 River Road	818/3	Del Sardo, Dorothy	4,987.00	0.114



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PLATE: **R-3**

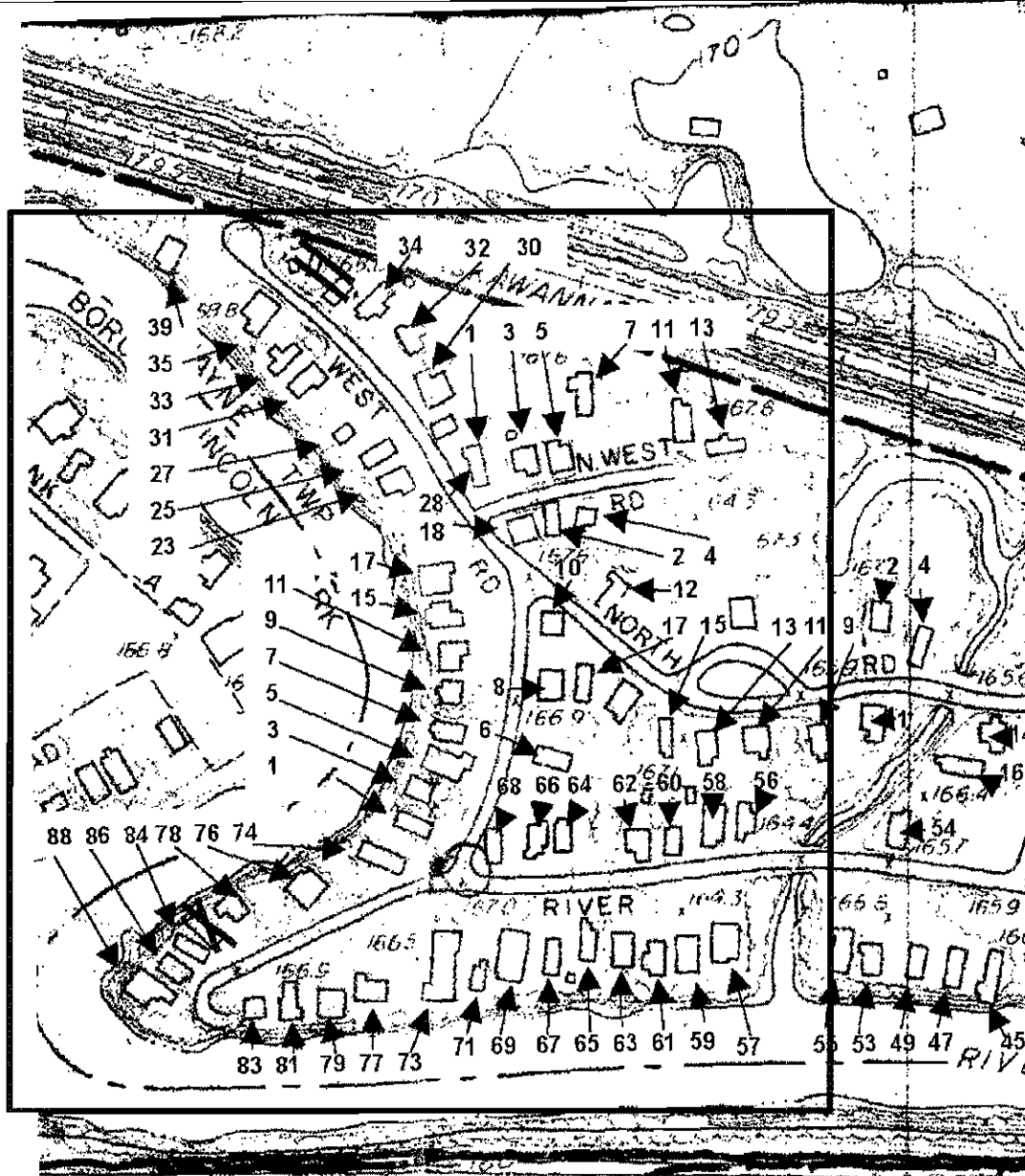


ADDRESS	LOT / BLK	PURPORTED OWNER	SQUARE FEET	ACRES	ADDRESS	LOT / BLK	PURPORTED OWNER	SQUARE FEET	ACRES
20 River Road	8183	Del Grosso, Maimo d' E. Litt	4,774.00	0.11	26 Brookside Road	8183	Palumbo, Michael & Elliott P.	10,220.00	0.235
54 River Road	8183	Saeburn, Jeffrey d/o Sally	6,954.00	0.16	28 Brookside Road	8183	Myer, Catherine	4,985.00	0.115
2 Brookside Road	8183	Anderson, Beatrice A.	5,510.00	0.13	30 Brookside Road	8183	Salati, Bernadette	10,272.00	0.235
4 Brookside Road	8183	Lorenzo, Jennifer	5,226.00	0.12	32 Brookside Road	8183	McGarr, Robert	5,986.00	0.137
6 Brookside Road	8183	Loughheed, S. Daniel & Janet	4,845.00	0.11	34 Brookside Road	8183	Borger, William H. & Brandy L.	7,854.00	0.18
8 Brookside Road	8183	Hartek, Mary	6,385.00	0.15	36 Brookside Road	8183	DeMarco, Philip	5,825.00	0.134
10 Brookside Road	8183	Thornley, Robert	5,774.00	0.13	38 Brookside Road	8183	Scalzi, Sara	5,901.00	0.135
12 Brookside Road	8183	Hartek, Robert	4,418.00	0.10	40 Brookside Road	8183	Moscoso, Carlos Jr.	4,134.00	0.095
14 Brookside Road	8183	Urban, Jeanne & Frank	6,300.00	0.14	42 Brookside Road	8183	Ossi, Ronald	5,710.00	0.13
