UPPER PASSAIC RIVER FLOOD CONTROL
LONG HILL TOWNSHIP, NEW JERSEY
N.Y. DISTRICT, U.S. ARMY CORPS OF ENGINEERS

DETAILED PROJECT REPORT
APPENDIX G – REAL ESTATE PLAN

October 2004

REAL ESTATE PLAN
FOR THE UPPER PASSAIC RIVER AND TRIBUTARIES FLOOD PROTECTION AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
LONG HILL TOWNSHIP, MORRIS COUNTY, NEW JERSEY

1. GENERAL

2. REAL ESTATE REQUIREMENTS

   a. Description of Land, Easements, Rights of Way and Roadway Requirements for Project
   b. Standard Estates
   c. Non-Standard Estates
   d. Current Ownership
   e. Real Estate Mapping

3. FEDERALLY-OWNED LANDS AND EXISTING FEDERAL PROJECTS

4. LANDS OWNED BY THE NON-FEDERAL SPONSOR

5. NAVIGATIONAL SERVITUDE

6. INDUCED FLOODING

7. BASELINE COST ESTIMATE FOR REAL ESTATE

8. PUBLIC LAW 91-646 RELOCATIONS

9. TIMBER RIGHTS AND MINERAL ACTIVITY

10. ASSESSMENT OF NON-FEDERAL SPONSOR ACQUISITION CAPABILITY

11. ZONING

12. ACQUISITION SCHEDULE

13. UTILITY AND FACILITY RELOCATIONS

14. ENVIRONMENTAL CONCERNS

15. ATTITUDES OF THE LANDOWNERS

16. NOTIFICATION TO NON-FEDERAL SPONSOR

17. RISK ANALYSIS

18. COMMENTS

REAL ESTATE PLAN

1. GENERAL:

This Real Estate Plan (REP) is for the Upper Passaic River and Tributaries, Long Hill Township, Morris County, New Jersey, Flood Protection and Environmental Restoration Feasibility Study. The study was authorized by a resolution of the Committee on Transportation and Infrastructure of the U. S. House of Representatives, dated May 7, 1997. The Reconnaissance Report was approved in July, 1998. The non-Federal sponsor (NFS) is the State of New Jersey, Department of Environmental Protection (NJDEP). This real estate plan will provide mapping, ownership, and cost information pertaining to Alternative No. 4, Modified Alignment, and Alternative No. 5, Original Alignment. The structural elements of these alignments, as detailed in the recommended plan, are the same. The difference derives from the modification to the floodwall alignment in Alternative No. 4 in order to increase the acreage to be acquired for mitigation purposes. This results in three (3) additional properties impacted under Alternative No. 4, Modified Alignment.

The purpose of this project is flood protection. No environmental restoration component is included, since the NFS and the local township chose not to pursue that component as part of this study. The study area is located in Long Hill Township, Morris County, New Jersey, within the Central Passaic River Basin, approximately 15 miles southwest of Newark. It is bounded to the north by Valley Road, to the East by Poplar Avenue, to the south by the Passaic River, and to the west by Sussex Avenue. An element of the project is also located just west of Western Boulevard. The recommended plan consists of a short stretch of earthen levee embankment, a sheet pile flood wall, electric motor actuated sluice gate closure structures for three drainage culverts, raising a section of roadway to act as a levee, raising two roadways to clear the flood wall, and interior drainage swales. The levee section is located at the western end of the project and is approximately 60 feet long. Width varies between 12 feet and 37 feet, depending on elevation. The top of the levee will be paved to allow access to the sluice gate and to allow a pump to be placed there if required by the municipality. The sheet pile flood wall extends for 3,996 feet from the end of the levee eastward to Poplar Avenue. There will be two sluice gate closure structures within the flood wall length: one at the western end near the Loudesberry Meadow Condominiums and one east of Warren Avenue. A sluice gate closure structure will also be constructed near a culvert located west of Western Boulevard. Valley Road will be raised for a length of 780 feet in this area. The roads at South Main Street and Warren Avenue will be raised to allow those roads to cross the flood wall. The construction staging area will be located on the western side of the ShopRite parking lot and will require a standard Temporary Work Area Easement (TWAE). Borrow material to construct the project will be obtained by the contractor from local commercial sources. No borrow sites will be required. There are no ponding areas or recreation features, which will require the acquisition of additional real estate. Acreage requirements and locations for the project features and mitigation areas are indicated for each alternative in Exhibits A.1 through A.4.

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 mitigation purposes, fee simple acquisition of approximately 13.57 acres for Alternative No. 4, and 13.14 for Alternative No. 5 will be necessary.

Flood Protection Levee Easement - For construction, operation, and maintenance purposes, a permanent flood protection levee easement, approximately 24' wide, for approximately 2.017 acres total for Alignment No. 4, and 1.554 acres total for Alignment No. 5, will be necessary for the full length of the levee section, floodwall, and closure structures.

Temporary Work Area – Easement interests totaling approximately 3.170 acres for Alternative No. 4, and 2.933 acres for Alternative No. 5, will be necessary for a temporary work area, inclusive of an area for construction staging on the western side of the Shoprite parking lot parcel. The duration of the TWAE is for three years. This will allow sufficient time for acquisition of real estate interests, construction, contractor mobilization/demobilization, weather delays, etc. Access to the project will be from public street-ends and areas to be acquired for the project as indicated in Exhibit A.

b. Standard Estates:

The minimum estates required for this project are Fee (Estate No. 1), Permanent Flood Protection Levee Easement (Estate No. 9) and Temporary Work Area Easement (Estate No. 15).

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.

FLOOD PROTECTION LEVEE EASEMENT (Estate No. 9) A perpetual and assignable right and easement in the land described in Schedule A, Tract No. ____, to construct, maintain, repair, operate, patrol and replace a flood protection levee, including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however to existing easements for public roads and highways, public utilities, railroads and pipelines.

TEMPORARY WORK AREA EASEMENT (Estate No. 15) A temporary easement and right-of-way in, on, over and across the land described in Schedule A, Tract No. ____, for a period not to exceed three years, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work

necessary and incident to the construction of the Upper Passaic River and Tributaries Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however to existing easements for public roads and highways, public utilities, railroads and pipelines.

c. Non-Standard Estates

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

d. Current Ownership

Under Alternative No. 4 twenty-eight (28) tracts currently owned by 18 private owners and 3 public owners, and under Alternative No.5, twenty-five (25) tracts currently owned by 15 private owners and 3 public owners, are impacted by the project. Ownership information is provided in Exhibits B.1 and B.2. Permanent and temporary road right-of-way permits required for and during the construction of the project will be provided by the responsible municipal, county, and state agency.

e. Real Estate Mapping

For Alternative No. 4 and Alternative No. 5, a set of plates R-1 through R-6, entitled "Upper Passaic River and Tributaries, Flood Control and Environmental Restoration Feasibility Project", dated 3 February 2003, is attached for each alignment as Exhibits A.1 and A.3, respectively. The maps indicate parcels impacted by the project and include delineation of the land, estates, and acreage to be acquired. Though the mapping for Alternative No. 5 indicates that the TWAE slightly impacts Block 1/Lots 22 and 23, the design will be adjusted in PED so as not to impact these properties. At the request of CENAN, these lots will not be treated as impacted properties for the purposes of this study. Included as Exhibits A.2 and A.4 is mapping for the mitigation lands to be acquired for Alternative No. 4 and Alternative No. 5, respectively. As the project moves through the PED stage and toward acquisition, surveying of the specific areas on each property impacted by the project will be conducted. At that time the real estate mapping will be updated to include both the fee and easement interests to be acquired.

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 is non-navigable. The Long Hill Township section of the Passaic River is upstream of Paterson, near the Passaic headwaters

in the Great Swamp and at approximate river miles 65 to 70. Therefore, the Passaic River for this project is a non-navigable waterway, and not subject to the Federal Navigational Servitude.

6. INDUCED FLOODING
No induced flooding is anticipated due to the proposed project features.

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, is $539,638 and $488,138 for Alternative No. 4 and Alternative No. 5, respectively. Those totals breakdown as follows:

	Alternative No. 4	Alternative No. 5
Administrative Costs	$161,000	$151,100
LER	$214,900	$173,300
Facility Relocations	$163,738	$163,738
SUB-TOTAL:	$539,638	$488,138
25% Contingency	$134,910	$122,035
TOTAL:	$674,548	$610,173

The cost for facility relocations is a LERRD cost that is required to be included as part of the Real Estate M-CACES. For consistency purposes, CENAN has requested that a contingency factor of 25% be used. The detailed M-CACES cost estimate for each alternative is attached as Exhibits C.1 and C.2.

8. PUBLIC LAW 91-646 RELOCATIONS
There are no project features or construction that will require relocations of any persons, farms or businesses in the subject area as would be required under Public Law 91-646, as amended.

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 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 with the assistance of Long Hill Township. It is anticipated that the NFS would enter into a State Aid Agreement with Long Hill Township whereby the municipality provides the real estate in order to receive state funding for the project's construction. The NFS has real estate acquisition, eminent domain, and "quick-take" authorities in the project area. 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 March, 2006, and have the Non-Federal Sponsor acquire all the real estate within 9 months. The current schedule to achieve this is as follows:

Sign PCA	March 31, 2006	March 31, 2006
Prepare Survey and Legal Description	April 1, 2006	June 15, 2006 10 wks
Title Work	April 1, 2006	June 15, 2006 10 wks
Perform Appraisals	June 16, 2006	Sep 16, 2006 3mos
Negotiations and Closings	Sep 17, 2006	Dec 17, 2006 3mos
Certify LERRD Acquisition	Dec 18, 2006	Dec 31, 2006 2wks

*Note: If condemnation is necessary, approximately 6 - 9 additional months would be required before the LERRD could be certified.

13. UTILITY AND FACILITY RELOCATIONS

There are no utility relocations anticipated for the project at this time. Gas, electric, water, and sewer utilities and facilities are located in the project area. However, the design calls for the construction of the project features either to be built over, around, or to straddle these utilities. Three (3) road raisings, located at Valley Road, west of Western Boulevard, and at South Main Street and Warren Avenue, south of Valley Road, are anticipated. Information is forthcoming from the respective owners of these roads, Long Hill Township and Morris County, to determine whether a compensable real estate interest is due. Should a positive determination be made, total costs for the relocation of these three roads is estimated at $163,738. For this report, the M-CACES cost estimate does include this cost, but will be amended upon review of the information received from the owners should a negative determination be made.

