

**Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)**

Green Acres Minor Disposal/Diversion Pre-Application

Introduction and Package Summary

The Township of Parsippany-Troy Hills (the Township) Water Department (PTHWD) and H2M have prepared this Pre-Application for a Minor Disposal/Diversion of Green Acres parkland to develop a new public community water supply (PCWS) well to replace the existing PTHWD Well 20. This Pre-Application package includes the following:

- Information for Pre-Application Section 1 (Below)
- ATTACHMENT A – Green Acres Pre-Application Form
 - GA - ATTACHMENT I – Environmental Assessment Report
 - GA - ATTACHMENT II – Land Value Form (See Attachment A Pages 8 & 9)
 - GA - ATTACHMENT III – Compensation Proposal (See Attachment A Pages 12 & 13, and calculation sheet)
 - GA - ATTACHMENT IV – Permit/Approval Checklist
 - GA - ATTACHMENT V - Maps
 - GA - ATTACHMENT VII - Resolution
- ATTACHMENT B – Alternatives Analysis
- ATTACHMENT C – Property Title (Deed)

1. Description of the Proposed Disposal/Diversion

The parcel for the proposed diversion is Block 736, Lot 9.1, located at 560 Smith Road, and owned by Parsippany-Troy Hills Township. The full parcel is 0.915 acre, of which about 0.062 acre (less than 6%) would be part of the diversion (Attachment V, Figure 1). The parcel is currently undeveloped, and the proposed diversion would not have adverse impacts on the public's use and enjoyment of the parkland. There is an adjacent larger parcel comprising 4.05 acres (Block 736, Lot 9.2 located at 580 Smith Road) which is also owned by the Township and part of the Green Acres Program. The combination of these parcels further reduces the relative percent of proposed diversion the Green Acres parkland in this vicinity.

Purpose of Proposed Diversion/Public Need and Benefit

As part of its primary responsibilities, the PTHWD maintains the performance of its existing public community supply wells to meet the drinking water needs of its customers. Several of the wells have been determined to be either underperforming due to their length of service and/or compromised by local groundwater quality conditions. The successful replacement of such wells relies in part on the availability of land that is located where the corresponding hydrogeologic conditions are very

favorable (i.e., where the aquifer is of adequate extent and yield capacity, and the water quality is potable). Under ideal circumstances, such replacements can be accommodated using land within 100-feet of the well to be replaced, and a minor modification to an existing Water Allocation Permit (WAP) can be pursued. In some instances, the land surrounding existing supply wells may be of inadequate area or accessibility to accommodate installation of a replacement, requiring that other available parcels with adequate hydrogeologic potential to support a Public Community Water Supply (PCWS) well may have to be considered.

Well 20 is one of the PTHWD PCWS wells that has been determined to require immediate replacement due to reduced capacity and water-quality impacts. This well is one of the PTHWD's primary supply wells that, without, will result in a lack of capacity potential/operational-flexibility relative to system demands. Unfortunately for the PTHWD, the land immediately surrounding Well 20 is limited in area and accessibility.

The necessary replacement of Well 20 will need to involve re-locating to another available parcel in the same pressure district of the service area. However, access to hydrogeologically-favorable land elsewhere in its service area is extremely limited, since most of the available parcels are either located in areas where the aquifer is limited in extent or does not exist, and/or the surrounding land is developed for uses which may have compromised the local groundwater quality, or are of potential concern. As described below, the best available parcel identified through subsurface testing is located on a parcel owned by the Township and determined to be under the Green Acres Program. To further test and develop this parcel as a future PCWS well location, the PTHWD will need to pursue some form of "temporary use and lease agreement" followed later by a "parkland diversion" from the Green Acres Program.

Proposed Diversion

The Township is the current property owner of the parcel and will remain as the owner under the proposed diversion. The proposed diversion would include a building containing the new well, piping, and treatment necessary to operate the well as part of the water system. The proposed diversion would also include a gravel driveway and underground piping from the proposed building to Smith Road. The New Jersey Department of Environmental Protection (NJDEP) requires a 50-foot radius of control around the wellhead, prohibiting major and minor pollutant sources and non-water system related activities within the specified area.

Although the proposed diversion will include construction of a building, preparation of those plans and specifications is premature until a test well is constructed and tested for yield and water quality. The building dimensions are anticipated to be approximately 40 feet by 40 feet, and orientated as indicated on Attachment V, Figure 2.

The location and immediately surrounding land-use conditions are presented on Figure 3 of Attachment V. As can be seen from the attached figures, the selected parcel as well as the contiguous parcel comprise a property that is to some extent developed and/or disturbed. Currently, a portion of the larger adjacent parcel is occupied by a building (former residence) used

as an office for the local municipal soccer association. In addition, the parcel is surrounded by residential neighborhoods to the west and south, and wetlands and habitat of significance to the east and north. As there are currently no recreational facilities or activities occurring on either of these parcels, there will be no affect due to the proposed diversion.

The proposed diversion qualifies as minor because it will be granted to a public entity for a project that serves a public purpose, will occupy less than 10 percent of the parcel, and will not have a significant adverse impact on the recreational and conservation of the parkland parcel.

2. Alternatives Analyses

An Alternatives Analysis is included as Attachment B. This analysis provided a description of the status of PTHWD Well 20 and the need for replacement, the alternatives explored, and the rationale regarding the selection of the Green Acres Program parcel as the best alternative for the PTHWD.

The proposed replacement well and treatment building will require a NJDEP well permit, revision to an existing NJDEP Water Allocation Permit, NJDEP Permit to Construct, and NJDEP Permit to Operate. When reviewing nearby parcels as possible alternatives, it was determined that the majority were mapped as having wetlands, and/or sensitive habitats. Construction in wetland areas would involve additional permits depending on the extent of disturbance due to underground utility lines, and structures.

No other nearby parcel has been identified as providing a reasonable alternative for construction of the necessary replacement for PTHWD Well 20.

3. Environmental Assessment Report – See Attachment I
4. Value Statement – (referred to as Attachment II) - See Green Acres Pre-Application Form Pages 8 & 9
5. Compensation Proposal – See Attachment III
6. Permits and Approvals – See Attachment IV
7. Deed – See Appendix C
8. Maps – See Attachment V
9. Resolution – See Attachment VII

ATTACHMENT A
Pre-Application - Green Acres Minor Disposal/Diversion
Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)

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Minor Disposal/Diversion Pre-Application Requirements

1. **Description of the proposed disposal/diversion, including:** See Introduction and Package Summary
- Block(s) and lot(s) information for the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.4(d)1i*);
 - Acreage of the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.4(d)1ii*);
 - Purpose of proposed disposal/diversion, including the intended future use and owner of the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.4(d)1iii*);
 - A description of how the proposed disposal/diversion will fulfill a compelling public need or yield a significant public benefit as defined at *N.J.A.C. 7:36-26.1(d)1* (*N.J.A.C. 7:36-26.4(d)1iv*);
 - A description of how the parkland is proposed to be disposed or diverted including (*N.J.A.C. 7:36-26.4(d)1v*);
 - The name of the prospective buyer, lessee or easement grantee;
 - A description of the type of legal interest to be conveyed, if any;
 - A description of any conditions or restriction on the intended use of the parkland;
 - If applicable, a copy of the draft lease or use agreement and statement of total compensation proposed to be received by the applicant for the lease or use agreement (*N.J.A.C. 7:36-26.4(d)1vi*);
 - If the proposed disposal/diversion involves the construction of a building or infrastructure on parkland, a set of plans and specifications for the construction (*N.J.A.C. 7:36-26.4(d)1vii*);
 - A general description of the natural features, history and current use of the parkland proposed to be disposed/diverted and of any parkland contiguous to or functionally related to the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.4(d)1viii*);
 - A detailed description of any recreational facilities and/or activities to be affected by the proposed disposal/diversion of parkland and an explanation of how they will be affected (*N.J.A.C. 7:36-26.4(d)1ix*);
 - A statement justifying why the proposed disposal or diversion should be classified as a minor disposal or diversion pursuant to *N.J.A.C. 7:36-26.2(b)1 – 5*, as applicable.