16 Brookside Road	8183	Bremer, Paul & Anne	4,380.00	0.10	44 Brookside Road	8183	Cook, Thomas	4,327.00	0.1
18 Brookside Road	8183	Lewis, William & Mary	5,484.00	0.13	46 Brookside Road	8183	Dawson, Mark & Kristine	4,561.00	0.1
20 Brookside Road	8183	Hayes, Patrick & Ellen M.	5,470.00	0.13	48 Brookside Road	8183	Gordon, George P.	5,161.00	0.12
22 Brookside Road	8183	O'Leary, Helene	5,102.00	0.12	50 Brookside Road	8183	Union, Margaret	4,550.00	0.1
24 Brookside Road	8183	Pace, Loreta	4,175.00	0.09	52 Brookside Road	8183	Hoffman Grove Condominium Association	7,161.00	0.164
26 Brookside Road	8183	Crowell, Thomas & Kathleen	8,608.00	0.20	54 Brookside Road	8183	Schlacker, Steven	9,848.00	0.226
28 Brookside Road	8183	Brown, Philip Taylor	10,392.00	0.24	56 Brookside Road	8183	Lamont, Heidi & Philip Jr.	5,765.00	0.132
30 Brookside Road	8183	Hartek, Richard & Regina	5,381.00	0.12	58 Brookside Road	8183	Dawson, Kristine & Mark	4,324.00	0.099
32 Brookside Road	8183	Riley, William & Laurette	8,875.00	0.20	60 Brookside Road	8183	Candella, Peter & Mary	6,997.00	0.161
34 Brookside Road	8183	Zilke, John & Zilke, James	6,363.00	0.15	62 Brookside Road	8183	Fontanella, Martha & Parashac, Tom	3,246.00	0.075

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DATE: 6 Dec 2004
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PLATE: **R-4**



