



Stacy A. Mitchell, Esq.
Regulatory Affairs Counsel

March 29, 2017

(VIA E-FILING AND OVERNIGHT MAIL)

Irene Kim Asbury, Secretary
NJ Board of Public Utilities
44 South Clinton Avenue, 3rd Floor
P. O. Box 350
Trenton, NJ 08625-0350

Re: Notice of South Jersey Gas Company of the Sale of a Portion of Block 1333, Lots 1 & 2 in the Township of Hamilton to South Jersey Transportation Authority Pursuant to N.J.A.C. 14:1-5-6(d) and (e)

Dear Secretary Asbury:

Enclosed please find an original and two (2) copies of South Jersey Gas Company's "Notice" pursuant to N.J.A.C. 14:1-5.6(d) and (e), of its intent to sell a portion of the real property located on Tilton Road, Block 1333, Lots 1 & 2 in Hamilton Township, Atlantic County, New Jersey to the South Jersey Transportation Authority.

Should you have any questions concerning this filing, please do not hesitate to contact me directly.

Respectfully,

By: Stacy A. Mitchell
Regulatory Affairs Counsel

cc: Thomas Walker, BPU
Stacy Peterson, BPU
Stefanie A. Brand, Esq., Rate Counsel (2 copies)
Alex Moreau, Division of Law (2 copies)

**STATE OF NEW JERSEY
BOARD OF PUBLIC UTILITIES**

NOTICE OF SOUTH JERSEY GAS COMPANY :
OF THE SALE OF A PORTION OF BLOCK 1333, :
LOTS 1 & 2 IN THE TOWNSHIP OF HAMILTON :
TO SOUTH JERSEY TRANSPORTATION :
AUTHORITY PURSUANT TO N.J.A.C. 14:1- :
5.6(d) AND (e) :

NOTICE

TO: THE HONORABLE COMMISSIONERS OF THE BOARD OF PUBLIC UTILITIES

South Jersey Gas Company (sometimes hereinafter referred to as “SJG” or the “Company”), a public utility corporation of the State of New Jersey, with its principal office at One South Jersey Plaza, Folsom, New Jersey, hereby provides this Notice pursuant to N.J.A.C. 14:1-5.6(d) and (e), that it intends to sell a portion (.8964 acres) of the total 1.8952 acre real property located on Tilton Road, Block 1333, Lots 1 & 2 in Hamilton Township, Atlantic County, New Jersey (the “Property”) to South Jersey Transportation Authority (“SJTA” or the “Purchaser”). In support hereof, South Jersey states as follows:

A. BACKGROUND

1. Purchaser proposes to acquire .8964 acres of the Property in order to maintain the Runway Protection Zones for the Atlantic City Airport. Absent SJG’s agreement to sell, SJTA advised that it would proceed with eminent domain proceedings.

BPU Secretary’s Certification
Pursuant to N.J.A.C. 14:1-5.6(e):

2. The Property will be subdivided in conjunction with the proposed sale. Currently, a SJG meter station is located on the portion of the Property that the Company will retain. The portion of the Property to be conveyed is vacant land. See map of Property attached as Exhibit "A" to the Affidavit of Gina Merritt-Epps, General Counsel and Corporate Secretary of the Company, included herein.

B. NOTICE REQUIREMENTS OF N.J.A.C. 14:1-5.6(d) AND (e)

3. The Company proposes to sell approximately .8964 acres of the Property to SJTA in consideration of the sum of Five Thousand Dollars (\$5,000).

4. A copy of the Agreement of Sale is attached as Exhibit "B" to the Affidavit of Gina Merritt-Epps.

5. The proposed consideration represents the fair market value of the Property based on the Appraisal Report of Curini Appraisal Company, Inc., dated September 20, 2016, attached as Exhibit "C" to the Affidavit of Gina Merritt-Epps.

6. There is no existing relationship between SJG and SJTA other than seller/buyer in connection with the proposed sale of the Property.

7. The Property was acquired by the Company in 1984 for \$34,481. The total appraised value of the Property is \$9,500. The portion of the Property to be acquired is valued at \$5,000. See Exhibit "C" to the Affidavit of Gina Merritt-Epps.

8. The entirety of the Property (1.8952 acres) is currently carried on the books of the Company at \$34,481. The .8964 acre portion of the Property to be conveyed to Purchaser makes up \$18,168 of the total \$34,481 booked value.

9. The assessed value of the Property is currently \$4,300 as provided on page 24 of Exhibit "C" attached to the Affidavit of Gina Merritt-Epps.

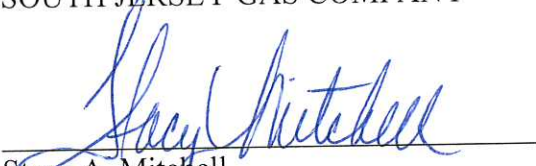
10. The .8964 acres of the Property to be acquired is not currently used by or useful to SJG.

11. The Affidavit of Gina Merritt-Epps is provided as verification of the accuracy of the statements contained in this Notice.

12. Correspondence or communications with respect to this Notice may be directed to:

Stacy A. Mitchell, Esq.
Regulatory Affairs Counsel
South Jersey Gas Company
1 South Jersey Plaza
Folsom, NJ 08037
609-561-9000 (ext. 4364)
smitchell@sjindustries.com

Respectfully submitted,
SOUTH JERSEY GAS COMPANY

By: 
Stacy A. Mitchell
Regulatory Affairs Counsel

Dated: March 29, 2017

**STATE OF NEW JERSEY
BOARD OF PUBLIC UTILITIES**

NOTICE OF SOUTH JERSEY GAS COMPANY :
OF THE SALE OF A PORTION OF BLOCK 1333, :
LOTS 1 & 2 IN THE TOWNSHIP OF HAMILTON :
TO SOUTH JERSEY TRANSPORTATION :
AUTHORITY PURSUANT TO N.J.A.C. 14:1- :
5.6(d) AND (e) :

**AFFIDAVIT OF
GINA MERRITT-EPPS**

Gina Merritt-Epps, upon her oath, deposes and says:

1. I am of full age. I am General Counsel and Corporate Secretary for South Jersey Gas Company (“SJG” or the “Company”).

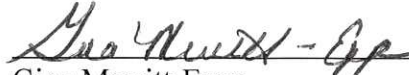
2. I offer this Affidavit in support of the Company’s Notice of sale of a portion of the real property located on Tilton Road, Block 1333, Lots 1 & 2 in Hamilton Township, Atlantic County, New Jersey (the “Property”) to be conveyed to South Jersey Transportation Authority (“Purchaser”).

3. The information contained in the Notice is true and correct to the best of my knowledge and understanding.

4. A true and correct copy of the map depicting the Property is attached hereto as Exhibit “A”.


5. A true and correct copy of the Agreement of Sale between SJG and Purchaser is attached hereto as Exhibit “B”.

6. A true and correct copy of the Appraisal Report of Curini Appraisal Company, Inc., dated September 20, 2016, is attached hereto as Exhibit "C".



Gina Merritt-Epps
General Counsel and Corporate Secretary

Sworn to and subscribed
before me this 28th day of
March 2017



Notary Public

SANDRA J. HANSELMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2405500
MY COMMISSION EXPIRES MAY 19, 2021

EXHIBIT A

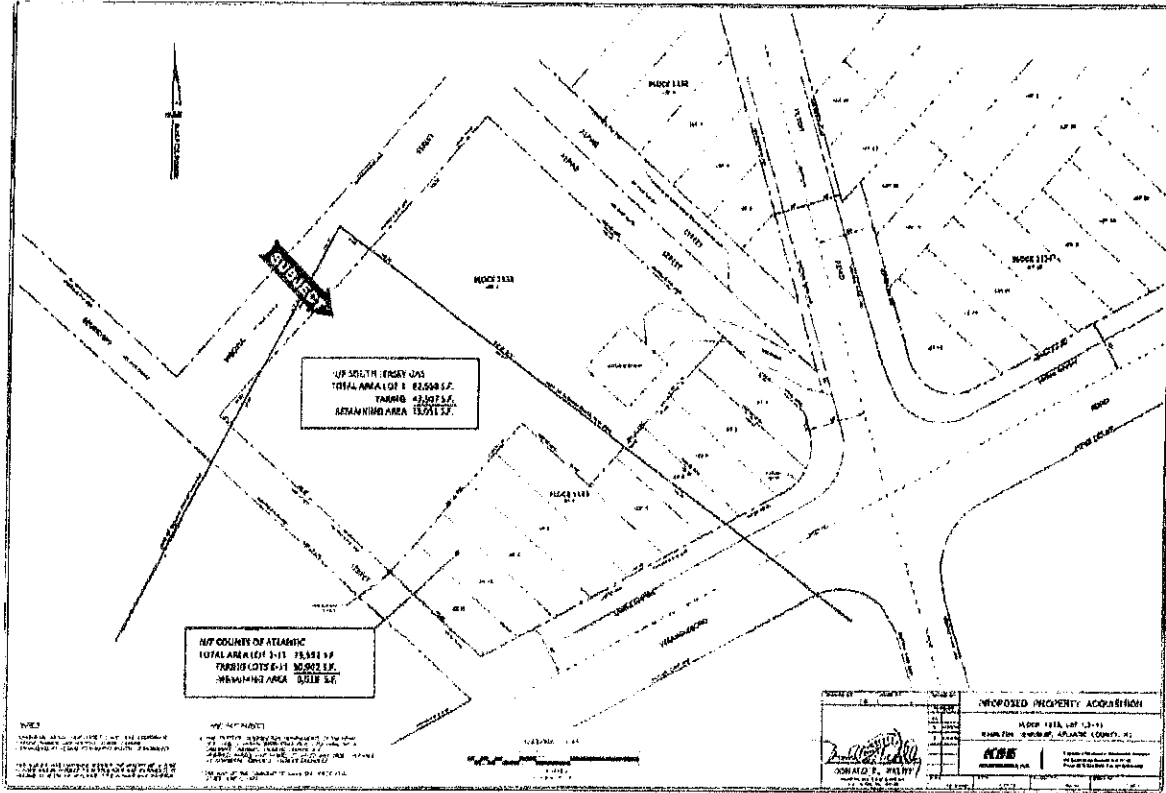


EXHIBIT B

FEDERAL PROJECT NO.	1485-01
PROJECT NAME/ROUTE	RW 13 Runway Protection Zone Project
COUNTY	Atlantic
MUNICIPALITY	Hamilton Township
PARCEL NO.	Lot 1
CLAIM NO.	1
CLAIMANT	South Jersey Gas

AGREEMENT OF SALE
(Fee Simple)

Made on _____ by South Jersey Gas Company of 1 South Jersey Plaza, Folsom, NJ 08037-9109, owner(s) of property affected by the construction or improvement of the above mentioned State Route, its heirs, executors, administrators, successors and/or assigns, hereinafter, whether singular or plural, called the SELLER, and South Jersey Transportation Authority of Farley Service Plaza, PO Box 351, Hammonton, NJ 08037-0351, hereinafter called the PURCHASER,

WITNESSETH:

WHEREAS the PURCHASER recorded a plan in the Recorder of Deeds Office of the aforesaid County indicating its authorization to condemn property for the above airport from the aforesaid property; and

WHEREAS the parties hereto have agreed that, in lieu of condemnation, the SELLER will convey in fee simple and such other lesser estate(s) as designated, if any, to the PURCHASER the property or portion thereof required by the PURCHASER.

NOW, THEREFORE, in consideration of the sum of Five Thousand and 00/100 (\$5,000.00) Dollars and other good and valuable consideration, the SELLER hereby agrees to sell and convey to the PURCHASER and the PURCHASER agrees to purchase

- in fee simple the premises described by metes and bounds in Exhibit "A"
- in fee simple that portion of the aforesaid property designated as required right-of-way or as acquired in fee simple for other purposes on the plot plan attached hereto and made a part hereof; and those areas, if any, designated as required for easement purposes as identified by the plot plan and set forth below.

Being all or a portion of the same property conveyed or devised to the SELLER by Deed of Clorisse Frisby, Selina Lewis, and John M. Lewis, her husband, James V. Cuffee, Jr. and Veralyn Cuffee, his wife, Eunice C. Jacobs and Walter W. Jacobs, Jr., her husband, dated August 3, 1981, recorded in Deed Book 3624 Page 273. This conveyance contains 43,507 Square Feet and is identified on PURCHASER plans as Lot 1, together with the improvements, hereditaments and appurtenances thereto, except those which may be agreed below to be retained by the SELLER, free and clear of all liens, charges, delinquent taxes and assessments, and of all leases, agreements and other encumbrances which the SELLER has the right to terminate or remove. The SELLER will assign to the PURCHASER all of the SELLER'S right, title and interest in those leases, agreements, and other encumbrances which cannot be terminated or removed. The SELLER will warrant GENERALLY the property interest to be conveyed.

Reserving, however, to the SELLER the right to deep mine minerals and remove gas and oil within the areas hereunder acquired from a minimum depth to be determined by the PURCHASER, from mine shafts or by means of wells located off the right-of-way.

All expenses of examination of the title and of preparation and recording of the deed shall be paid by the PURCHASER. Payment of the purchase price shall be made within ninety (90) days of the date of this agreement.

1 _____
Claim Number

South Jersey Gas Company _____
Claimant

_____ Page 2 of 3
Date

Loss or damage to the property by fire or other casualty shall be at the risk of the SELLER until possession of the property has been delivered to the PURCHASER. The SELLER may continue to insure the property after possession has been delivered until title has passed to the PURCHASER under this agreement, any insurance policy(ies) on such building(s) shall be amended to provide for payment thereunder (by means of a standard mortgage clause) to the PURCHASER of the amount paid to the SELLER under this agreement.

The SELLER is assured that the PURCHASER will not require vacation of the property for at least ninety (90) days from the execution of this agreement.

The SELLER will receive a NOTICE TO VACATE at least thirty (30) days before possession will be required by the PURCHASER.

SELLER may remain in possession, on a rent free basis, until N/A after which date SELLER will pay rental to the PURCHASER in the sum of \$0.00 per month, in advance, beginning N/A, on a month-to-month basis until possession has been delivered. It is understood and agreed that the SELLER may relocate at their convenience prior to this date. From and after the execution of this instrument, the PURCHASER, its agents and contractors, shall have the right to enter upon the premises to be conveyed for making studies, tests, soundings, and appraisals. The SELLER agrees to execute a Lease Agreement. Upon the expiration of one year, the amount of rental may be changed at the discretion of the PURCHASER.

The SELLER does further remise, release, quitclaim and forever discharge the PURCHASER or any agency or political subdivision thereof or its or their employees or representatives of and from all suits, damages, claims and demands which the SELLER might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, NJ Rev Stat § 20:1-3.11 (2013), for or on account of this conveyance and any injury to or destruction of the aforesaid property of the GRANTOR through or by reason of the aforesaid highway construction or improvement, except damages.

The SELLER does further indemnify the PURCHASER against any claim made by any lessee of the aforesaid property who has not entered into a Settlement Agreement with the PURCHASER.

1 _____
Claim Number

South Jersey Gas Company _____
Claimant

_____ Page 3 of 3
Date

The Parties have executed or caused to be executed these presents, intending to be legally bound thereby.

INDIVIDUALS

ENTITIES*

SELLER:

South Jersey Gas Company _____
(Name of Entity)

BY: _____

BY: _____

* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity.

PURCHASER

BY: _____

EXHIBIT C

**VACANT LAND
SOUTH JERSEY
TRANSPORATION AUTHORITY
RUNWAY PROTECTION ZONE PROPERTY
TILTON ROAD
BLOCK 1333, LOTS 1 & 2
HAMILTON TOWNSHIP
ATLANTIC COUNTY, NEW JERSEY**

**APPRAISAL REPORT
VACANT LAND**

**SOUTH JERSEY TRANSPORTATION AUTHORITY
RUNWAY PROTECTION ZONE PROJECT**

PROPERTY OWNERSHIP:

SOUTH JERSEY GAS COMPANY

PROPERTY LOCATION:

**TILTON ROAD
BLOCK I333, LOTS 1 & 2
HAMILTON TOWNSHIP
ATLANTIC COUNTY, NEW JERSEY**

FOR:

**MR. JOSEPH T. ROHANNA
REAL ESTATE SPECIALIST ROW
TRANSPORTATION NORTHEAST
AECOM
625 W. RIDGE PIKE
CONSHOHOCKEN, PA 19428**

BY:

**JOHN R. WEBER, JR., MAI, SRA
APPRAISER AND CONSULTANT**

OF THE:

**CURINI APPRAISAL COMPANY, INC.
1540 KUSER ROAD, SUITE A-7
HAMILTON, NEW JERSEY 08619**

AS OF:

SEPTEMBER 20, 2016

PART 1
INTRODUCTION

CURINI APPRAISAL COMPANY, INC.
1540 Kuser Road, Suite A-7
Hamilton, New Jersey 08619

Lawrence V. Melamed, CTA
President
John R. Weber, Jr., MAI, SRA
Vice President
R. Blair Stiefbold
Secretary/Treasurer

(609) 586-3500
FAX:(609) 586-3504
curinc@aol.com

November 10, 2016

Mr. Joseph T. Rohanna
Real Estate Specialist
ROW Transportation Northeast
AECOM
625 W. Ridge Pike
Conshohocken, PA 19428

Re: Appraisal Report – Partial Acquisition
South Jersey Gas Co.
Tilton Road
Block 1333 Lots 1 & 2
Hamilton Township
Atlantic County, New Jersey

Dear Mr. Rohanna:

Pursuant to your request for an appraisal of the Market Value of the above referenced property, I personally inspected the parcel and investigated the conditions, which, in my opinion, were necessary to estimate its Market Value.

The property rights in this appraisal are fee simple interest.

The purpose of this appraisal is to determine the Market Value of a vacant land parcel to be purchased for South Jersey Authority Runway Protection Project.

Before Value	\$9,500	After Value	\$4,500
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I have concluded that the Market Value of the parcel to be acquired free of contamination, as of September 20, 2016 is as follows:

FIVE THOUSAND DOLLARS
(\$5,000.00)

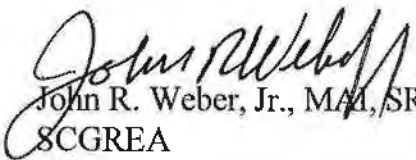
FIVE THOUSAND PER ACRE
(\$5,000.00)

Mr. Joseph T. Rohanna

November 10, 2016

This appraisal report has been made in conformity with and is subject to the requirements of the CODE OF PROFESSIONAL ETHICS AND STANDARDS OF PROFESSIONAL CONDUCT OF THE APPRAISAL INSTITUTE AND POSSIBLE REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

Respectfully submitted,


John R. Weber, Jr., MA, SRA
SCGRE
N.J. License #42RG00027800

/bd

File:TiltonRdSouthJerseyAuthorityHamiltonTwpAtlanticCo/VL/JRW92016

CERTIFICATION

John R. Weber, Jr., MAI, SRA of the Ronald A. Curini Appraisal Company, Inc., the undersigned has personally inspected the subject property identified as:

**VACANT LAND; (PARTIAL ACQUISITION)
TILTON ROAD
BLOCK 1333 LOTS 1 & 2
HAMILTON TOWNSHIP
ATLANTIC COUNTY, NEW JERSEY**

I certify that, to the best of his knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are his personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

CERTIFICATE OF VALUATION (Continued)

The use of this appraisal report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report and afforded the property owner the opportunity to accompany me.

No one provided significant professional assistance to the person signing this report.

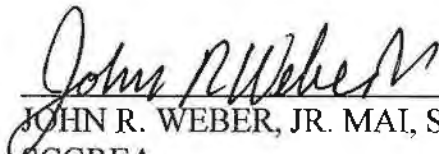
The appraiser has performed no services regarding the subject property within the past three years.

As of the date of this report John R. Weber, Jr., MAI, SRA has completed the requirements of the Continuing Education Program of the Appraisal Institute.

The appraisal conforms to UASFLA standards, Jurisdictional Exception Rule. "Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within reasonable control of the owner, had been disregarded in determining the compensation for the property."

The effective date of the Before, After, and Taking Value is September 20, 2016.

Before Value: \$9,500.00 After Value: \$4,500.00
Market Value Part Acquired: \$5,000.00



JOHN R. WEBER, JR. MAI, SRA
SCGRE
N.J. License #42RG00027800

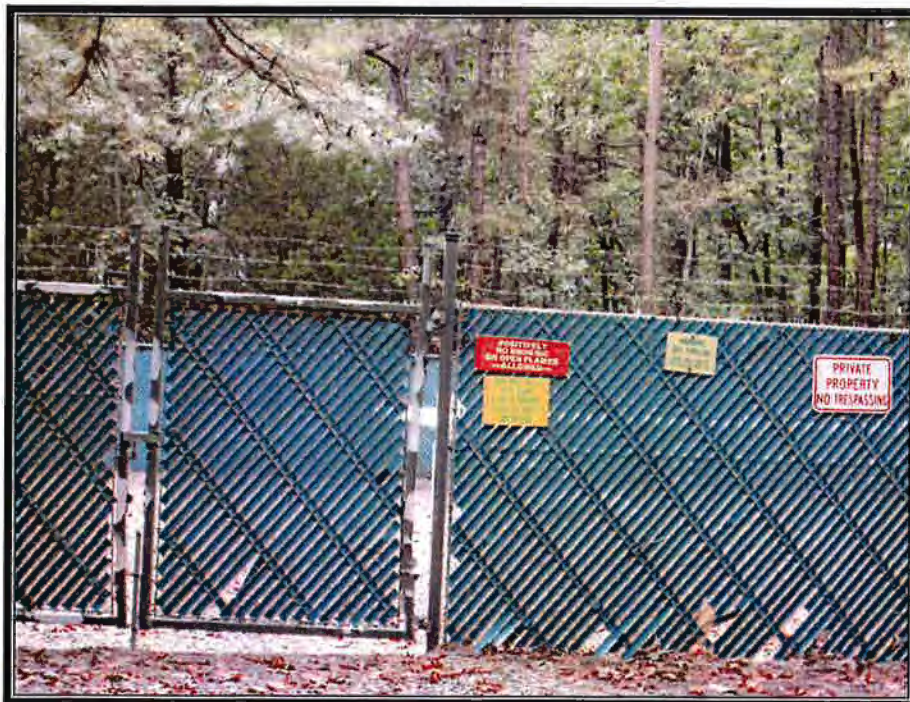
APPRAISAL SUMMARY

Project Name:	South Jersey Transportation Authority Runway Protection Zone Project	
Effective Date:	September 20, 2016	
Owner's Name:	South Jersey Gas Co.	
Property Mailing Address:	#1 South Jersey Plaza, Route 54 Folsom, New Jersey 08007	
Tax Parcel:	Block 1333 Lots 1 & 2	
Land Size Before:	82,558 Sq. Ft.	1.8952 acres±
Land Size After:	43,507 Sq. Ft.	.9988 of an acre
Part Acquired:	39,051 Sq. Ft.	.8964 of an acre
Improvements:	Gas Metering Station	
Zoning:	RD-5 – 5 acres required	
Highest and Best Use (Before, After):	Recreation	
Cost Approach:	Not Applicable	
Income Approach:	Not Applicable	
Sales Comparison Approach "Before":	\$9,500	
Sales Comparison Approach "After":	\$4,500	
Total Compensation to Property Owner:	\$5,000	

SUBJECT PHOTOGRAPHS



Tilton Road (Photo #1)



Pumping Station on Lot 1 (Photo #2)

Photos taken on September 20, 2016 by John R. Weber, Jr. (See photo map on page 33)

SUBJECT PHOTOGRAPHS



Wrangleboro Road

Photo taken on September 20, 2016 by John R. Weber, Jr.

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The Environmental Site Assessment for the Atlantic City International Airport is included as a separate bound copy.

PART II
DESCRIPTION, ANALYSIS
AND CONCLUSIONS

PURPOSE AND DATE OF THE APPRAISAL

The purpose of the appraisal is to estimate the Market Value, in Fee Simple, of a vacant parcel to be purchased for a Runway Protection Zone Project.

DEFINITION OF MARKET VALUE*

MARKET VALUE is defined as *"the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."* Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. BUYER AND SELLER ARE TYPICALLY MOTIVATED.
- b. BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED AND EACH ACTING IN WHAT THEY CONSIDER THEIR OWN BEST INTEREST.
- c. A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET.
- d. PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO: AND
- e. THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD, UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

***Appraisal of Real Estate, 13th Edition, Page 25.**

INTENDED USE

The intended use of the report is to aid South Jersey Transportation Authority in the acquisition of the subject parcel for a Runway Protection Zone Project.

INTENDED USER

The intended user of the report is South Jersey Transportation Authority.