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

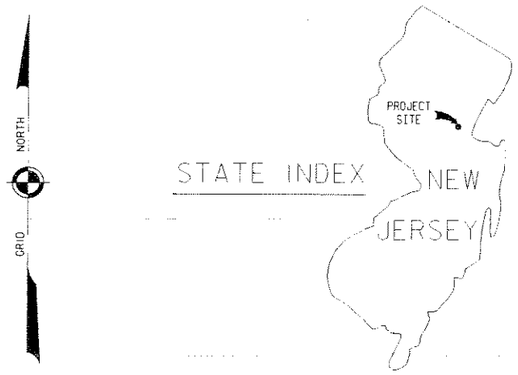
A public meeting was held on January 30, 2003 to which all landowners impacted by the project were invited. Town officials and approximately 50 individuals from the public attended. The majority of the landowners is concerned about future flooding and flood damage to residences and/or businesses, and expressed a positive attitude toward the project. One owner, who recently purchased two parcels impacted by the project, expressed concerns about potential limitations to construct residences for personal or rental use on his two properties due to the construction

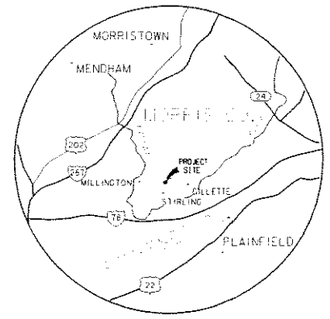
features of the project. At present, this owner has not presented any plans for development to municipal or State authorities to be able to address his concerns.

16. NOTIFICATION TO NFS OF RISKS PRIOR TO PCA EXECUTION:
The non-Federal sponsor, New Jersey Department of Environmental Protection has been notified in writing, in a letter dated March 19, 2003, regarding the risks associated with acquisition of land prior to the execution of the PCA.

17. RISK ANALYSIS
This is a rather small project of little to no risk in its design and construction. Due to the support of the NFS, the local township, and the public for flood protection in this study area, the feasibility study along with the project is on a fast-track toward implementation. One potential risk factor is a delay in the projected acquisition schedule should condemnation of a property(ies) become necessary.

EXHIBITS A.1 – A.4





VICINITY MAP

SCALE IN MILES

2.5 0 2.5

NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC. ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

EXHIBIT A.1

DATE	REVISIONS (READ UP)	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY LOCATION OF PROJECT		USING SERVICE TRANSPORTATION FACILITIES
STATE	NEW JERSEY	RAILROADS
COUNTY	MORRIS	STATE ROADS
DIVISION	NORTH ATLANTIC	FEDERAL ROADS 78
DISTRICT	BALTIMORE	AIRLINES
ARMY AREA X		
PROJECT SITE LOCATED APPROXIMATELY	4 MILES S OF SOMERSET AIRPORT	
PROJECT SITE LOCATED APPROXIMATELY	1 MILES E OF MILLINGTON	

PLATE INDEX

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: [signature] CADASTRAL
RECOMMENDED BY: [signature] CHIEF, P&C BRANCH
APPROVED BY: [signature] CHIEF, REAL ESTATE DIVISION DATE 3 FEB 2003

REAL ESTATE

UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY PROJECT
ALTERNATIVE NO. 4
MORRIS COUNTY, NEW JERSEY

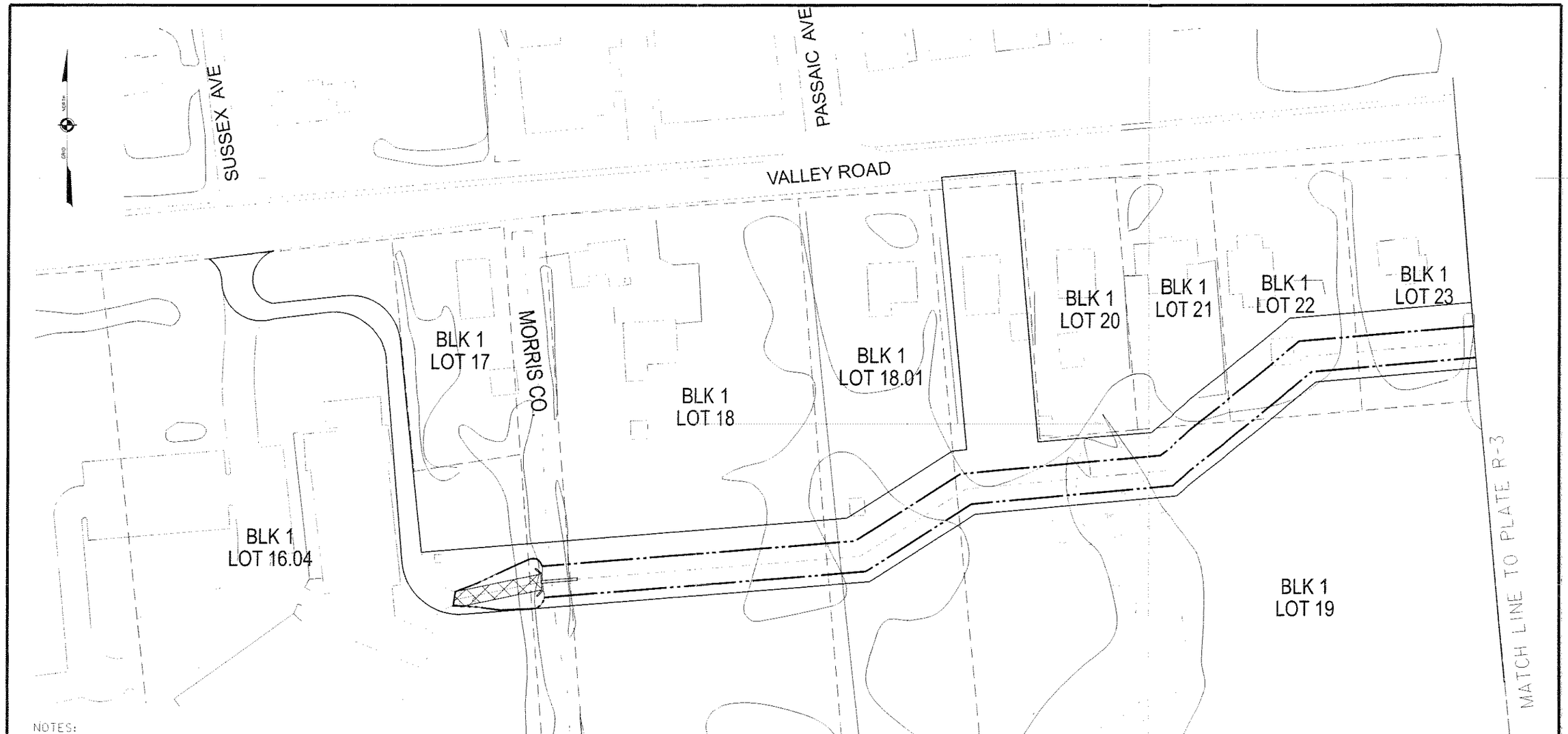
US ARMY CORPS OF ENGINEERS, WASH DC 20314

PLATE R-1

SCALE IN FEET 250 125 0 250 500

SHEET 1 OF 6 DRAWING NO. X

INSTALLATION OR PROJECT NO.



NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC. ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
1	16.04	LONG HILL TOWNSHIP	0.03	0.16		
1	18	CHRISTIAN KUBRICK	0.11	0.12		
1	18.01	ROBERT & JOYCE BRANDT	0.06	0.07		
1	19	ANTONIO BATTLORE	0.12	0.37		
1	21	DANIEL & LORRAINE O'LOUGHLIN	0.005	0.02		
1	22	NELA CHELAK	0.06	0.06		
1	23	BARBARA MELILLO	0.05	0.05		
		MORRIS COUNTY	0.02	0.02		
		VALLEY ROAD R.O.W.	0	0.01		

LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

DATE	REVISIONS (READ UP)	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY
LOCATION OF PROJECT
STATE: NEW JERSEY
COUNTY: MORRIS
DIVISION: NORTH ATLANTIC
DISTRICT: BALTIMORE
ARMY AREA 7
PROJECT SITE LOCATED APPROXIMATELY 3 MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY 4 MILES E OF MILLINGTON

USING SERVICE
TRANSPORTATION FACILITIES
RAILROADS
STATE ROADS
FEDERAL ROADS 10
AIRLINES

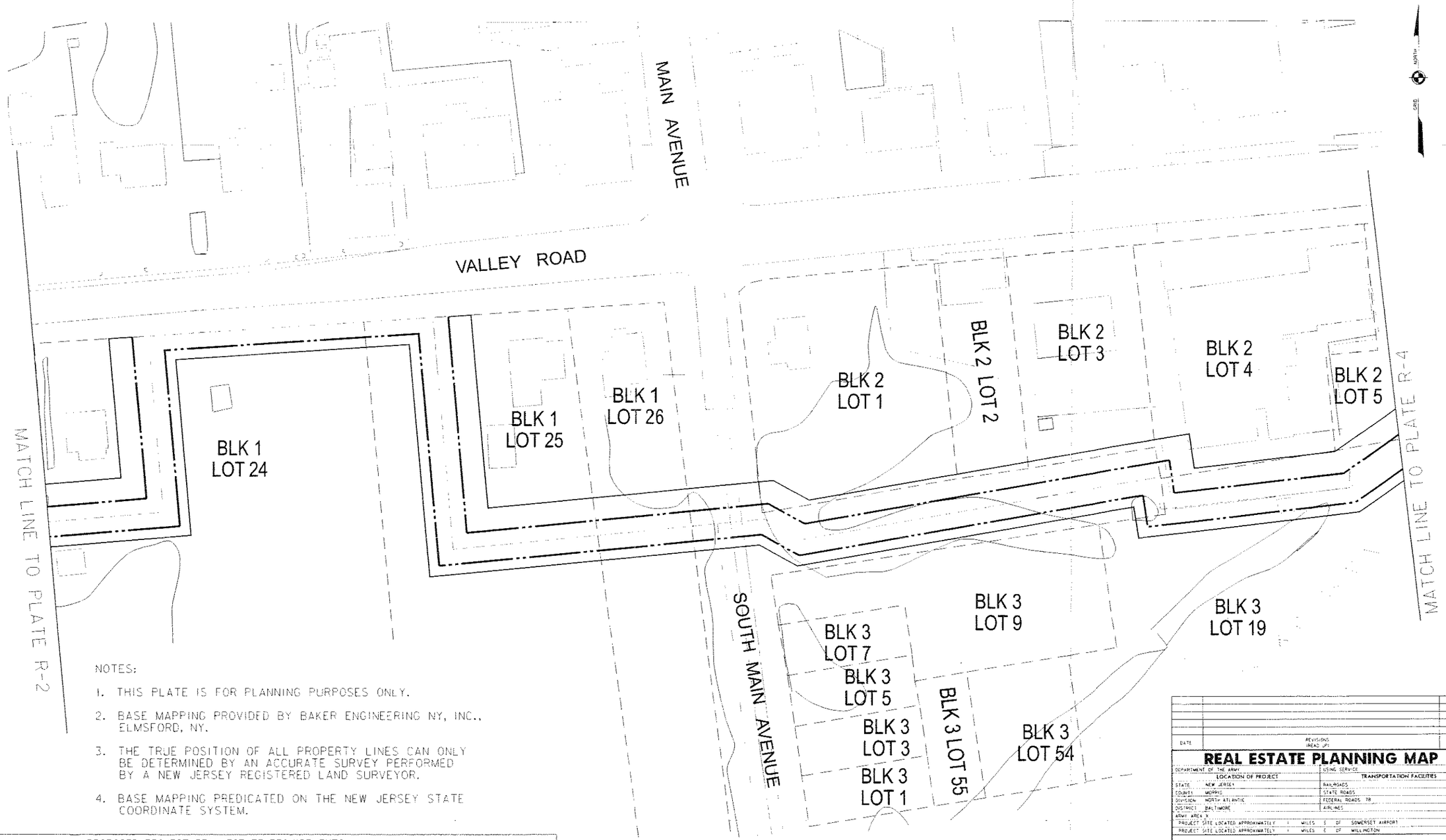
DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: S.L.M.
TRACED BY:
CHECKED BY: S.L.M.
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, R&C BRANCH

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 4
MORRIS COUNTY, NEW JERSEY

APPROVED BY: CHIEF, REAL ESTATE DIVISION
DATE 3 FEB 2003

US ARMY CORPS OF ENGINEERS, WASH DC 20314
PLATE R-2
SCALE IN FEET 30 15 0 30 60
SHEET 2 OF 6
DRAWING NO. 5
INSTALLATION OR PROJECT NO.



NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
1	24	ANTONIO BATTELORO	0.47	0.47		
1	25	FRANKLIN & ABIGAIL CLARK	0.18	0.47		
1	26	RUSSELL WOLKE	0.04	.04		
2	1	THERMOPLASTIC VENTURES	0.001	0.02		
2	2	THERMOPLASTIC VENTURES	0	0.006		
2	3	THERMOPLASTIC VENTURES	0	0.01		
2	4	THERMOPLASTIC VENTURES	0.003	0.02		
2	5	FRANK & ANN ROMANO	0.0003	0.01		SEE PLATE R-4 FOR ADDITIONAL ACREAGE
3	19	PSE & G	0.11	0.10		SEE PLATE R-4 FOR ADDITIONAL ACREAGE

LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

DATE	REVISIONS (READ UP)	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY
LOCATION OF PROJECT
STATE: NEW JERSEY
COUNTY: MORRIS
DIVISION: NORTH ATLANTIC
DISTRICT: BALTIMORE
ARMY AREA X
PROJECT SITE LOCATED APPROXIMATELY 1 MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY 1 MILES E OF MILLINGTON

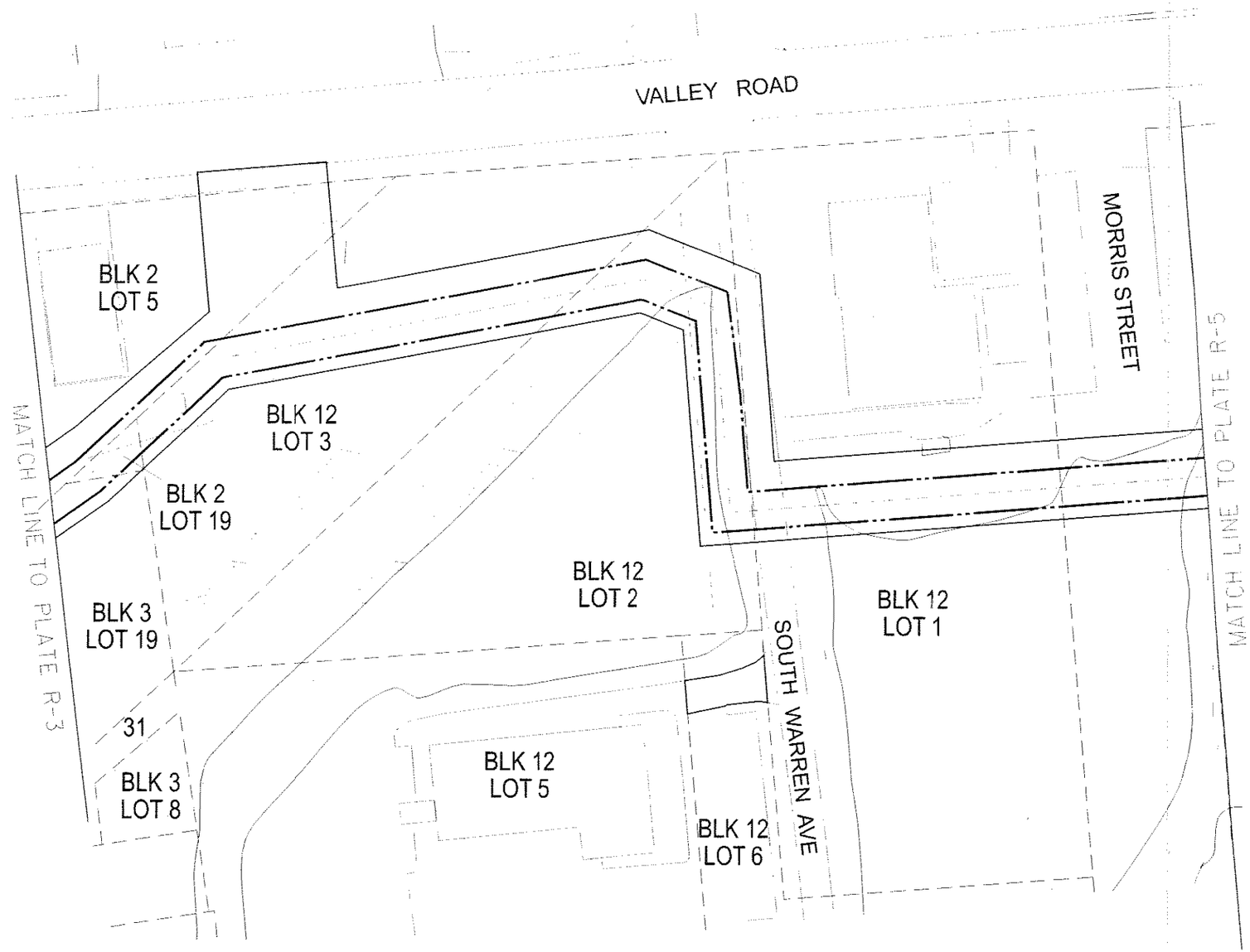
USING SERVICE
TRANSPORTATION FACILITIES
RAILROADS
STATE ROADS
FEDERAL ROADS 78
AIRLINES

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: S.L.M.
TRACED BY:
CHECKED BY: S.L.M.
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, REAL ESTATE BRANCH
APPROVED BY: CHIEF, REAL ESTATE DIVISION
DATE 2 FEB 2002

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 4
MORRIS COUNTY, NEW JERSEY

US ARMY CORPS OF ENGINEERS, WASH DC 20314
INSTALLATION OR PROJECT NO.
PLATE R-3
SCALE IN FEET 30 15 0 30 60
SHEET 3 OF 6
DRAWING NO. 5



LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
2	5	FRANK & ANN ROMANO	0.02	0.16		
3	19	PSE & G	0.04	0.01		SEE ADDITIONAL ACREAGE ON PLATE R-3
12	3	PSE & G	0.15	0.17		
12	2	TRANSCONTINENTAL GAS PIPELINE CORP.	0.13	0.09		
12	1	GREGORY EGGERT	0.47	0.17		
		VALLEY ROAD R.O.W.	0	0.03		
		MORRIS STREET R.O.W.	0.05	0.05		
2	19	PSE & G	0.02	0.002		
12	6	BLOOMFIELD TOWNSHIP	0	0.03		

DATE	REVISIONS READ UP:	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY

LOCATION OF PROJECT		USING SERVICE: TRANSPORTATION FACILITIES
STATE	NEW JERSEY	RAILROADS
COUNTY	MORRIS	STATE ROADS
DIVISION	NORTH ATLANTIC	FEDERAL ROADS 78
DISTRICT	BALTIMORE	AIRLINES
ARMY AREA		

PROJECT SITE LOCATED APPROXIMATELY - MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY - MILES E OF MILLINGTON

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, REAL ESTATE DIVISION
APPROVED BY: CHIEF, REAL ESTATE DIVISION DATE 3 FEB 2003

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 4
MORRIS COUNTY, NEW JERSEY

US ARMY CORPS OF ENGINEERS, WASH DC 20314 | PLATE R-4 | SCALE IN FEET 30 15 0 30 60
INSTALLATION OR PROJECT NO. | SHEET 4 OF 6 | DRAWING NO. X

LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
13	1	STIRLING CENTER ASSOCIATES	0.35	0.49		
15	1	VILLAGE SUPERMARKET, INC.	0.05	0.03		
		MAGNOLIA AVENUE	0.11	0.11		
		POPLAR DRIVE	0.008	0.007		

DATE	REVISIONS (READ UP)	BY
4-22-03	REVISION TO DESIGN	SLM

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY — USING SERVICE: TRANSPORTATION FACILITIES
LOCATION OF PROJECT
STATE: NEW JERSEY — RAILROADS
COUNTY: MORRIS — STATE ROADS
DIVISION: NORTH ATLANTIC — FEDERAL ROADS 78
DISTRICT: BALTIMORE — AIRLINES
ARMY AREA 3
PROJECT SITE LOCATED APPROXIMATELY ... MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY ... MILES E OF WILLINGTON

