



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

GREEN ACRES PROGRAM

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Commissioner

November 15, 2022

Cynthia Ege, CMR, RMC
Lambertville City
18 York Street
Lambertville, NJ 08530

Sent via email only: cityclerk@lambertvillenj.org

Subject: GA Project #1017-21-005
Project Name: Closson Property Acquisition
Lambertville City, Hunterdon County
Notice of Average of Appraised Values (AAV)

Dear Ms. Ege,

We have reviewed the appraisal reports prepared for the Closson property, Block 1002, part of Lot 41 in Lambertville City. The values established by the two appraisers are within ten percent (10 %) of the highest appraisal and fall within the accepted guidelines. In accordance with Green Acres policy, the maximum amount of Green Acres participation for land costs will be the average of the two appraisals, or \$467,250.00. Please see the enclosed Appraisal Summary report.

Please keep in mind that any land value negotiations, real estate transactions and closings are the sole responsibility of the applicant. Green Acres will base its participation on the AAV subject to final adjustments which could affect land value, such as the approved survey acreage. As always, under no circumstances will the Green Acres disbursement exceed the amount actually paid for the property.

Our rules and regulations allow for supplemental funding to be approved, if funds are available, to help reduce the impact of condemnation awards.

As a reminder, the following documents must be submitted to Green Acres to request payment:

1. **Preliminary Assessment Report** prepared in accordance with the Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3.1). Please direct your consultant to the following website: <http://www.nj.gov/dep/greenacres/prelim.html>. Findings of known or suspected contamination may affect value, or our ability to approve the project, and the Assessment should be submitted to Green Acres prior to commencing negotiations with the landowner.
2. **Recorded deed**, or, to receive funds in time for closing, a **draft copy of the deed** and the **purchase contract** indicating the date, time and place of closing. Refer to the "Green

Acres Local Unit and Nonprofit Guide: Deed Checklist” for specific requirements. Please note that the Green Acres restriction and approved deed description and reduced copy of the survey must be used in preparation of the deed.

3. **Title insurance policy**, or for payment at closing, a **title commitment** report. Please refer to the “Green Acres Local Government Unit and Nonprofit Guide: Title Commitment Report and Title Insurance Policy Checklist” for instructions. Please make sure to provide the title insurance company with a copy of the Green Acres approved survey and deed description.
4. **Survey materials** for all properties. Please direct your surveyor to the Green Acres Survey Section on our website (<http://www.state.nj.us/dep/greenacres/survey/index.html>) for the current “Standard Scope of Survey Work” and appropriate forms and checklists for Local Government and Nonprofit Acquisitions. A full title search should be provided to the surveyor. Please give the following to your surveyor:

Green Acres Project Number: 1017-21-005
Green Acres Project Name: Closson Property Acquisition
Green Acres Owner ID: 1017-21-005-001

The following materials are required:

- **Minimum of two metes and bounds surveys** for all properties; (Five if conservation easement)
 - **Minimum of two deed descriptions** signed by the surveyor, with a **reduced copy** of the survey attached to each; (Five if conservation easement)
 - **Completed Surveyor's Certification and Summary Form;**
 - **CD-ROM or Diskette** containing a drawing in .dxf format with a separate layer for the lot boundary and Green Acres limits of interests, a deed description in MS Word format, and any associated documents.
5. **Acquisition Payment Request Form.**
 6. **Copies of cancelled checks** (or equivalent) for land costs and all applicable soft costs.

All checklists, forms and instructions listed above can be found in the Program Forms section of the Green Acres website: <http://www.nj.gov/dep/greenacres>. Printed copies are available upon request. Please feel free to contact me at Kerry.owen@dep.nj.gov or (609) 913-6385 if you have any questions.

Sincerely,

Kerry Lynn Owen
Kerry Lynn Owen

Enclosure