HOUSE NUMBER	LOT / BLK	PURPORTED OWNER	SQUARE FEET	ACRES
56 River Road	818/3	Carnacho, Christopher & Precious	4,998.00	0.12
57 River Road	818/3	DeGraw, Robert	6,134.00	0.14
58 River Road	818/3	Anello, Salvatore	3,245.00	0.075
59 River Road	818/3	Comer, Jennifer & Comer, Stephen	4,417.00	0.101
60 River Road	818/3	Van Pamel, Laurie	3,409.00	0.078
61 River Road	818/3	Lewis, Michele & Lewis, Steven A.	4,295.00	0.099
62 River Road	818/3	Grover, Virginia	6,080.00	0.14
63 River Road	818/3	La Monica, Philip Jr. & Heidi R.	4,895.00	0.112
64 River Road	818/3	Varcadipane, Robert	5,068.00	0.116
65 River Road	818/3	Lewis, Donna	5,207.00	0.12
66 River Road	818/3	Altschuler, Scott	4,048.00	0.093
67 River Road	818/3	McGuire, Joseph	4,371.00	0.1
68 River Road	818/3	Rozakie, John	5,871.00	0.135
69 River Road	818/3	Donohue, Michael J.	11,150.00	0.256
72 River Road	818/3	Le Grand, Carol	4,376.00	0.1
73 River Road	818/3	Novelli, Lorraine	11,074.00	0.254
76 River Road	818/3	Fontanella, Martha	3,612.00	0.083
77 River Road	818/3	Hanley, Susan	4,663.00	0.107
79 River Road	818/3	Magill, Patricia	4,673.00	0.107
80 River Road	818/3	Hopper, John	3,654.00	0.084
81 River Road	818/3	Hopper, Andrew J.	2,814.00	0.065
83 River Road	818/3	Noble, Beth Ann	3,468.00	0.08
84 River Road	818/3	Crozier, Frank & Crozier, Betty	2,359.00	0.054
86 River Road	818/3	Realistic Properties LLC	2,080.00	0.048
88 River Road	818/3	Dacey, John & Claudia	4,478.00	0.103
1 West Road	818/3	McLellan, Charles	3,495.00	0.08
3 West Road	818/3	Grover, Virginia	4,146.00	0.095
5 West Road	818/3	Ludwig, Theresa	3,318.00	0.076
6 West Road	818/3	Lawie, Paul C. Jr.	4,951.00	0.114
7 West Road	818/3	Kahn, Marion	3,747.00	0.086
8 West Road	818/3	Porter, Raymond & Susan	4,207.00	0.097
9 West Road	818/3	McCabe, John M. & McCabe, Jack	4,248.00	0.098
10 West Road	818/3	Marino, Joseph	3,037.00	0.07
11 West Road	818/3	Walczak, Eleonora & Walczak, Isabella	4,495.00	0.103
15 West Road	818/3	Sullivan, Maureen & Kundracky, Michael	4,887.00	0.112
17 West Road	818/3	Frontin, Mildred	4,701.00	0.108
18 West Road	818/3	Dempsey, Florence E.	2,315.00	0.053
23 West Road	818/3	Levesen, Melissa	4,310.00	0.099
25 West Road	818/3	Haun, Donald	3,527.00	0.081
27 West Road	818/3	Ruehle, Richard & Mary F.	5,114.00	0.117
28 West Road	818/3	Williams, Robert	11,371.00	0.26
30 West Road	818/3	Choon, Ronald & Raean	8,802.00	0.202
31 West Road	818/3	Urban, Frank & Jeanne E.	5,324.00	0.122
32 West Road	818/3	D'Alessio, Robert	5,361.00	0.123
33 West Road	818/3	Voloshin, Walter & Margaret	3,877.00	0.089
34 West Road	818/3	Boris, Suzanne	6,564.00	0.151
35 West Road	818/3	Farmer, Mara	7,415.00	0.17
39 West Road	818/3	Phillips, Jack	8,939.00	0.205
11 North Road	818/3	Hoffman Grove Condominium Association	3,351.00	0.077
12 North Road	818/3	Tonelli, June	3,484.00	0.08
13 North Road	818/3	Linton, Margaret S.	4,654.00	0.107
15 North Road	818/3	Zupa, Janet L.	5,639.00	0.129
17 North Road	818/3	Stack, Joanne	3,975.00	0.091
1 Northwest Road	818/3	Comer, Margaret, M.	5,039.00	0.116
2 Northwest Road	818/3	Saura, Jeanne Marie	3,572.00	0.082
3 Northwest Road	818/3	Seiferheld, Dolores & Draznin, Andrea	6,027.00	0.138
4 Northwest Road	818/3	Seiferheld, Dolores & Draznin, Andrea	5,039.00	0.069
5 Northwest Road	818/3	Riley, Michael	3,572.00	0.08
7 Northwest Road	818/3	Riley, Dawn	6,027.00	0.138
11 Northwest Road	818/3	Byrnes, William Jr.	12,921.00	0.29
13 Northwest Road	818/3	Congdon, Stephen J.	9,341.00	0.214