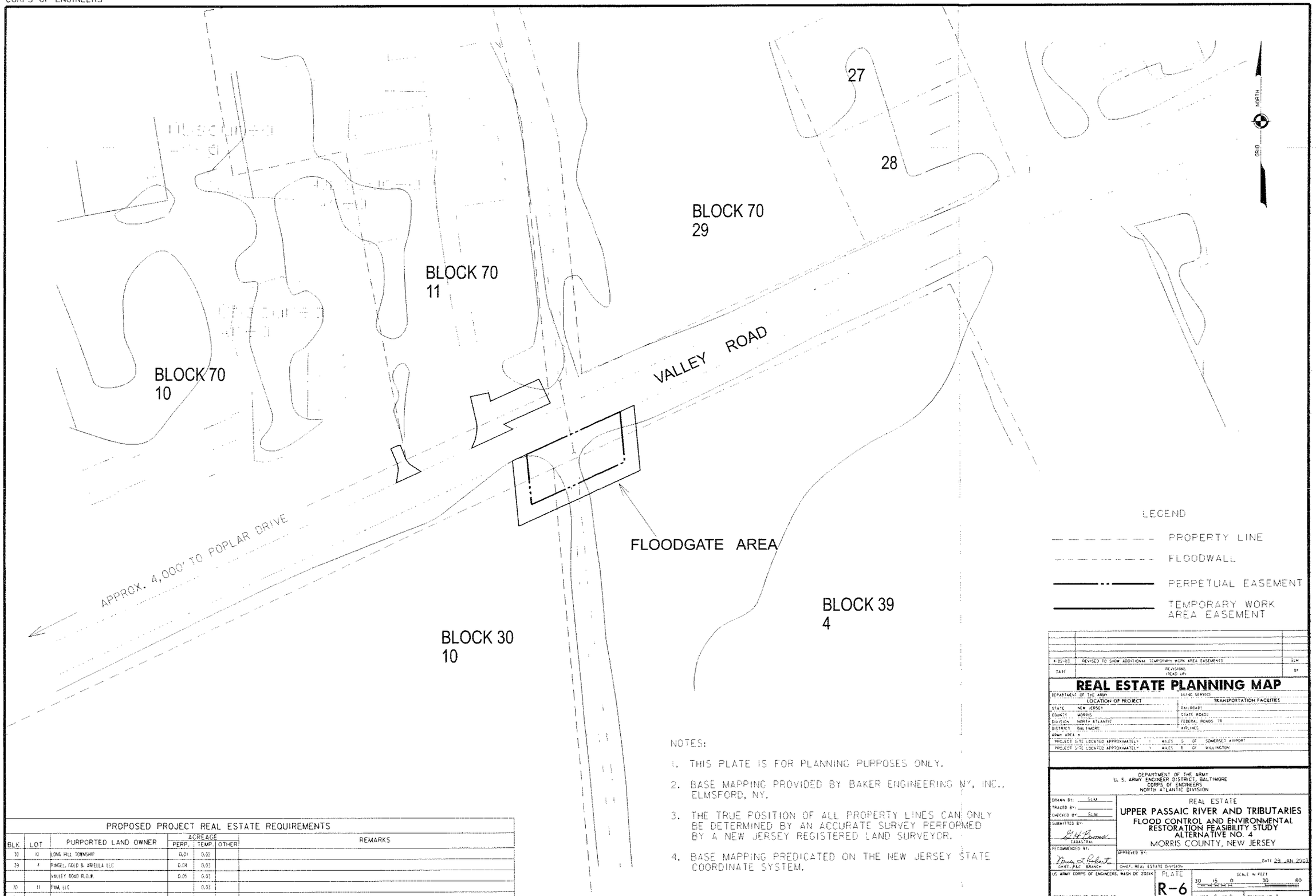
DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, R&E BRANCH
APPROVED BY: CHIEF, REAL ESTATE DIVISION

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 4
MORRIS COUNTY, NEW JERSEY

DATE 29 JAN 2003

US ARMY CORPS OF ENGINEERS, WASH DC 20314
INSTALLATION OR PROJECT NO.
PLATE R-5
SCALE IN FEET 30 15 0 30 60
SHEET 5 OF 6
DRAWING NO. X



NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK.	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
30	10	LONG HILL TOWNSHIP	0.01	0.00		
39	4	PINGEL, GOLD & ARIELLA LLC	0.04	0.03		
		VALLEY ROAD R.O.W.	0.05	0.03		
70	11	PAM, LLC		0.03		
70	10	OLYMPIA AUTOCRY		0.003		

DATE	REVISIONS (READ UP)	BY
4-22-03	REVISED TO SHOW ADDITIONAL TEMPORARY WORK AREA EASEMENTS	SLM

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY

LOCATION OF PROJECT
STATE: NEW JERSEY
COUNTY: MORRIS
DIVISION: NORTH ATLANTIC
DISTRICT: BALTIMORE
ARMY AREA: 3
PROJECT SITE LOCATED APPROXIMATELY [illegible] MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY [illegible] MILES E OF MILLINGTON

USING SERVICE
TRANSPORTATION FACILITIES
RAILROADS
STATE ROADS
FEDERAL ROADS 78
AIRLINES

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, P&C BRANCH
APPROVED BY: CHIEF, REAL ESTATE DIVISION DATE 29 JAN 2003

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 4
MORRIS COUNTY, NEW JERSEY

US ARMY CORPS OF ENGINEERS, WASH DC 20314
INSTALLATION OR PROJECT NO.
PLATE R-6
SCALE IN FEET 30 15 0 30 60
SHEET 6 OF 6
DRAWING NO. X

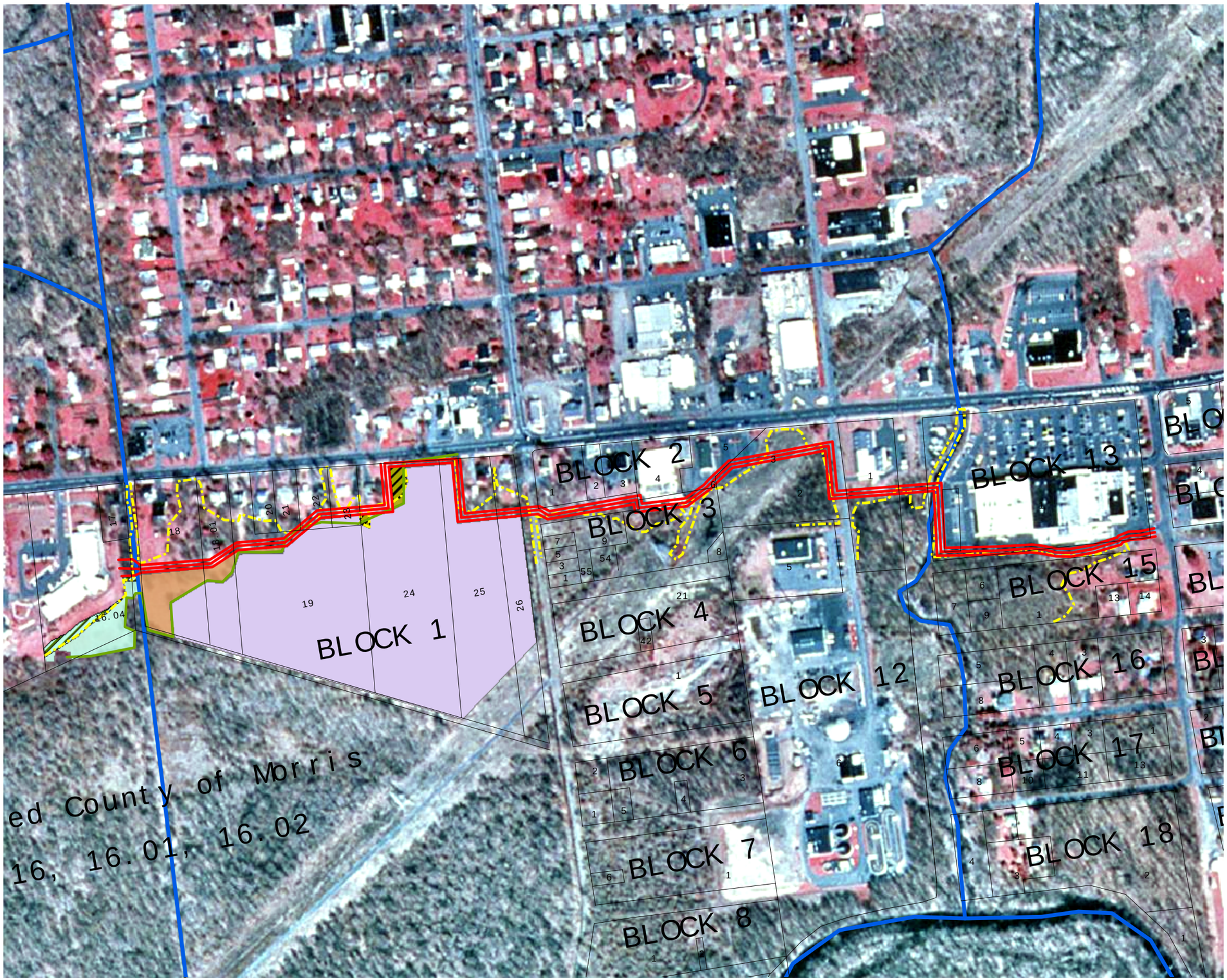


Exhibit A.2
Mitigation Analysis
Floodwall Only
Modified Alignment
(Selected Plan)

Upper Passaic River & Tributaries Flood Damage Reduction & Environment Restoration Feasiblity Study

Legend

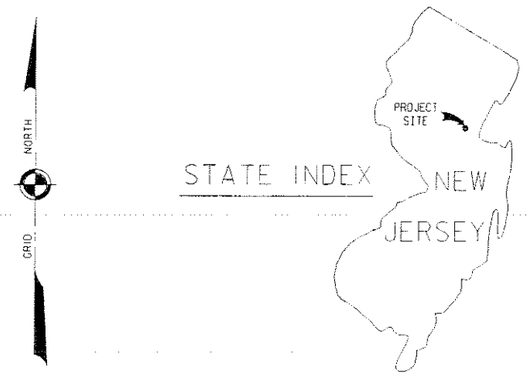
- Area 1 (Enhancement) 0.72 Acre
- Area 2 (Enhancement) 0.56 Acre
- Area 2 (Restoration) 0.27 Acre
- Area 3 (Enhancement) 0.10 Acre
- Area 3 (Restoration) 0.11 Acre
- Area 4 (Preservation) 11.92 Acres
- Delineated Treeline
- Wetland Boundary
- Streams
- Floodwall