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2. **Alternatives analysis:** See Attachment B
- A. Identify each alternative course of action that could be taken to fulfill the compelling public need or yield the significant public benefit to be derived from the project for which the disposal/diversion of parkland is proposed. (*N.J.A.C. 7:36-26.4(d)2i*) This identification must include all feasible, reasonable and available alternatives, including:
- The alternative of constructing the proposed project on the proposed replacement land (if applicable)
 - A “no build” or “no action” alternative
 - Any alternative involving private lands or other public lands
 - Please also include a description of methods used to identify alternatives
- B. For each alternative identified under A above, provide:
- A detailed description of the environmental impact of the alternative (*N.J.A.C. 7:36-26.4(d)2ii(1)*);
 - A listing of all Department permits to construct or utilize the alternative (*N.J.A.C. 7:36-26.4(d)2ii(2)*);
 - Information on whether the alternative involves any areas mapped as endangered or threatened species habitat, including a review of the Department’s Landscape Project Mapping (www.nj.gov/dep/fgw/ensp/landscape/index.htm) and a response from or evidence that a request for information has been filed with the Department’s Natural Heritage Database (c/o Office of Natural Lands Management, Mail Code 501-04, P.O. Box 420, Trenton, New Jersey 08625-0420) (*N.J.A.C. 7:36-26.4(d)2ii(3)*);
 - An analysis of the overall cost of the alternative (*N.J.A.C. 7:36-26.4(d)2ii(4)*);
 - A description of the timetable or schedule necessary to implement the alternative to the proposed disposal or diversion (*N.J.A.C. 7:36-26.4(d)2ii(5)*);
 - If applicable, the estimated land acquisition or lease cost of the alternative (*N.J.A.C. 7:36-26.4(d)2ii(6)*);
 - Identification of any other zoning, land use, environmental or other constraints associated with the alternative and a description of all attempts undertaken to remove or adapt to such constraints (*N.J.A.C. 7:36-26.4(d)2ii(7)*);
 - An explanation of the reasons for rejecting each alternative pursuant to *N.J.A.C. 7:36-26.4(e)*.

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- 3. **Environmental assessment report** prepared in accordance with **Attachment I: Environmental Assessment Report Outline** (*N.J.A.C. 7:36-26.4(d)3*)
- 4. **Value Statement** using the form found at **Attachment II: Land Valuation Form** (*N.J.A.C. 7:36-26.4(d)4 and N.J.A.C. 7:36-26.4(d)9ii*)
- 5. **Compensation proposal** based on the requirements of *N.J.A.C. 7:36-26.5* and prepared in accordance with **Attachment III: Compensation Proposals for Minor Disposals or Diversions of Parkland** (*N.J.A.C. 7:36-26.4(d)5*)
- 6. A **listing of all permits and approvals** required for the project (**Attachment IV: Permit/Approval Checklist**). (*N.J.A.C. 7:36 26.4(d)6*)
- 7. **Copy of the deed** for the proposed disposal or diversion area and replacement parcel(s). If the replacement parcel is not already owned by the applicant, please include a brief description of how the applicant intends to acquire the replacement parcel. (*N.J.A.C. 7:36 26.4(d)7*) See Attachment C
- 8. **Maps. (Attachment V: Map requirements; and VI: Sample Reference Map)** (*N.J.A.C. 7:36-26.4(d)8*)
- 9. **Governing body resolution. (Attachment VII: Resolution)** (*N.J.A.C. 7:36-26.4(d)10*)
- 10. **Please attach this cover sheet and the following attachments:**
 - **Attachment II: Land Valuation Forms**
 - **Attachment III: Compensation Proposals for Minor Disposals or Diversions of Parkland**
 - **Attachment IV: Permit/Approval Checklist**
 - **Attachment V: Map Requirements**
- 11. **Please provide the following copies:**
 - **Two printed copies of the entire application including maps**
 - **Items 1 - 3, and 5 in Microsoft Word Format**
 - **Maps submitted under Item 8 in .pdf format**
 - **All other application material in .pdf format****Digital copies may be submitted on a Standard or Mini CD-R produced to be read by any CD-ROM drive or on a USB Flash Drive.**

NOTES:

- The approval of the Green Acres Program is needed to proceed with the final application. (*N.J.A.C. 7:36-26.4(h)*)
- If authorized to proceed, the final application must be submitted to Green Acres 75 days prior to the meeting of the State House Commission. (*N.J.A.C. 7:36-26.6(f).*)
- The final application must be deemed complete for public hearing purposes by Green Acres before a public hearing on the application is scheduled. (*N.J.A.C. 7:36-26.6(b)*)
- This package is also available at:
www.nj.gov/dep/greenacres/pdflaunch.html#legal_stewardship.

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**ATTACHMENT II:
LAND VALUATION FORMS (DIVERTED/DISPOSAL PARCEL(S))**

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s) 736
 Lot(s) 9.1
 Acreage (by lot) 9.154c
 Vacant Improved*

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses R-2M
 Minimum lot size MINIMUM 30,000 SQFT Residential (1 Buildable lot)

3. Interest

Fee Easement Fee and easement
 Type of easement WATER DEPT wall Areas ± 2,700 SQFT .062 ac
 Temporary easement Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	<u>*NONA</u> ac.	C1 Streams	<u>*NONA</u> ac.
Tidelands	<u>*NONA</u> ac.	Steep Slopes	<u>*NONA</u> ac.
Other	_____ ac.	Other	_____ ac.

5. Physical Constraints

Legal access Smith Road *Based on information supplied by WATER DEPARTMENT
 Landlocked NO

6. Value Information

Assessed Value 180,000 Director's Ratio 2020 Ratio 83.19%

7. Estimated Market Value

Intended Use Proposed easement for Water Dept.
 Highest and best use 14,670.03 for Easement Area

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Daniel S. Cassese
 Prepared by Tax Assessor (print name)

[Signature]
 Signature

2/18/2020
 Date

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9. Comparable Sales

SALE #1

Date of Sale: 3/20/19 Book: 23533 Page: 708
Location: 189 Park Road Parsippany
Block: 166 Lot: 122
Grantor: MTGLO INVESTORS
Grantee: Paul H. Johannsen
Lot Size: 1.7 AC
Sales Price: \$350,000.
Unit Value: 205,822/ac 1 Buildable lot
Zoning: R-1
Highest & Best Use: Residential
Verification: DEAD

SALE #2

Date of Sale: _____ Book: _____ Page: _____
Location: _____
Block: _____ Lot: _____
Grantor: _____
Grantee: _____
Lot Size: _____
Sales Price: _____
Unit Value: _____
Zoning: _____
Highest & Best Use: _____
Verification: _____

SALE #3

Date of Sale: _____ Book: _____ Page: _____
Location: _____
Block: _____ Lot: _____
Grantor: _____
Grantee: _____
Lot Size: _____
Sales Price: _____
Unit Value: _____
Zoning: _____
Highest & Best Use: _____
Verification: _____

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Replacement Parcel(s)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the replacement parcel(s) will need to be provided.

If additional space is needed to adequately describe the parcel please use a separate page.

1. Parcel Information

Block(s) N/A - Monetary compensation is being proposed

Lot(s) _____

Acreage (by lot) _____

Vacant Improved* Any structures will be removed

*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses _____

Minimum lot size _____

3. Interest

Fee Easement Fee and easement

Type of easement _____

Temporary easement Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands _____ ac. C1 Streams _____ ac.

Tidelands _____ ac. Steep Slopes _____ ac.

Other _____ ac. Other _____ ac.