STUDY AREA

New York

New Jersey

Pennsylvania

Delaware

REAL ESTATE PROJECT
PLANNING MAP

PASSAIC LIMITED FLOODWAY
ACQUISITION PROJECT

HOFFMAN GROVE STUDY AREA

0 62.5 125 250
Feet

U.S. ARMY CORPS OF ENGINEERS
BALTIMORE DISTRICT
REAL ESTATE DIVISION
BALTIMORE, MARYLAND

PROJECT FILE: HG_plateR5.mxd
CREATED BY: RTS
DATE: 6 Dec 2004
SCALE: AS SHOWN

PLATE: **R-5**

EXHIBITS B.1 & B.2

PROPERTY LIST
BOROUGH OF POMPTON LAKES, NEW JERSEY

Street No.	Block/Lot	Owner
<hr/>		
Riveredge Drive		
1397	9520/2	Isdanvich, Thomas
1409	9520/4	Zaku, Kujtim
1457	9520/11	Bas, Tiyaz & Hanife
1465	9520/11.01	Yildirim, Unal & Dilber
1511	12200/136	Savona, Giuseppe & Carmela
1531	12200/129	Elmazi, Besnik & Muvedet
1561	12200/126	Monks, Adam Edwin
1577	12200/111	Mondo, Salvatore & Serafina
1583	12200/108	Novack, Frederick & Lily
1589	12200/105	Welch, Robert & Maryann

PROPERTY LIST
HOFFMAN GROVE, WAYNE TOWNSHIP, NEW JERSEY

Street No.	Block/Lot	Owner
River Road		
1	818/3	Wright, John & Bonnie D.
3	818/3	Kahn, Zamir
4	818/3	Heines, Robert
7	818/3	Jicha, Gerard & Karen
9	818/3	Slater, Louis
11	818/3	Roll, Robert & Linda
13	818/3	Palmeri, Peter M.
15	818/3	Hoffman Grove Condominium Association
17	818/3	Mende, Curt Jr.
19	818/3	Slater, Julie & Charles Sr.
21	818/3	La Monica, Salvatore
23	818/3	Mulvaney, Thomas & Anne
25	818/3	Mulvaney, Francis
26	818/3	Del Grosso, Marion c/o E. Lott
27	818/3	Giordano, Robert
31	818/3	Hayes, Lucille, B.
33	818/3	Karasch, Paul C.
35	818/3	Karasch, Paul C.
37	818/3	Moeller, Dennis
41	818/3	Wilson, Bonnie L.
45	818/3	Wines, Bruce
47	818/3	Lott, Ethel C.
49	818/3	Cunniff, Linda
53	818/3	McCabe, Robert J.
54	818/3	Saeburn, Jeffrey c/o Sally Saeburn
55	818/3	Del Sardo, Dorothy
56	818/3	Camacho, Christopher & Precious
57	818/3	DeGraw, Robert
58	818/3	Anello, Salvatore
59	818/3	Comer, Jennifer & Comer, Stephen
60	818/3	Van Pamel, Laurie
61	818/3	Lewis, Michele & Lewis, Steven A.
62	818/3	Grover, Virginia
63	818/3	La Monica, Philip Jr. & Heidi R.
64	818/3	Varcadipane, Robert
65	818/3	Lewis, Donna
66	818/3	Altschuler, Scott
67	818/3	McGurr, Joseph
68	818/3	Rozakis, John
69	818/3	Donohue, Michael J.
72	818/3	Le Grand, Carol

73	818/3	Novelli, Lorraine
76	818/3	Fontanella, Martha
77	818/3	Hanley, Susan
79	818/3	Magill, Patricia
80	818/3	Hopper, John
81	818/3	Hopper, Andrew J.
83	818/3	Noble, Beth Ann
84	818/3	Crozier, Frank & Crozier, Betty
86	818/3	Realistic Properties LLC
88	818/3	Dacey, John & Claudia

Brookside Road

2	818/3	Andersen, Beatrice A.
4	818/3	Lorenzo, Jennifer
6	818/3	Loughheed, S. Daniel & Janet
7	818/3	Herbek, Mary
8	818/3	Thornley, Robert
9	818/3	Herbek, Robert
10	818/3	Urban, Jeanne & Frank
11	818/3	Bremer, Paul & Anne
12	818/3	Lewin, William & Mary
13	818/3	Hayes, Patrick & Ellen M.
14	818/3	O'Leary, Helene
15	818/3	Pace, Loretta
17	818/3	Crowell, Thomas & Kathleen
18	818/3	Brown, Philip Taylor
20	818/3	Herbek, Richard & Regina
22	818/3	Riley, William & Laurette
23	818/3	Zilke, John & Zilke, James
24	818/3	Ahmid, Zakaria
26	818/3	Palumbo, Michael & Eileen P.
29	818/3	Myer, Catherine
30	818/3	Solari, Bernadette
31	818/3	McGurr, Robert