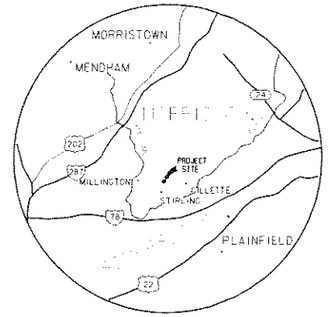
Total Wetland Impacts - 0.85 Acre

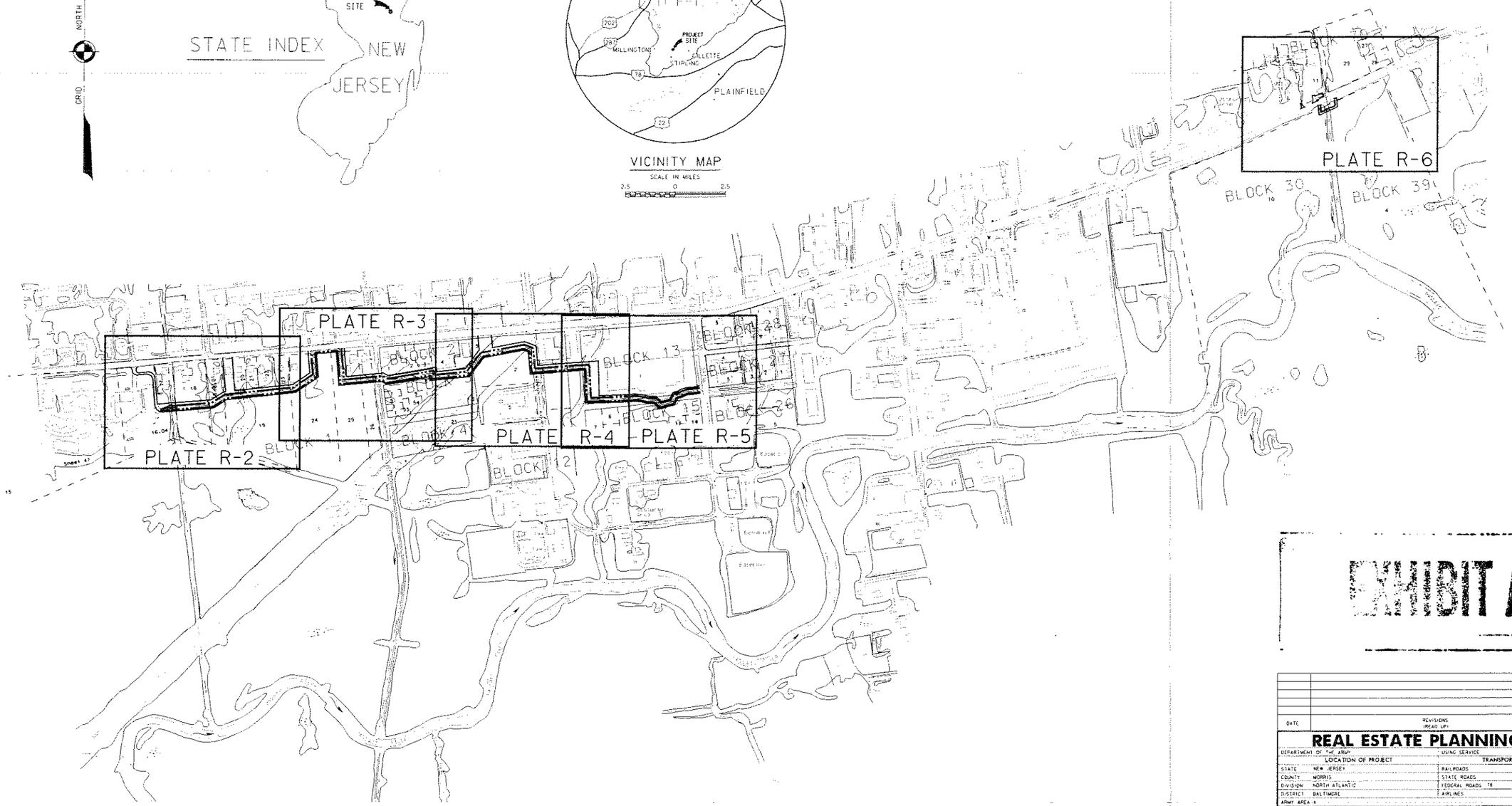
N
W E
S

0 200 400 600 800 Feet

U.S. Army Corps of Engineers
New York District
Planning Division
26 Federal Plaza
New York, New York 10278







NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC. ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

EXHIBIT A.3

DATE	REVISIONS (READ UP)	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY	USING SERVICE
LOCATION OF PROJECT	TRANSPORTATION FACILITIES
STATE NEW JERSEY	RAILROADS
COUNTY MORRIS	STATE ROADS
DIVISION NORTH ATLANTIC	FEDERAL ROADS 78
DISTRICT BALTIMORE	AIRLINES
ARMY AREA	
PROJECT SITE LOCATED APPROXIMATELY 1 MILES S OF SOMERSET AIRPORT	
PROJECT SITE LOCATED APPROXIMATELY MILES E OF MILLINGTON	

PLATE INDEX

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, R&C BRANCH

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY PROJECT
ALTERNATIVE NO. 5
MORRIS COUNTY, NEW JERSEY

APPROVED BY: CHIEF, REAL ESTATE DIVISION
DATE 23 JAN 2003

US ARMY CORPS OF ENGINEERS, WASH DC 20314

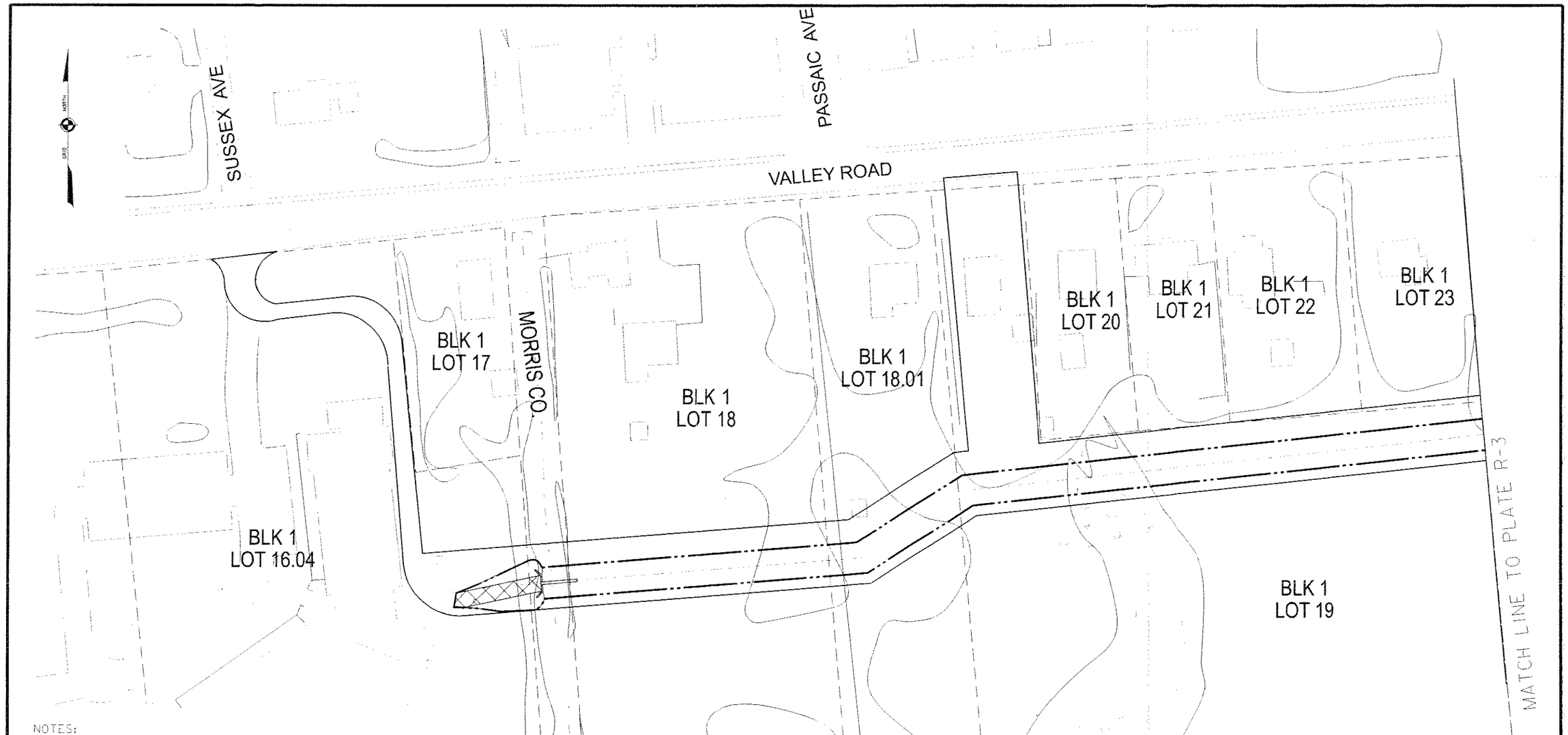
PLATE R-1

SCALE IN FEET
250 125 0 250 500
(PLOTTED AT 1:1)

SHEET 1 OF 6

DRAWING NO. 3

INSTALLATION OR PROJECT NO.



NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC. ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
1	16.04	LONG HILL TOWNSHIP	0.03	0.16		
1	18	CHRISTIAN KIBERICH	0.11	0.12		
1	18.01	ROBERT & JOYCE BRANDT	0.08	0.07		
1	19	ANTONIO BATTLORO	0.22	0.46		
1	22	NELA CHEJETY	0	0.004		
1	23	BARBARA MELILLO	0	0.008		
		MORRIS COUNTY	0.02	0.02		
		VALLEY ROAD R.O.W.	0	0.04		

LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

DATE	REVISIONS (READ UP)	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY
LOCATION OF PROJECT
STATE: NEW JERSEY
COUNTY: MORRIS
DIVISION: NORTH ATLANTIC
DISTRICT: BALTIMORE
ARMY AREA #
PROJECT SITE LOCATED APPROXIMATELY ___ MILES S. OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY ___ MILES E. OF WILLINGTON

USING SERVICE
TRANSPORTATION FACILITIES
RAILROADS
STATE ROADS
FEDERAL ROADS 78
AIRLINES

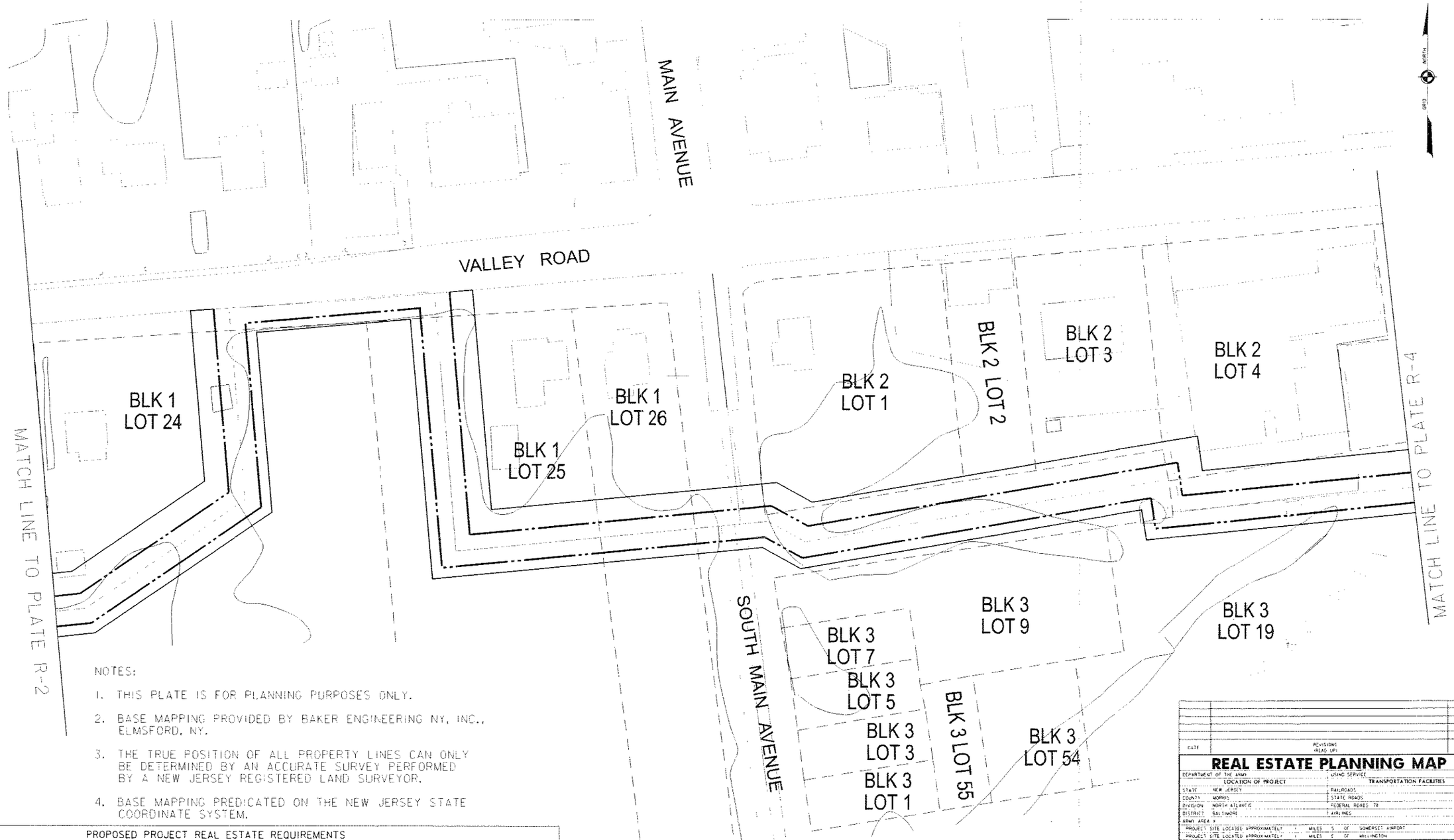
DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: S.M.
TRACED BY:
CHECKED BY: S.M.
SUBMITTED BY: C.H. Barnes
CADASTRAL
RECOMMENDED BY: Nancy J. Robertson
CHIEF, R.E. BRANCH