PROPERTY RIGHTS APPRAISED

The property rights appraised in this appraisal report are in fee simple. This absolute ownership unencumbered by any other interest or estate subject to the four (4) powers of government; (1) police power; (2) taxation; (3) escheat; and (4) eminent domain.

SCOPE OF THE WORK ASSIGNMENT

The appraisal report has been prepared in accord with all professional appraisal standards and guidelines and the Uniform Standards of Appraisal Practice (USPAP) of the Appraisal Foundation and the Standards of Professional Practice (SPP) of the Appraisal Institute.

It is appropriate at this point to define and differentiate between the act of appraising and the report of an appraisal.

AN APPRAISAL is an estimate of value; it is the act or process of estimating value. It may be oral or written.

AN APPRAISAL REPORT is the oral or written document prepared in accord with professional appraisal standards identified as USPAP and SPP.

There are two (2) types of Appraisal Report formats:

1. **Appraisal Report, Written or Oral:** Appraisal involves selective research into appropriate market areas, the assemblage of pertinent data, the use of appropriate analytical techniques, and the application of knowledge, experience, and professional judgment to develop an appropriate solution to an appraisal problem. The appraiser provides the client with an opinion of real property value that reflects all pertinent market evidence with sufficient detail as required by the clients needs.
2. **The Restricted Report:** Should contain a brief statement of information significant to the solution of the appraisal problem. Only the client is the intended user; everyone else is considered an unintended user.

The subject report is considered an appraisal report.

Definition of Scope of Work:

“The type of extent of research and analysis in an assignment to produce a credible report.”

SCOPE OF THE WORK ASSIGNMENT (Continued)

The problem to be solved is to estimate Market Value of an acquisition of lands from the subject property for a Runway Protection Zone Project.

1. **Extent of which property is identified.** The property is identified as Block 1333 Lots 1 & 2 on the Hamilton Township Tax Map. The street address is Tilton Road. The parcel to be acquired is rear land and contains .9988 of an acre in the "Before" situation. AECOM hired the appraiser to develop an appraisal for the purpose of acquiring the parcel for the project.

2. **Extent to which property was inspected.**
The appraiser physically inspected the property on September 20, 2016.

3. **Type and extent of data researched.**
Since the acquisition involved a land acquisition the appraiser researched comparable similar zoned sales in Hamilton Township. The sales were researched and confirmed based upon County Records, the MLS System, and the Vital Mod 4 Program and SR1A's and other sources. Data research included the years 2014 through September 2016. Only the Sales Comparison Approach was utilized. Cost Approach and Income Approach are not applicable.

SCOPE OF THE WORK ASSIGNMENT (Continued)

4. Type and extent of analysis applied.

The Market Value Estimate found in this appraisal report is based upon an analysis of the market. In estimating Highest and Best Use the four (4) factors of Physical Use, Legal Use, Financially Feasible and Maximally Productive were analyzed. The property is zoned for RD-5 Residential and the highest and best use was based upon logic and observed evidence. The three (3) approaches to value were considered, but only the Sales Comparison Approach was utilized.

DATE OF VALUE ESTIMATE

The subject property will be valued as of September 20, 2016 the date of inspection. A property owner letter was sent to Chris Moshella, Director of Facilities for South Jersey Industries on September 19, 2016. The green domestic return receipt card was returned but Mr. Moshella did not call for a property owner inspection visit.

Atlantic County, New Jersey

From Wikipedia, the free encyclopedia

Atlantic County, New Jersey



Seal



Location in the state of New Jersey

Founded 1837

Seat Mays Landing

Largest city Egg Harbor Township

Area

- **Total** 671 sq mi (1,738 km²)

- **Land** 561 sq mi (1,453 km²)

- **Water** 110 sq mi (285 km²), 16.44%

Population

- **(2010)** 274,549

- **Density** 489/sq mi (188.9/km²)

Website	www.aclink.org
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Atlantic County is a county located in the U.S. state of New Jersey. As of the 2010 Census, the population is 274,549. Its county seat is Mays Landing.^[1]

This county is associated with (though not officially a part of) the Delaware Valley area as well as the Atlantic City–Hammonton Metropolitan Statistical Area.

History

All of what is known today as Atlantic County was once called *Egg Harbor Township*, the eastern half of the original County of Gloucester. Named as an official district as early as 1693, it was bounded on the north by the Little Egg Harbor River (now known as the Mullica River), and on the south by the Great Egg Harbor River and its southern branch the Tuckahoe River. Its eastern boundary was the Atlantic Ocean, but the western boundary in the South Jersey interior was not fixed until 1761.

Geography

According to the U.S. Census Bureau, the county has a total area of 671 square miles (1,737.9 km²), of which 561 square miles (1,453.0 km²) is land and 110 square miles (284.9 km²) (16.44%) is water. Atlantic County is located in the Atlantic Coastal Plain in the southeastern tip of New Jersey.

Topographically, much of Atlantic County is low-lying and flat. The highest elevation, approximately 150 feet (50 m) above sea level, is found at two areas next to the NJ Transit passenger rail line just east of Hammonton. Sea level is the lowest point.

Adjacent counties

- Burlington County, New Jersey – north
- Camden County, New Jersey – northwest
- Cape May County, New Jersey – south
- Cumberland County, New Jersey – southwest
- Gloucester County, New Jersey – northwest
- Ocean County, New Jersey – northeast

National protected areas

- Edwin B. Forsythe National Wildlife Refuge (part)
- Great Egg Harbor Scenic and Recreational River (part)

Demographics

As of the census^[5] of 2000, there were 252,552 people, 95,024 households, and 63,190 families residing in the county. The population density was 450 people per square mile (174/km²). There were 114,090 housing units at an average density of 203 per square mile (79/km²). The racial makeup of the county was 68.36% White, 17.63% Black or African American, 0.26% Native American, 5.06% Asian, 0.05% Pacific Islander, 6.06% from other races, and 2.58% from two or more races. 12.17% of the population were Hispanic or Latino of any race. 18.6% were of Italian, 13.0% Irish, 9.5% German and 5.2% English ancestry according to Census 2000.

There were 95,024 households out of which 31.70% had children under the age of 18 living with them, 46.50% were married couples living together, 14.80% had a female householder with no husband present, and 33.50% were non-families. 27.00% of all households were made up of individuals and 10.70% had someone living alone who was 65 years of age or older. The average household size was 2.59 and the average family size was 3.16.

In the county the population was spread out with 25.30% under the age of 18, 8.10% from 18 to 24, 30.60% from 25 to 44, 22.40% from 45 to 64, and 13.60% who were 65 years of age or older. The median age was 37 years. For every 100 females there were 93.60 males. For every 100 females age 18 and over, there were 90.20 males.

The median income for a household in the county was \$43,933, and the median income for a family was \$51,710. Males had a median income of \$36,397 versus \$28,059 for females. The per capita income for the county was \$21,034. About 7.60% of families and 10.50% of the population were below the poverty line, including 12.80% of those under age 18 and 10.50% of those age 65 or over.

As of 2010 the racial and ethnic makeup of the county was 58.59% Non-Hispanic whites, 14.89% Non-Hispanic blacks, 1.19% Hispanic blacks, 0.18% Non-Hispanic Native Americans, 0.21% Hispanic Native Americans, 7.50% Asians, 0.03% Pacific Islanders, 0.17% Non-Hispanics of some other race, 1.87% non-Hispanics reporting two or more races and a total of 16.84% Hispanics or Latinos.

Historical populations

Census	Pop.	%±
1840	8,726	—
1850	8,961	2.7%
1860	11,786	31.5%
1870	14,093	19.6%
1880	18,704	32.7%
1890	28,836	54.2%
1900	46,402	60.9%
1910	71,894	54.9%
1920	83,914	16.7%
1930	124,823	48.8%
1940	124,066	-0.6%
1950	132,399	6.7%
1960	160,880	21.5%
1970	175,043	8.8%
1980	194,119	10.9%
1990	224,327	15.6%
2000	252,552	12.6%
2010	274,549	8.7%

historical census data source:^{[2][3]} [4]

Government and politics

The Atlantic County Courthouse in Mays Landing in 2006

In 1974, Atlantic County voters changed the county governmental form under the Optional County Charter Law to the County executive form. The charter provides for a popularly-elected executive and for a nine-member Board of Chosen Freeholders, responsible for legislation. The freeholders are elected to staggered three-year terms in partisan elections. Five of the freeholders represent equally-populated districts;^[6] four are elected from the county on an at-large basis. Republicans control eight of the nine seats.

Dennis Levinson (R) is Atlantic County's Executive. The Current Board of Chosen Freeholders Members are:^[7]

- Chairman Frank D. Formica, Freeholder District 2, including Atlantic City (part), Egg Harbor Township (part), Longport, Margate, Somers Point and Ventnor. (2012)
- Frank V. Giordano, Freeholder At-Large (2012)
- James A. Bertino, Freeholder District 5, including Buena Borough, Buena Vista Township, Corbin City, Egg Harbor City, Estell Manor, Folsom, Hamilton Township (part), Hammonton, Mullica Township and Weymouth. (2012)
- Richard Dase, Freeholder District 4, including Absecon, Brigantine, Galloway Township and Port Republic. (2013)
- Charles T. Garrett, Freeholder District 1, including Atlantic City (part), Egg Harbor Township (part) and Pleasantville. (2013)
- Alexander C. Marino, Freeholder At-Large (2014)
- Joseph J. McDevitt, Freeholder At-Large (2013)
- John W. Risley, Freeholder At-Large (2014)
- Frank Sutton, Freeholder District 3, including Egg Harbor Township (part), Hamilton Township (part), Linwood and Northfield. (2014)

The head of the Atlantic County Sheriff's Office is elected to serve a three year term. There currently are no term limits in place. The current Sheriff, Frank X. Balles (R), took office on January 1, 2009.

In state and national elections, Atlantic County is a reliably Democratic county, in contrast to the other three counties on the Jersey Shore, Monmouth, Ocean, and Cape May Counties, which tend to lean heavily Republican. In the 2004 U.S. Presidential election, John Kerry carried Atlantic by a 5.9% margin over incumbent George W. Bush, with Kerry winning by 6.7% statewide over Bush.^[8] In 2008, the county voted for Barack Obama by a 15% margin over John McCain, with Obama winning New Jersey by 15.5% over McCain.^[9] Atlantic County has backed the Democratic nominee in every Presidential election since 1992. However, in the 2009

Gubernatorial Election, Republican Chris Christie received 48% of the vote, defeating Democrat Jon Corzine, who received around 45%.

Municipalities

Index map of Atlantic County (click to see index key)

- Absecon (city)
- Atlantic City (city)
- Brigantine (city)
- Buena Vista Township (township)
 - Collings Lakes
 - Richland
- Buena (borough)
- Corbin City (city)
- Egg Harbor City (city)
- Egg Harbor Township (township)
- Estell Manor (city)
- Folsom (borough)
- Galloway Township (township)
 - Pomona
- Hamilton Township (township)
 - Mays Landing
- Hammonton (town)
- Linwood (city)
- Longport (borough)
- Margate City (city)
- Mullica Township (township)
 - Elwood
- Northfield (city)
- Pleasantville (city)

- Port Republic (city)
- Somers Point (city)
- Ventnor City (city)
- Weymouth Township (township)

Education

Institutions of higher education in Atlantic County include:

- Atlantic Cape Community College in Mays Landing serves students from both Atlantic County and Cape May County.
- Richard Stockton College of New Jersey, in Pomona
- Rutgers, The State University of New Jersey at Atlantic Cape Community College, in Mays Landing – For more information on this program please visit <http://www.rutgersataccc.org>.

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Hamilton Township, Atlantic County, New Jersey

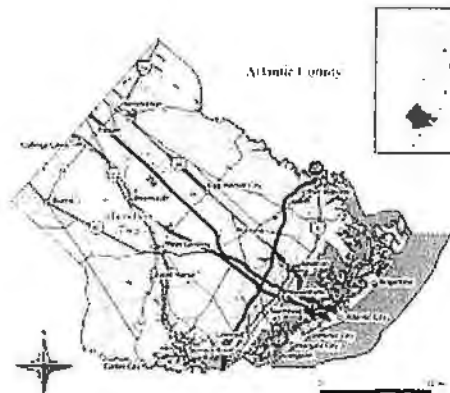
From Wikipedia, the free encyclopedia

Hamilton Township, New Jersey

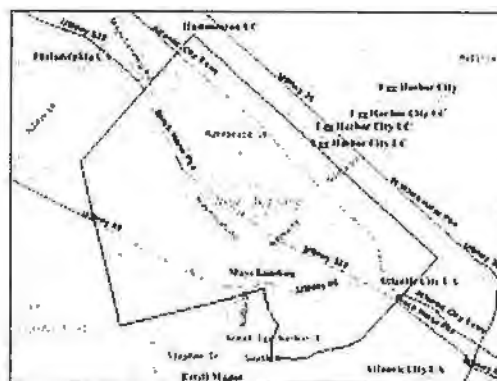
Township

Township of Hamilton

Motto: "New Jersey's Largest Municipality"



Map of Hamilton Township in Atlantic County. Inset: Location of Atlantic County highlighted in the State of New Jersey.



Census Bureau map of Hamilton Township, Atlantic County, New Jersey

Coordinates: $\text{39}^{\circ}28'55''\text{N } 74^{\circ}44'15''\text{W}$
 $39.481949^{\circ}\text{N } 74.737379^{\circ}\text{W}$
Coordinates: $\text{39}^{\circ}28'55''\text{N } 74^{\circ}44'15''\text{W}$
 $39.481949^{\circ}\text{N } 74.737379^{\circ}\text{W}$ ^{[1][2]}

Country	United States
State	New Jersey
County	Atlantic
Incorporated	February 5, 1813
Government ^[5]	
• Type	Township
• Mayor	Roger J. Silva (term ends December 31, 2013) ^[3]
• Clerk	Joan I. Anderson ^[4]
Area ^[2]	
• Total	113.066 sq mi (292.841 km ²)
• Land	111.127 sq mi (287.818 km ²)
• Water	1.939 sq mi (5.023 km ²) 1.72%
Area rank	2nd of 566 in state 2nd of 23 in county ^[2]
Elevation ^[6]	30 ft (9 m)
Population (2010 Census) ^{[7][8][9]}	
• Total	26,503
• Estimate (2012) ^[10]	26,728
• Rank	92nd of 566 in state 4th of 23 in county ^[11]
• Density	238.5/sq mi (92.1/km ²)
• Density rank	494th of 566 in state 16th of 23 in county ^[11]
Time zone	Eastern (EST) (UTC-5)
• Summer (DST)	Eastern (EDT) (UTC-4)

ZIP Code	08330 - Mays Landing ^{[12][13]}
Area code(s)	609 ^[14]
FIPS code	3400129280 ^{[15][2][16]}
GNIS feature ID	0882049 ^{[17][2]}
Website	www.townshipofhamilton.com

Hamilton Township is a township in Atlantic County, New Jersey, United States. As of the 2010 United States Census, the township's population was 26,503,^{[7][8][9]} reflecting an increase of 6,004 (+29.3%) from the 20,499 counted in the 2000 Census, which had in turn increased by 4,487 (+28.0%) from the 16,012 counted in the 1990 Census.^[18] The Township of Hamilton was incorporated by the New Jersey Legislature on February 5, 1813.^{[19][20]}

The township calls itself "New Jersey's Largest Municipality" on its stationery and its website. At 111.127 square miles (287.82 km²), Hamilton Township has the largest land area of any municipality in New Jersey.^[21] However, with a total area of 113.066 square miles (292.84 km²) it is the second-largest municipality in New Jersey in terms of total area, more than 2.1 square miles (5.4 km²) smaller than neighboring Galloway Township, which has a total area of 115.213 square miles (298.40 km²).^{[2][22]}

Mays Landing (with a Census 2010 population of 2,135^[23]) is a census-designated place located within Hamilton Township^{[2][19][24]} that has been the county seat of Atlantic County since 1837.^{[25][26]}

History

Hamilton Township's origins are directly tied to the Great Egg Harbor River and its tributaries which run through it. George May, after whom the village of Mays Landing was named, built a shipyard and trading post near Babcock Creek in 1756. By the mid 19th century, Mays Landing reached the height of its shipbuilding.

From 1830 to 1880, more than 200 vessels were built along the Great Egg Harbor River with lumber from native forests and iron from Weymouth foundries. Half of them were produced at Mays Landing. But by the end of century, wood shipbuilding began to disappear due to the lack of suitable timber. Iron was then substituted for hull construction.

Hamilton was incorporated as a township by an Act of the New Jersey Legislature on February 5, 1813, from portions of Egg Harbor Township and Weymouth Township, while the area was still part of Gloucester County. Hamilton became part of the newly created Atlantic County in 1837. Portions of the township were taken to form Hammonton on March 5, 1866, and to form Buena Vista Township on March 5, 1867.^[20]

Geography

Hamilton Township is located at

39°28'55"N 74°44'15"W 39.481949°N 74.737379°W (39.481949,-74.737379). According to the United States Census Bureau, the township had a total area of 113.066 square miles (292.841 km²), of which, 111.127 square miles (287.818 km²) of it was land and 1.939 square miles (5.023 km²) of it (1.72%) was water.^{[1][2]}

The township is home to the communities of Bears Head, Clarktown, Cologne, Dacosta, Gravely Run, Laureldale, McKee City, Mizpah, Weymouth and Mays Landing, the county seat of Atlantic County.^[27]

Pinelands Reserve

The township is one of 56 South Jersey municipalities that are included within the New Jersey Pinelands National Reserve, a protected natural area of unique ecology covering 1,100,000 acres (450,000 ha), that has been classified as a United States Biosphere Reserve and established by Congress in 1978 as the nation's first National Reserve.^[28] Part of the township is included in the state-designated Pinelands Area, which includes portions of Atlantic County, along with areas in Burlington, Camden, Cape May, Cumberland, Gloucester and Ocean counties.^[29]

The western three-quarters of the township is governed by regulation by the New Jersey Pinelands Commission, which places major limitations on development in that portion of the township, which remains as pine forest with a distinctly rural character, with other portions designated as a Rural Development Area.^[30] Significant portions of the eastern quarter of the township are designated by the Pinelands Commission as part of the Regional Growth Area (RGA), in which development is "allowed and encouraged" in the area surrounding Atlantic City, New Jersey.^[31] The majority of the township's residents live in the area covered by the RGA, which has been developed in suburban fashion and includes shopping areas such as the Hamilton Mall, part of the township's 3,000,000 square feet (280,000 m²) of first class commercial retail properties.^{[19][32]}

Demographics

2010 Census

At the 2010 United States Census, there were 26,503 people, 9,490 households, and 6,690 families residing in the township. The population density was 238.5 per square mile (92.1 /km²). There were 10,196 housing units at an average density of 91.8 per square mile (35.4 /km²). The racial makeup of the township was 67.96% (18,011) White, 18.55% (4,916) Black or African American, 0.26% (68) Native American, 5.41% (1,435) Asian, 0.06% (16) Pacific Islander, 4.12% (1,092) from other races, and 3.64% (965) from two or more races. Hispanic or Latino of any race were 12.79% (3,390) of the population.^[7]

There were 9,490 households of which 32.7% had children under the age of 18 living with them, 48.1% were married couples living together, 16.7% had a female householder with no husband present, and 29.5% were non-families. 22.7% of all households were made up of individuals and 6.1% had someone living alone who was 65 years of age or older. The average household size was 2.67 and the average family size was 3.15.^[7]

In the township, 24.1% of the population were under the age of 18, 9.3% from 18 to 24, 28.5% from 25 to 44, 27.6% from 45 to 64, and 10.5% who were 65 years of age or older. The median age was 37.1 years. For every 100 females there were 98.3 males. For every 100 females age 18 and over, there were 96.0 males.^[7]

The Census Bureau's 2006-2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$59,085 (with a margin of error of +/- \$3,242) and the median family income was \$62,354 (+/- \$3,893). Males had a median income of \$47,110 (+/- \$4,411) versus \$36,615 (+/- \$3,549) for females. The per capita income for the borough was \$25,292 (+/- \$1,528). About 8.4% of families and 10.2% of the population were below the poverty line, including 13.1% of those under age 18 and 9.2% of those age 65 or over.^[46]

2000 Census

As of the 2000 United States Census^[15] there were 20,499 people, 7,148 households, and 5,039 families residing in the township. The population density was 184.2 people per square mile

Historical population

Census	Pop.	%±
1820	877	—
1830	1,424	62.4%
1840	1,565	9.9%
1850	2,015	28.8%
1860	1,945	-3.5%
1870	1,271 *	-34.7%
1880	1,464	15.2%
1890	1,512	3.3%
1900	1,682	11.2%
1910	2,271	35.0%
1920	2,406	5.9%
1930	3,193	32.7%
1940	3,363	5.3%
1950	3,774	12.2%
1960	6,017	59.4%
1970	6,445	7.1%
1980	9,499	47.4%
1990	16,012	68.6%
2000	20,499	28.0%
2010	26,503	29.3%
Est. 2012	26,728 ^[10]	0.8%

Population sources:

1820-1920^[33] 1820-1830^[34]

1840-2000^[35] 1840^[36] 1850-1870^[37]

1850^[38] 1870^[39] 1880-1890^[40]

1890-1910^[41] 1910-1930^[42]

1930-1990^[43] 2000^{[44][45]} 2010^{[7][8][9]}

* = Lost territory in previous decade.^[20]

(71.1/km²). There were 7,567 housing units at an average density of 68.0 per square mile (26.3/km²). The racial makeup of the township was 71.45% White, 19.26% African American, 0.29% Native American, 3.29% Asian, 0.05% Pacific Islander, 3.33% from other races, and 2.33% from two or more races. Hispanic or Latino of any race were 7.91% of the population.^{[44][45]}

There were 7,148 households out of which 37.3% had children under the age of 18 living with them, 50.5% were married couples living together, 15.0% had a female householder with no husband present, and 29.5% were non-families. 22.2% of all households were made up of individuals and 5.6% had someone living alone who was 65 years of age or older. The average household size was 2.72 and the average family size was 3.21.^{[44][45]}

In the township the population was spread out with 27.1% under the age of 18, 8.2% from 18 to 24, 35.9% from 25 to 44, 20.7% from 45 to 64, and 8.2% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 99.4 males. For every 100 females age 18 and over, there were 97.7 males.^{[44][45]}

The median income for a household in the township was \$50,259, and the median income for a family was \$54,899. Males had a median income of \$37,419 versus \$30,089 for females. The per capita income for the township was \$21,309. About 4.5% of families and 6.6% of the population were below the poverty line, including 9.1% of those under age 18 and 6.6% of those age 65 or over.^{[44][45]}

Government

Local government

The Township of Hamilton is governed under the Township form of New Jersey municipal government by a five-member Township Committee. Members are elected at-large in partisan elections to three-year terms in office on a staggered basis, with one or two seats coming up for election each year as part of the November general election.^[5] At an annual reorganization meeting each January, the Council selects one of its members to serve as Mayor and another as Deputy Mayor.