West Road

1	818/3	McLellan, Charles
3	818/3	Grover, Virginia
5	818/3	Ludwig, Theresa
6	818/3	Lewis, Paul C. Jr.
7	818/3	Kahn, Marion
8	818/3	Porter, Raymond & Susan
9	818/3	McCabe, John M. & McCabe, Jack
10	818/3	Marino, Joseph
11	818/3	Walczak, Eleonora & Walczak, Isabella
15	818/3	Sullivan, Maureen & Kunderacky, Michael
17	818/3	Frontin, Mildred
18	818/3	Dempsey, Florence E.
23	818/3	Levesen, Melissa
25	818/3	Haun, Donald
27	818/3	Ruehle, Richard & Mary F.
28	818/3	Williams, Robert

30	818/3	Cheon, Ronald & Raeann
31	818/3	Urban, Frank & Jeanne E.
32	818/3	D'Alessio, Robert
33	818/3	Voloshin, Walter & Margaret
34	818/3	Boris, Suzanne
35	818/3	Farmer, Mara
39	818/3	Philibin, Jack

North Road

1	818/3	Borger, William H. & Brandy L.
2	818/3	DeMario, Philip
4	818/3	Scalzitti, Sara
9	818/3	Moscoso, Carlos Jr.
11	818/3	Hoffman Grove Condominium Association
12	818/3	Tonelli, June
13	818/3	Linton, Margaret S.
15	818/3	Zupa, Janet L.
17	818/3	Stack, Joanne

Northwest Road

1	818/3	Comer, Margaret, M.
2	818/3	Scura, Jeanne Marie
3	818/3	Seiferheld, Dolores & Draznin, Andrea
4	818/3	Seiferheld, Dolores & Draznin, Andrea
5	818/3	Riley, Michael
7	818/3	Riley, Dawn
11	818/3	Byrnes, William Jr.
13	818/3	Congdon, Stephen J.

Spring Road

4	818/3	Ossi, Ronald
6	818/3	Hartmann, Edward
8	818/3	Cook, Thomas
10	818/3	Dawson, Mark & Kristine
12	818/3	Gordon, George P.
15	818/3	Linton, Margaret

Main Road

9	818/3	Hoffman Grove Condominium Association
10	818/3	Schlacter, Steven
14	818/3	Lamonica, Heidi & Philip Jr.
15	818/3	Dawson, Kristine & Mark
16	818/3	Candela, Peter & Mary
17	818/3	Fontanella, Martha & Parashac, Tom

The complete tax identification number for all the listed properties also includes a Qualifying Number which will be obtained from the Assessor's Office prior to acquisition.

EXHIBIT C

Feasibility Study Cost Estimate-MCACES Format
Real Estate Acquisition Requirements
Passaic River Basin Flood Management (Buyout) Study
Borough of Pompton Lakes & Township of Wayne, Morris County, New Jersey

	Private			Commercial			Public			Requirement		
	#	\$ each	req	#	\$ each	req	#	\$ each	req	Base	Contingency	Total
0102----- ACQUISITIONS												
010201--- By Government												
010202--- By Non-Federal Sponsor (NFS)												
010203--- By Government on Behalf of NFS												
01020301 Title Evidence	30	600	18,000	0	0	0	0	0	0	18,000	3,600	21,600
01020302 Closing Costs	30	900	27,000							27,000	5,400	32,400
01020303 Plats and Legal Descriptions	30	600	18,000							18,000	3,600	21,600
01020304 Negotiations	30	1,000	30,000							30,000	6,000	36,000
01020305 Coordination/PDT Meetings	8	1,000	8,000							8,000	1,600	9,600
010204--- Review of NFS												
SUBTOTAL										101,000	20,200	121,200
0103----- CONDEMNATIONS												
010301--- By Government												
010302--- By Non-Federal Sponsor (NFS)												
010303--- By Government on Behalf of NFS	0	0	0	0	0	0	0	0	0	0	0	0
010304--- Review of NFS										0	0	0
SUBTOTAL										0	0	0
0105----- APPRAISALS												
010501--- By Government												
010502--- By Non-Federal Sponsor (NFS)												
010503--- By Government on Behalf of NFS	30	800	24,000	0	0	0	0	0	0	24,000	4,800	28,800
010504--- Review of NFS										0	0	0
SUBTOTAL										24,000	4,800	28,800
0106----- PL 91-646 ASSISTANCE												
010601--- By Government												
010602--- By Non-Federal Sponsor (NFS)												
010603--- By Government on Behalf of NFS	10	1,000	10,000	0	0	0	0	0	0	10,000	2,000	12,000
010604--- Review of NFS												
SUBTOTAL										10,000	2,000	12,000
0107----- TEMPORARY PERMITS/LICENSES/RIGHTS-OF-WAY												
010701--- By Government										0	0	0
010702--- By Non-Federal Sponsor (NFS)										0	0	0
010703--- By Government on Behalf of NFS										0	0	0
010704--- Review of NFS										0	0	0
010705--- Other										0	0	0
010706--- Damage Claims										0	0	0
SUBTOTAL										0	0	0
0115----- REAL ESTATE PAYMENTS												
011501--- Land Payments												
01150101 By Government										0	0	0
01150102 By Non-Federal Sponsor (NFS)										0	0	0
01150103 By Government on Behalf of NFS	30 Job		6,753,000							6,753,000	1,350,600	6,103,600
01150104 Review of NFS										0	0	0
011502--- PL 91-646 Assistance Payments												
01150201 By Government										0	0	0
01150202 By Non-Federal Sponsor (NFS)										0	0	0
01150203 By Government on Behalf of NFS	10	8,750	87,500				0			87,500	17,500	105,000
01150204 Review of NFS										0	0	0
011503--- Damage Payments										0	0	0
01150301 By Government										0	0	0
01150302 By Non-Federal Sponsor (NFS)										0	0	0
01150303 By Government on Behalf of NFS	0			0			0			0	0	0
01150304 Review of NFS										0	0	0
SUBTOTAL										6,840,500	1,368,100	6,208,600
Account 01 Real Estate Total										6,875,500	1,395,100	6,370,600
Account 02 Facility/Utility Relocations (Construction cost only)							0				0	0
REAL ESTATE ACQUISITION TOTAL										\$6,875,500	\$1,395,100	\$8,370,600