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 5
MORRIS COUNTY, NEW JERSEY

APPROVED BY:
CHIEF, REAL ESTATE DIVISION
DATE 27 JAN. 2003

US ARMY CORPS OF ENGINEERS, WASH DC 20314
INSTALLATION OR PROJECT NO.
PLATE R-2
SCALE IN FEET 30 15 0 30 60
SHEET 1 OF 6
DRAWING NO.



NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
1	24	ANTONIO BATTELORO	0.16	0.18		
1	25	FRANKLIN & ABIGAIL CLARK	0.16	0.17		
1	26	RUSSELL WOLFE	0.04	.04		
2	1	THERMOPLASTIC VENTURES	0.001	0.02		
2	2	THERMOPLASTIC VENTURES	0	0.006		
2	3	THERMOPLASTIC VENTURES	0	0.01		
2	4	THERMOPLASTIC VENTURES	0.003	0.02		
2	5	FRANK & ANN ROMANO	0.002	0.02		
		VALLEY ROAD R.O.W.	0.06	0.03		
3	19	PSE & G	0.45	0.49		INCLUDES ACREAGE FROM PLATE R-4
		SOUTH MAIN STREET	0.03	0.03		
		UNNAMED STREET	0.18	0.16		INTERSECTS WITH SOUTH MAIN STREET SOUTH OF BLOCK 2 LOT 1

LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

DATE	REVISIONS (READ UP)	BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY — LOCATION OF PROJECT
STATE: NEW JERSEY
COUNTY: MORRIS
DIVISION: NORTH ATLANTIC
DISTRICT: BALTIMORE
ARMY AREA #
PROJECT SITE LOCATED APPROXIMATELY: # MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY: # MILES E OF MILLINGTON

USING SERVICE: TRANSPORTATION FACILITIES
RAILROADS
STATE ROADS
FEDERAL ROADS 78
AIRLINES

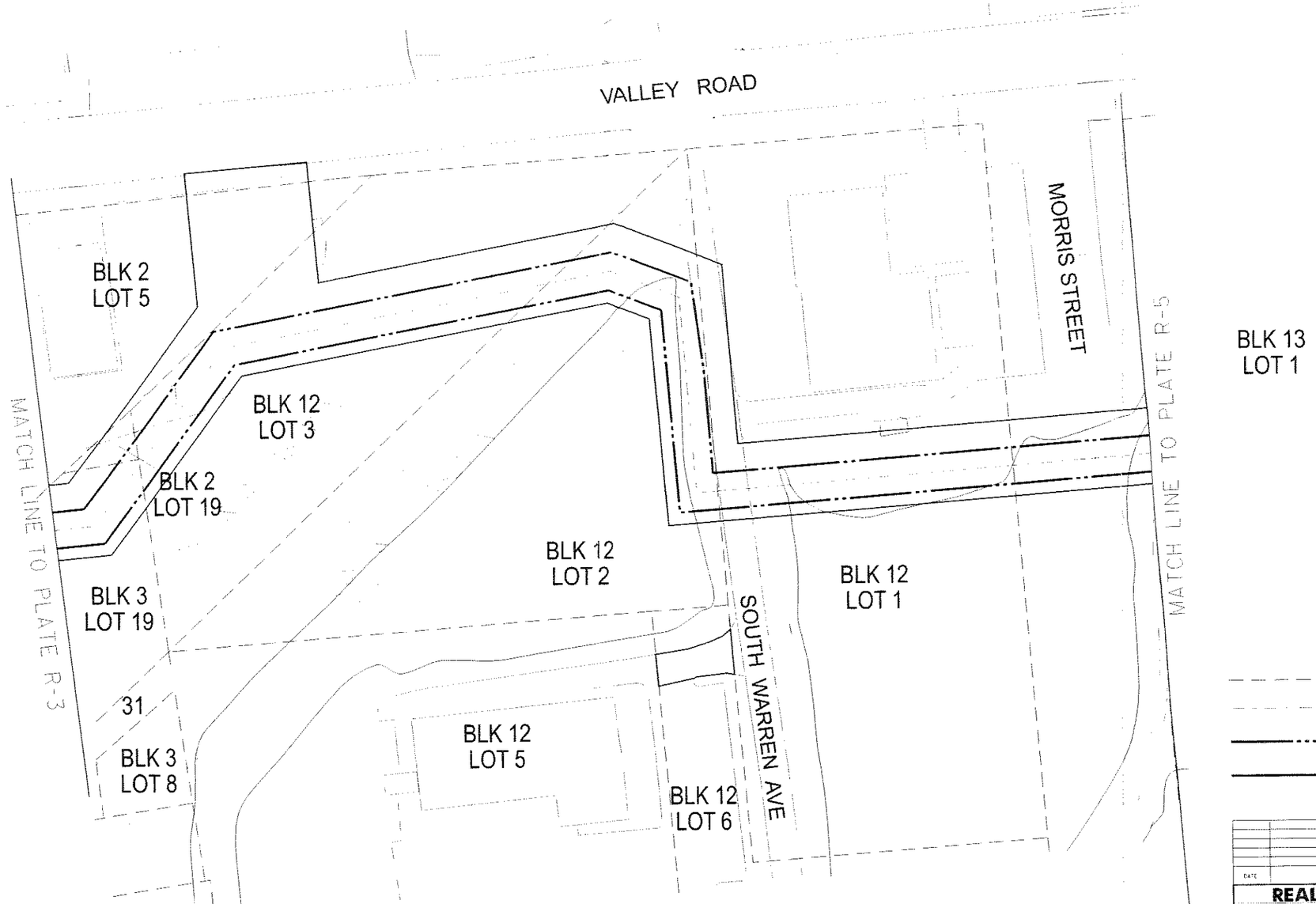
DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: S.L.M.
TRACED BY:
CHECKED BY: S.L.M.
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, P&S BRANCH

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 5
MORRIS COUNTY, NEW JERSEY

APPROVED BY: CHIEF, REAL ESTATE DIVISION — DATE 22 JAN 2003

US ARMY CORPS OF ENGINEERS, WASH DC 20314
INSTALLATION OR PROJECT NO.
PLATE R-3
SCALE IN FEET: 30 15 0 30 60
SHEET 3 OF 6
DRAWING NO.



LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
2	5	FRANK & ANN ROMANO	0	0.14		
3	19	PSE & G	0.04	0.03		SEE ADDITIONAL ACREAGE ON PLATE R-5
12	3	PSE & G	0.17	0.18		
12	2	TRANSCONTINENTAL GAS PIPELINE CORP.	0.13	0.09		
12	1	GREGORY EGGERS	0.19	0.17		
		VALLEY ROAD R.O.W.	0	0.03		
		MORRIS STREET R.O.W.	0.05	0.05		
2	19	PSE & G	0.01	0.002		
12	6	LONG HILL TOWNSHIP	0	0.03		

DATE | REVISIONS (READ UP) | BY

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY
LOCATION OF PROJECT
STATE: NEW JERSEY
COUNTY: MORRIS
DIVISION: NORTH ATLANTIC
DISTRICT: BALTIMORE
ARMY AREA #
PROJECT SITE LOCATED APPROXIMATELY 1 MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY 1 MILES E OF MILLINGTON

LIGHT SERVICE
TRANSPORTATION FACILITIES
RAILROADS
STATE ROADS
FEDERAL ROADS 78
AIRLINES

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, REAL ESTATE DIVISION
APPROVED BY: CHIEF, REAL ESTATE DIVISION
DATE 23 JAN 2003

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 5
MORRIS COUNTY, NEW JERSEY

US ARMY CORPS OF ENGINEERS, WASH DC 20314
PLATE R-4
SCALE IN FEET: 30 15 0 30 60
SHEET 4 OF 8
DRAWING NO.
INSTALLATION OR PROJECT NO.

LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
13	1	STIRLING CENTER ASSOCIATES	0.35	0.48		
15	1	VILLAGE SUPERMARKETS, INC.	0.05	0.03		
		MAGNOLIA AVENUE	0.11	0.11		
		POPLAR DRIVE	0.008	0.007		

DATE	REVISIONS (READ UP)	BY
4-22-03	REVISION TO DESIGN	SLM

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY

LOCATION OF PROJECT		USING SERVICE: TRANSPORTATION FACILITIES
STATE	NEW JERSEY	RAILROADS
COUNTY	MORRIS	STATE ROADS
DIVISION	NORTH ATLANTIC	FEDERAL ROADS TB
DISTRICT	BALTIMORE	AIRLINES
ARMY AREA	X	

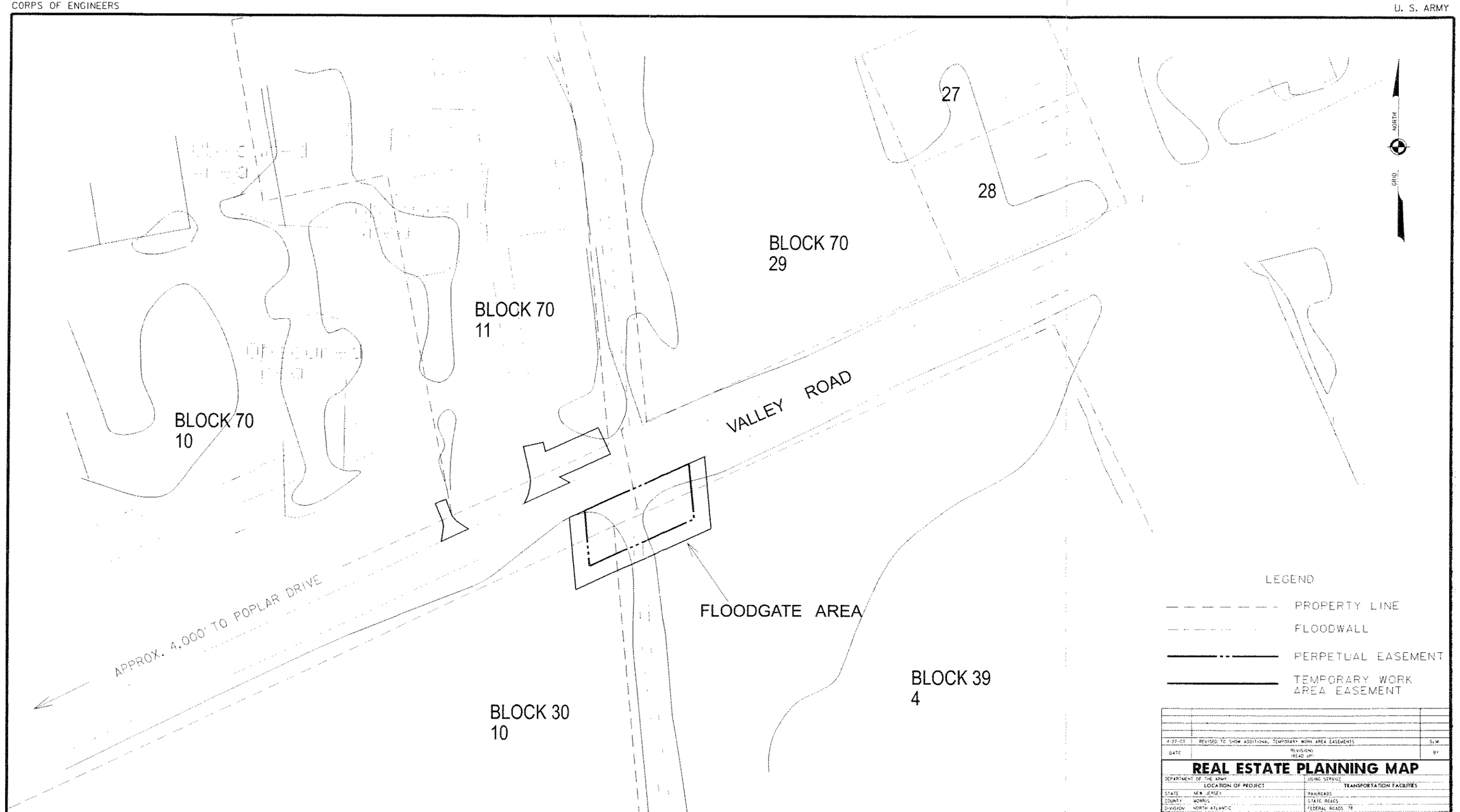
PROJECT SITE LOCATED APPROXIMATELY 1 MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY 1 MILES E OF MILLINGTON

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: (CADASTRAL)
RECOMMENDED BY: CHIEF, REAL ESTATE DIVISION
APPROVED BY: DATE 23 JAN 2003

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 5
MORRIS COUNTY, NEW JERSEY

US ARMY CORPS OF ENGINEERS, WASH DC 20314
PLATE R-5
SCALE IN FEET 30 15 0 30 60
INSTALLATION OR PROJECT NO
SHEET 5 OF 5 DRAWING NO. 3



LEGEND

- PROPERTY LINE
- FLOODWALL
- PERPETUAL EASEMENT
- TEMPORARY WORK AREA EASEMENT

NOTES:

1. THIS PLATE IS FOR PLANNING PURPOSES ONLY.
2. BASE MAPPING PROVIDED BY BAKER ENGINEERING NY, INC., ELMSFORD, NY.
3. THE TRUE POSITION OF ALL PROPERTY LINES CAN ONLY BE DETERMINED BY AN ACCURATE SURVEY PERFORMED BY A NEW JERSEY REGISTERED LAND SURVEYOR.
4. BASE MAPPING PREDICATED ON THE NEW JERSEY STATE COORDINATE SYSTEM.

PROPOSED PROJECT REAL ESTATE REQUIREMENTS

BLK	LOT	PURPORTED LAND OWNER	ACREAGE PERP.	ACREAGE TEMP.	ACREAGE OTHER	REMARKS
30	10	LONG HILL TOWNSHIP	0.01	0.02		
39	4	PINGEL, GOLD & ARRELLA LLC	0.04	0.03		
		VALLEY ROAD R.O.W.	0.05	0.03		
70	11	FAM, LLC		0.03		
70	10	COLUMBIA BUTCHER		0.003		

DATE	REVISIONS (READ UP)	BY
4-22-03	REVISED TO SHOW ADDITIONAL TEMPORARY WORK AREA EASEMENTS	SLM

REAL ESTATE PLANNING MAP

DEPARTMENT OF THE ARMY

LOCATION OF PROJECT

STATE NEW JERSEY
COUNTY MORRIS
DIVISION NORTH ATLANTIC
DISTRICT BALTIMORE
ARMY AREA X
PROJECT SITE LOCATED APPROXIMATELY 1 MILES S OF SOMERSET AIRPORT
PROJECT SITE LOCATED APPROXIMATELY 1 MILES E OF WELLINGTON

USING SERVICE

TRANSPORTATION FACILITIES

RAILROADS
STATE ROADS
FEDERAL ROADS 78
AIRLINES

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
NORTH ATLANTIC DIVISION

DRAWN BY: SLM
TRACED BY:
CHECKED BY: SLM
SUBMITTED BY: CADASTRAL
RECOMMENDED BY: CHIEF, R&C BRANCH

REAL ESTATE
UPPER PASSAIC RIVER AND TRIBUTARIES
FLOOD CONTROL AND ENVIRONMENTAL RESTORATION FEASIBILITY STUDY
ALTERNATIVE NO. 5
MORRIS COUNTY, NEW JERSEY

APPROVED BY: CHIEF, REAL ESTATE DIVISION
DATE 23 JAN 2003

US ARMY CORPS OF ENGINEERS, WASH DC 20314
INSTALLATION OR PROJECT NO.
PLATE R-6
SCALE IN FEET 30 15 0 30 60
SHEET 6 OF 6
DRAWING NO. 2

Exhibit A.4
Mitigation Analysis
Floodwall/Levee
Modified Alternative
(Selected Plan)

Upper Passaic River & Tributaries Flood Damage Reduction & Environment Restoration Feasiblity Study

Legend

- Area 1 (Enhancement) 0.72 Acre
- Area 2 (Enhancement) 0.56 Acre
- Area 2 (Restoration) 0.27 Acre
- Area 3 (Enhancement) 0.03 Acres
- Area 3 (Restoration) 0.09 Acres
- Area 4 (Preservation) 11.48 Acres

- Delineated Treeline
- Wetland Boundary
- Streams
- *Floodwall*

Total Wetland Impacts - 1.1 Acre

N W E S

0 200 400 600 800 Feet

U.S. Army Corps of Engineers
New York District
Planning Division
26 Federal Plaza
New York, New York 10278

EXHIBITS B.1 - B.2

UPPER PASSAIC FEASIBILITY STUDY **Alternative No. 4**
OWNERSHIP LIST

Address	Block & Lot	Ownership	Property Use
1449 Valley Rd	BL1/Lot16.04	LH Twnshp-Low Income	S-C Sr. Citizen
1387 Valley Rd	BL1/Lot 18	Christian Kubrick	Front-R-4 Residential, Rear-C-Conservation
1373 Valley Rd	BL1/Lot18.01	Robert/Joyce Brandt	Front-R-4 Residential, Rear-C-Conservation
1367 Valley Rd	BL1/Lot19	Antonio Battiloro	Front-R-4 Residential, Rear-C-Conservation
1355 Valley Rd	BL1/Lot 21	Daniel/Loraine O'Loughlin	R-4, Residential
1351 Valley Rd	BL1/Lot 22	Nela Chejlyk	R-4, Residential
1343 Valley Rd	BL1/Lot 23	Barbara Melillo	R-4, Residential
1335 Valley Rd	BL1/Lot 24	Antonio Battiloro	Front-R-4 Residential, Rear-C-Conservation
1311 Valley Rd	BL1/Lots 25	Franklin/Abigail Clark	Front-R-4 Residential, Rear-C-Conservation
S. Main Ave	BL1/Lot 26.01	Franklin/Abigail Clark	C-Conservation
1303 Valley Rd	BL1/Lot 26	Russell Wolke	Front-R-4 Residential, Rear-C-Conservation
1297 Valley Rd	BL2/Lot1	Thermoplastic Ventures	B-2, General Commercial
1285 Valley Rd.	BL2/Lot 2	Thermoplastic Ventures	B-2, General Commercial
1277-83 Valley Rd.	BL2/Lot 3	Thermoplastic Ventures	B-2, General Commercial
1261Valley Rd	BL2/Lot 4	Thermoplastic Ventures	LI-2, Limited Industrial
1255 Valley Rd	BL2/Lot 5	Frank/Ann Romano	B-2, General Commercial
Arata St	BL2/Lot 19	PSE&G	B-2, General Commercial
Arata St	BL3/Lot 19	PSE&G	C-Conservation
Valley Rd	BL12/Lot 3	PSE&G	B-2, General Commercial
1221 Valley Rd	BL12/Lot 1	Gregory Eggert	B-2, General Commercial
Valley Rd	BL12/Lot 2	Transcontinental Gas Corp.	B-2, General Commercial
1229 Valley Rd.	BL12/Lot 5	Passaic Twp Youth Ctr. Assoc.	P-Public
1153 Valley Rd	BL13/Lot 1	Stirling Center Assoc.	B-3, Planned Shopping
45 Poplar Dr.	BL15/Lot 1	Village Super Market, Inc.	R-4
903 Valley Rd	BL30/Lot 10	Long Hill Township	P, Public
Valley Rd	BL39/Lot 4	Ringel,Gold, & Ariella LLC	C, Conservation
840 Valley Rd.	BL 70/Lot 10	Butkocy, Olympia	R-3
834 Valley Rd.	BL70/Lot 11	PAM, LLC	R-3