As of 2013, the members of the Hamilton Township Committee are Mayor Amy L. Gatto (R, term ends December 31, 2013), Deputy Mayor Roger Silva (R, 2013), Aline L. Dix (R, 2014), Rodney Guishard (D, 2015) and Judith Y. Link (D, 2015).^{[47][48][49][50][51]}

Federal, state and county representation

Hamilton Township is located in the 2nd Congressional District^[52] and is part of New Jersey's 2nd state legislative district.^{[8][53][54]}

New Jersey's Second Congressional District is represented by Frank LoBiondo (R, Ventnor City).^[55] New Jersey is represented in the United States Senate by Cory Booker (D, Newark; took office on October 31, 2013, after winning a special election to fill the seat of Frank Lautenberg)^{[56][57]} and Bob Menendez (D, North Bergen).^{[58][59]}

The 2nd Legislative District of the New Jersey Legislature is represented in the State Senate by Jim Whelan (D, Atlantic City) and in the General Assembly by Chris A. Brown (R, Ventnor City) and John F. Amodeo (D, Northfield).^[60] The Governor of New Jersey is Chris Christie (R, Mendham Township).^[61] The Lieutenant Governor of New Jersey is Kim Guadagno (R, Monmouth Beach).^[62]

Atlantic County is governed by a County Executive directly chosen by voters, with the county's legislature, the Board of Chosen Freeholders, consisting of nine members elected to three-year terms on a staggered basis, with three seats coming up for election each year; four of its members are elected at-large and there are five election districts, each of which elect a single member.^{[63][64]} The County Executive is Dennis Levinson (Linwood, term ends December 31, 2015).^[65] As of 2013, Atlantic County's Freeholders are the four at-large members; Colin G. Bell (Northfield, 2015)^[66], Alexander C. Marino (Linwood, 2014)^[67], Vice Chairman Joseph J. McDevitt (Ventnor City, 2013)^[68] and John W. Risley (Northfield, 2014)^[69]; and five district members elected from **District 1** (Atlantic City (part), Egg Harbor Township (part) and Pleasantville) Charles T. Garrett (Atlantic City, 2013)^[70], **District 2** - (Atlantic City (part), Egg Harbor Township (part), Longport, Margate City, Somers Point and Ventnor City), Chairman Frank D. Formica (Atlantic City, 2015)^[71], **District 3** (Egg Harbor Township (part), **Hamilton Township (part)**, Linwood and Northfield) - Frank Sutton (Egg Harbor Township, 2014)^[72], **District 4** (Absecon, Brigantine, Galloway Township and Port Republic - Richard Dase (Galloway Township, 2013)^[73] and **District 5** (Buena Borough, Buena Vista Township, Corbin City, Egg Harbor City, Estell Manor, Folsom, **Hamilton Township (part)**, Hammonton, Mullica Township and Weymouth Township) - James A. Bertino (Hammonton, 2015).^{[74][63]}

Education

For pre-Kindergarten through eighth grade, public school students attend the Hamilton Township Schools. Schools in the district (with 2010-11 enrollment data from the National Center for Education Statistics^[75]) are Joseph C. Shaner Memorial School^[76] with 755 students in Pre-K to 1st grade, George Hess Educational Complex^[77] with 1,458 in grades 2 - 5 and William Davies Middle School^[78] with 994 students in grades 6 - 8.^[79]

Public school students in ninth through twelfth grades attend Oakcrest High School, located in Hamilton Township, which serves students from Hamilton Township.^[80] The high school is part of the Greater Egg Harbor Regional High School District, a regional high school district serving students from the constituent districts of Egg Harbor City, Galloway Township, Hamilton Township and Mullica Township, together with students from the City of Port Republic and Washington Township (in Burlington County), who attend as part of sending/receiving relationships with their respective school districts.^[81]

The Atlantic County Institute of Technology, established in 1974 and located on a campus covering 58 acres (23 ha), provides vocational instruction to high school students and adults from across Atlantic County, and was one of eight schools in the state recognized in 2008 as a Blue Ribbon School by the United States Department of Education.^[82]

Township public school students are also eligible to attend Charter-Tech High School for the Performing Arts, located in Somers Point.^[83]

Saint Vincent de Paul Regional School is a Catholic elementary school in Mays Landing, serving students in pre-Kindergarten through eighth grade since 1961 and operated under the jurisdiction of the Diocese of Camden.^{[84][85]}

Atlantic Cape Community College was the second community college to be established in New Jersey, and moved to its campus in Mays Landing in February 1968 where it now serves students from both Atlantic County and Cape May County.^[86]

Transportation

The township had a total of 258.55 miles (416.10 km) of roadways, of which 171.15 miles (275.44 km) are maintained by the municipality, 40.49 miles (65.16 km) by Atlantic County, 32.91 miles (52.96 km) by the New Jersey Department of Transportation and 14.00 miles (22.53 km) by the South Jersey Transportation Authority.^[87]

A variety of roads pass through the township. Hamilton hosts a 14-mile (23 km) stretch of the Atlantic City Expressway with three interchanges and the Egg Harbor Tolls. U.S. Route 40, U.S. Route 322 pass through as well as Route 50. The major county roads include County Route 552, County Route 559, County Route 563 and County Route 575.

Public transportation

New Jersey Transit provides bus service in the township between Cape May and Philadelphia on the 315 route and to Atlantic City on routes 502 (from Atlantic Cape Community College) and 553 (from Upper Deerfield Township).^{[88][89]}

References

- ¹ [^]Jump up to: ^a ^b "US Gazetteer files: 2010, 2000, and 1990". United States Census Bureau, 2011-02-12. Retrieved 2011-04-23.
- ² [^]Jump up to: ^a ^b ^c ^d ^e ^f ^g ^h County Subdivisions: New Jersey - 2010 Census Gazetteer Files, United States Census Bureau. Accessed July 9, 2013.
- ³ **Jump up** [^] 2013 New Jersey Mayors Directory, New Jersey Department of Community Affairs. Accessed May 12, 2013.
- ⁴ **Jump up** [^] Municipal Governments in Atlantic County, Atlantic County, New Jersey. Accessed June 28, 2012.
- ⁵ [^]Jump up to: ^a ^b *2012 New Jersey Legislative District Data Book*, Rutgers University Edward J. Bloustein School of Planning and Public Policy, March 2013, p. 13.
- ⁶ **Jump up** [^] U.S. Geological Survey Geographic Names Information System: Township of Hamilton, Geographic Names Information System. Accessed March 5, 2013.
- ⁷ [^]Jump up to: ^a ^b ^c ^d ^e ^f DP-1 - Profile of General Population and Housing Characteristics: 2010 for Hamilton township, Atlantic County, New Jersey, United States Census Bureau. Accessed December 11, 2011.
- ⁸ [^]Jump up to: ^a ^b ^c ^d Municipalities Grouped by 2011-2020 Legislative Districts, New Jersey Department of State, p. 2. Accessed January 6, 2013.
- ⁹ [^]Jump up to: ^a ^b ^c Table DP-1. Profile of General Demographic Characteristics: 2010 for Hamilton township, New Jersey Department of Labor and Workforce Development. Accessed December 11, 2011.

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92. **Jump up** ^ Chira, Susan. "TO FIRST BLACK MISS AMERICA, VICTORY IS A MEANS TO AN END", *The New York Times*, September 19, 1983. Accessed April 24, 2012. "Her home is in Mays Landing, 15 miles west of Atlantic City, the site of the contest."
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97. **Jump up** ^ Simpson, David. "Mays Landing author feels equally at home in Europe of Middle Ages", *The Press of Atlantic City*, October 26, 2011. Accessed September 20, 2012. "When Sharon Kay Penman, of Mays Landing, speaks of completing a novel, she sounds like one of her characters: a medieval warrior."
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NEIGHBORHOOD DATA

The subject property is located on Wrangleboro Road near its intersection with Tilton Road. The main feature in the area is the Atlantic City International Airport. There are limited dwellings in the area except for nearby Drosera Avenue. Most of the area's north, west, and east of the subject offer wooded terrain. There are several golf clubs in the immediate vicinity.

DELINEATION OF TITLE

There were no transactions involving the subject property for the past five years based on Tax Records. The last deed on the subject took place on in August of 1981. It is recorded as Deed Book 3524 Page 273 and the sale price was \$30,000. The legal description is located in the Addenda. The Deed is in excess of 35 years and it is assumed that the last transaction was market value.

ASSESSED VALUATION

Hamilton Township is attempting to assess at 100% of true value. The 2016 Tax Rate was \$2.979 per \$100 of assessed valuation and the 2016 tax assessment for the subject was as follows:

LAND:	\$4,300
IMPROVEMENTS:	<u>\$ 0</u>
TOTAL:	\$4,300

REAL ESTATE TAXES:	\$128.10
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CHAPTER 123 RATIO (2016):	92.96%
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Note:	The subject property is not exempt.
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ZONING

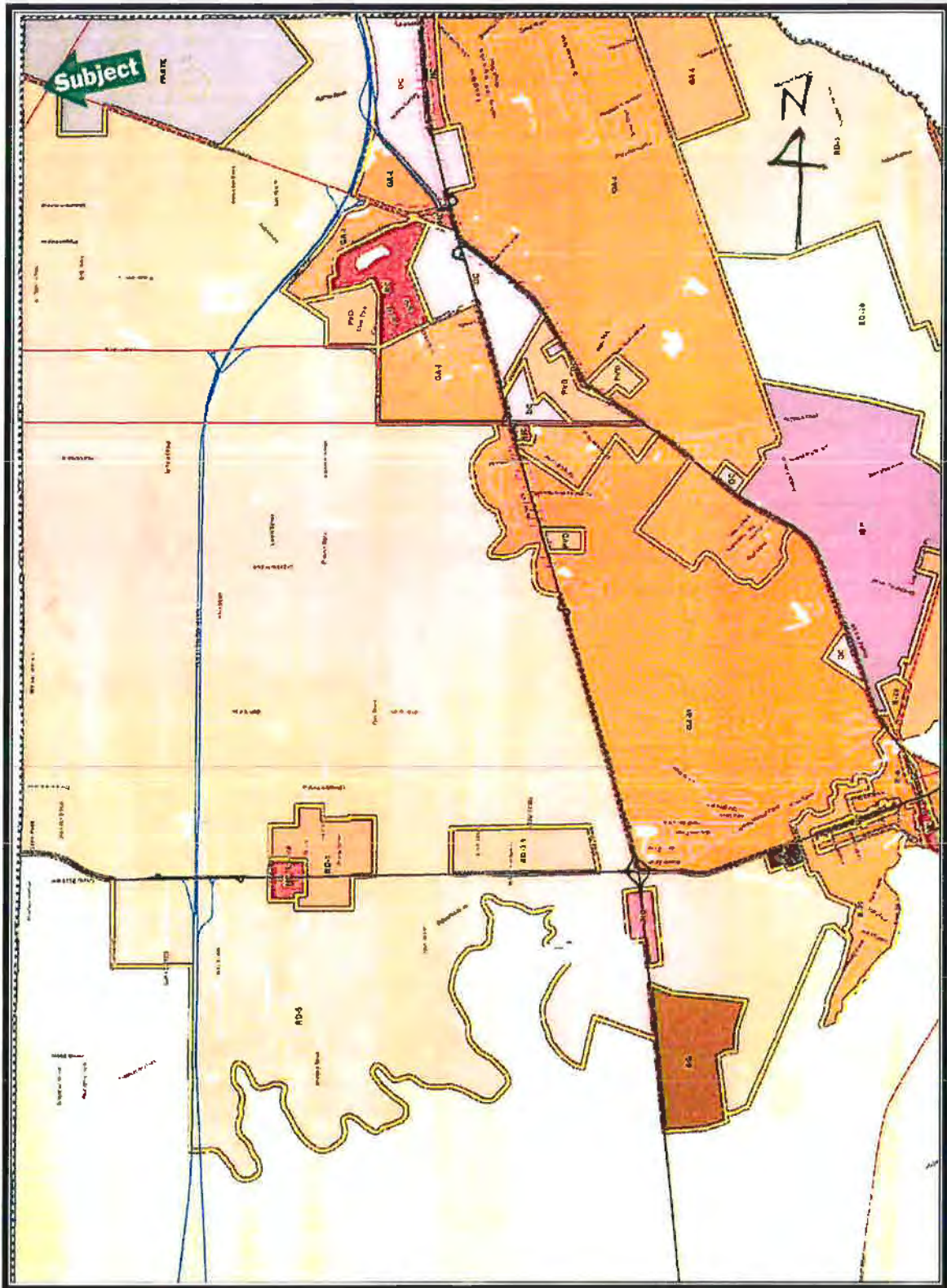
The R-5 district permits agriculture, single family housing, home occupations, playgrounds, places of worship, schools, and single family dwellings. Zoning has been in place for many years and is not expected to change.

Based upon the Hamilton Township Zoning Map the subject property is located in the RD-5 Zone. This zone requires a 5 acre lot size, 200 feet of road frontage, a front yard setback of 175 feet, a total side yard of 115 feet with 50 feet for one side, a 200 foot rear line setback, maximum lot coverage of 25% and a maximum building height of 35 feet. The site contains 1.8952 acres and does not meet zoning requirements.

TOWNSHIP OF HAMILTON

ZONE	LOT AREA MINIM	LOT FRONT MINIM	FRONT YD SETBK MINIM	SIDE YD SETBK MINIM	REAR YD SETBK MINIM	LOT COVER. MAXIM	BUILD NGHT. MAXIM
GA-I	1 ACR	85 FT	30 FT	20' AGG 8' MIN ONE SD	50 FT	23%	35 FT
GA-M	1 ACR	85 FT	30 FT	20' AGG 8' MIN ONE SD	50 FT	23%	35 FT
GA-L	1 ACR	100'	40 FT	40' AGG 15' ONE SIDE	50 FT	20%	35 FT
RD/RDG	5 ACR	200'	175'	115' AG 50' MIN ONE SD	200 FT	2.5%	35 FT
RD-1	1 ACR	125'	75 FT	50' AGG 20' MIN ONE SD	75 FT	10%	35 FT
RD-2.5	2.5 ACR	150'	175'	80' AGG 30' MIN ONE SD	100 FT	4.5%	35 FT
RD-4	4 ACR	175'	175'	50' EA SIDE	150 FT	3%	35 FT
RD-5	5 ACR	200'	175'	115' AG 50' MIN ONE SD	200 FT	2.5%	35 FT
FA-10	10 ACR	200'	200'	120' AG 50' MIN ONE SD	200 FT	1.26%	35 FT
FA-25	25 ACR	500'	200'	350' AG 150' MI ONE SD	400 FT	0.6%	35 FT
FA-70	70 ACR	600'	200'	200' EA SIDE	500 FT	0.21%	35 FT
R-9	9,000 SQ FT	70 FT	30 FT	10' EA SIDE	25 FT	40%	35 FT
R-22	20000 SQ FT	100'	50 FT	15' EA SIDE	50 FT	25%	35 FT
AG	10 ACR	400'	200'	150' EA SIDE	300 FT	2.5%	35 FT
MIZPAN VILLAGE	1 ACR	250'	25 FT	35' AGG 15' MIN ONE SD	25 FT	10%	35 FT
UNDERSZ LOT REC	1 ACR TO 3.2AC	125'	50 FT	50' AGG 20' MIN ONE SD	75 FT	10%	35 FT

ZONING MAP



NARRATIVE DESCRIPTION OF THE PROPERTY

The Property

The subject property is located along the westerly side of Tilton Road in Hamilton Township, Atlantic County, State of New Jersey. The subject is identified as Block 1333, Lots 1 & 2 on the Hamilton Township Tax Map. The site is vacant woodland.

The Site

The following description is based upon personal inspection and data from the local tax maps reproduced in this appraisal report.

Access, Functional Utility of the Site

Access to the site is via Tilton Road from the north or south and Wrangleboro Road from the west or east. Functional utility of the site is limited. The RD-5 zoning requires 5 acres, and the subject contains 82,558 square feet or 1.8952 acres. In addition, soils on the site are rated severe for septic and residential construction. Functional utility of the site appears to be conservation or recreation.

Frontage, Land Size, Frontage Ratio, Shape, and Depth

Site has 66 feet of frontage along the westerly side of Tilton Road. It contains 82,558 square feet of 1.8952 acres of land. It has a frontage ratio of 35 front feet per acre. It is irregular in shape and has a maximum depth of 359 feet measured from Tilton Road. Site also has frontage on the following paper streets, Alpine Street, Virginia Street and Boundary Street.

NARRATIVE DESCRIPTION OF THE PROPERTY (Continued)

Topography and Soils

The site is wooded and level with road grade. Soils on the site include the GamB class which are very limited for septic.

Flood Hazard

A review of the Flood Hazard map for Hamilton Township indicates that the subject property is not in a flood hazard area. Subject is found on Community Map 3100090006A dated 3/15/77.

Wetlands

The State of New Jersey Wetlands maps indicate that the subject is not located in a Wetlands area.

Utilities, Easements

Utilities available would be electric and telephone. Water and sewer would be private on site systems.

Minerals

Appraiser is unaware of any minerals on the subject property.

NARRATIVE DESCRIPTION OF THE PROPERTY (Continued)

Environmental Factors, Safety Factors

Inspection of the property did not reveal any visible hazards or nuisances that would affect the site. There does not appear to be any hazardous substances located on the site. The appraiser is not an expert of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminants, including, but not limited to, asbestos PCB, UFFI, or other raw materials or chemicals used in construction or otherwise present on the property. The appraiser assumes no responsibility for studies or analyses, which would be required to conclude the presence or absence of such substances or loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. In conclusion, an environmental audit is not recommended. Inspection of the site reveals that there does not appear to be any adverse safety factors associated with the site.

Improvements On The Site

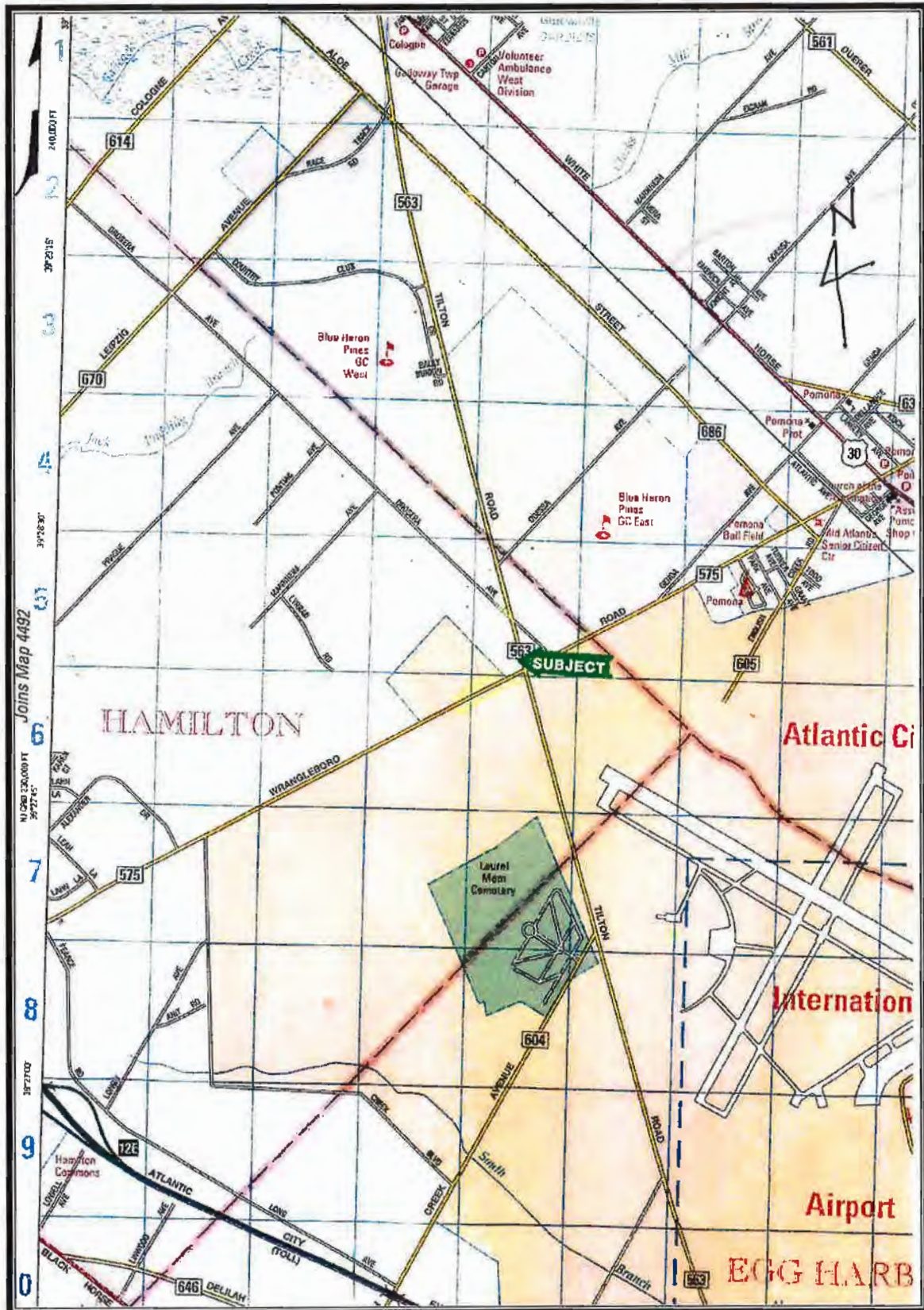
There is a South Jersey Gas Meter Station on the remainder with access via a drive from Tilton Road.

NARRATIVE DESCRIPTION OF THE PROPERTY (Continued)

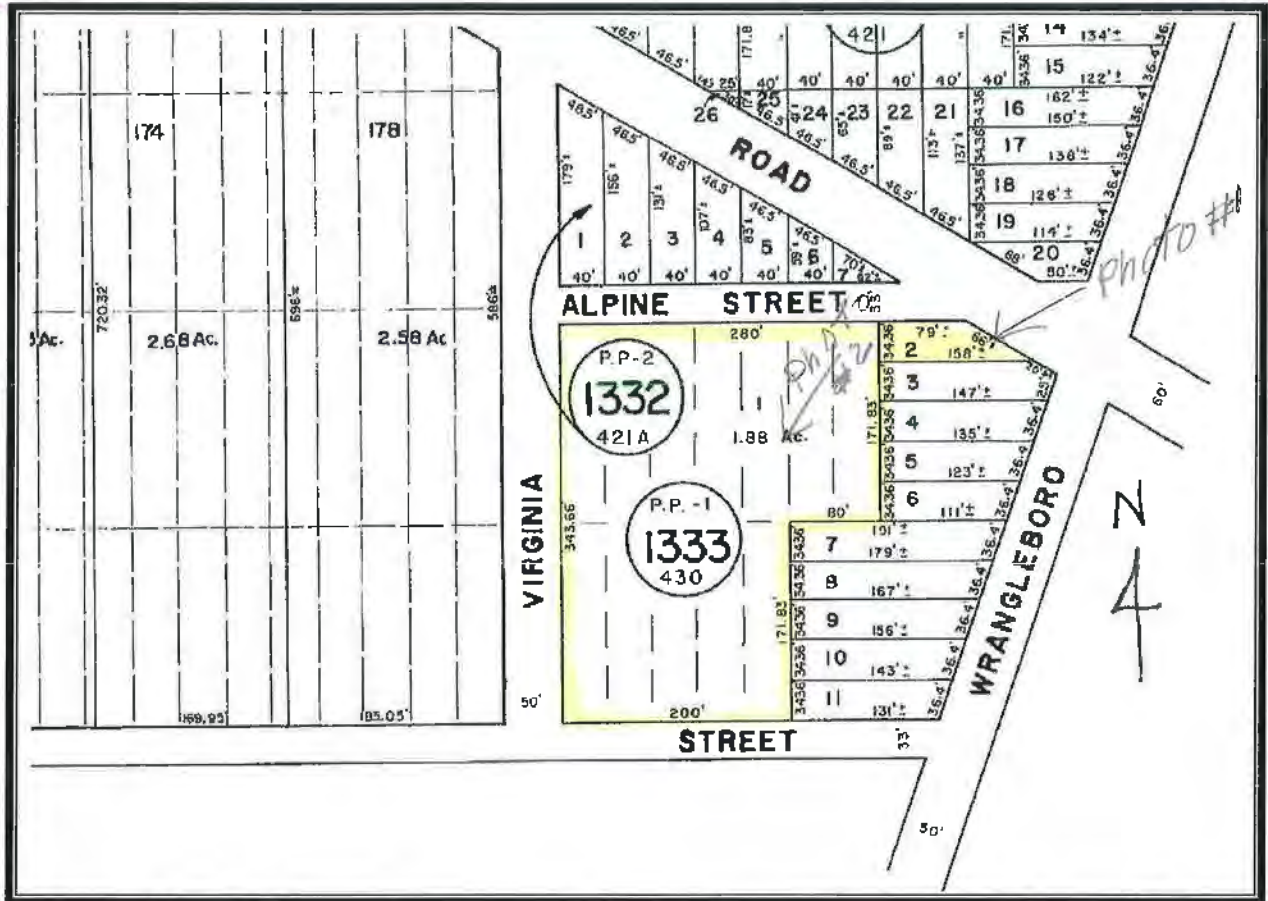
Description of Part Taken

The taking is part of the Runway Protection Zone for Atlantic City International Airport, which is south of the subject. The taking includes a land area of Lot 1 that includes 43,507 square feet or .9988 of an acre of land.