5. Physical Constraints

Legal access _____

Landlocked _____

6. Value Information

Assessed Value _____ Director's Ratio _____

7. Estimated Market Value

Intended Use _____

Highest and best use _____

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Prepared by Tax Assessor (print name)

Signature

Date

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9. Comparable Sales

N/A

SALE #1

Date of Sale: _____ Book: _____ Page: _____
Location: _____
Block: _____ Lot: _____
Grantor: _____
Grantee: _____
Lot Size: _____
Sales Price: _____
Unit Value: _____
Zoning: _____
Highest & Best Use: _____
Verification: _____

SALE #2

Date of Sale: _____ Book: _____ Page: _____
Location: _____
Block: _____ Lot: _____
Grantor: _____
Grantee: _____
Lot Size: _____
Sales Price: _____
Unit Value: _____
Zoning: _____
Highest & Best Use: _____
Verification: _____

SALE #3

Date of Sale: _____ Book: _____ Page: _____
Location: _____
Block: _____ Lot: _____
Grantor: _____
Grantee: _____
Lot Size: _____
Sales Price: _____
Unit Value: _____
Zoning: _____
Highest & Best Use: _____
Verification: _____

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**ATTACHMENT III:
COMPENSATION PROPOSALS FOR MINOR DISPOSALS OR DIVERSIONS
OF PARKLAND**

For all compensation proposals, please submit the following information relative to the method or methods of compensation chosen, and check the box next to the applicable compensation category or categories:

Monetary Compensation

- Calculate the minimum compensation total as determined under *N.J.A.C. 7:36-26.5(a)1i, 2i, 4i* or 5, as applicable
- Specify whether compensation will be remitted to Green Acres for deposit into the GSPT Fund or whether the applicant is requesting alternative approval under *N.J.A.C. 7:36-26.5(b)* to apply the compensation to a parkland acquisition or development project to be undertaken by the applicant and completed within six months of SHC approval of the application for disposal/diversion of parkland. If alternative approval is sought, please provide information about the parkland acquisition or development project as specified below.
- Include a resolution or other binding statement that meets the requirements of *N.J.A.C. 7:36-26.5(c)1* concerning deposit of the monetary compensation if the application is approved;
- If the application requests approval of a lease or use agreement, include a detailed description of how the applicant will utilize any payments, rentals or other consideration received for operating, maintenance or capital expenses related to its funded parkland or to its recreation program as a whole within a six month period following approval of the application. (*N.J.A.C. 7:36-26.5(c)4*)

Parkland Improvements

- Provide a detailed description of the type, cost, location and intended use of any proposed parkland improvements (*N.J.A.C. 7:36-26.5(c)2i*);
- Include drawings or plans of the parkland improvements (*N.J.A.C. 7:36-26.5(c)2ii*);
- Include a timetable or schedule for construction and confirmation that the portion of the project being funded by the compensation will be completed within six months of SHC approval of the disposal or diversion (*N.J.A.C. 7:36-26.5(b)* and *7:36-26.5(c)2iii*).

Replacement Land

- List block(s) and lot(s) of any proposed replacement land(s) (*N.J.A.C. 7:36-26.5(c)3iv*);
- Include the street address of the proposed replacement land(s), if available (*N.J.A.C. 7:36-26.5(c)3iii*);

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- Specify the size of the proposed replacement land(s) in acres (for replacement land(s) larger than one acre) or square feet (for replacement land(s) smaller than one acre) (*N.J.A.C. 7:36-26.5(c)3iii and iv*);
- Describe the proposed replacement land(s) by completing Section II of the Environmental Assessment, **Attachment I**, for each parcel (*N.J.A.C. 7:36-26.5(c)3i*);
- Describe the intended recreational and conservation use for the proposed replacement land(s) (*N.J.A.C. 7:36-26.5(c)3ii*);
- Provide information sufficient for the Department to verify that the proposed replacement lands are eligible as replacement under *N.J.A.C. 7:36-26.10(d)2*;
- Complete a preliminary assessment report, prepared in accordance with the Technical Requirements for Site Remediation, *N.J.A.C. 7:26E*, for each proposed replacement parcel (*N.J.A.C. 7:36-26.5(a)3i*, *N.J.A.C. 7:36-26.5(b)* and *N.J.A.C. 7:36-26.5(c)3*);
- Provide confirmation that the project will be completed within a six month period following approval of the application for disposal or diversion of parkland (*N.J.A.C. 7:36-26.5(b)*)

N/A

Tree Replacement Not applicable - no trees planned for removal

- If the proposed disposal/diversion requires the removal of any tree greater than 6 inch dbh or the clear cutting of greater than 0.50 acre of trees, include a proposal for compensation through monetary contribution or a tree replacement plan pursuant to *N.J.A.C. 7:36-26.5(c)5*; (*N.J.A.C. 7:36-26.5(a)6*)
- Provide confirmation that any proposed monetary compensation for tree removal will be transferred to the Department immediately after approval of the application for disposal or diversion of parkland or that a tree replacement plan will be implemented within a six month period following approval of the application. (*N.J.A.C. 7:36-26.5(b)*)

Notes:

- If monetary compensation is proposed, the Department will use the information in the compensation proposal and the value statement required under *N.J.A.C. 7:36-26.4(d)4* to determine the amount of monetary compensation due for the proposed disposal or diversion of parkland. (*N.J.A.C. 7:36-26.4(i)* and *N.J.A.C. 7:36-26.5(d)*)
- For applications involving an exchange of land, the Department will use the information in the compensation proposal to determine whether the properties involved in the swap are of reasonably equivalent size, market value and natural resource value. (*N.J.A.C. 7:36-26.5(a)3i*)

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ATTACHMENT IV: PERMIT/APPROVAL CHECKLIST

This is a listing of any Federal, interstate, State and local approvals or permits required for the proposed project. Please include the application, permit, or docket number, the status of each permit or approval and the name and phone number of the contact at the Federal, interstate, State or local agency responsible for giving approval or permit issuance.

- Federal Approvals/Permits: Not applicable

- Federal Consistency Determination: Not applicable

- Interstate Approvals/Permits: Not applicable

- County/Municipal Approvals: Local building/construction permit

State Approvals/Permits

- CAFRA
Exemption Request: Not applicable
Individual Permit: _____
General Permit: _____
Permit by Rule: _____
- D&R Canal Commission Certificate: Not applicable

- Dam Safety Permit: Not applicable

- Freshwater Wetlands
Exemption: No NJDEP-Mapped wetlands, but confirming
Individual Permit: if Letter of Interpretation or a General Permit
Transition Area Waiver: is needed.
Letter of Interpretation: _____
General Permit (specify #): _____
Open Water Fill Permit: _____
- Highlands
Resource Area Determination: Not applicable
Preservation Area Approval: _____
HPAA with Waiver: _____
HPAA Emergency: _____
Pre- Application: _____

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- | | |
|--|--|
| <input type="checkbox"/> Pinelands Certificate of Filing: | <u>Not applicable</u>
_____ |
| <input type="checkbox"/> Stream Encroachment
Waiver: | <u>Not applicable</u>
_____ |
| Permit: | _____ |
| <input type="checkbox"/> Tidal Wetlands (1970) Permit: | <u>Not applicable</u>
_____ |
| <input type="checkbox"/> Tidelands (Riparian) Conveyance: | <u>Not applicable</u>
_____ |
| <input type="checkbox"/> Upland Waterfront Development
Residential: | <u>Not applicable</u>
_____ |
| Commercial: | _____ |
| <input type="checkbox"/> Water Quality Certificate: | <u>Not applicable</u>
_____ |
| <input type="checkbox"/> Waterfront Development Permit
Individual: | <u>Not applicable</u>
_____ |
| Commercial: | _____ |
| <input type="checkbox"/> Jurisdictional Determination: | <u>Not applicable</u>
_____ |
| <input type="checkbox"/> Permit Modification (Specify # & type) | <u>Not applicable</u>
_____ |
| <input checked="" type="checkbox"/> Other: | <u>NJDEP Water Allocation, and Water System Engineering</u>
_____ |

I hereby certify that the information provided in this Permit/Approval Checklist is true and accurate.

Karen E. Benson
Preparer of Application

4/24/2020
Date

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ATTACHMENT V: MAP REQUIREMENTS

For all Pre-application submissions please submit the following (# of copies):

Location Maps (8½" x 11" in size):

- County Road Maps: Showing the proposed disposal/diversion parcel or area and the proposed compensation area **(1)**

Tax Maps (8½" x 11" or 11" x 17" in size):

- A) Showing the proposed disposal/diversion parcel(s)/area and any adjacent parkland; depict the entire park boundary and separately depict the proposed disposal/diversion area **(1)**
- B) Showing the proposed compensation parcel(s)/area and any adjacent parkland **(1)**

Aerial Site Maps* (11" x 17" or larger in size):

- A) A small scale site map showing the proposed disposal/diversion parcel(s) or area; depict the entire park boundary and separately depict the proposed disposal/diversion area **(1)**
- B) A small scale site map showing the proposed compensation (parcel(s)/area) and any adjacent parkland **(1)**

****If the Project is of such size/scale that the Aerial Site Map(s) also show the proposed disposal/diversion in relation to the proposed compensation, you do not need to include a large scale Reference Map requested below. If this is the case, please include 15 copies of the Aerial Site Map instead.****

Reference Map* (Attachment VI) (11" x 17" or larger in size):

- A large scale site map showing the proposed disposal/diversion in relation to the proposed compensation. Please include aerial imagery. **(1)**