UPPER PASSAIC FEASIBILITY STUDY **Alternative No. 5**

OWNERSHIP LIST

Address	Block & Lot	Ownership	Property Use
1449 Valley Rd	BL1/Lot16.04	LH Twnshp-Low Income	S-C Sr. Citizen
1387 Valley Rd	BL1/Lot 18	Christian Kubrick	Front-R-4 Residential, Rear-C-Conservation
1373 Valley Rd	BL1/Lot18.01	Robert/Joyce Brandt	Front-R-4 Residential, Rear-C-Conservation
1367 Valley Rd	BL1/Lot19	Antonio Battiloro	Front-R-4 Residential, Rear-C-Conservation
1335 Valley Rd	BL1/Lot 24	Antonio Battiloro	Front-R-4 Residential, Rear-C-Conservation
1311 Valley Rd	BL1/Lots 25	Franklin/Abigail Clark	Front-R-4 Residential, Rear-C-Conservation
S. Main Ave	BL1/Lot 26.01	Franklin/Abigail Clark	C-Conservation
1303 Valley Rd	BL1/Lot 26	Russell Wolke	Front-R-4 Residential, Rear-C-Conservation
1297 Valley Rd	BL2/Lot1	Thermoplastic Ventures	B-2, General Commercial
1285 Valley Rd.	BL2/Lot 2	Thermoplastic Ventures	B-2, General Commercial
1277-83 Valley Rd.	BL2/Lot 3	Thermoplastic Ventures	B-2, General Commercial
1261Valley Rd	BL2/Lot 4	Thermoplastic Ventures	LI-2, Limited Industrial
1255 Valley Rd	BL2/Lot 5	Frank/Ann Romano	B-2, General Commercial
Arata St	BL2/Lot 19	PSE&G	B-2, General Commercial
Arata St	BL3/Lot 19	PSE&G	C-Conservation
Valley Rd	BL12/Lot 3	PSE&G	B-2, General Commercial
1221 Valley Rd	BL12/Lot 1	Gregory Eggert	B-2, General Commercial
Valley Rd	BL12/Lot 2	Transcontinental Gas Corp.	B-2, General Commercial
1229 Valley Rd.	BL12/Lot 5	Passaic Twp Youth Ctr. Assoc.	P-Public
1153 Valley Rd	BL13/Lot 1	Stirling Center Assoc.	B-3, Planned Shopping
45 Poplar Dr.	BL15/Lot 1	Village Super Market, Inc.	R-4
903 Valley Rd	BL30/Lot 10	Long Hill Township	P, Public
Valley Rd	BL39/Lot 4	Ringel,Gold, & Ariella LLC	C, Conservation
840 Valley Rd.	BL 70/Lot 10	Butkocy, Olympia	R-3
834 Valley Rd.	BL70/Lot 11	PAM, LLC	R-3

EXHIBITS C.1 – C.2

Feasibility Study Cost Estimate-MCACES Format
Real Estate Acquisition Requirements
Upper Passaic River and Tributaries-Alternative No. 4
Long Hill Township, 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)												
01020201 Survey and Legal Descriptions	13	700	9,100	12	1,000	12,000	3	700	2,100	23,200	5,800	29,000
01020102 Title Evidence	13	600	7,800	12	600	7,200	3	600	1,800	16,800	4,200	21,000
01020203 Negotiations	11	1,000	11,000	7	2,000	14,000	3	1,000	3,000	28,000	7,000	35,000
010203--- By Government on Behalf of NFS												
010204--- Review of NFS												
01020401 Coordination Meetings with NFS	6	1,000	6,000							6,000	1,500	7,500
01020402 Survey and Legal Descriptions	13	250	3,250	12	250	3,000	3	250	750	7,000	1,750	8,750
01020403 Title Evidence	13	250	3,250	12	250	3,000	3	250	750	7,000	1,750	8,750
01020404 Negotiations	11	150	1,650	7	150	1,050	3	150	450	3,150	788	3,938
SUBTOTAL										91,150	22,788	113,938
0103------ CONDEMNATIONS												
010301--- By Government												
010302--- By Non-Federal Sponsor (NFS)	1	3,000	3,000	1	3,000	3,000	0		0	6,000	1,500	7,500
010303--- By Government on Behalf of NFS												
010304--- Review of NFS	1	250	250	1	250	250	0		0	500	125	625
SUBTOTAL										6,500	1,625	8,125
0105------ APPRAISALS												
010501--- By Government												
010502--- By Non-Federal Sponsor (NFS)	13	0	16,450	7	0	17,500	3		3,000	36,950	9,238	46,188
010503--- By Government on Behalf of NFS												
010504--- Coordination Meetings with NFS	6	1,000	6,000							6,000	1,500	7,500
010505--- Review of NFS	13	750	9,750	7	750	5,250	3	750	2,250	17,250	4,313	21,563
SUBTOTAL										60,200	15,050	75,250
0106------ PL 91-646 ASSISTANCE												
010601--- By Government												
010602--- By Non-Federal Sponsor (NFS)	0		0	0		0	0		0	0	0	0
010603--- By Government on Behalf of NFS												
010604--- Review of NFS	0		0	0		0	0		0	0	0	0
SUBTOTAL										0	0	0
0107------ TEMPORARY PERMITS/LICENSES/RIGHTS-OF-WAY												
010701--- By Government			0			0			0	0	0	0
010702--- By Non-Federal Sponsor (NFS)	0		0			0			0	0	0	0
010703--- By Government on Behalf of NFS			0			0			0	0	0	0
010704--- Review of NFS	0		0	0		0	0		0	0	0	0
010705--- Other			0			0			0	0	0	0
010706--- Damage Claims			0			0			0	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 Job		159,600							159,600	39,900	199,500
01150103 By Government on Behalf of NFS										0	0	0
01150104 Review of NFS	11	150	1,650	7	150	1,050	3	150	450	3,150	788	3,938
011502--- PL 91-646 Assistance Payments										0	0	0
01150201 By Government										0	0	0
01150202 By Non-Federal Sponsor (NFS)	0			0			0			0	0	0
01150203 By Government on Behalf of NFS										0	0	0
01150204 Review of NFS	0			0			0			0	0	0
011503--- Damage Payments										0	0	0
01150301 By Government										0	0	0
01150302 By Non-Federal Sponsor (NFS)	0 Job		55,300							55,300	13,825	69,125
01150303 By Government on Behalf of NFS										0	0	0
01150304 Review of NFS										0	0	0
SUBTOTAL										218,050	54,513	272,563
									2,700			
Account 01 Real Estate Total										375,900	93,975	469,875
Account 02 Facility/Utility Relocations (Construction cost only)							3 Job		163,738	163,738	40,935	204,673
REAL ESTATE and RELOCATION ACQUISITION TOTAL										**$539,638**	**$134,910**	**$674,548**

Feasibility Study Cost Estimate-MCACES Format
Real Estate Acquisition Requirements
Upper Passaic River and Tributaries - Alternative No. 5
Long Hill Township, 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)												
01020201 Survey and Legal Descriptions	10	700	7,000	12	1,000	12,000	3	500	1,500	20,500	5,125	25,625
01020102 Title Evidence	10	600	6,000	12	600	7,200	3	500	1,500	14,700	3,675	18,375
01020203 Negotiations	8	1,000	8,000	7	2,000	14,000	3	1,000	3,000	25,000	6,250	31,250
010203-- By Government on Behalf of NFS												
010204--- Review of NFS												
01020401 Coordination Meetings with NFS	6	1,000	6,000							6,000	1,500	7,500
01020402 Survey and Legal Descriptions	10	250	2,500	12	250	3,000	3	250	750	6,250	1,563	7,813
01020403 Title Evidence	10	250	2,500	12	250	3,000	3	250	750	6,250	1,563	7,813
01020404 Negotiations	8	150	1,200	7	150	1,050	3	150	450	2,700	675	3,375
SUBTOTAL										81,400	20,350	101,750
0103------ CONDEMNATIONS												
010301-- By Government												
010302-- By Non-Federal Sponsor (NFS)	1	3,000	3,000	1	3,000	3,000	0		0	6,000	1,500	7,500
010303-- By Government on Behalf of NFS												
010304--- Review of NFS	1	250	250	1	250	250	0		0	500	125	625
SUBTOTAL										6,500	1,625	8,125
0105------ APPRAISALS												
010501--- By Government												
010502-- By Non-Federal Sponsor (NFS)	10		14,200	12		17,500	3		3,000	34,700	8,675	43,375
010503-- By Government on Behalf of NFS												
010504--- Coordination Meetings with NFS	6	1,000	6,000							6,000	1,500	7,500
010505--- Review of NFS	10	750	7,500	12	750	9,000	3	750	2,250	18,750	4,688	23,438
SUBTOTAL										59,450	14,863	74,313
0106------ PL 91-646 ASSISTANCE												
010601--- By Government												
010602--- By Non-Federal Sponsor (NFS)	0		0	0		0	0		0	0	0	0
010603--- By Government on Behalf of NFS												
010604--- Review of NFS	0		0	0		0	0		0	0	0	0
SUBTOTAL										0	0	0
0107------ TEMPORARY PERMITS/LICENSES/RIGHTS-OF-WAY												
010701--- By Government			0			0			0	0	0	0
010702--- By Non-Federal Sponsor (NFS)	0		0			0			0	0	0	0
010703--- By Government on Behalf of NFS			0			0			0	0	0	0
010704--- Review of NFS	0		0	0		0	0		0	0	0	0
010705--- Other			0			0			0	0	0	0
010706--- Damage Claims			0			0			0	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 Job		146,500							146,500	36,625	183,125
01150103 By Government on Behalf of NFS										0	0	0
01150104 Review of NFS	10	150	1,500	12	150	1,800	3	150	450	3,750	938	4,688
011502--- PL 91-646 Assistance Payments												
01150201 By Government										0	0	0
01150202 By Non-Federal Sponsor (NFS)	0			0			0			0	0	0
01150203 By Government on Behalf of NFS										0	0	0
01150204 Review of NFS	0			0			0			0	0	0
011503--- Damage Payments												
01150301 By Government										0	0	0
01150302 By Non-Federal Sponsor (NFS)	0 Job		26,800							26,800	6,700	33,500
01150303 By Government on Behalf of NFS										0	0	0
01150304 Review of NFS	0			0			0			0	0	0
SUBTOTAL										177,050	44,263	221,313
Account 01 Real Estate Total						0				324,400	81,100	405,500
Account 02 Facility/Utility Relocations (Construction cost only)							3 Job		163,738	163,738	40,935	204,673
REAL ESTATE ACQUISITION TOTAL										**$488,138**	**$122,035**	**$610,173**

EXHIBIT D

ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY
UPPER PASSAIC RIVER AND TRIBUTARIES FLOOD CONTROL PROJECT
MORRIS 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. The non-Federal sponsor (NFS), the New Jersey Department of Environmental Protection (NJDEP) has acquisition authority in the project area.

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

Yes. The NFS has the power of eminent domain for this project.

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

Yes. The NFS has "quick-take" authority for this project.

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?

N/A

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?

No. The NFS is familiar with the requirements of P.L. 91-646.

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

N/A

EXHIBIT D

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

Yes.

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

Yes. The NFS has indicated that assistance would be requested from the local municipalities to acquire the necessary real estate interests.

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

Yes

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

No.

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?

Yes

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

Fully capable.

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:

for 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