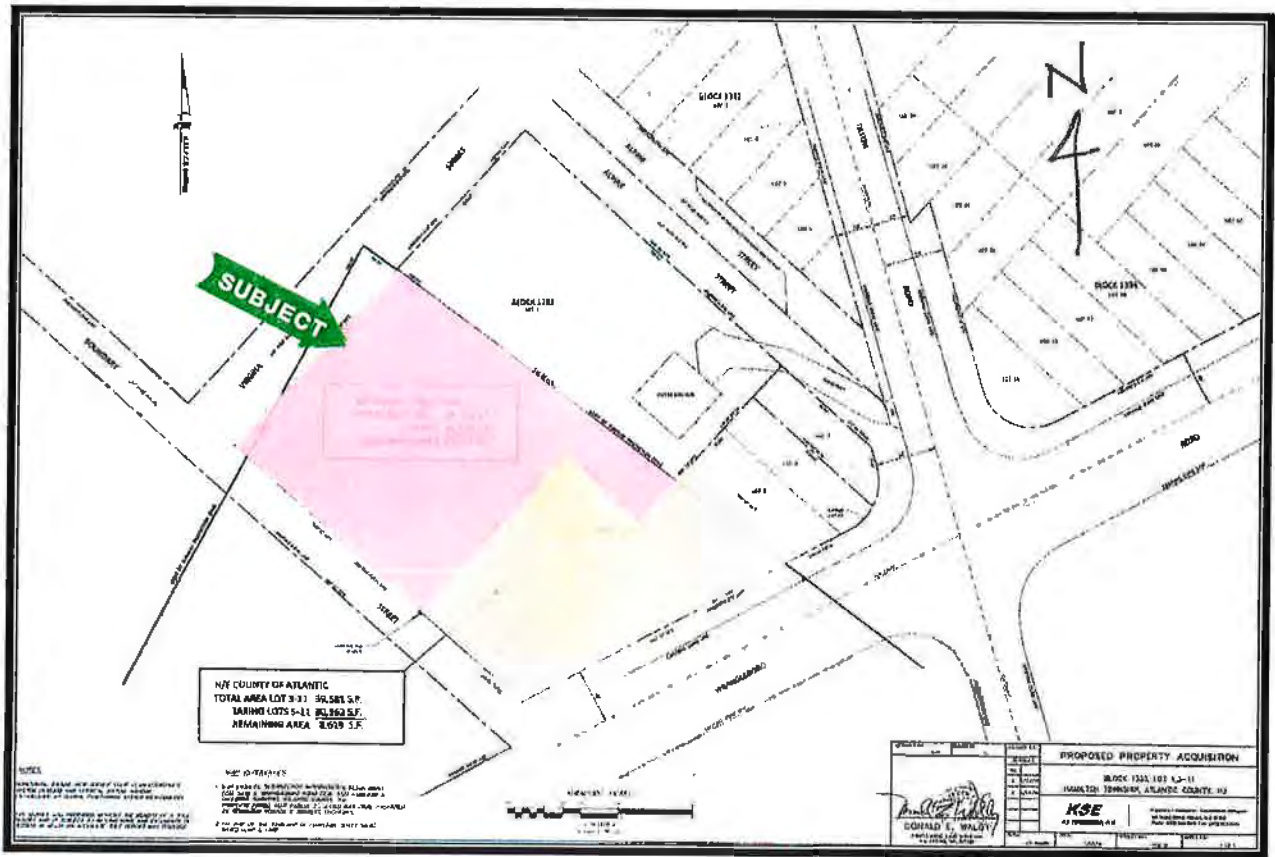
LOCATION MAP



TAX MAP



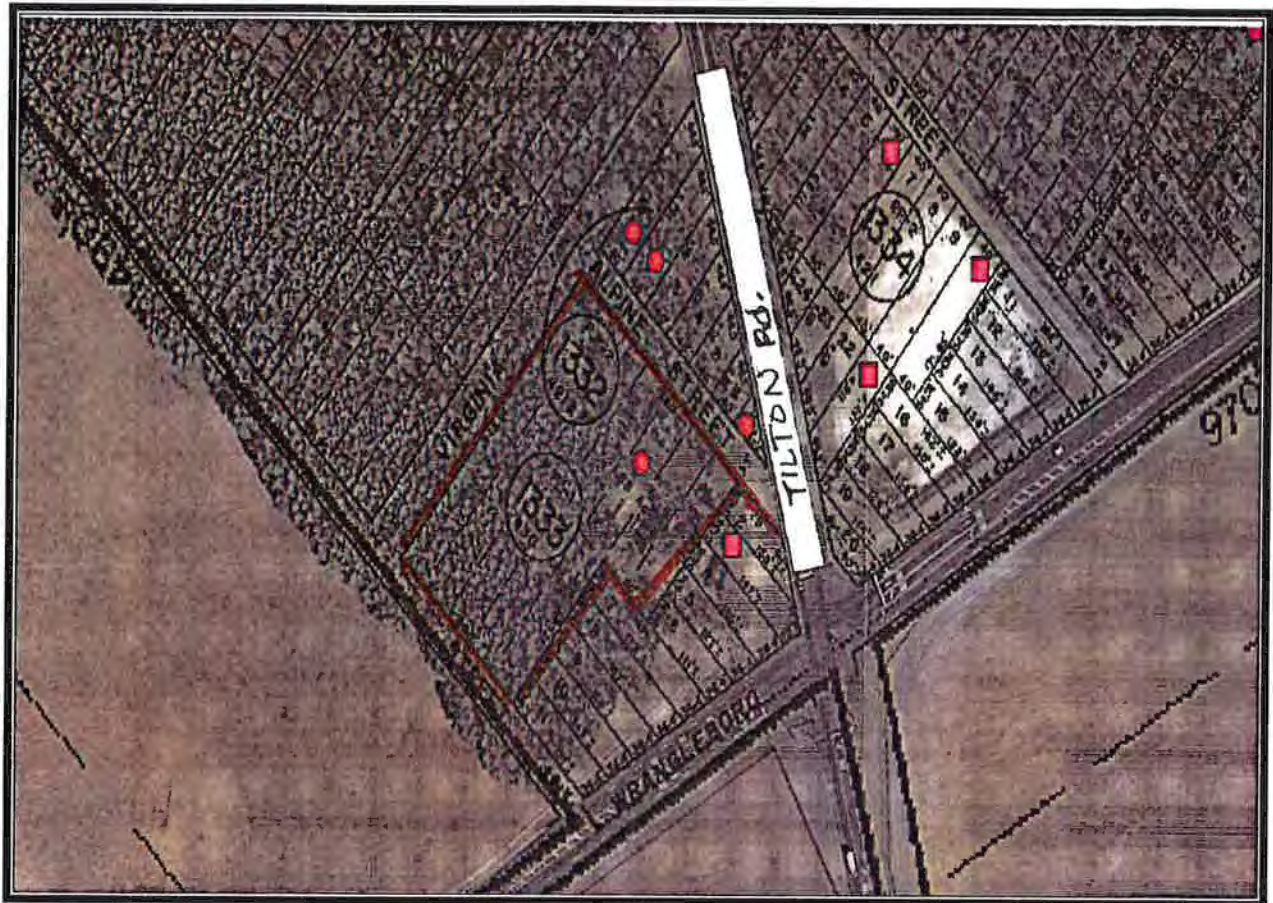
ACQUISITION MAP



RUNWAY PROTECTION ZONE

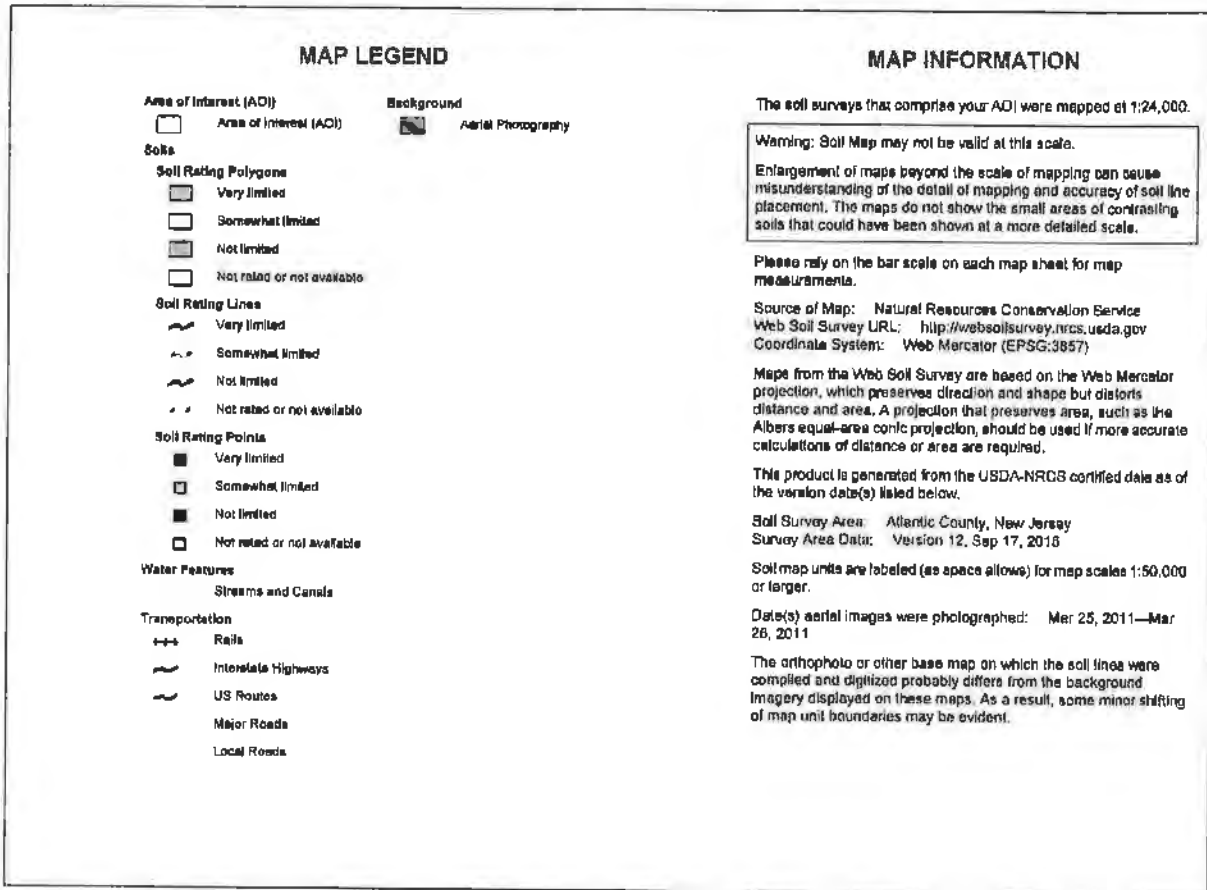


AERIAL MAP AND WETLANDS MAP



SEWAGE DISPOSAL MAP





Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Atlantic County, New Jersey (NJ001)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Gamb	Galloway loamy sand, 0 to 5 percent slopes	Very limited	Galloway (85%)	Depth to apparent zone of saturation (1.00)	1.9	100.0%
			Mullica, rarely flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Atsion (5%)	Not Permitted - Hydric Soil (1.00)		
Depth to apparent zone of saturation (1.00)						
Totals for Area of Interest					1.9	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	1.9	100.0%
Totals for Area of Interest		1.9 100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation

included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options


















Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

DWELLINGS WITHOUT BASEMENTS MAP



MAP LEGEND	MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Background</p> <p> Aerial Photography</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> Very limited</p> <p> Somewhat limited</p> <p> Not limited</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Very limited</p> <p> Somewhat limited</p> <p> Not limited</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Very limited</p> <p> Somewhat limited</p> <p> Not limited</p> <p> Not rated or not available</p> <p>Water Features</p> <p>Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p>Major Roads</p> <p>Local Roads</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Atlantic County, New Jersey Survey Area Date: Version 12, Sep 17, 2016</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 25, 2011—Mar 28, 2011</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Dwellings Without Basements

Dwellings Without Basements— Summary by Map Unit — Atlantic County, New Jersey (NJ001)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres In AOI	Percent of AOI
GamB	Galloway loamy sand, 0 to 5 percent slopes	Very limited	Galloway (85%)	Depth to saturated zone (1.00)	1.9	100.0%
			Mullica, rarely flooded (5%)	Ponding (1.00)		
				Flooding (1.00)		
			Atslon (5%)	Depth to saturated zone (1.00)		
Totals for Area of Interest					1.9	100.0%

Dwellings Without Basements— Summary by Rating Value		
Rating	Acres In AOI	Percent of AOI
Very limited	1.9	100.0%
Totals for Area of Interest		1.9 100.0%

Description

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

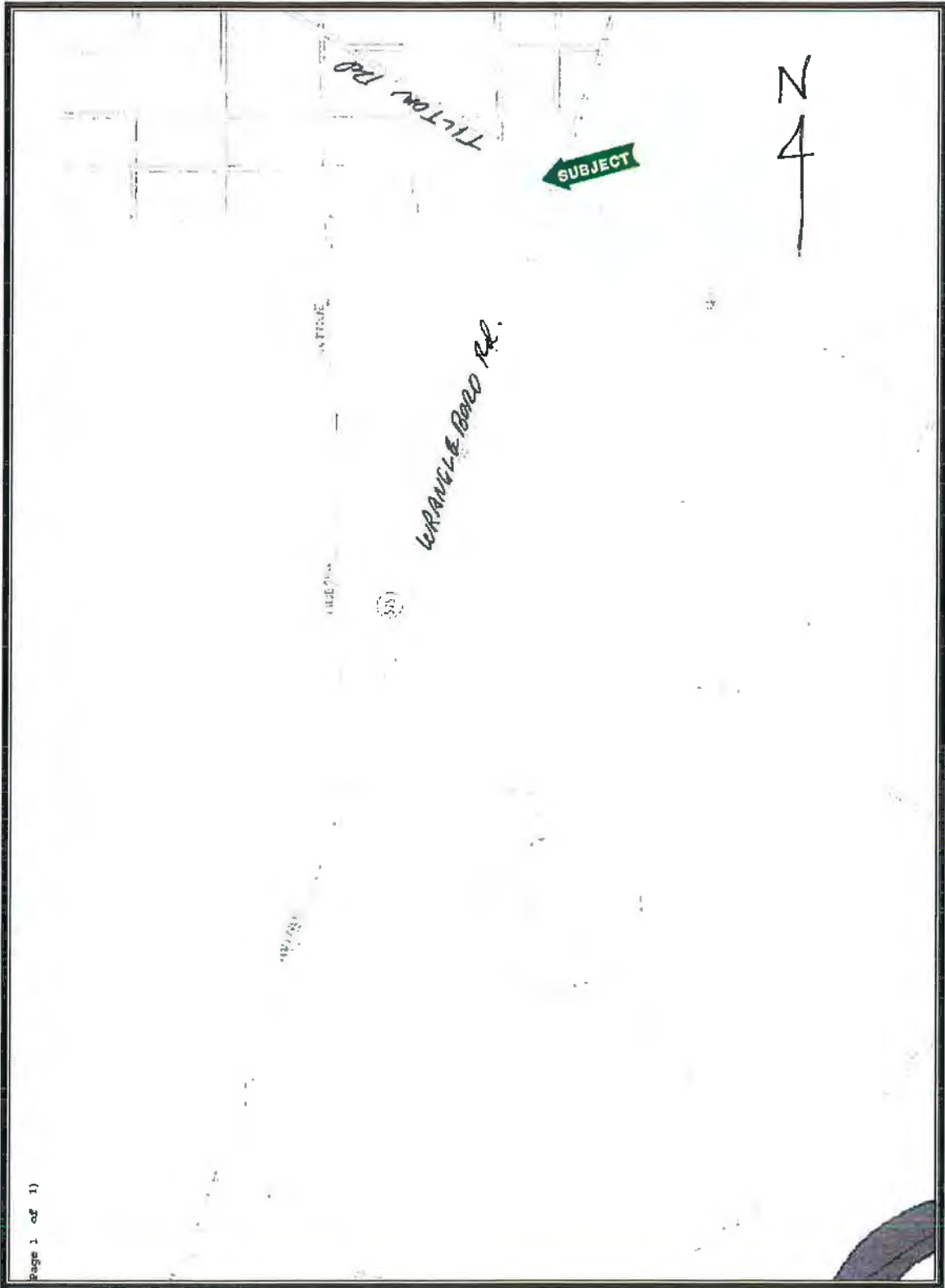
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

FLOOD MAP- 3100090006A - 3/15/77



Page 1 of 1

HIGHEST AND BEST USE

The Appraisal Institute defines *Highest and Best Use* as follows:

"The most probable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to demand in the reasonably near future. However, elements affecting value that depend on events or a combination or occurrences that, although in the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from consideration. Also, if the intended use is dependent on an uncertain act of another person, the intention cannot be considered."

"That use of the land that may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use that will yield to land the highest present value, sometimes called "optimum use."

In estimating Highest and Best Use, there are essentially four (4) stages of analysis:

1. **Possible Use.** What uses of the site in questions are physically possible?
2. **Permissible Use (Legal).** What uses are permitted by zoning and deed restriction on the site in question?
3. **Financially Feasible Use.** Which possible and permissible uses will produce a net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses, which use will produce the highest net return to the highest present worth or what use will be maximally productive?

The highest and best use of the land (or site) as if vacant and ready to be improved for use may be different from the highest and best use of the property as presently improved. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site. For this reason, in the following paragraphs, the appraiser applied the four (4) tests of highest and best use to the subject land and the improvements.

HIGHEST AND BEST USE (Continued)

AS VACANT

The subject is located in the RD-5 District. Considering the physical possible use, permissible use, financially feasible use, and the maximally productive use, the highest and best use as vacant would be conservation or recreation. The larger parcel is considered to be Block 1333, Lots 1 and 2.

IMPROVED POSSIBLE USE (PHYSICALLY POSSIBLE)

The appraiser has considered all information pertaining to the physical characteristics of the site including size, shape, access, topography and availability of utilities and concluded that the subject site is not physically suited for construction. Soils on the site are noted severe for septic.

PERMISSIBLE USE (LEGALLY PERMISSIBLE)

I have reviewed the municipal zoning ordinance and applicable environmental regulations to determine that the subject property does not appear to meet current zoning requirements of 5 acres.

HIGHEST AND BEST USE (Continued)

FINANCIALLY FEASIBLE USE

Financial feasibility is defined as the ability of a project to produce sufficient revenue to pay all expenses and charges, plus provide a return on and return of capital invested in the project. Alternatively stated, a project is financially feasible if the value upon completion is sufficiently greater than the cost to develop, such that an entrepreneur is motivated to undertake the project. Based upon the subject's size and soil conditions, a construction project is not feasible.

MAXIMALLY PRODUCTIVE USE

To determine the maximally productive use, the appraiser reviewed the alternative uses and concluded that no physically possible, legally permitted, financially feasible use would provide a higher return on investment than a use involving recreation.

In conclusion the Highest and Best Use for the subject property is:

Recreation or Assemblage

APPRAISAL PROCESS

The appraisal process is the orderly program in which the data used to estimate the value of the subject property are acquired, classified, analyzed and presented. The first step is defining the appraisal problem, i.e., identification of the real estate, the effective date of the value estimate; the property rights being appraised, and the type of value to be estimated. Once this has been accomplished, the appraiser collects and analyzes the factors that affect the market value of the subject property. These include area and neighborhood analysis, site and improvement analysis, highest and best use analysis, and the application of the three approaches to estimating the property's value. Appraisers generally use three approaches to value; the Cost Approach, the Sales Comparison Approach (also known as the Market Data Approach) and the Income Capitalization Approach. The approaches utilized are then reconciled to a final value estimate. Only the Sales Comparison Approach will be utilized to value the subject because it is vacant land.

The Cost Approach to value requires accrued depreciation to be deducted from the replacement or reproduction cost new of the improvements, the result of which is added to the estimated land value. The resultant figure generally indicates the value of the whole property in fee simple. The land value estimate is derived through the Sales Comparison Approach.

Replacement or reproduction cost new of the improvements is estimated on the basis of current prices for the component parts of the building, less accrued depreciation, computed after analyzing the disadvantages or deficiencies of the existing building, as compared to a new building. This approach tends to reflect a reliable value indicator when the improvements have minimal physical depreciation. Older properties with significant depreciation render this valuation approach as less reliable and, thus, merely supportive of the other approaches to value.

APPRAISAL PROCESS (Continued)

The Sales Comparison Approach is used to estimate the value of the land, as if vacant, and/or the whole property, as improved. The appraiser gathers data on sales of comparable properties and analyzes the nature and condition of each sale, making adjustments for dissimilar characteristics. Typically, a common denominator is found. For land value, this usually is a price per square foot, price per buildable square foot of improvements or price per acre.

For improved properties, the common denominator can be price per square foot of building and building combined or price per type of unit. The Sales Comparison Approach gives a good indication of value when sales of similar properties are available, especially in active market areas.

The Income Capitalization Approach is predicted on the assumption that there is a definite relationship between the amount of income a property will earn and its value. This approach is based on the principle of anticipation; that value is created by the expectation of benefits derived from the income stream and the ultimate sale of the property in the future. The Income Capitalization Approach involves a process wherein an actual or estimated net annual income of the subject property is processed (Capitalized) to produce an indication of value.

In this appraisal, the Sales Comparison Approach will be utilized to estimate the market value of the parcel to be acquired in the "Before" and "After" situation.

The Cost and Income Approaches are not used in this appraisal.

SALES COMPARISON APPROACH

The Sales Comparison Approach is the process in which a market value estimate is derived by analyzing the market for similar properties and comparing these properties to the subject property. The concepts of anticipation and change, together with the principles of supply and demand, substitution, balance and externalities are basic to the approach.

The comparative techniques of analysis applied in the Sales Comparison Approach are fundamental to the valuation process. Estimates of market rent and other value parameters may be derived in the other approaches to value using comparative techniques. These elements are also analyzed in the Sales Comparative Approach to determine the adjustments made to the sale prices of comparable properties.

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have recently sold, are listed for sale or are under contract (i.e., recently drawn up purchase offers accompanied by a cash or equivalent deposit). A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparable, competitive properties.

The comparative analysis performed in this approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, etc. Elements of comparison are tested against market evidence to determine which elements are sensitive to change and how they affect value. The comparison factor utilized in this appraisal report is the *Price Per Acre*.

SALES COMPARISON APPROACH (Continued)

Since a sufficient quantity of similar transactions within a reasonable time frame to the date of the appraisal were available, the Sales Comparison Approach was considered an appropriate method of valuation.

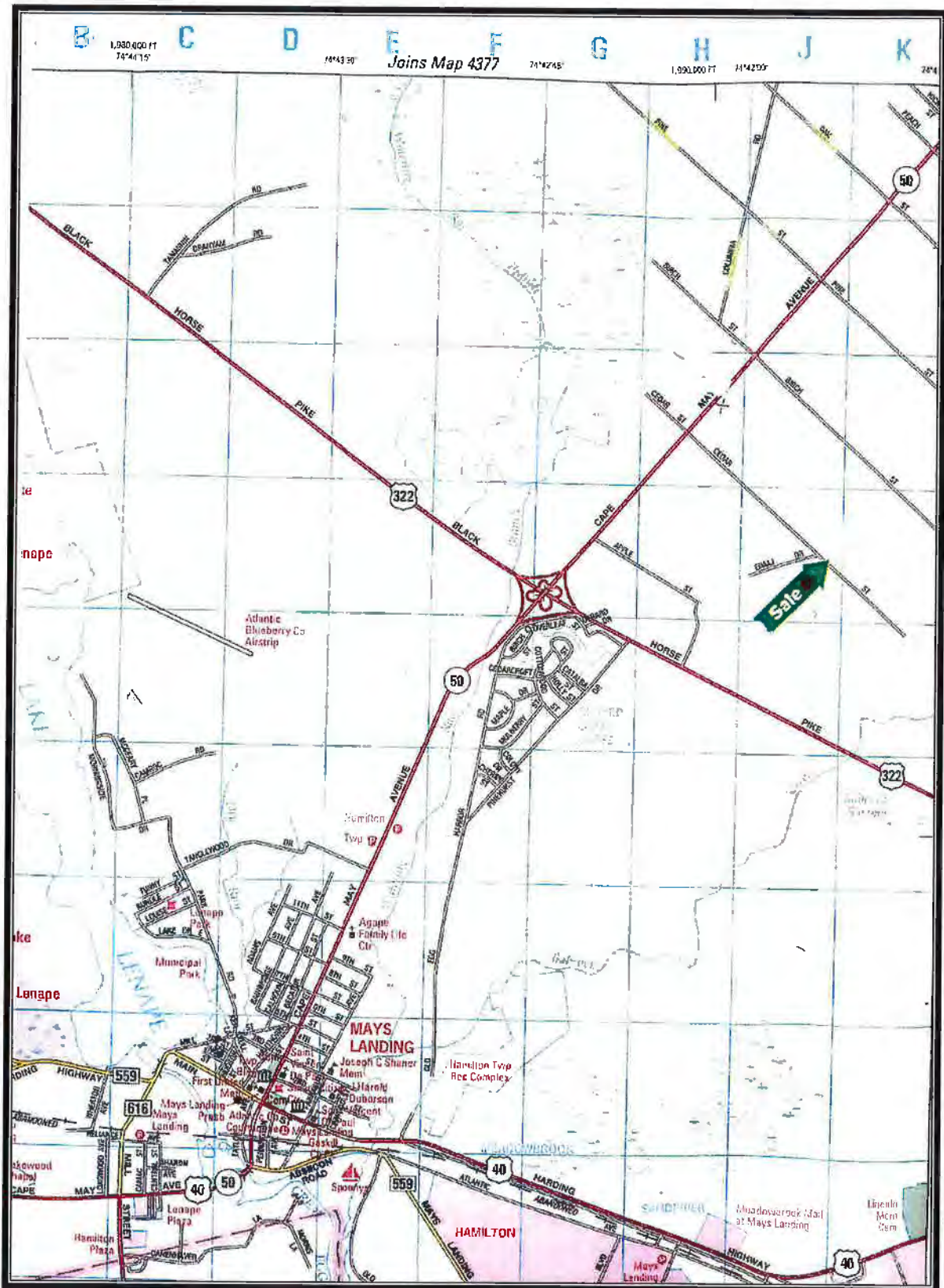
In this analysis the appraiser will estimate the value of the subject property via the Sales Comparison Technique, whereby the market value of the subject is estimated by adjusting the comparison sales to the subject for all differences. A positive adjustment indicates inferiority of the sale property with respect to a particular characteristic; conversely, a negative adjustment indicates the sale property's superiority.