If the proposed disposal or diversion will result in the loss of any development, additionally submit:

Park Facilities Maps (11" x 17"):

- A site plan showing all recreational facilities and identifying those facilities proposed to be removed **(1)**
- A site plan showing all proposed replacement recreational facilities **(1)**

GA ATTACHMENT I

ENVIRONMENTAL ASSESSMENT REPORT OUTLINE

Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)
Green Acres Minor Disposal/Diversion Pre-Application

- I. A DESCRIPTION OF THE PROPOSED DISPOSAL OR DIVERSION
 - I.A. Parsippany-Troy Hills Water Department
Replacement Well 20; 560 Smith Road, Parsippany, New Jersey
 - I.B. Prepared by H2M, and Parsippany-Troy Hills Water Department
 - I.C. See Attachment V – Maps

- II. A DESCRIPTION OF THE ENVIRONMENTAL CONDITIONS ON THE PARKLAND PROPOSED FOR THE DISPOSAL OR DIVERSION AND REPLACEMENT PARCELS (IF ANY) PRIOR TO THE IMPLEMENTATION OF THE PROJECT
 - II.A. The parcel for the proposed diversion is part of Block 736, Lot 9.1, located at 560 Smith Road. The parcel consists of 0.915 acre, is generally flat, consists of no mapped or observed streams or wetlands, no mapped State or federal threatened or endangered species or critical habitats. The soil is mapped as moderately well drained “haledon silt loam” with 3 to 8 percent slopes.
 - II.B. The parcel is currently undeveloped, with no evidence of hazardous substances, or underground storage tanks, unsealed abandoned wells, etc.
 - II.C. Although the parcel has been incorporated into the Green Acres Program, the land is not currently being used for any recreational purposes, or has any historical, archeological, or architectural resources associated with it. The parcel is adjacent to a larger parcel also incorporated into the Green Acres Program which is currently occupied by a building (former residence) used as an office for the local municipal soccer association.

- III. PROBABLE ENVIRONMENTAL IMPACTS TO THE PARKLAND AND REPLACEMENT PARCELS (IF ANY) IF THE PROPOSED DISPOSAL OR DIVERSION IS APPROVED
 - III.A. Land - The proposed diversion for use to develop a replacement Public Community Supply Well does not conflict with the State Development and Redevelopment Plan, or any Regional and local land use plans, or current zoning.
 - III.B. Water – The proposed diversion will not result in any increased pollution or turbidity levels within a surface waterbody. Appropriate measures will be taken during any construction activities to reduce any runoff to nearby wetland areas.
 - III.C. Air – The proposed diversion will meet any emission standard and will not produce noise or odor problems.
 - III.D. Aquatic and Terrestrial Wildlife – The proposed diversion is for 0.062 acre of the parcel, so minimal loss or gain of wildlife habitat is anticipated.

GA ATTACHMENT I

ENVIRONMENTAL ASSESSMENT REPORT OUTLINE

Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)
Green Acres Minor Disposal/Diversion Pre-Application

- III.E. Social and Economic – The proposed diversion would not negatively impact historic, archaeological, or cultural resources as none have been identified on the parcel. There is no current public access or public recreational facilities on the parcel.
- III.F. Solid Waste – No significant solid waste is anticipated for construction of the well and building, or for the subsequent operation of the facility. Any waste will be properly handled to prevent any impacts to the parcel.
- III.G. Aesthetics – The building and driveway will be designed to blend in with the area and will be maintained. Note, as this will be a public community water supply source, the facility will be subject to NJDEP Bureau of Safe Drinking Water inspections which would provide an additional check on ongoing maintenance.
- III.H. Sustainability – The proposed facility will provide ongoing safe drinking water to the community. Maximizing resources and planning for energy efficiency will be incorporated into the design and updated as needed in the future.
- III.I. Cumulative Effects – The PTHWD believes that a well installed at this parcel will help it continue to provide reliable and high-quality drinking water to the Township’s residents and maintain existing system capacity. With the Green Acres program in mind, the parcel at 560 Smith Road was viewed by the PTHWD as a last resort site, that is now considered to currently be the best option available for the replacement of one of its major supply wells.

GA ATTACHMENT III

Compensation Proposal

Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)
Green Acres Minor Disposal/Diversion Pre-Application

See Attachment A – Pages 12 and 13, and Estimated Value of Well Site calculation on following page.

GA ATTACHMENT V




MAPS

Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)
Green Acres Minor Disposal/Diversion Pre-Application

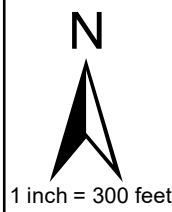
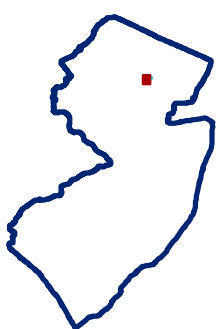


Document Path: X:\IPARS (Parsippany - Troy Hills)\PA RS2001 - Well 20\02-Discipline\Folders\GIS\IPARS 2001 Figure 1.mxd

Legend

-  Public Community Water Supply (PCWS) Well
-  Proposed Diversion Parcel
-  Green Acres Program

New Jersey Location



**Parsippany-Troy Hills Water Department
Morris County
Parsippany-Troy Hills, New Jersey**

Location Map





H	2	architects + engineers	538 Broad Hollow Road Melville, NY 11747 631-756-8000 www.h2m.com
M			

Figure 1


Document Path: X:\IPARS (Parsippany - Troy Hills)\PA RS2001 - Weil\20R02-Discipline\Folders\GIS\IPARS 2001 Figure 2.mxd



Legend

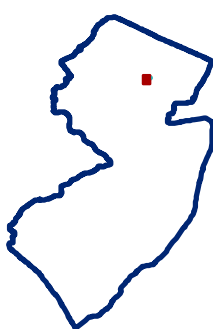
-  Green Acres Program
-  Proposed Diversion Parcel
-  Proposed Diversion Area
-  Parsippany-Troy Hills Parcel

N




1 inch = 100 feet

New Jersey Location



Parsippany-Troy Hills Water Department
Morris County
Parsippany-Troy Hills, New Jersey

Tax Map

	architects + engineers	538 Broad Hollow Road Melville, NY 11747 631-756-8000 www.h2m.com
	Figure 2	

Document Path: X:\IPARS (Parsippany - Troy Hills)\IPARS2001 - Well 20R02-Discipline\Folders\GIS\IPARS 2001 Figure 3 b version2.mxd



Legend

- Streams
- Proposed Diversion Area
- Green Acres Program
- Proposed Diversion Parcel
- Parsippany-Troy Hills Parcel

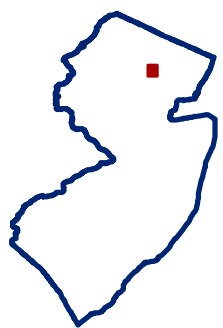
Wetlands of New Jersey

- Deciduous Wooded Wetlands

Special Flood Hazard Areas (SFHA)

- Zone Type**
- 500 yr - 0.2 % Chance
 - Base Flood - 1% Chance

New Jersey Location



**Parsippany-Troy Hills Water Department
Morris County
Parsippany-Troy Hills, New Jersey**

Aerial Site Map

H 2 M architects
+ engineers

538 Broad Hollow Road
Melville, NY 11747
631-756-8000
www.h2m.com

Figure 3

GA ATTACHMENT VII

Resolution

Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)
Green Acres Minor Disposal/Diversion Pre-Application

**TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY
RESOLUTION**

R2020-054: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS SUPPORTING THE STATE HOUSE COMMISSION PRE-APPLICATION TO THE NJDEP GREEN ACRES PROGRAM FOR THE INSTALLATION OF A REPLACEMENT PUBLIC COMMUNITY WATER SUPPLY (PCWS) WELL NO. 20 ON BLOCK 736, LOT 9.1

WHEREAS, Block 736, Lot 9.1 (the "Property") is part of the Township of Parsippany-Troy Hills' Correal & Ortu facility which is encumbered with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection's Green Acres Program; and

WHEREAS, in conjunction with the proposed installation of a Replacement Public Community Water Supply ("PCWS") Well No. 20 on a portion of the Property, it is necessary to remove the Green Acres restrictions from a 0.062 acre portion of the Property; and

WHEREAS, the removal of the Green Acres restrictions from parkland requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to *N.J.A.C. 7:36-26*; and

WHEREAS, the Township wishes to apply for approval for the installation of Replacement Well No.20 on the Property as a minor diversion of parkland under *N.J.A.C. 7:36-26*; and

WHEREAS, the first step in the application process for approval of a minor disposal or diversion of parkland is the filing of a pre-application under *N.J.A.C. 7:36-26.4*; and

WHEREAS, in accordance with *N.J.A.C. 7:36-26.4(d)10*, it is necessary for the Township to submit as part of a pre-application a Resolution endorsing the application to divert or dispose of parkland;

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris, State of New Jersey as follows:

1. The Township of Parsippany-Troy Hills endorses the filing of a pre-application for the installation of Replacement Well No. 20 on Block 736, Lot 9.1 (the "Property"), which is part of the Township's Correal & Ortu facility, pursuant to *N.J.A.C. 7:36-26*.
2. The Township hereby finds that the installation of Replacement Well No. 20 on the Property would meet the minimum substantive criteria at *N.J.A.C. 7:36-26.1(d)* by replacing an existing PCWS that is no longer able to perform as a significant supply

source for the municipal water supply system and provide a vital water supply to the residents of the Township.