EXHIBIT D

ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY

PASSAIC RIVER BASIN FLOOD MANAGEMENT (FLOODWAY BUYOUT) STUDY
BOROUGH OF POMPTON LAKES AND TOWNSHIP OF WAYNE
PASSAIC COUNTY, NEW JERSEY

1. Legal Authority

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes?

Yes.

b. Does the sponsor have the power of eminent domain for this project?

Yes.

c. Does the sponsor have "quick-take" authority for this project?

Yes.

d. Are there any lands/interests in land required for the project located outside the sponsor's political boundary?

No.

e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn?

No.

2. Human Resource Requirements:

a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended?

Yes. The Sponsor's in-house staff has worked primarily with projects involving beach real estate issues, not flood control issues.

b. If the answer to 2a is yes, has a reasonable plan been developed to provide such training?

No. Training on flood control property issues is not scheduled. Due to the sponsor's lack of experienced personnel on flood control issues in particular, the sponsor has indicated it will request the Corps to acquire the real estate required for the project.

c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

No. The sponsor has worked primarily with projects involving beach real estate issues

d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

N/A.

e. Can the sponsor obtain contractor support, if required, in a timely fashion?

N/A.

f. Will the sponsor likely request USACE assistance in acquiring real estate?

Yes. The sponsor has indicated it will request the U. S. Army Corps of Engineers to acquire the real estate required for the project. Upon execution of the PCA, it is anticipated that the sponsor will enter into a Memorandum of Agreement with the New York District requesting the Government to provide real estate acquisition services for the project.

3. Other Project Variables:

a. Will the sponsor's staff be located within reasonable proximity to the project site?

Yes.

b. Has the sponsor approved the project/real estate schedule/milestones?

Yes.

4. Overall Assessment:

a. Has the sponsor performed satisfactorily on other USACE projects?

N/A. The sponsor has not worked on acquiring real estate for flood control projects.

b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable?

N/A. The Corps will acquire the real estate for this project.

5. Coordination

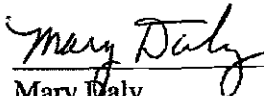
a. Has this assessment been coordinated with the sponsor?

Yes.

b. Does the sponsor concur with this assessment?

Yes.

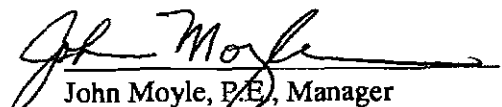
Prepared by:


Mary Daly
Realty Specialist

Reviewed and approved by:


Nina P. Kelley
Chief, Civil Projects Support Branch
Real Estate Division

Concurrence by:


John Moyle, P.E., Manager
Bureau of Dam Safety and Flood Control
New Jersey Department of Environmental
Protection