On the following pages the appraiser cites comparable sales of similar properties, which are the basis of the Sales Comparison Approach.

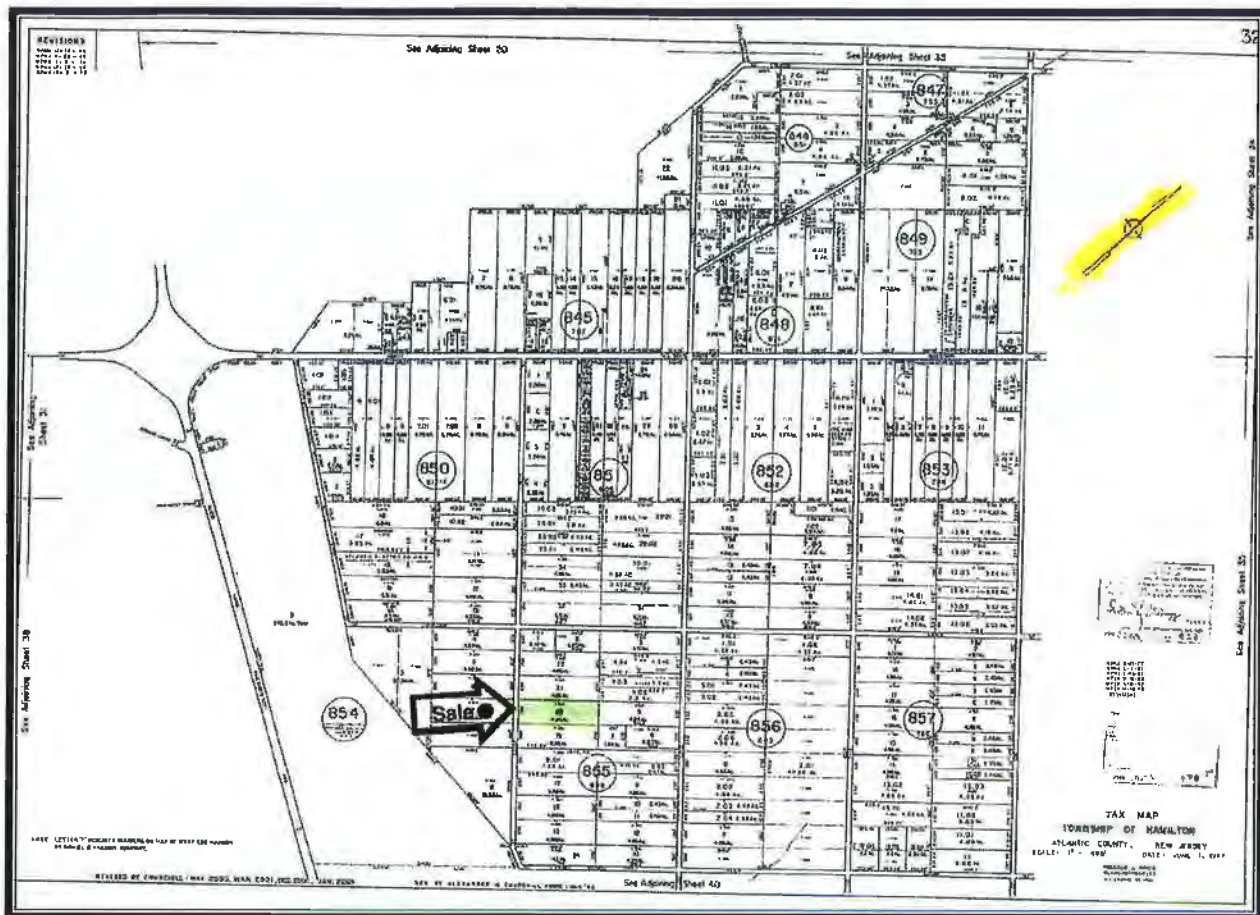
SALES COMPARISON APPROACH (Continued)

Sale Number: 1
Township: Hamilton
County: Atlantic
Property Address: Cedal Lane
Block and Lot: Block 855, Lot 20
Grantor: GEORGE YAU CHIR LENG ET UX
Grantee: EDWARD J. SHUMAN ET UX
Instrument Number: 2015025403
Date of Sale: April 2015
Selling Price: \$22,000
Verification: Deed / Tax Records / MLS / Broker
Financing: Cash to Seller
Lot Size: 4.86 acres
Shape: Rectangle
Frontage: 250 feet ± (Stone Road)
Frontage Ratio: 51
Topography: Level, Wooded
Soils: Acceptable
Wetlands: None
Easements: None
Highest and Best Use: Assemblage
Water: Well
Sewer: Septic
Zoning: RD-5
Price per Acre: \$4,527
Note: Buyer purchased lot for future expansion and owns the dwelling on Lot 19.

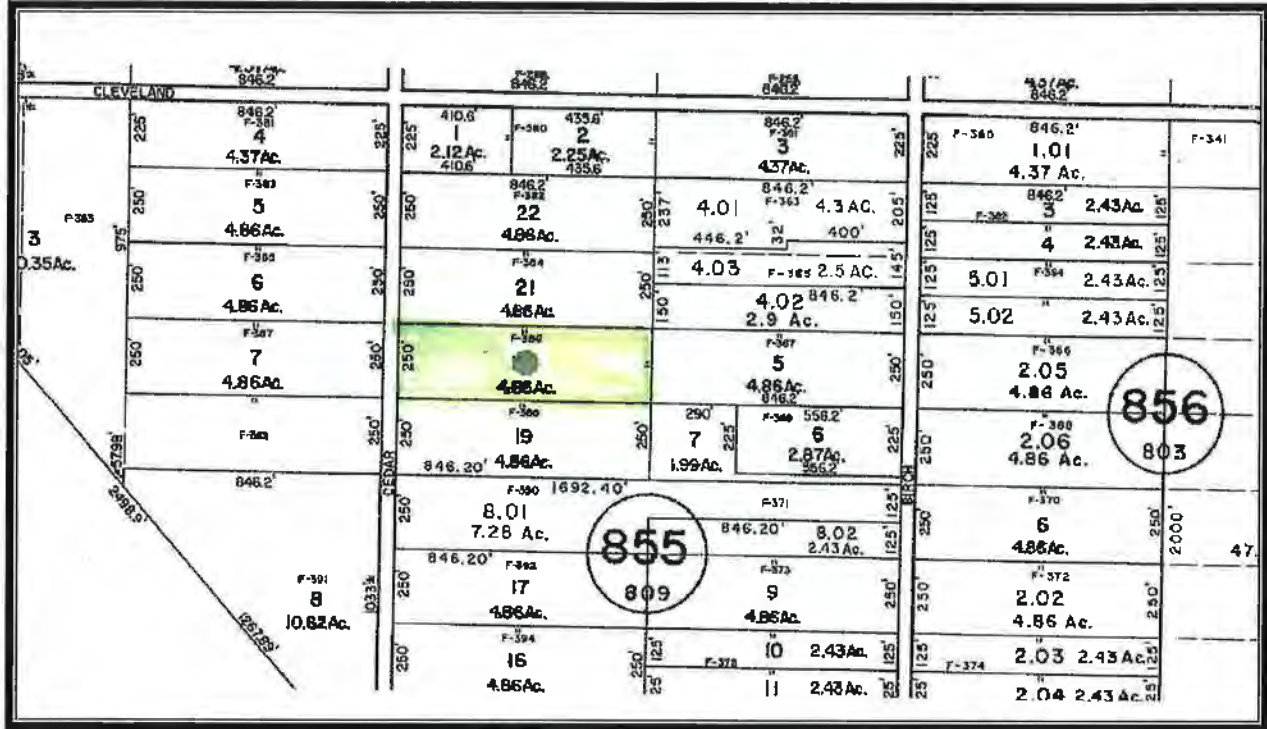
LOCATION MAP



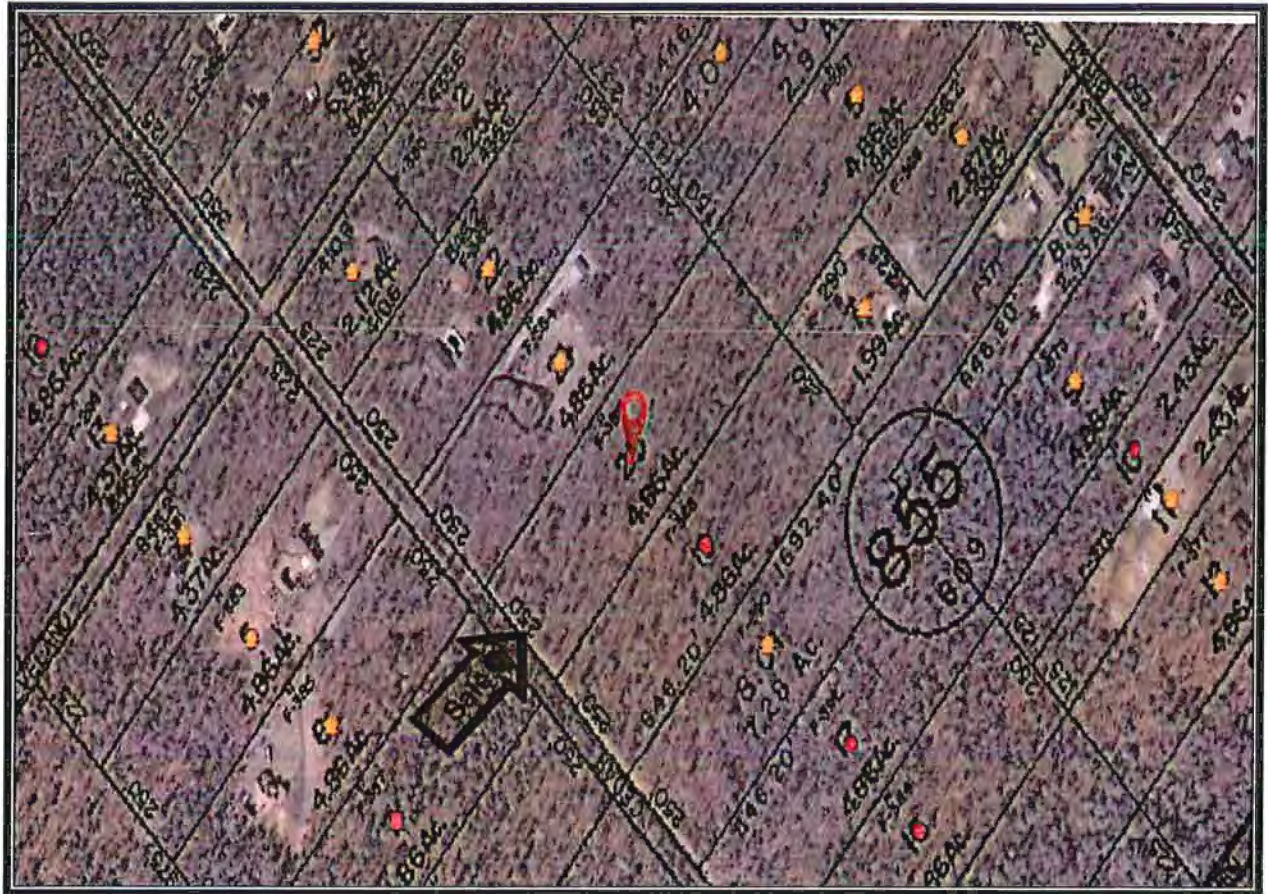
TAX MAP



ENLARGED TAX MAP



AERIAL MAP



PHOTOGRAPHS

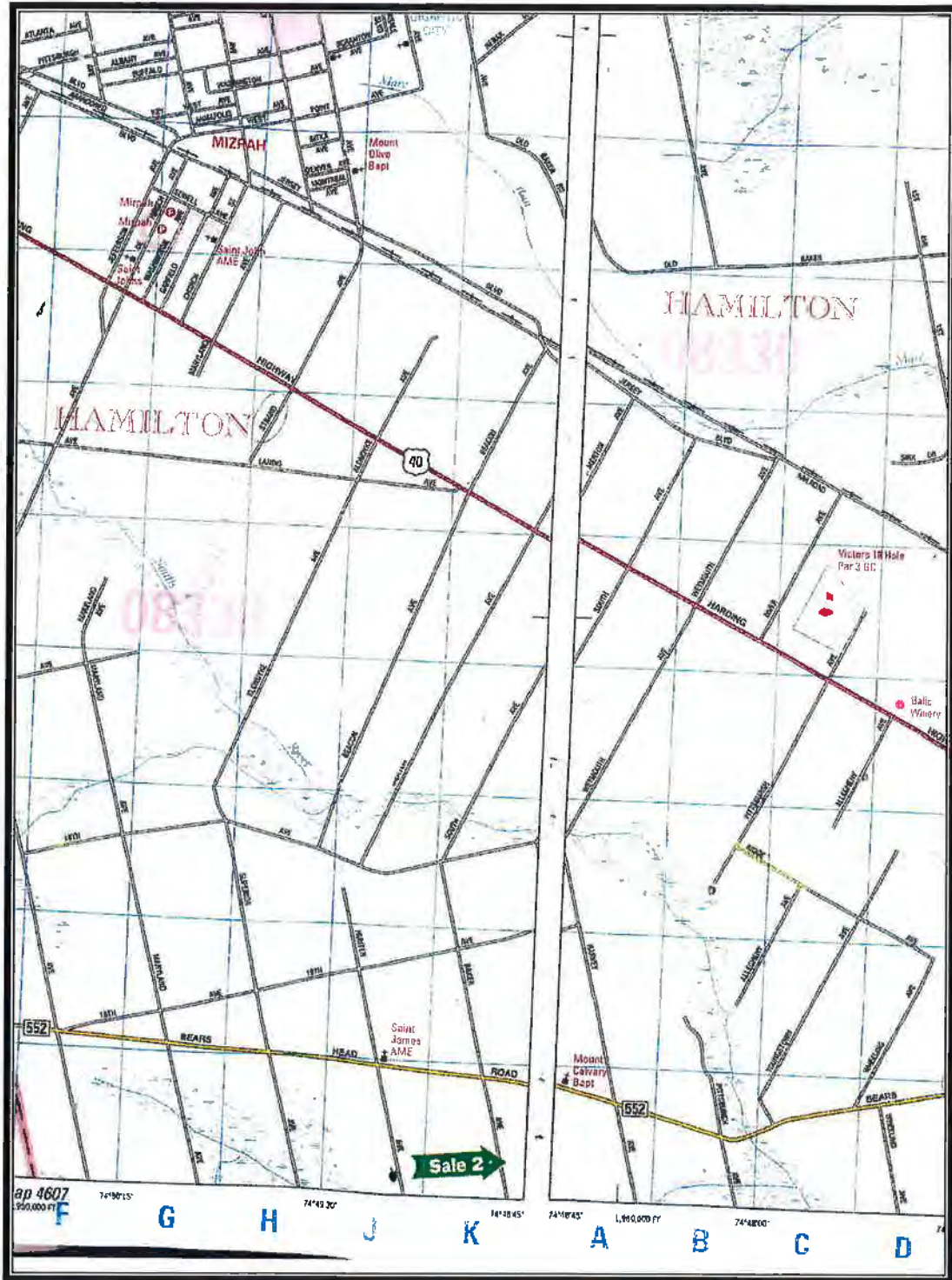


Photos were taken on September 20, 2016 by John R. Weber, Jr.

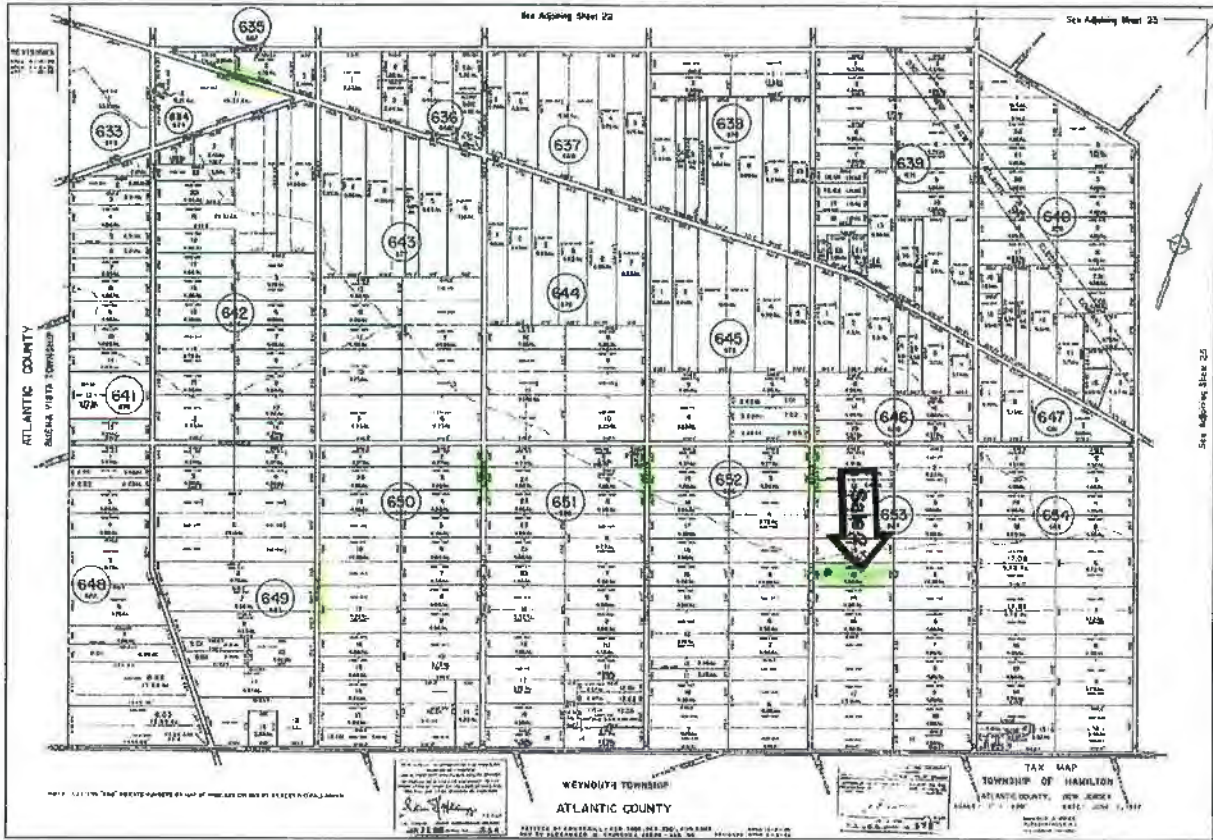
SALES COMPARISON APPROACH (Continued)

Sale Number: 2
Township: Hamilton
County: Atlantic
Property Address: Baker Avenue south of Bears Head Road
Block and Lot: Block 653, Lot 15
Grantor: HOLLY SHERMAN
Grantee: DANIEL McNERNEY & MARY McDERMOTT, H & W
Instrument Number: 2015017268
Date of Sale: March 2015
Selling Price: \$12,000
Verification: Deed / Tax Records / MLS / Broker
Financing: Cash to Seller
Lot Size: 4.86 Acres ±
Shape: Rectangular
Frontage: 250
Frontage Ratio: 51
Topography: Level, Wooded
Soils: Acceptable
Wetlands: None
Improvements: Vacant Lot
Highest and Best Use: Assemblage
Water: Well
Sewer: Septic
Zoning: FA-10 – zoning requirement is 10 acres; lot is undersized
Price per Acre: \$2,469
Note: Grantee owns adjacent lot 14 at 5932 Baker Avenue.