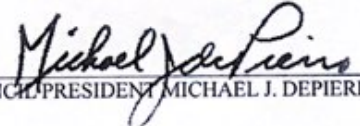
3. The Township acknowledges that in order to obtain the approval of the installation of a replacement PCWS well on the Property, all substantive and procedural requirements of *N.J.A.C. 7:36-26* must be met, including compensation requirements at *N.J.A.C. 7:36-26.5*.
4. The Township acknowledges that in the event the Green Acres Program classifies the installation of Replacement Well No. 20 on the Property as a major disposal or diversion of parkland, additional application information will be required under *N.J.A.C. 7:36-26* before the application can proceed.

BE IT FURTHER RESOLVED, that all Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

COUNCIL MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. dePierro	X					
Mr. Carifi	X					
Mrs. Gragnani	X					
Mrs. McCarthy	X					X
Mrs. Peterson	X				X	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND LAWFUL COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AT ITS MEETING OF **FEBRUARY 18, 2020**.


 KHALED MADIN TOWNSHIP CLERK


 COUNCIL PRESIDENT MICHAEL J. DEPIERRO

ATTACHMENT B

Green Acres Minor Disposal/Diversion Pre-Application – Alternatives Analysis

Township of Parsippany-Troy Hills Water Department - Well 20R

560 Smith Road, Parsippany, New Jersey

Project Background and Purpose

The Township Parsippany-Troy Hills Water Department (PTHWD) currently operates twelve active groundwater wells located within the Township to provide drinking water to approximately 50,000 people. Over time, wells often experience a decrease in capacity and require well rehabilitation or replacement. PTHWD Well 20 was installed in 1986 and taps a sand and gravel, glacial deposits aquifer system known locally as the Buried Valley Aquifer (BVA) system. The PTHWD holds a NJDEP Water Allocation Permit (WAP) which allows Well 20 to be pumped at a permitted rate of 700 gallons per minute (gpm) or about one (1) million gallons per day (gpd). Well 20 is one of the PTHWD's primary supply wells, but was taken out of service in mid-2017 due to a combination of significantly reduced performance, and persistence of detections of tetrachloroethene (PCE) concentrations from an off-site source which were slightly below the current NJDEP maximum contaminant level (MCL).

The PTHWD has been working to find solutions to the decrease in capacity, starting with an effort to rehabilitate and restore the performance of Well 20 in 2013. The post-rehabilitation testing indicated that the capacity had been restored, but by March 2017 the capacity had again decreased to about half of the permitted rate. Since 2017, the PTHWD has been exploring options to return Well 20 to service to allow restoration of capacity and operational flexibility relative to meeting system demands. Based on the recurring decrease in capacity, the PTHWD determined that Well 20 should be replaced with a new public community water supply (PCWS) well. The successful replacement of water supply wells relies in part on the availability of land that is located where the corresponding hydrogeologic conditions are favorable. Ideally, replacement wells are located using land within 100 feet of the well to be replaced, and a minor modification to an existing WAP can be pursued.

Another consideration of the replacement of Well 20 is that concentrations of PCE detected in samples collected from Well 20 while in service were close to the NJDEP MCL, and future treatment would likely be needed. The combination of the current lot size and topography, and proximity to Troy Brook limit the area and accessibility for the installation of a replacement well and construction of treatment of PCE. Based on the existing site constraints, the replacement of Well 20 will involve relocating the well to another hydrogeologically-favorable and available parcel in the same pressure district of the service area.

Replacement Well Site Evaluation

The NJDEP Bureau of Water Allocation (BWA) defines a "replacement" well as being constructed to approximately the same depth, tapping the same aquifer, having the same or less pump capacity, and located within 100 feet of the replaced well. In preliminary discussions with the NJDEP BWA, the alternative to construct a replacement well in a nearby area, but more than 100 feet from existing Well 20 would be favorably considered, though appropriate testing would be necessary to confirm the well yield, and potential impacts to nearby groundwater users, contamination sources, and the environment.

In pursuing the future installation and use of a replacement well, the PTHWD identified Township-owned parcels as being possibly available/accessible, and within the appropriate system pressure district. These locations were reviewed in combination with mapping showing the extent and thickness of the BVA system tapped by Well 20, existing supply wells (PTHWD and others), NJDEP identified Known Contaminated Sites (KCSs), and Groundwater Classification Exception Areas (CEAs) identifying areas identified as exhibiting groundwater contamination occurring above the New Jersey Ground Water Quality Standards. A preliminary prioritization of parcels was completed considering reported aquifer thickness, proximity to existing Well 20 and other PTHWD wells, proximity to streams and wetlands, KCSs and CEAs, and major roadways (due to road salting concerns). Three parcels were considered the most favorable: Block 728, Lots 3, 4.01, 5, 7, and 8; Block 741, Lot 4.2; and Block 736, Lots 9.1 and 9.2.

A more thorough review of each of the three locations was completed regarding property setbacks, mapped wetlands and sensitive habitats, and potential nearby sources of water-quality impacts. Exploratory boring and possible small diameter test well locations were selected based on setback distances from surface-water bodies and wetlands, and accessibility with a standard drill rig. In considering applicable NJDEP requirements for construction of PCWS wells, an overburden thickness of at least 100 feet would be needed. An exploration program was completed from August through October 2018. Each of the three sites were evaluated by advancing boreholes through the overburden using a "sonic" drill rig to enable continuous sampling. A total of four borings were completed with two of them converted to a small diameter observation wells. Two borings were completed at Block 728, Lots 7 and 8 (69 Baldwin Road). Both borings encountered bedrock at shallow depths of 44 and 65 feet below grade (ft bg) resulting in inadequate thickness for construction of a PCWS. The third boring was completed at Block 741, Lot 4.2 (761 Smith Road), which encountered bedrock at 80 ft bg. The thickness and grain-size makeup of the encountered material are not conducive to the replacement of Well 20, though a small diameter well was constructed at this location for future groundwater level monitoring purposes by the PTHWD. The fourth boring was completed at Block 736, Lot 9.1 (560 Smith Road), and was completed to a depth of 130 feet without encountering bedrock. Much of the material was coarse-grained consistent with the BVA, and the hydrogeologic conditions encountered at this location are favorable for supporting the replacement of Well 20. The second small diameter observation well was constructed at this location.

Alternatives Analysis

Based on the results of the exploration program, the Block 736, Lot 9.1 was determined to be very favorable in having a short distance from Well 20, good hydrogeological characteristics, and lack of mapped wetlands and sensitive habitats at the parcel. Both Lots 9.1 and 9.2 of Block 736 are part of the Green Acres program, so in December 2018, the NJDEP was contacted to discuss the feasibility of constructing the replacement well with a small treatment building on Block 736, Lot 9.1. In subsequent conversations with the Mr. Adam Taylor of the NJDEP Green Acres program, many parcels were considered in addition to those initially assessed prior to and including the exploration program. After assessing over 14 locations, the most suitable location for a replacement for Well 20 with a small treatment building appears to be the Green Acres parcel located at Block 736, Lot 9.1. In accordance with the NJDEP Green Acres Program Rules, this alternatives analysis has been completed.