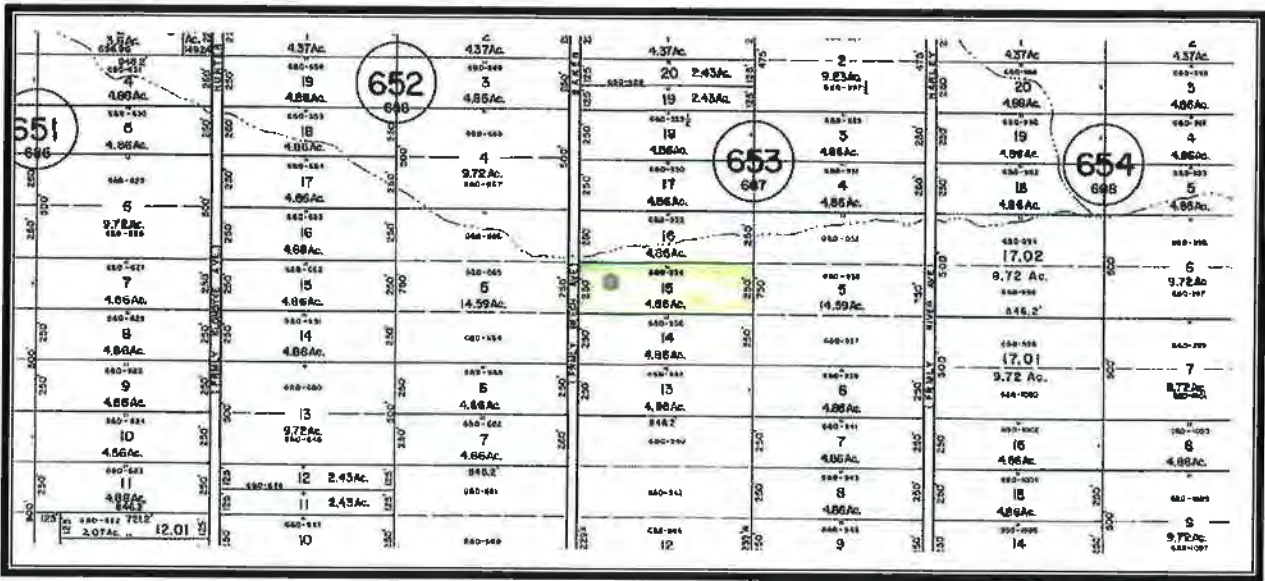
LOCATION MAP



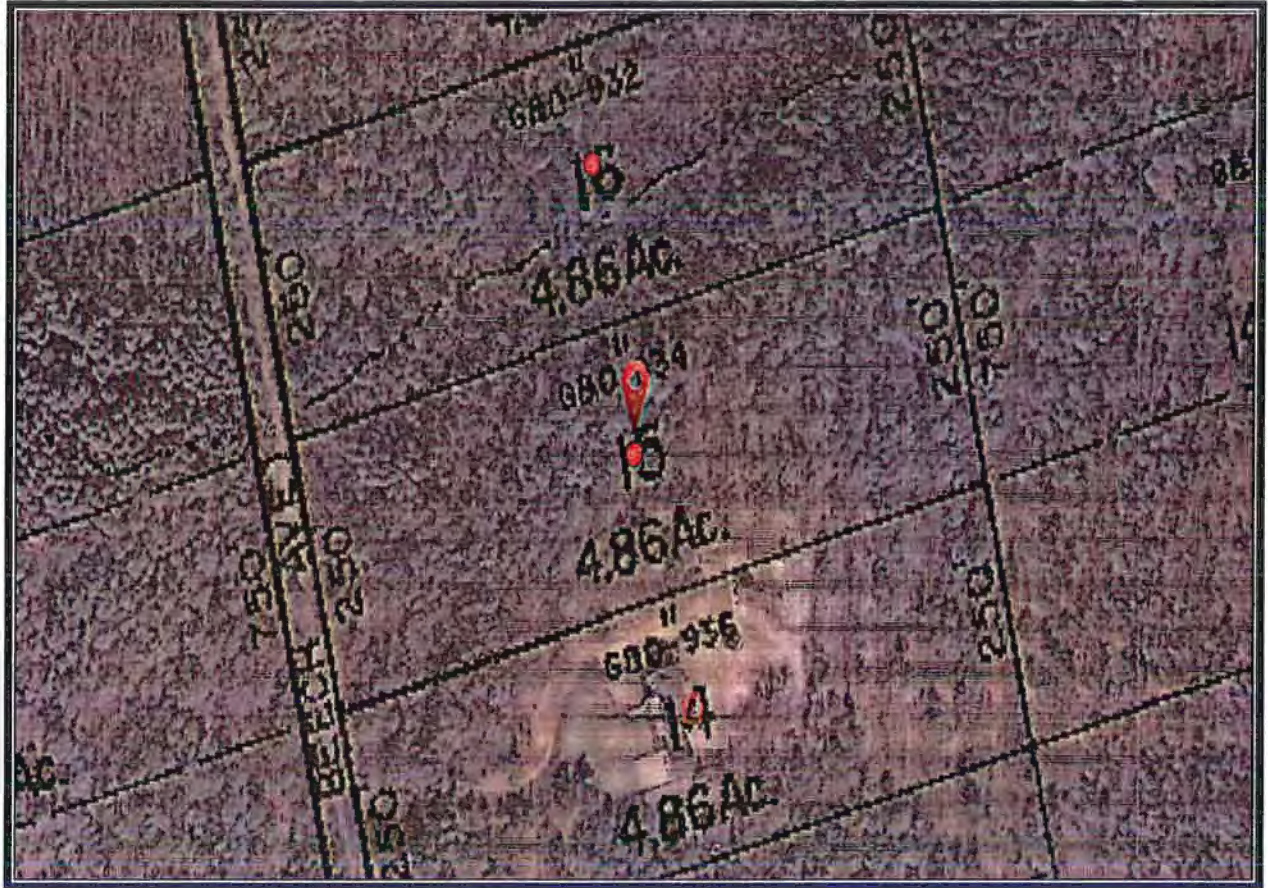
TAX MAP



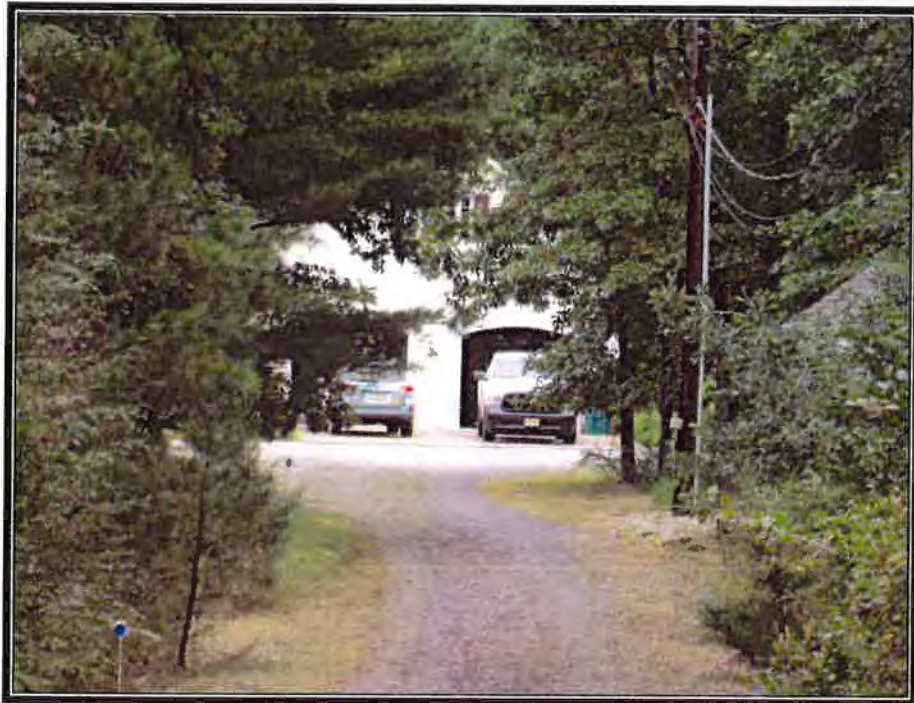
ENLARGED TAX MAP



AERIAL MAP



PHOTOGRAPH



Dwelling on adjacent lot



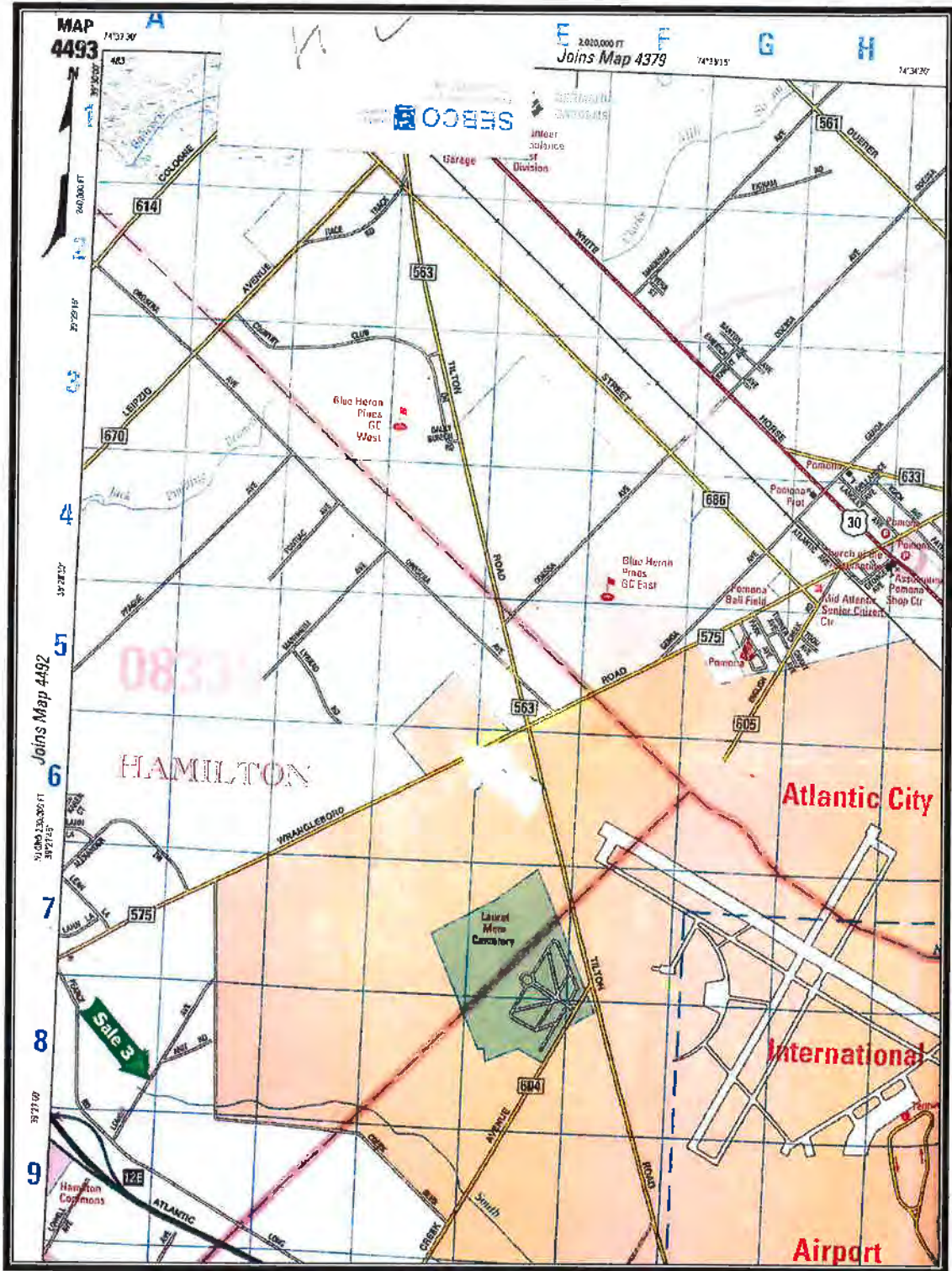
Sale Lot

Photos were taken on September 20, 2016 by John R. Weber, Jr.

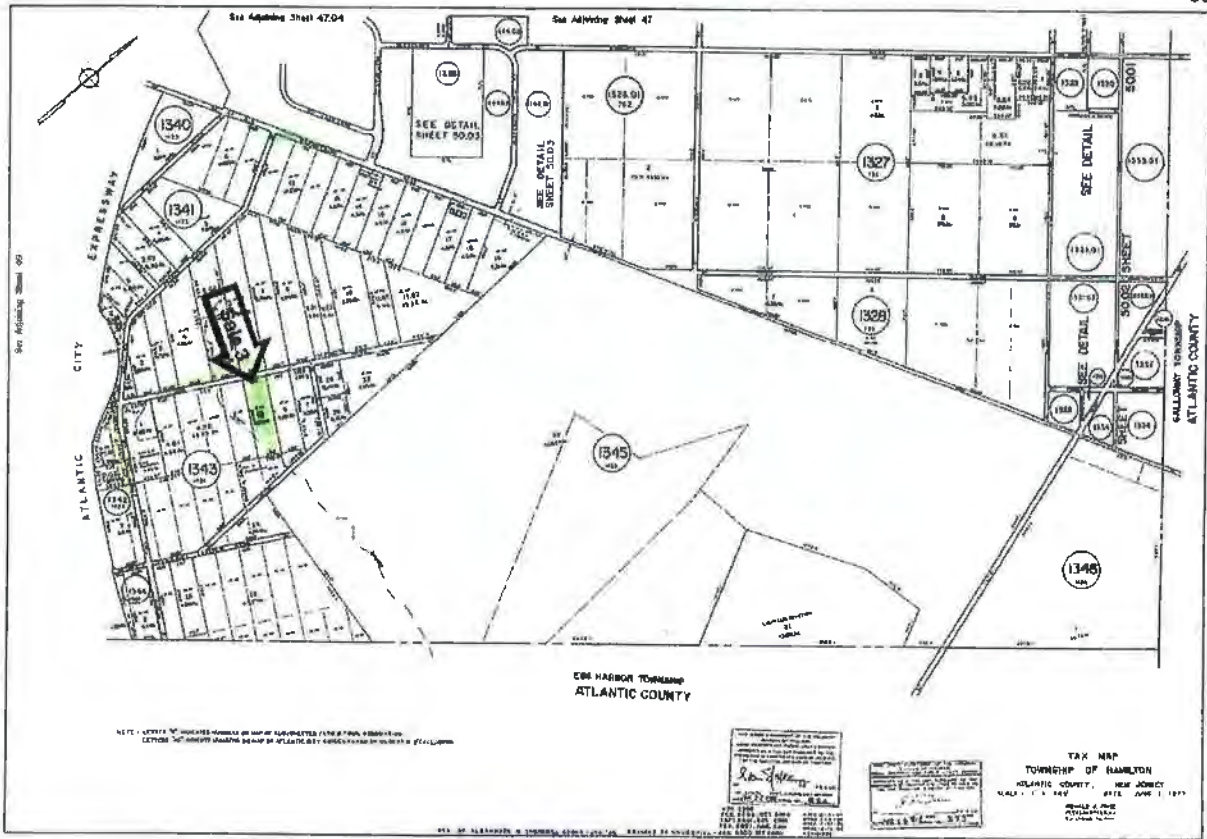
SALES COMPARISON APPROACH (Continued)

Sale Number:	3
Township:	Hamilton
County:	Atlantic
Property Address:	2560 Long Avenue
Block and Lot:	Block 1343, Lot 5
Grantor:	RUSSELL ROWAN, ETUX
Grantee:	LIBERTO GRECO, ETUX
Instrument Number:	2014069658
Date of Sale:	December 2014
Selling Price:	\$50,000
Verification:	Deed / Tax Records / MLS / Broker
Financing:	Cash to Seller
Lot Size:	4.86 acres
Shape:	Rectangular
Frontage:	250
Frontage Ratio:	51
Topography:	Level, Wooded
Soils:	Acceptable
Wetlands	None
Improvements:	None
Highest and Best Use:	Assemblage
Water:	Well
Sewer:	Septic
Zoning:	RD-5; 5 acre lot required
Price per Acre	\$10,288
Note:	Buyer purchased this lot on December 14, 2014 and had plans to build but then purchased another dwelling on the Great Egg Harbor River

LOCATION MAP



TAX MAP



ENLARGED TAX MAP



AERIAL MAP



PHOTOGRAPH

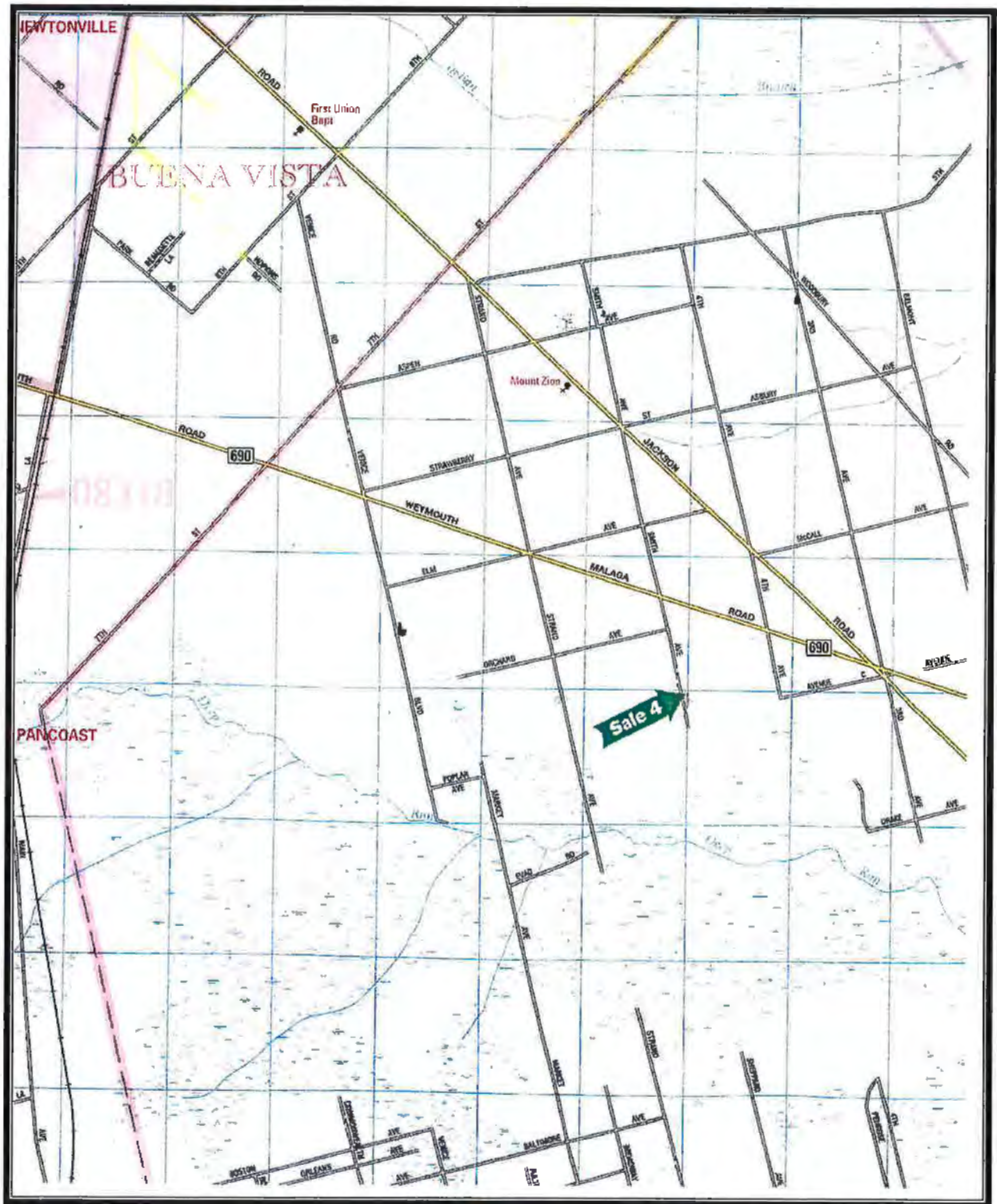


Photo was taken on September 20, 2016 by John R. Weber, Jr.

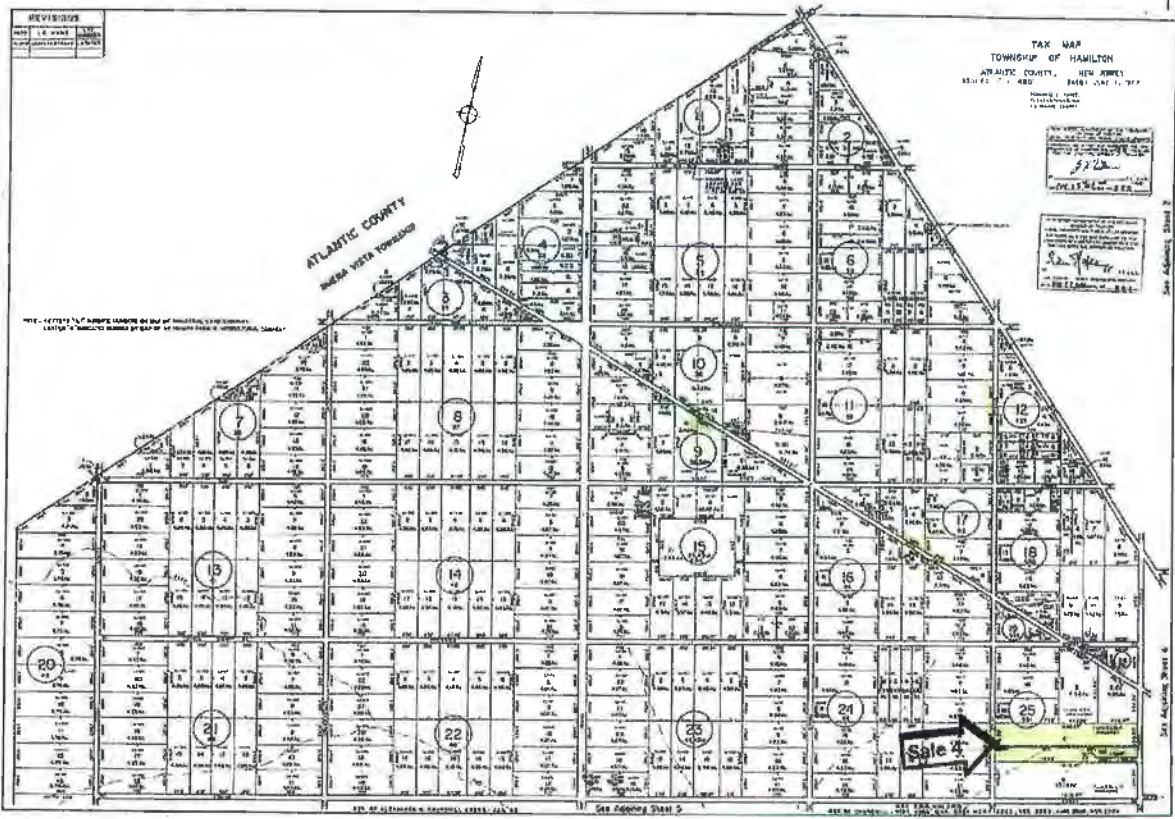
SALES COMPARISON APPROACH (Continued)

Sale Number: 4
Township: Hamilton
County: Atlantic
Property Address: 7319 Smith Avenue
Block and Lot: Block 25, Lot 5.01
Grantor: JOHN TAMUTS ETUX
Grantee: KIRK B. SPARKS ETUX
Instrument Number: 2014059625
Date of Sale: October 2014
Selling Price: \$40,000
Verification: Deed / Tax Records / MLS / Broker
Financing: Cash to Seller
Lot Size: 5 Acres
Shape: Rectangular
Frontage: 200
Frontage Ratio: 40
Topography: Level, Woodcd
Soils: Acceptable
Wetlands: None
Easements: None
Highest and Best Use: Assemblage
Water: Well
Sewer: Septic
Zoning: RD-5; 5 acre lot required
Price per Acre: \$8,000
Note: Lot purchased by adjoining land owner of Lot 5

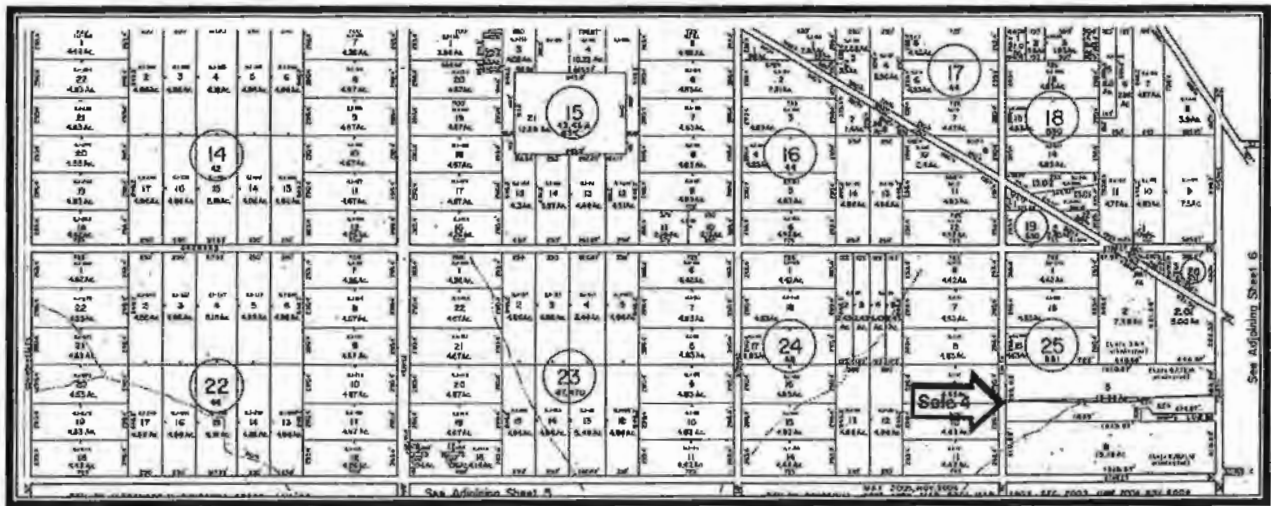
LOCATION MAP



TAX MAP



ENLARGED TAX MAP



AERIAL MAP



PHOTOGRAPH



Sale



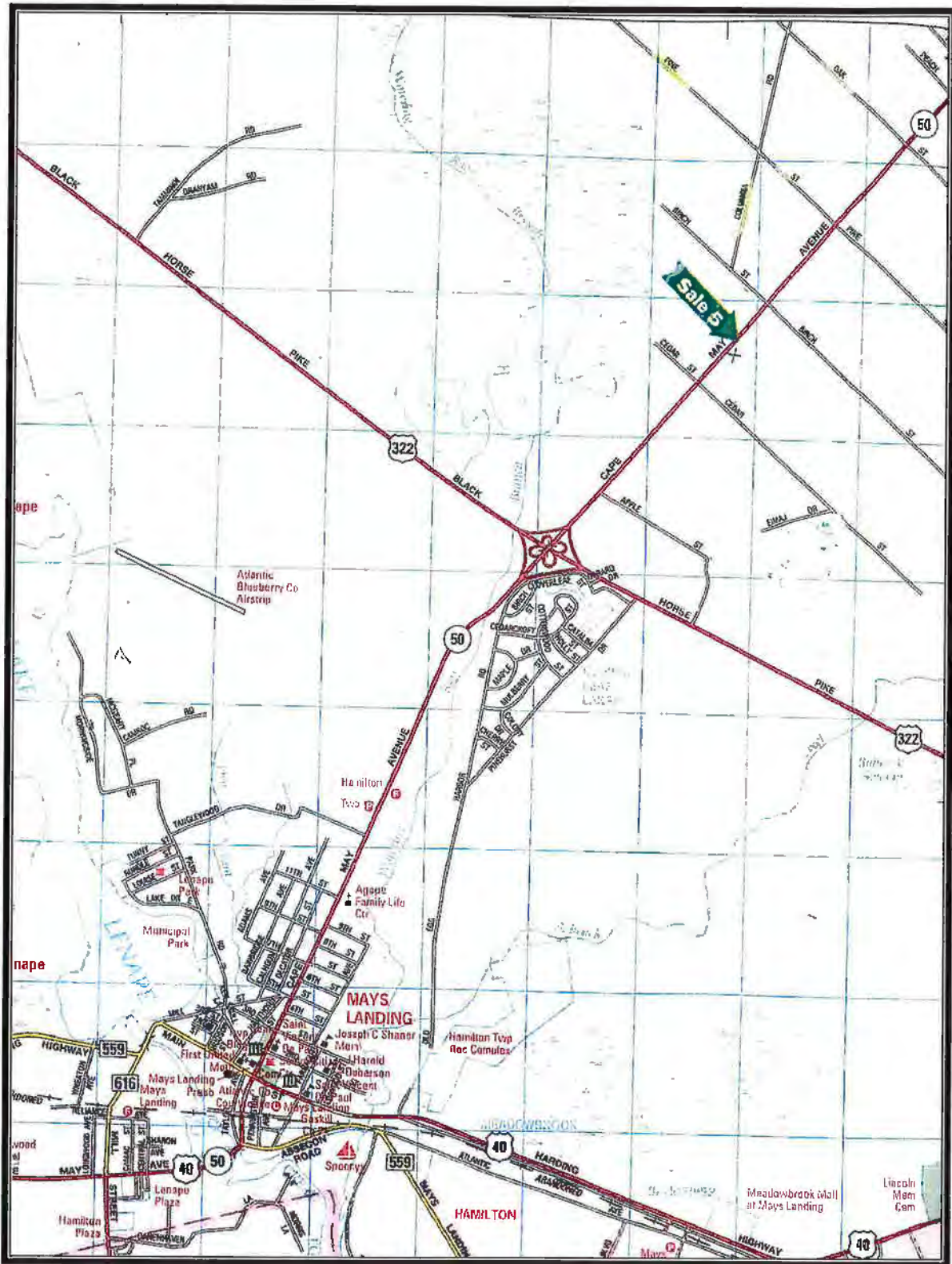
House on adjacent lot

Photos taken on September 20, 2016 by John R. Weber, Jr.

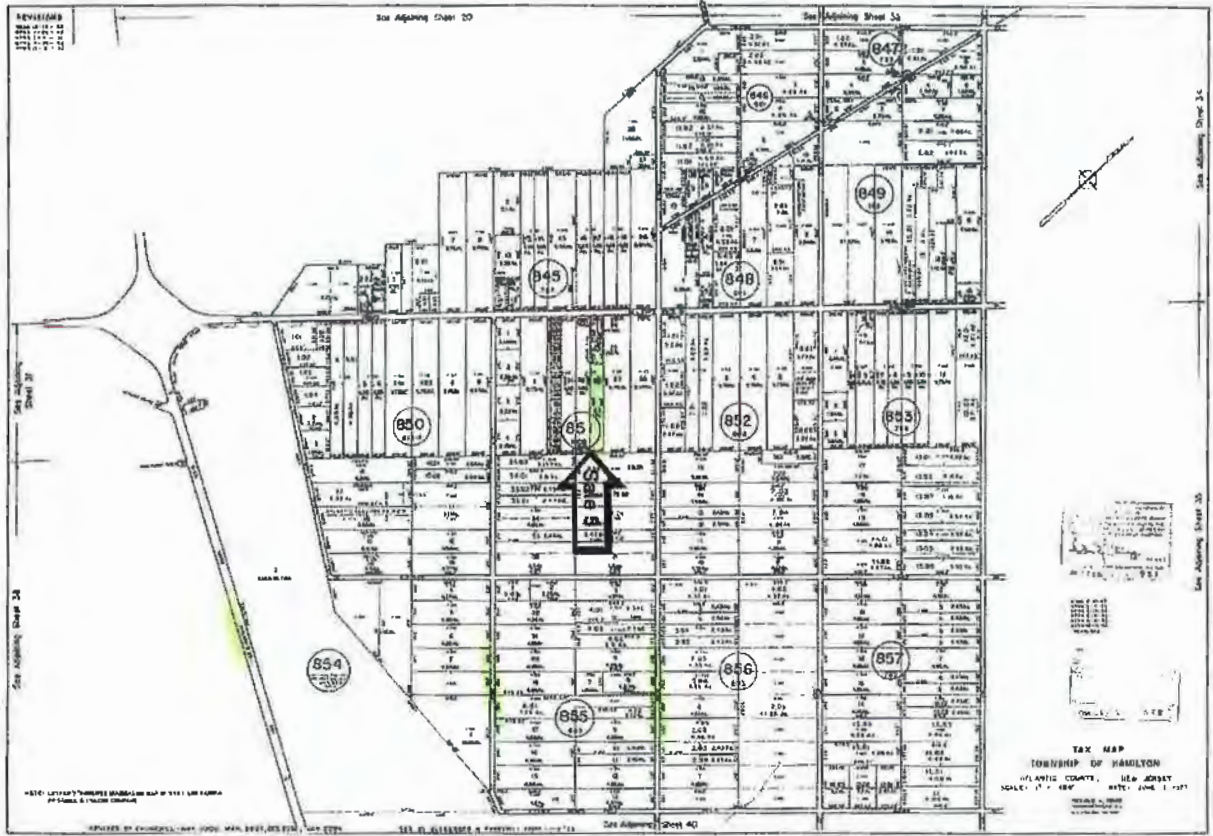
SALES COMPARISON APPROACH (Continued)

Sale Number:	5
Township:	Hamilton
County:	Atlantic
Property Address:	Route 50
Block and Lot:	Block 851, Lot 26
Grantor:	ELIZABETH WELLER
Grantee:	FRANK GABRIEL
Instrument Number:	2014066465
Date of Sale:	August 2014
Selling Price:	\$16,000
Verification:	Deed / Tax Records / Attorney
Financing:	Cash to Seller
Lot Size:	3.3 acres
Shape:	Rectangular
Frontage:	None
Frontage Ratio:	None
Topography:	Level
Soils:	Acceptable
Wetlands	None
Easements:	None
Highest and Best Use:	Assemblage
Water:	Well
Sewer:	Septic
Zoning:	R 2.4
Price per Acre:	\$4,848
Note:	Neighbor at 2242 Route 50 sold the rear lot to the neighbor at 2244 Route 50, Hamilton Township

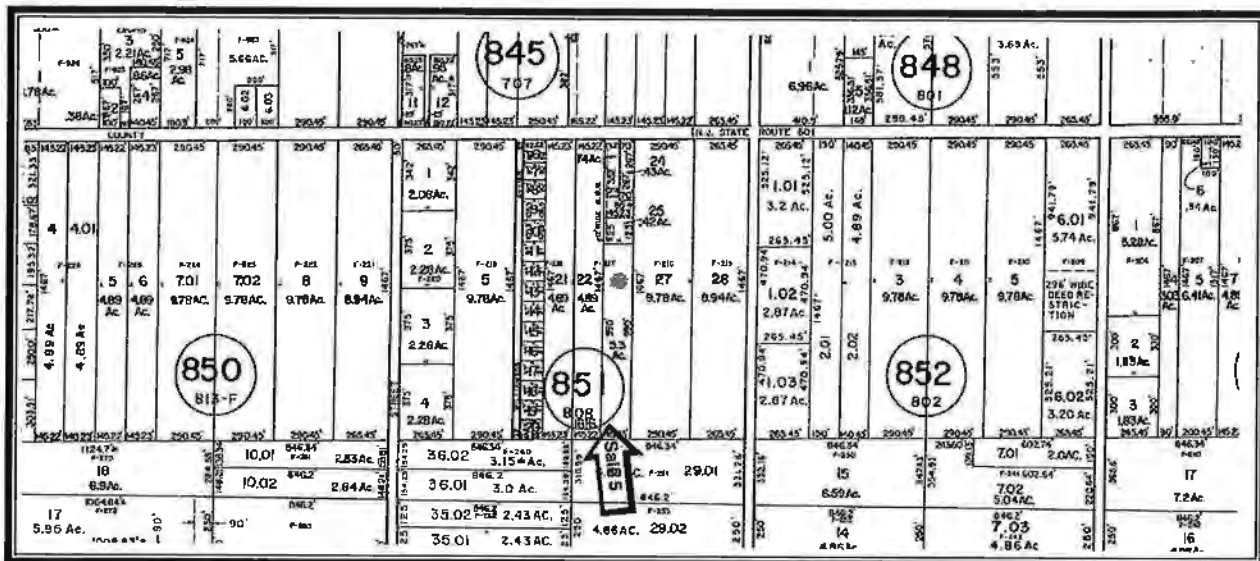
LOCATION MAP



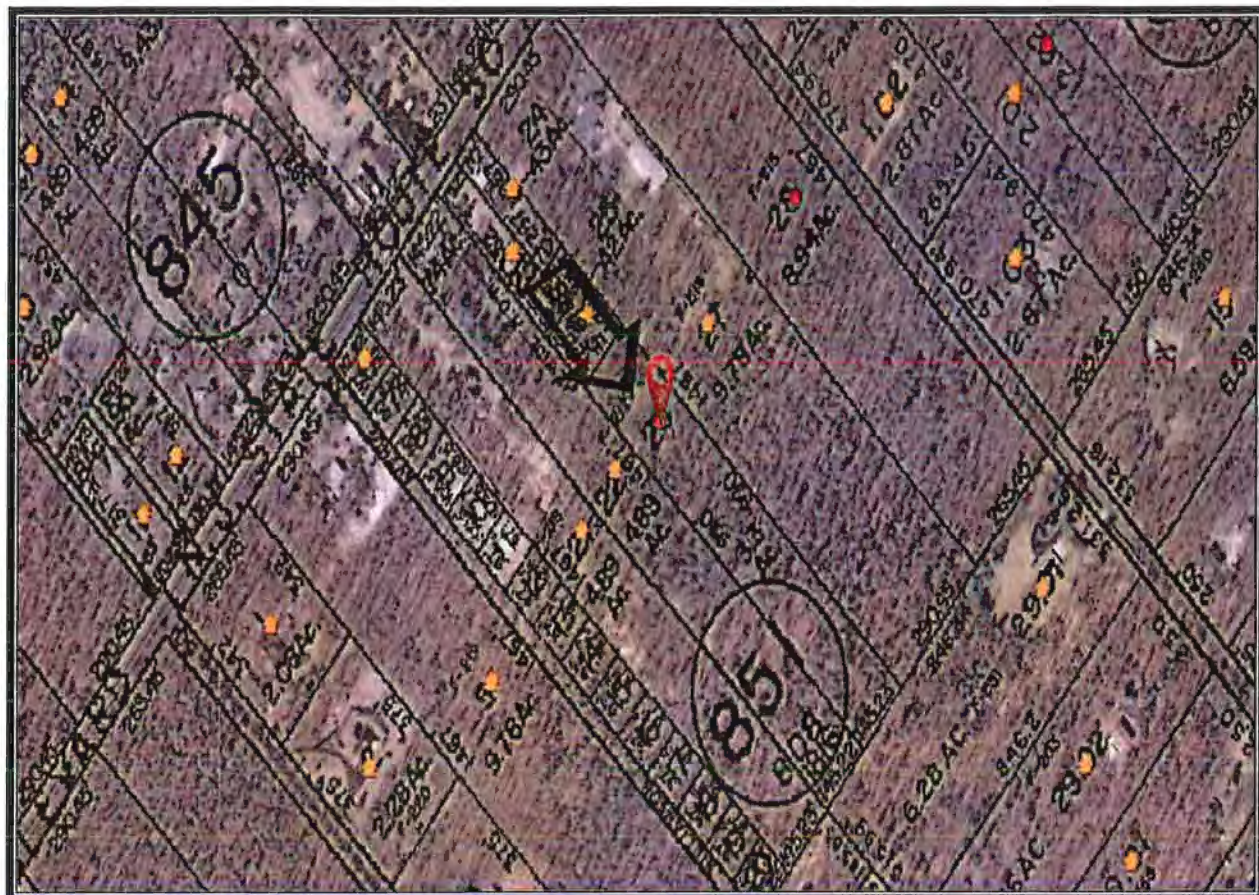
TAX MAP



ENLARGED TAX MAP



AERIAL MAP

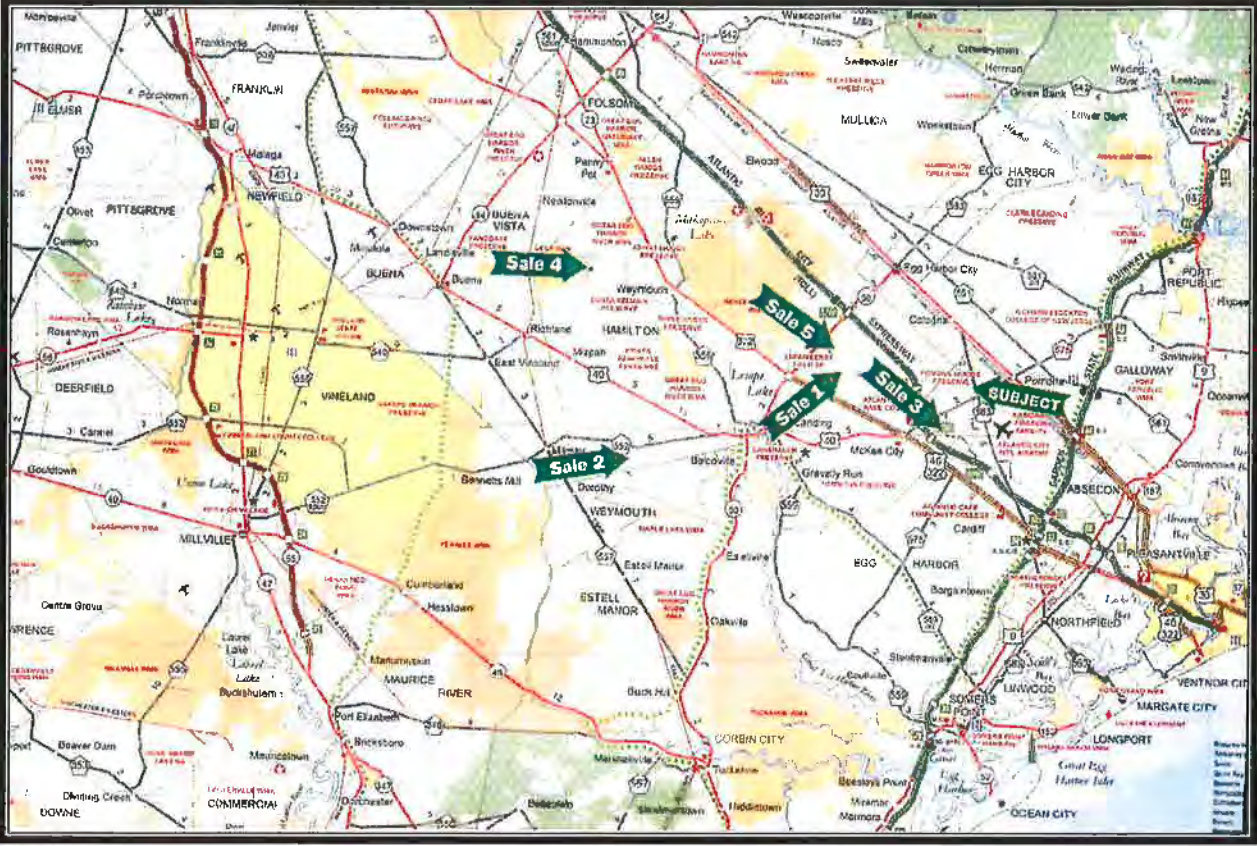


PHOTOGRAPH



Photo taken on September 20, 2016 by John R. Weber, Jr.

SALES LOCATION MAP



**SALES COMPARISON APPROACH
LAND SALES ANALYSIS (BEFORE)**

	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5	
Property Address	Tilton Road	Cedar		Baker		2560 Long		7319 Smith		Route 50	
Township	Hamilton	Hamilton		Hamilton		Hamilton		Hamilton		Hamilton	
Owner / Grantor	S.J. Gas	Schuman		McNerney		Liberto		Sparks		Gabriel	
Size In acres	1.895	4.86		4.86		4.86		5.00		3.30	
Date of Sale		4/1/2015		3/1/2015		12/14		10/14		8/14	
Sales Price-Land Only		\$22,000		\$12,000		\$50,000		\$40,000		\$16,000	
Sales Price/Acre		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Property Rights	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Condition of Sale	Arms Length	Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Financing Terms	Cash	Cash	0%	Cash	0%	Cash	0%	Cash	0%	Cash	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Market Conditions	Current	Current	0%	Current	0%	Current	0%	Current	0%	Current	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
ADJUSTED PRICE/SF		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Location	Good	Good	0%	Good	0%	Good	0%	Good	0%	Good	0%
Land Size Acres	1.895	4.86	0%	4.86	0%	4.86	0%	5.00	0%	3.30	0%
Front Feet/Acre	35	51	0%	51	0%	51	0%	40	0%	0	10%
Topography	Lw/Wd	Lw/Wd	0%	Lw/Wd	0%	Lw/Wd	0%	Lw/Wd	0%	Lw/Wd	0%
Zoning	RD-5	RD-5	-10%	FA-10	0%	RD-5	-10%	RD-5	-10%	R 2.5	0%
Easements	None	None	0%	None	0%	None	0%	None	0%	None	0%
Wetlands %	None	None	0%	None	0%	None	0%	None	0%	None	0%
Soils (% Severe)	100%	None	-10%	None	-10%	None	-10%	None	-10%	None	-10%
Public Water/Sewer	Well/Septic	Well/Septic	0%	Well/Septic	0%	Well/Septic	0%	Well/Septic	0%	well/Septic	0%
Net Adjustment			-20%		-10%		-20%		-20%		0%
INDICATED VALUE PER ACRE		\$3,622		\$2,222		\$8,230		\$6,400		\$4,848	
Mean Price/Acre Unadjusted		\$6,426									
Mean Price/Acre After Adjustment		\$5,064									

SALES COMPARISON APPROACH (Continued)

EXPLANATION OF ADJUSTMENTS

Property Rights Conveyed:	All sales are equal.
Conditions of Sale:	All sales are equal.
Financing:	All sales are equal.
Market Conditions:	All sales are reasonably current and considered equal.
Location:	All sales are located in good locations.
Land Size:	The subject contains 1.8952 acres and is undersized based on the zoning requirements of 5 acres. No land size adjustment is warranted. Adjustments are considered under zoning.
Front Feet Per Acre:	Sales 1-4 are equal. Sale 5 is inferior and adjusted upward.
Topography:	All sales are considered equal.
Zoning:	The RD-5 zone requires a lot size of 5 acres. Sales 2 and 5 are considered equal. Sales 1, 3, and 4 are superior and adjusted downward.
Easements:	All sales are considered equal.
Wetlands:	All sales are equal.
Soils:	Soils on the subject are rated severe for septic. All sales are superior and adjusted downward.
Public Water/Sewer:	All sales are equal.

SALES COMPARISON APPROACH (Continued)

The appraiser has cited and analyzed five (5) sales in the subject's trading area.

The subject contains 1.8952 acres and is located in a RD-5 Zone that requires a 5 acre home site. The appraiser utilized five (5) land sales, three (3) of which meet the RD-5 Zone.

On an unadjusted basis sales range from a low of \$2469 to a high of \$10,288 per acre.

After adjustment the sales range from a low of \$2,222 per acre to a high of \$8,230 per acre. The mean is \$5,064 per acre, and the median is \$4,848 per acre.

Sales 1, 3, and 5 meet the zoning requirements of 5 acres, and the three (3) sales are developable for residential usage. Sale 2 is zoned FA-10 and the sale was undersized but when added to the ownership, the two parcels meet the zoning requirement of 10 acres. Sale 5 is a rear lot sale utilized for assemblage.

The subject is considerably undersized and does not meet the zoning requirement. The soils on the subject are rated severe for septics and dwellings on a slab. Sales 3 and 4 represent the upper range of value. These two sales reflect buildable adjacent lot owners, while Sale 5 was purchased for assemblage.

Based upon the sales and the adjustment process the appraiser is of the opinion that the "Before" Value for the subject is near the median and mean of:

\$5,000 Per Acre

Therefore 1.8952 acres @ \$5,000 per acre =	\$9,476
Indicated Market Value "Before" SAY	\$9,500

SALES COMPARISON APPROACH (Continued)

After Taking

Runway Protection Zone Acquisition – Block 1331, Lots 1 & 2

The South Jersey Transportation Authority will acquire 43,507 square feet or .9988 of an acre from the subject site as part of a Runway Protection Zone. It is noted that 39,051 square feet or .89648 of an acre will remain. The overall land value in the “Before” situation was estimated at \$5,000 per acre. The appraiser has not considered any severe damages to the remainder based on the lot not meeting zoning requirements in the “Before” situation, and the fact that the soils are rated severe for septic systems and are rated severe for dwellings constructed on a slab. Highest and Best Use “after” is recreation as in the “before.”

The same sales utilized in the “Before” situation are considered in the “After” situation with similar adjustments. See attached Grid.

Based upon the sales and the adjustment process, the appraiser is of the opinion that the Market Value for the subject in the “After” situation is:

\$5,000 Per Acre

THEREFORE:

.89648 acres @ \$5,000 per acre = \$4,482 SAY

INDICATED MARKET VALUE (AFTER)

VIA SALES COMPARISON APPROACH

\$4,500

**SALES COMPARISON APPROACH
LAND SALES ANALYSIS (AFTER)**

	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5	
Property Address	Tilton Road	Cedar		Baker		2560 Long		7319 Smith		Route 50	
Township	Hamilton	Hamilton		Hamilton		Hamilton		Hamilton		Hamilton	
Owner / Grantor	S.J. Gas	Schuman		McNerney		Liberto		Sparks		Gabriel	
Size in acres	1.895	4.86		4.86		4.86		5.00		3.30	
Date of Sale		4/1/2015		3/1/2015		12/14		10/14		8/14	
Sales Price-Land Only		\$22,000		\$12,000		\$50,000		\$40,000		\$16,000	
Sales Price/Acre		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Property Rights	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Condition of Sale	Arms Length	Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Financing Terms	Cash	Cash	0%	Cash	0%	Cash	0%	Cash	0%	Cash	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Market Conditions	Current	Current	0%	Current	0%	Current	0%	Current	0%	Current	0%
Adjusted Value		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
ADJUSTED PRICE/SF		\$4,527		\$2,469		\$10,288		\$8,000		\$4,848	
Location	Good	Good	0%	Good	0%	Good	0%	Good	0%	Good	0%
Land Size Acres	1.895	4.86	0%	4.86	0%	4.86	0%	5.00	0%	3.30	0%
Front Feet/Acre	35	51	0%	51	0%	51	0%	40	0%	0	10%
Topography	Lw/Wd	Lw/Wd	0%	Lw/Wd	0%	Lw/Wd	0%	Lw/Wd	0%	Lw/Wd	0%
Zoning	RD-5	RD-5	-10%	FA-10	0%	RD-5	-10%	RD-5	-10%	R 2.5	0%
Easements	None	None	0%	None	0%	None	0%	None	0%	None	0%
Wetlands %	None	None	0%	None	0%	None	0%	None	0%	None	0%
Soils (% Severe)	100%	None	-10%	None	-10%	None	-10%	None	-10%	None	-10%
Public Water/Sewer	Well/Septic	Well/Septic	0%	Well/Septic	0%	Well/Septic	0%	Well/Septic	0%	well/Septic	0%
Net Adjustment			-20%		-10%		-20%		-20%		0%
INDICATED VALUE PER ACRE		\$3,622		\$2,222		\$8,230		\$6,400		\$4,848	
Mean Price/Acre Unadjusted		\$6,426									
Mean Price/Acre After Adjustment		\$5,064									

SALES COMPARISON APPROACH (Continued)

RECONCILIATION AND FINAL ESTIMATE OF VALUE

Sales Comparison Approach “Before Land Value”	\$9,500
Sales Comparison Approach “After Land Value”	\$4,500
Total Compensation to Property Owner	\$5,000

PART III
ADDENDA

GENERAL ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1. That title to the property is assumed to be good and marketable unless otherwise stated. No responsibility is assumed for the legal description or any legal matter.
2. That the definition of value together with other definitions and assumptions on which our analyses are based are set forth in appropriate sections of this report and are to be part of these General Assumptions as if included in their entirety.
3. The property is considered to be under responsible ownership and management and free of all liens and encumbrances except as specifically discussed herein.
4. The information provided by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The sketches, plot plans and drawings included in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or other unapparent conditions in the property, subsoil or structures, which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering, which would be required to discover them. All insulating and building materials used in the structures (if any) on the appraised property are assumed to be free of potential health risks. Good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report.

GENERAL ASSUMPTIONS (Continued)

7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, including I.S.R.A., (Industrial Site Remediation Act), unless non-compliance is stated, defined and considered in this appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been compiled with, unless non-conformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, legislated or administrative consents from any local state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property herein and there is no encroachments or trespass unless noted within the report.

GENERAL LIMITING CONDITIONS

This appraisal report has been made with, and subject to, the following General Limiting Conditions:

1. The appraiser herein, by reason of this appraisal report, is not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made relative to such additional employment.
2. It is assumed that there are typical utility easements on the subject property.
3. Use and disclosure of the contents of this report are governed by the Bylaws and Regulations of the Appraisal Institute. Neither all or any part of the contents of this report (especially any conclusions as to value, identity of the appraiser, the firm with which they are connected, any reference to the Appraisal Institute, to the MAI or SRA designations) shall be disseminated to the general public through advertising/sales media, public relations media, news media, or other public means of communication without prior written consent and approval of the appraiser.
4. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.

GENERAL LIMITING CONDITIONS (Continued)

5. The party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report.

6. In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, asbestos, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser however, is not qualified to detect such substances. The existence of any potentially hazardous insulation, building materials or toxic waste may have an effect on the value of the property and therefore we urge the client to retain an expert in this field if desired.