It is understood that "It is the Department's policy to strongly discourage the disposal or diversion of both funded and unfunded parkland. The use of parkland for other than recreation and conservation

purposes should be a last resort, and should only be considered by a local government unit or nonprofit when the proposed disposal or diversion is necessary for a project that would satisfy a compelling public need or yield a significant public benefit..." The ability to develop a cost effective replacement to a failed water supply source in order to continue to meet the demands of the Township, without potentially impacting sensitive habitats and wetlands, does satisfy a compelling public need and significant public benefit. Well 20 is one the PTHWD's primary wells which is permitted to provide up to about one million gallons per day of potable supply. As such, a "no build" or "no action" alternative for this project is not considered an option.

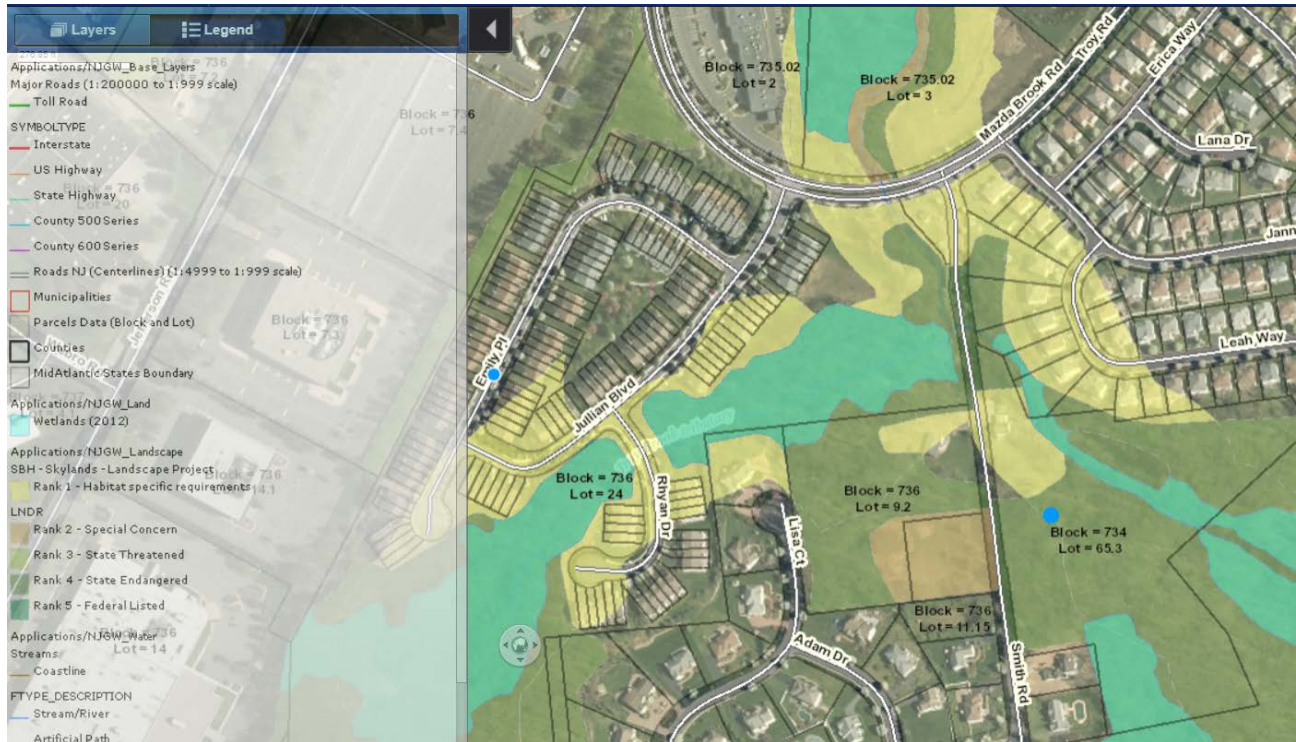
As indicated previously, there is specific criteria for selection of an adequate location for constructing a replacement well. Ideally, the location should be within 100 feet of the existing well, tap the same aquifer at roughly the same depth, and have the same or less pump capacity. The buried valley aquifer system utilized by the PTHWD needs to have a thickness of approximately 100 feet to be developed as a groundwater source under the current NJDEP requirements. Based on reported information, and the results of the exploration work completed in 2018, selection of an available location in proximity to Well 20 with adequate thickness and suitable materials may be somewhat limited. The location of the well needs to be placed within the same pressure district for the system, and should be located within the same radius of influence of Well 20 to benefit from the same recharge capacity and to minimize the spread of contamination beyond that already resulting from the pumping of the original well.

Other considerations in selecting a potential replacement well location, include site size and setback distances, proximity to nearby wells and ecological receptors, and proximity to major roadways and known or potential contamination sources. For any well intended for use as a public community supply well, the system needs to control all land within at least a 50-foot radius of the well. There are restrictions on the placement of the well with respect to various potential sources of contamination such as stormwater and sanitary sewer lines, manholes, and other major and minor pollutant sources. Since the replacement well will be more than 100 feet from the current Well 20, impacts of the proposed diversion on the nearby water resources and other users will need to be completed. The typical impacts which will need to be considered include other groundwater users, groundwater contamination, streams, lakes and ponds, sensitive ecological habitats, wetlands, and the sustainable water-resource yield.

All these factors were considered in both the initial assessment of a potential replacement well location, and the Green Acres alternative analysis. Below is a table which summarizes the fourteen locations considered for construction of a replacement well for Well 20, and a map with the locations is included as GA Attachment V – Figure 4. When all the critical elements for construction of a replacement well and associated small treatment building are considered, the Green Acres Block 736, Lot 9.1 parcel is the best alternative. Each of the other locations have one or more unfavorable aspect which would eliminate it from reasonable consideration. The majority of the parcels are too distant from Well 20, too close to another PTHWD well, or have wetland or sensitive habitats which could be impacted by pumping a well in that vicinity. The privately-owned parcel located at 579 Smith Road, Block 734, Lot 65.3 was considered as an alternative, but is not considered a good candidate location. Much of the parcel is mapped as containing sensitive habitats up to Rank 4 or State Endangered species (see NJDEP Geoweb map clip below). The northern portion of parcel which is not mapped with sensitive habitats is occupied by a residential dwelling with a heating oil tank. Also, the Troy Brook and associated wetlands and potential flood hazard zones are on and near the northern portion of the parcel (See GA Attachment V –

Figure 3). There is a 10 to 12-foot elevation drop along the northeastern edge of the property descending to the Troy Brook, which results in a potential decrease in overall aquifer recharge to a production well placed in this area. The current owner for the property was contacted via phone on October 18, 2019 by the Township. The owner was not willing to divide the property so the Township could purchase a portion for the Well 20 Replacement project, and no response was received from the Owner regarding a possible sale price for the property. The lack of owner response, and certain unsuitable aspects of the property place it as not a good candidate for development of the replacement for Well 20.

The environmental impacts of any of the alternatives with wetlands or sensitive habitats include potential damage to existing and inter-related ecosystems due to lowered water levels from well pumping, though it is likely that the NJDEP would deny the PTHWD a permit to use the well if there is evidence of these impacts. For any parcel that would include disturbance of or crossing through wetlands, additional freshwater wetland permits may be required such as for underground utility lines and road crossings. The addition of these permits could add about six months to the project scope. Another aspect to considering alternatives to a Green Acres parcel is cost. The majority of the alternatives have been eliminated due to unsuitability for development of a replacement well, or unavailable, so specific costs cannot be assessed.



Well 20

John Wieworka
Phone Log
October 18, 2019

10/18 973-650-1996 David Hay
Property owner.

Call not wanting to split up property
for a well (10 Acres)

Block/Lot	Approx. Distance from Well 20 (feet)	Within Mapped BVA area (>100' thick)	Proximity to Major Roadways	Mapped Wetlands/ Sensitive Habitats	Contamination Potential (KCS or CEA)	Other
B736/L9.1	900	Yes	No	No	No	Very good candidate for replacement well. Boring completed. BVA>130'.
B728/L3,4.01,5,7,8	4,000	Yes	Yes (Rt 80)	No	KCS to north	Not a good candidate location. Boring completed. Bedrock between 45 to 65 feet. Not feasible.
B741/L4.2	3,000	No	No	Yes -parts	No	Not a good candidate location. Boring completed. Bedrock at 80 feet. Marginal material. Not feasible.
B725/L2,4.01,5.01	3,200+	Yes	Yes (Rt 80, 287, & 46)	Yes	No	Not a good candidate location (distance, roadways, ecological). Not feasible or reasonable.
B730/L5&6	4,300+	Yes	Yes (80)	Yes	No	Not a good candidate location. Distance, and within radius of influence (ROI) of other PTHWD wells.
B733/L18	4,800	Yes	No	Yes	No	Not a good candidate location. Distance, and within ROI of other PTHWD wells. Not feasible or reasonable.
B734/L4	4,000	Yes	No	Yes	No	Not a good candidate location. Distance, and within ROI of other PTHWD wells. Not feasible or reasonable
B734, L16.7&18	3,100	Yes	No	Yes	No	Not a good candidate location. Distance, and within ROI of other PTHWD wells. Not feasible or reasonable.
B734/Lot 2 B734/L68	1,800	Yes	No	Yes	No	Not a good candidate location. Wetlands, sensitive habitats, possible flood zone issues. Not feasible or reasonable.
B734/L65.3	700	Yes	No	Yes	No	Not a good candidate location. Private land, no owner response on sale. Wetlands, sensitive habitats, possible flood zone issues. Not available.

B734/L69	2,100	Yes	No	Yes	No	Not a good candidate location. Private land. Wetlands, and sensitive habitats, limited access, stormwater detention, and within ROI of other PTHWD wells. Not feasible or reasonable.
B736/Lot24	500	Yes	No	Yes	No	Not a good candidate location. Private land. Wetlands, and sensitive habitats, limited access, stormwater detention, flood zone. Not feasible or reasonable.
736/11.15	1,000	Yes	No	No	No	Not a good candidate location. Designated as a detention basin for stormwater. Site would not provide adequate setback distance required for public community supply well. Not feasible.
742/47	2,400	No	No	No	No	Not a good candidate location. Outside BVA >100' extent. Not feasible.

ATTACHMENT C

Deed - Block 736, Lot 9.1

**Township of Parsippany-Troy Hills Water Department
560 Smith Road, Parsippany, New Jersey (Replacement Well 20)**

Prepared By Raymond S. Zierak, Esq.

R & R: Dillon, Bitar & Luther, LLC
53 Maple Street
P.O. Box 398
Morristown, N. J. 07963-0398041

DEED



THIS DEED is made on January 26, 2006

BETWEEN

EDWARD CORREALE, married, and GERARD ORTU, married, whose addresses are 79 Overlook Avenue, East Hanover, New Jersey 07936 and 422 River Road, East Hanover, New Jersey 07936, respectively, referred to as the Grantor,

AND

THE TOWNSHIP OF PARSIPPANY-TROY HILLS, a municipal corporation of the State of New Jersey, whose address is 1001 ParsIPPany Boulevard, ParsIPPany, New Jersey 07054, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE MILLION EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 (\$1,875,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of ParsIPPany-Troy Hills Township, in Block 736, Lots No 9.01 and 9.02.

Property. The property consists of the land and all the buildings and structures on the land in the Township of ParsIPPany-Troy Hills, County of Morris, and State of New Jersey. The legal description is:

SEE RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING ALSO KNOWN as 560 Smith Road and 580 Smith Road, ParsIPPany, New Jersey.

BEING the same premises conveyed to the Grantors herein by two Deeds from Edward Correale and Gerard Ortu, both dated February 27, 1986, and both recorded in the Morris County Clerk's Office on March 6, 1986, one in Deed Book 2847 at Page 436 and one in Deed Book 2847 at Page 440. Title to subject premises was originally acquired by Edward Correale and Gerard Ortu, under deed from Lois M. Olsen Rojas-Vidal and Guillermo J. Rojas-Vidal, her husband, dated August 15, 1985, recorded on August 20, 1985, in Deed Book 2809 at Page 263.

SUBJECT TO Easements and Restrictions of record and such state of facts as an accurate survey would disclose.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:

Edward Correale
EDWARD CORREALE

Raymond S. Zierak
Raymond S. Zierak

Gerard Ortu
GERARD ORTU

STATE OF NEW JERSEY, COUNTY OF MORRIS: SS:

I CERTIFY that on JANUARY 26, 2006, Edward Correale, married, and Gerard Ortu, married, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for \$1,875,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Raymond S. Zierak
RAYMOND S. ZIERAK
Attorney at Law of New Jersey

DB06551P212

Dillon (10)

DMC ASSOCIATES, INC. LAND SURVEYORS

211 Main Street, Butler, New Jersey 07405

Phone: 973-838-9187 Fax: 973-838-4389

January 24, 2006

RE: 580 Smith Road, Township of Parsippany Troy Hills
DMC NO. 0512158

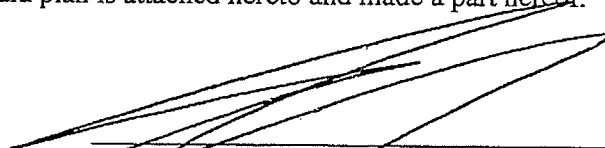
All that certain tract or land and premises situated and lying in the Township of Parsippany Troy Hills, County of Morris, State of New Jersey being more particularly described as follows;

Beginning at a point on the westerly R.O.W. line of Smith Road, R.O.W. width varies, said beginning point being marked by a set cap and rebar, said point also being located along the following described courses from the point of intersection formed by the northerly R.O.W. line of East Halsey Road, R.O.W. width varies, and the easterly R.O.W. line of Smith Road;

- A. From the point of intersection formed by the northerly R.O.W. line of East Halsey Road and the westerly R.O.W. line of Smith Road along the westerly R.O.W. line of Smith Road North 00 degrees 41 minutes 15 seconds West for a distance of 368.63 feet to a point, thence;
 - B. Continuing along the now northerly R.O.W. line of Smith Road South 89 degrees 08 minutes 12 seconds East for a distance of 13.48 feet to a point on the westerly R.O.W. line of Smith Road, thence;
 - C. Along the westerly R.O.W. line of Smith Road North 01 degrees 19 minutes 18 seconds East for a distance of 200.00 feet to a set cap and rebar marking the beginning point of herein described lands and running thence;
- (1) Leaving the westerly R.O.W. line of Smith Road and along the common line between Lot 9.01 and Lot 9.02 in Block 736 as shown on the current assessment map North 89 degrees 08 minutes 12 seconds East for a distance of 200.00 feet to a point, thence;
 - (2) Continuing along the common line between Lot 9.01 and Lot 9.02 in Block 736 as shown on the current assessment map South 01 degrees 19 minutes 18 seconds West for a distance of 200.00 feet to a point, thence;
 - (3) Partly along the common line of Lot 11.15 and along the common line between Lot 11.10 and Lot 9.02 in Block 736 as shown on the current assessment map North 89 degrees 08 minutes 12 seconds West for a distance of 265.38 feet to a found concrete monument, thence;
 - (4) North 00 degrees 00 minutes 08 seconds East for a distance of 460.00 feet to a found concrete monument, thence;
 - (5) Along the common line between Lot 9.02 and Lot 24 in Block 736 as shown on the current assessment map South 89 degrees 26 minutes 02 seconds East for a distance of 473.50 feet to a point now marked by a set cap and rebar, thence;
 - (6) Along the westerly R.O.W. line of Smith Road South 00 degrees 37 minutes 18 seconds West for a distance of 204.51 feet to a point now marked by a set cap and rebar marking an angle point in said R.O.W. line, thence;
 - (7) Continuing along the westerly R.O.W. line of Smith Road South 01 degrees 19 minutes 18 seconds West for a distance of 57.90 feet to the point and place of beginning.

- Containing 4.0592 +/- Acres

The above description was written pursuant to a survey of property designates as Block 736 Lot 9.02 on the municipal tax map of the Township of Parsippany Troy Hills, County of Morris, State of New Jersey. Said survey was prepared by DMC Associates, Inc., 211 Main Street, Butler, NJ 07405 on January 20, 2006 and is marked as file no. 0512158. A reduced copy of said plan is attached hereto and made a part hereof.



Robert L. Cigol, P.I.S.
N.J. License No. 24GS04026100
Certificate of Authorization No. 24GA27919000

DMC ASSOCIATES, INC. LAND SURVEYORS

211 Main Street, Butler, New Jersey 07405

Phone: 973-838-9187 Fax: 973-838-4389

January 24, 2006

RE: 560 Smith Road, Township of Parsippany Troy Hills
DMC NO. 0512158

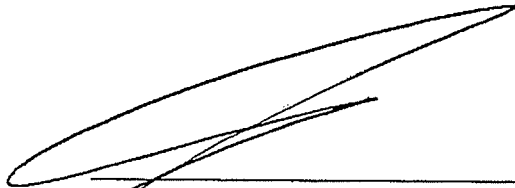
All that certain tract or land and premises situated and lying in the Township of Parsippany Troy Hills, County of Morris, State of New Jersey being more particularly described as follows;

Beginning at a point on the westerly R.O.W. line of Smith Road, R.O.W. width varies, said beginning point being marked by a set cap and rebar, said point also being located along the following described courses from the point of intersection formed by the northerly R.O.W. line of East Halsey Road, R.O.W. width varies and the easterly R.O.W. line of Smith Road;

- A. From the point of intersection formed by the northerly R.O.W. line of East Halsey Road and the westerly R.O.W. line of Smith Road along the westerly R.O.W. line of Smith Road North 00 degrees 41 minutes 15 seconds West for a distance of 368.63 feet to a point, thence;
 - B. Continuing along the now northerly R.O.W. line of Smith Road South 89 degrees 08 minutes 12 seconds East for a distance of 13.48 feet to a point on the westerly R.O.W. line of Smith Road and the point of beginning of herein described lands and running thence;
- (1) Leaving said R.O.W. line and along the common line between Lot 11.15 and Lot 9.01 in Block 736 as shown on the current assessment map North 89 degrees 08 minutes 12 seconds West for a distance of 200.00 feet to a point, thence;
 - (2) Along the common line between Lot 9.01 and Lot 9.02 in Block 736 as shown on the current assessment map North 01 degrees 19 minutes 18 seconds East for a distance of 200.00 feet to a point, thence;
 - (3) Continuing along the common line between Lot 9.01 and Lot 9.02 in Block 736 as shown on the current assessment map South 89 degrees 08 minutes 12 seconds West for a distance of 200.00 feet to a point marked by a set cap and rebar on the westerly R.O.W. line of Smith Road, thence;
 - (4) Along the westerly R.O.W. line of Smith Road South 01 degrees 19 minutes 18 seconds West for a distance of 200.00 feet to the point and place of beginning herein described.

- Containing .9182.00 +/- acres.

The above description was written pursuant to a survey of property designates as Block 736 Lot 9.01 on the municipal tax map of the Township of Parsippany Troy Hills, County of Morris, State of New Jersey. Said survey was prepared by DMC Associates, Inc., 211 Main Street, Butler, NJ 07405 on January 20, 2006 and is marked as file no. 0512158. A reduced copy of said plan is attached hereto and made a part hereof.



Robert L. Cigol, P.L.S.
N.J. License No. 24GS04026100
Certificate of Authorization No. 24GA27919000

JOAN BRAMBALL - MORRIS COUNTY CLERK
DATE 02 01 2006 TIME 11 01 AM PAGES 10
1,875,000 EXEMPT
3.00 COFE COUNTY FEES
5.00 STPG NUMBER OF PAGES STATE
8.00 TOTAL RECORDING FEES
TAT L-DILLON

DB06551P216

SCHEDULE A
(continued)

Title Number: COM66105

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey, and being more particularly described as follows:

TRACT 1:

BEGINNING at a point in the centerline of Smith Road, said point being the beginning point of a tract conveyed by Adolphus E. Thums and Anna R. Thums, his wife, to Frank J. and Marjorie W. Ehringer by deed dated October 6, 1950 and recorded in the Morris County Clerk's Office in Book F-49 of Deeds on Page 387 etc. and from said beginning point runs; thence

- (1) Along the center line of Smith Road, South 2 degrees 12 minutes 00 seconds West, 58.00 feet; thence
- (2) North 88 degrees 15 minutes 30 seconds West, 216.50 feet; thence
- (3) South 2 degrees 12 minutes 00 seconds West, 200.00 feet; thence
- (4) North 88 degrees 15 minutes 30 seconds West, 265.38 feet; thence
- (5) North 00 degrees 52 minutes 50 seconds East, 460.00 feet; thence
- (6) South 88 degrees 33 minutes 20 seconds East, 490.00 feet to a point in the center line of Smith Road; thence
- (7) Along the center line of Smith Road, South 1 degrees 30 minutes 00 seconds West, 204.51 feet to the point and place of **BEGINNING**.

TRACT 2:

BEGINNING at a point in the westerly sideline of Smith Road distant 16.50 feet on a course of North 88 degrees 15 minutes 30 seconds West from the 5th corner of a tract of 5.10 acres of land conveyed by Adolphus E. Thums and others to Frank J. Ehringer and wife, by deed dated October 6, 1950 and recorded in Morris County Clerk's Office in Book F-49 of Deeds on page 387 etc., and from said beginning point runs

- (1) Partly along the 4th line of the above described whole tract of which this lot is a part, North 88 degrees 15 minutes 30 seconds West 200.00 feet; thence
- (2) North 2 degrees 2 minutes East 200.00 feet; thence
- (3) Parallel to the first course herein, South 88 degrees 15 minutes 30 seconds East, 200 feet to the westerly sideline of Smith Road; thence
- (4) Along the westerly sideline of Smith Road, South 2 degrees 12 minutes West, 200 feet to the place of **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lots 9.01 & 9.02 in Block 736 on the Township of Parsippany-Troy Hills Tax Map.

DB06551P213



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (11-04)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) GERARD ORTO

Current Resident Address:

Street: 422 RIVER ROAD

City, Town, Post Office

EAST HANOVER State NJ Zip Code 07936

PROPERTY INFORMATION (Brief Property Description)

Block(s) 736 Lot(s) 9.01 + 9.02 Qualifier —

Street Address:

560 + 580 SMITH ROAD

City, Town, Post Office

HARRISSAWAY State NJ Zip Code 07054

Seller's Percentage of Ownership

40% Consideration \$1,875,000.00 Closing Date 1-26-06

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721 (1031), 1033 or is a cemetery plot (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

1-26-06
 Date

GERARD ORTO
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

DB06551P218



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (11-04)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

EDWARD CORREALE

Current Resident Address:

Street

79 OVERLOOK AVENUE

City, Town, Post Office

EAST HANOVER

State

NJ

Zip Code

07936

PROPERTY INFORMATION (Brief Property Description)

Block(s)

736

Lot(s)

9.01 & 9.02

Qualifier

Street Address:

540 & 580 SMITH ROAD

City, Town, Post Office

FABRIPPAWY

State

NJ

Zip Code

07054

Seller's Percentage of Ownership

60%

Consideration

\$1,875,000.00

Closing Date

1-26-06

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, (1031) 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

1-26-06

Date

Edward Correale

EDWARD

Signature

CORREALE

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

DB06551P219

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OF MORRIS

}SS.

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3 and #4 on reverse side)

Deponent, EDUARDO CORREALE, being duly sworn according to law upon his/her oath,
 (Name)
 deposes and says that he/she is the GRANTOR in a deed dated 1-22-06 transferring
 (Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
 real property identified as Block number 736 Lot number 9.01 + 9.02 located at
560 + 580 SMITH ROAD, PARSIPPANY, MORRIS COUNTY and annexed thereto.
 (Street Address, Municipality, County)

(2) CONSIDERATION \$ 1,875,000.00 (See Instructions #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

TRANSFER TO A MUNICIPALITY

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (See Instruction #7 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or, *
- DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind or disabled persons must also meet all of the following criteria.

- Owned and occupied by grantor(s) at time of sale.
- Resident of the State of New Jersey.
- One or two-family residential premises.
- Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

- Affordable according to H.U.D. standards.
- Reserved for occupancy.
- Meets income requirements of region.
- Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 on reverse side)

- Entirely new improvement.
- Not previously occupied.
- Not previously used for any purpose.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004.

Subscribed and sworn to before me this 26th day of JANUARY, 2006

[Signature]
 RAYMOND S. ZIERAK
 Attorney at Law of New Jersey

[Signature]
 Signature of Deponent
79 OVERLOOK AVE
 Deponent Address
E. HANOVER, NJ 07936

EDUARDO CORREALE
GERARDO ORTU
 Grantor Name
79 OVERLOOK AVE
422 RIVER ROAD
 Grantor Address at Time of Sale
E. HANOVER, NJ 07936
RAYMOND S. ZIERAK, ESQ.
 Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number	_____	County	_____
Deed Number	_____	Book	_____ Page _____
Deed Dated	_____	Date Recorded	_____

NRN6551P220