7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

**CONTRACT FOR
APPRAISAL OF
SOUTH JERSEY AUTHORITY
RUNWAY PROTECTION ZONE PROJECT**

From: Karycki, Frances <Frances.Karycki@aecom.com>

To: curinc <curinc@aol.com>

Subject: FW: South Jersey Transportation Authority Runway Protection Zone Project Award - Appraisals

Date: Wed, Sep 14, 2016 12:03 pm

Attachments: Curini Notice to Proceed.pdf (35K)

You have been selected as the successful bidder for appraisal review for the South Jersey Authority Runway Protection Zone Project.

Please find attached your Notice to Proceed letter. Your anticipated date of completion is September 28, 2016.

Thanks,

Frances Karycki
Deputy Project Manager
Transportation, Northeast
D +1-610-832-3516
M +1-610-401-4979
Frances.Karycki@aecom.com

AECOM
625 West Ridge Pike
Suite E-100
Conshohocken, PA 19428, United States of America
T +1-610-832-3500
aecom.com

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ADMIRED
COMPANIES 2016

AECOM

AECOM
625 Ridge Pike, Suite E-100
Conshohocken, PA 19428
www.aecom.com

610.892.3500 tel
610.832-3501 fax

September 14, 2016

Curini Appraisals
ATTN: John Weber
1540 Kuser Road
Suite A-7
Hamilton, NJ 08619

Dear Mr. Weber,

Thank you for your bid of \$2,995.00 on the Atlantic City Runway Project appraisal. You have been selected to perform the "before and after" appraisal reports.

Consider this your Notice to Proceed effective September 14, 2016. Your anticipated date of completion September 28, 2016.

Thank you for your Prompt attention to this matter.

Sincerely,

Joseph Roharima
Real Estate Specialist

DEED

COUNTY OF ATLANTIC
 CONSIDERATION \$30,000.00
 REALTY TRANSFER TAX 10.5337
 DATE 9/3/81 BY T. Brogan
 MADE THE 3-

This Indenture,

day of August in the year
 of our Lord one thousand nine hundred and eighty-one

Between CLORISSE FRISBY, SELINA LEWIS and JOHN M. LEWIS, her husband, JAMES V. CUFFEE, JR. and VERALYN CUFFEE, his wife, EUNICE C. JACOBS and WALTER W. JACOBS, JR., her husband,

of the first part, and SOUTH JERSEY GAS COMPANY, of #1 South Jersey Plaza, Route # 54, Palsom, New Jersey,

party
 of the second part:

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

the sum of THIRTY THOUSAND and 00/100 (\$30,000.00) DOLLARS

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, their heirs and assigns, ALL THAT CERTAIN land and premises situate in the Township of Hamilton, County of Atlantic, State of New Jersey, described as follows:

BEGINNING at the intersection of the Southeasterly line of Virginia Avenue and the Southwesterly line of Alpine Street;
 thence (1) Southeastwardly along the Southwesterly line of Alpine Street, 359.00 feet, more or less, to a point in the Westerly line of Tilton Road;
 thence (2) Southwardly, along the Westerly line of Tilton Road 66.00 feet to a point, more or less;
 thence (3) Northwestwardly, 156.00 feet, more or less, to a point;
 thence (4) Southwestwardly, at right angles to the last course 137.47 feet, more or less, to a point;
 thence (5) at right angles to the last course, Northwestwardly 80.00 feet to a point;
 thence (6) Southwestwardly at right angles to the last course, 171.83 feet, more or less, to a point in the Northeastery line of Boundary Street;
 thence (7) Northwestwardly, at right angles to the last

course and along the Northeasterly line of Boundary Street, 200.00 feet to a point of intersection of the Northeasterly line of Boundary Street and the Southeasterly line of Virginia Avenue;

thence (8) Northeastwardly, along the Southeasterly line of Virginia Avenue, 343.66 feet to a point in the Southwesterly line of Alpine Street and place of beginning.

BEING known and designated as Lots Numbers 1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, in Block Number 1 on a Plan of Building lots known as the Town of Pomona.

In compliance with Chapter 157, Laws of 1977, the premises herein are Lots 1 and 2, in Block 1333 on the Tax Map of the Township of Hamilton.

BEING the same land and premises acquired by C. Selina Ally by Deed from William Lamb, singleman, dated June 29, 1908 and recorded July 3, 1908 in Deed Book 384, page 379. The said C. Selina Ally was married to Barboor Ally and the said Barboor Ally thereafter departed this life. The said C. Selina Ally thereafter married LeeRoy Jones and became known as C. Selins Jones. The said C. Selins Jones died August of 1942, intestate, leaving as her only heir at law, her husband, LeeRoy Jones. The said LeeRoy Jones died testate on October 12, 1942 and by Will duly probated on November 2, 1950 at Doylestown, Bucks County, Pennsylvania, did leave all the rest, residue and remainder of his estate, including subject property, to his niece, Clorisse Cuffee.

The said Clorisse Cuffee died, intestate, on December 21, 1961 in Bucks County and left as her only heirs at law, her children, Clorisse Frisby, Selina Lewis, James V. Cuffee, Jr. and Eunice C. Jacobs. Walter W. Jacobs, Jr., husband of Eunice, John M. Lewis, husband of Selina Lewis and Veralyn Cuffee, wife of James V. Cuffee, Jr., are herewith joined in this instrument to release their respective dower or courtesy interests.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said parties of the first part,

their heirs, executors and administrators DO by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL forever DEFEND WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SEEN, SEALED AND DELIVERED BY THE PRESENCE OF

John A. Wood
Witness as to Clorisse Frisby

John A. Wood
Witness as to Selina and John M. Lewis

Witness as to James V., Jr. & Veralyn Coffee

John A. Wood
Witness as to Eunice C. & Walter W. Jacobs, Jr.

Clorisse Frisby (L.S.)
CLORISSE FRISBY

Selina Lewis (L.S.)
SELINA LEWIS

John M. Lewis (L.S.)
JOHN M. LEWIS

James V. Coffee, Jr. (L.S.)
JAMES V. COFFEE, JR.

Veralyn Coffee (L.S.)
VERALYN COFFEE

Eunice C. Jacobs (L.S.)
EUNICE C. JACOBS

Walter W. Jacobs, Jr. (L.S.)
WALTER W. JACOBS, JR.

STATE OF ~~NEW JERSEY~~ ^{TEXAS}
COUNTY OF ~~ESSEX~~ ^{GAMBIEN} :SS.

BE IT REMEMBERED, That on this ^{10th} day of ^{Aug. 1981} ~~19th~~, before me, the subscriber, ^{of Texas} ~~of New Jersey~~, personally appeared
A JAMES V. CUFFEE, JR. and VERALYN CUFFEE, who I am satisfied, are the persons mentioned in and who executed the within instrument, and to whom I first made known the contents thereof, and thereupon, they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

[Signature]
M.C. *[Signature]* of ^{TEXAS} ~~New Jersey~~
MY COMM. ^{EXPIRES} 8/31/84

STATE OF Pennsylvania }
COUNTY OF Bucks } ss.

Be it Remembered, that on this 3rd day of August
in the year of our Lord one thousand nine hundred and eighty one
before me, the undersigned authority,

personally appeared CLORISSE FRISBY, Selina Lewis, John Lewis, Eunice C.
Jacobs, Walter W. Jacobs, Jr.

who, I am satisfied is the grantor mentioned in the above deed or convey-
ance and acknowledged that she signed, sealed and delivered the same as
her act and deed. The full and actual consideration paid or to be paid for
the transfer of title to realty evidenced by the within deed, as such consideration is
defined in P. L. 1988, c. 49, Sec. 1(a), is \$ 30,000.00 . All of which is
herely certified.

Linda Wint

LINDA WINT, Notary Public
Lenghemo Boro, Bucks Co.
My Commission Expires Sept. 28, 1993

COMPANY
Road
09034
N. J.

REC-PLAIN WARRANTY (N) P-10-10-10-10
 \$3953-P
 16 P
 5209

CLORISSE FRISBY, SELINA LEWIS, and
 JOHN M. LEWIS, her husband, JAMES
 V. CUFFEE, JR. and VERALYN CUFFEE,
 his wife, EUNICE C. JACOBS and
 WALTER W. JACOBS, JR., her husband

TO

SOUTH JERSEY GAS COMPANY

Dated August 3, 19 81

Recorded in the Clerks
 office of the County of Atlantic
 on the 3rd day of Sept

A. D. 1981 at 3:36 o'clock in
 the afternoon, and recorded in Book
 3628 of DEEDS

for said County, on page 277C

Linda Wint - CLERK
 a member of the
 Firm,
 David R. Oberlander, Esq.
 DAVIS & REBERENNY, P.A.
 499 Cooper Landing Road
 PO Box 5459
 Cherry Hill, NJ 08002
 492
 Cherry Hill, N. J. 08034

In compliance with statute I have pre-
sented an abstract of the within to
all assessors of the taxing district
therein mentioned.

Leol Mooney, Clerk

1981 SEP -3 PM 3:36

ATLANTIC COUNTY
CLERK'S OFFICE

**PROPERTY OWNER LETTER
AND DOMESTIC RETURN RECEIPT**

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent to **Co. 416 Director**

Street and Apt. No. or PO Box No. **Chris Moschella, S. Jersey Indus**

1 South Jersey Plaza

City, State, ZIP+4® **Folsom, NJ 08037**

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

RAISAL COMPANY, INC.
 7 Kuser Road A-7
 in, New Jersey 08619

(609) 586-3500
 FAX (609) 586-3504
 curinc@aol.com

September 16, 2016

Chris Moschella
 Director, Facilities
 South Jersey Industries
 1 South Jersey Plaza
 Folsom, NJ 08037

RE: Appraisal of Property
 Wrangleboro Road
 Block 1333 Lots 1 and 2
 Hamilton Township
 Atlantic County, New Jersey

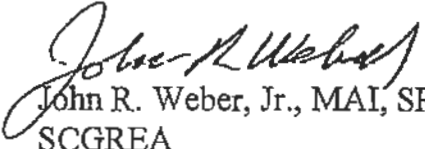
Dear Property Owner:

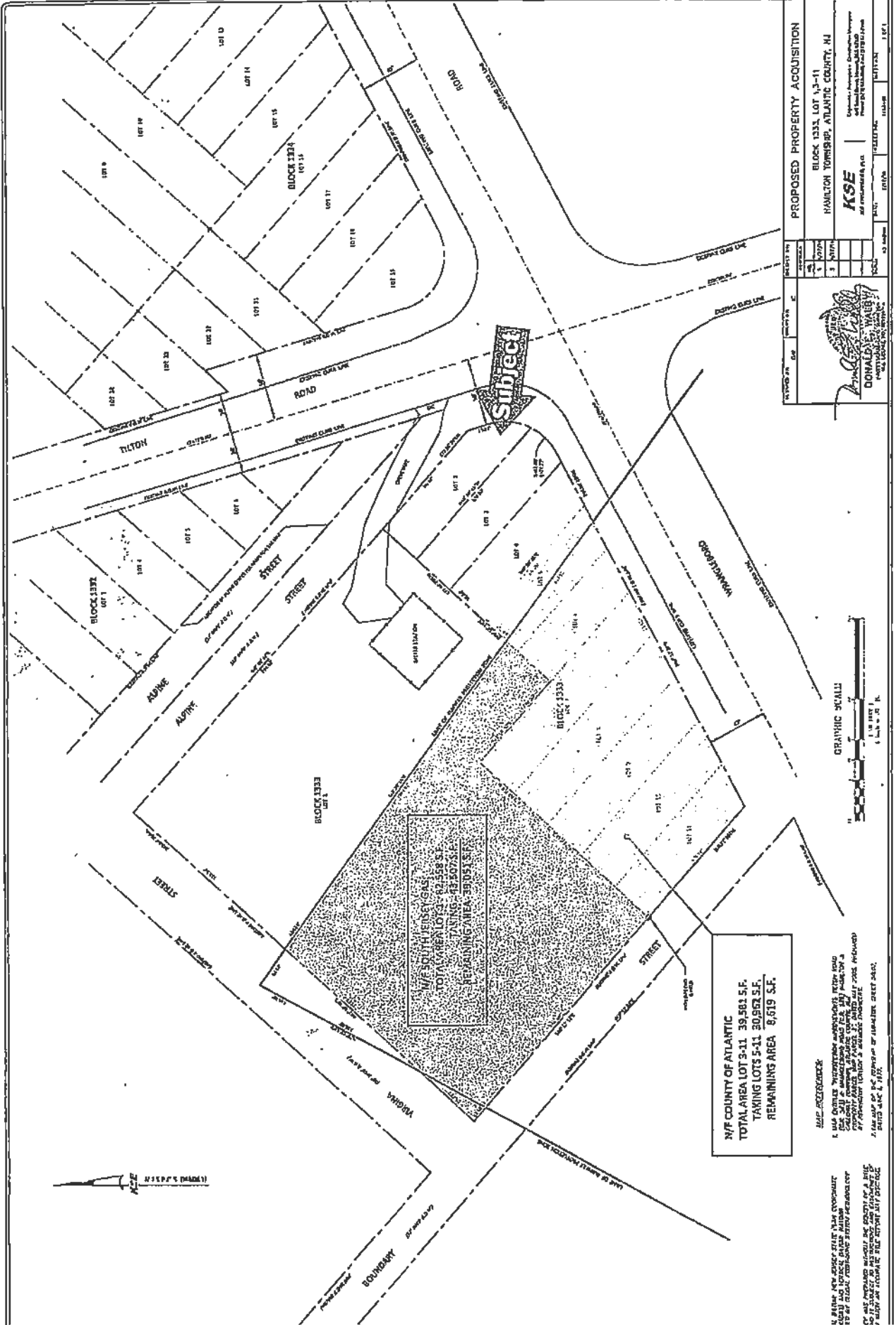
This firm has been retained by the AECOM to make an appraisal of the above referenced parcel which is part of the South Jersey Transportation Authority Runway Protection Zone Project.

The total ownership is 82,558 square feet ± and the part to be acquired is 43,507 square feet. The remaining area is 39,051 square feet ±. I have enclosed an acquisition map and a tax map.

Please call me if you wish to accompany me when I inspect the above referenced property. My business hours are 8:00 am to 4:00 pm, Monday through Friday. My telephone number is 609-586-3500 Ext. 104.

Thank you.

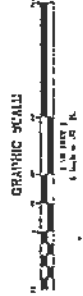
Sincerely,

 John R. Weber, Jr., MAI, SRA
 SCGRE
 N.J. License # 42RG00027800



N/2 COUNTY OF ATLANTIC
TOTAL AREA LOT 3-11 39,583 S.F.
TAKING LOTS 5-11 30,583 S.F.
REMAINING AREA 8,619 S.F.

DATE RECORDED
 I, **W. J. DAVIS**, Surveyor, do hereby certify that this plat was prepared by me or under my supervision and that it is a true and correct copy of the original plat as shown to me by the owner of the land shown thereon.
 W. J. DAVIS, Surveyor
 1000 W. 10th St., Oklahoma City, Oklahoma

I, **W. J. DAVIS**, Surveyor, do hereby certify that this plat was prepared by me or under my supervision and that it is a true and correct copy of the original plat as shown to me by the owner of the land shown thereon.
 W. J. DAVIS, Surveyor
 1000 W. 10th St., Oklahoma City, Oklahoma



PROPOSED PROPERTY ACQUISITION

BLOCK 1333, LOT 1, 3-11
HAMILTON TOWNSHIP, ATLANTIC COUNTY, NJ

KSE
 KSE ENGINEERING, P.C.
 1000 W. 10th St., Oklahoma City, Oklahoma
 Phone: (405) 241-1111
 Fax: (405) 241-1112

DATE 10/1/01
BY WJD
CHECKED WJD
SCALE 1" = 100'



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Chris Moshella
 Director, Facilities
 S. Jersey Industries
 1 South Jersey Plaza
 Folsom, NJ 08037

2. Article Number
(Transfer from service label)

7015 1520 0001 3092 2958

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
 Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

- D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

**QUALIFICATIONS, LICENSE
AND APPRAISAL CLIENTS**

QUALIFICATIONS OF APPRAISER AND CONSULTANT

JOHN R. WEBER, JR., MAI, SRA
PRINCIPAL

EDUCATION

B.A., M.A., Business Education, Trenton State College
American Institute of Real Estate Appraisers
Courses I, 6 - Reviewers Appraisers Course
Society of Real Estate Appraisers, Courses 201, 301

SEMINARS

Energy, Condemnation, Computers, Business Valuations, Leases and
Leaschold Interests, Appraisal Institute - Princeton Conference,
Comprehensive Appraisal Workshop, Government Restricts Upon Values - Wetlands,
R-4IC Conference, Valuation of Agricultural Lands, Professional Practice Seminar

BUSINESS EXPERIENCE

Ronald A. Curini Appraisal Company, Inc.
Appraiser, Consultant and Principal - 1979 to Present

U. S. Army Corps of Engineers, Philadelphia, Pennsylvania
Chief Appraisal Branch

U. S. Army Corps of Engineers, Stroudsburg, Pennsylvania
Chief Appraiser

U. S. Small Business Administration, Newark, New Jersey
Regional Appraiser

State of New Jersey, Local Property Tax Bureau
Senior Field Representative

PROFESSIONAL AFFILIATIONS AND ACTIVITIES

Appraisal Institute

SRA - Senior Residential Appraiser

SRPA - Senior Real Property Appraiser

MAI - Member Appraisal Institute - Member #10074

Certified General Real Estate Appraiser (CGREA), N.J. Lic. #RG00278 - State of New Jersey

Certified General Appraiser (CGA), PA Lic. #301L - State of Pennsylvania

Certified Tax Assessor (CTA) - State of New Jersey

CENTRAL JERSEY CHAPTER OF THE APPRAISAL INSTITUTE - (MEMBER)

Former - Princeton Chapter

Chapter President (1976-1977)

Vice President and Secretary (1972-1975)

Board of Directors (1975-Current)

Admissions Chairman (1977-1990)

Associate Professor - Mercer County Community College

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER WITH A MULTICOLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VIEW THIS DOCUMENT UNDER A LIGHT.

**State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

JOHN R. WEBER JR
Curini Appraisal Co.
1540 Kuser Road
Suite A-7
Hamilton NJ 08619

FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

12/02/2015 TO 12/31/2017
VALID

42RG00027800
LICENSE/REGISTRATION/CERTIFICATION #


Signature of Licensee/Registrant/Certificate Holder


ACTING DIRECTOR

APPRAISAL CLIENTS

MUNICIPALITIES/GOVERNMENTAL AGENCIES/ BOARDS OF EDUCATION

Alexander Township
Allentown Borough
East Amwell Township
Atlantic County
Army Corps of Engineers
Berkeley Heights Township
Bordentown Township
Burlington County Bd. of Freeholders
East Brunswick Township
Egg Harbor Township
Eastampton Township
City of Burlington
Cumberland County
Delaware-Raritan Greenway
Dept. of Interior-National Park Service
Diocese of Metuchen
East Windsor Municipal Utilities Authority
Ewing Township
F.A.A. - Atlantic City
Fire Island National Park
Florence Township
Friends of Hopewell Valley Open Space
Friends of West Amwell Open Space
Friends of West Windsor Open Space
Galloway Township
Galloway Township Public Schools
General Service Administration
Gettysburg National Park
Gloucester County Improvements
Authority
Hamilton Township
Hightstown Borough
Hopewell Borough
Hunterdon County Board of Freeholders
Hunterdon Land Trust Alliance
Lacey Township
Lambertville City
Lawrence Township
Lawrence Township Board of Education
Logan Township
Manasquan Township
Mercer County
Mercer County Division of
Economic Development
Mercer County Improvement Authority
Middlesex County Board of Freeholders
Millstone Township
Monmouth County Development Board
Preservation Program
Natural Lands Trust
The Nature Conservancy
New Jersey Broadcasting Authority
New Jersey Department of Agriculture
New Jersey Department of Education

New Jersey Dept. of Environmental Protection
(Green Acres)
New Jersey Department of Transportation
New Jersey Department of the Treasury
New Jersey Education Association
New Jersey Housing Finance Agency
New Jersey School Construction Corporation
New Jersey Transk
New Jersey Turnpike Authority
North Brunswick Township
Pemberton Township
Plainsboro Township
Princeton Township
Readington Township
SADC - Department of Agriculture
Sandy Hook Seashore Project
City of Trenton
City of Trenton Department of Housing
U. S. Internal Revenue Service
Washington Township, Gloucester County
Washington Township, Mercer County
West Amwell Township
West Windsor Township

CORPORATIONS

Automated Waste Corporation
Bristol Meyers/Squibb
Care Centers of America
Coca Cola Company
Conair Corporation
Congoleum Corporation
John Deere Industrial Equipment Company
DeLotte & Touche, Inc.
The Drug House
DuPont
Educational Testing Service
Exxon/Mobil
General Motors Corporation
General Tire & Rubber Company
GMAC Corporation
Goebel of North America
Grounds for Sculpture
Harley Davidson, Inc.
K. Hovnanian Co., of New Jersey, Inc.
I.B.M.
Jiffy Lube
Lackland and Lackland Mini Warehouse
Lovero Industrial Complex
Mercer County Airport Complex
Midland Ross Corporation
National Distillers & Chemical Corporation
Occidental Petroleum Corporation
Port Elizabeth Terminals/Warehouses

APPRAISAL CLIENTS

CORPORATIONS (Continued)

Princeton Industrial Properties
Princeton Microfilm Properties
Riegel Printing
Rhehle & Page Distributing Company
Roebling Complex-Chambersburg Mall
Silvi Concrete
South Gold Industrial Park
Synco Machine Company
Toll Brothers
Trap Rock Industries
Trenton Box Manufacturing Company
United Parcel Service
Xerox Corporation

RELOCATION COMPANIES

Americorp Relocation
Argonaut Realty
Associates Relocation
Carter-Wallace, Inc.
Challas, LLC
Chase Home Mortgage
Coldwell Banker Relocation
Credit Lenders Appraisal Service
E. L. DuPont
Executive Relocation
LSI Relocation Solutions
The MI Group
McMaster Carr Corporation
P. H. H. Homequity
Proctor & Gamble
Prudential Relocation Management
Relocation Solutions
Relocation Resources
Remax International Relocation Service
Weichert Relocation
Worldwide Relocation Management

SHOPPING CENTERS

Briarwood
Buckley Plaza
Clover, Hamilton Township
Continental Resources Corporation
Dover Park Plaza
Hamilton Associates
Hamilton Market Place
Hamilton Plaza
Home Fashion Center
Independence Mall
K Mart Plaza
Lord & Taylor
R. H. Macy & Company

J. C. Penny & Company
Princeton Forrestal Village
Princeton Shopping Center
Quakerbridge Mall
Suburban Square

BANKS

Bank of New York
First Choice Bank
Grand Bank
Hopewell Valley Community Bank
Mellon Bank
New Jersey Manufacturers Bank
Parke Bank
P.N.C. Bank
Roebling Bank
Roma Bank
Sovereign Bank
Roma Bank
Sovereign Bank
Third Federal Bank
Wachovia Bank
William Penn Bank

APARTMENT COMPLEXES, TOWNHOUSES & CONDOS

Barclay Village Apartments
Brookwood Gardens
Cambridge Hall Condominiums
Carteret Arms Corporation
Chestnut Ridge Apartments (East Orange)
Chestnut Willow
Crestwood Square Apartments
Deerfield Apartments
Delaware Heights Apartments
Eastgate Apartments
Essex Plaza I, II (Jersey City)
George Apartments
Alvin B. Gershon Apartments
Edward Gray Apartments (Irvington)
Hampton Arms Apartments
Harrison Arms (East Orange)
Hibernia Apartments (Lambertville)
Highgate Apartments
Klockner Woods Apartments
Lawrence Plaza
Miry Run Apartments
Northgate Apartments
Parkside Court Apartments
Pebble Creek
Pine Crest Village Apartments
Plaza Park Apartments
Princeton Arms
Sunnybrae Associates, Ltd.

APPRAISAL CLIENTS

HOTELS AND MOTELS

Best Western Motel
Comfort Inn
Days Inn
Embassy Suites
Marriott Corporation

RESTAURANTS AND FAST FOOD FRANCHISES

Amici Milano
Angeloni's Cedar Gardens
Boston Market
Burger King Corporation
Diamonds Riverside Restaurant
Freddie's Tavern
Fetzlwig's Restaurant
Govt's Restaurant
L.H.O.P.
K.F.C.
La Piazza Restaurant
La Villa Ristorante
McDonald's
Pauli's Anna Rose
Pizza Hut
Socozi Italian Grill & Bar
Stage Depot
Taco Bell
Tessera's Restaurant

MISCELLANEOUS

Georgetown University
Hamilton YMCA
Mercer County Community College
Mercer County Racquetball Club
New Jersey Conference Seventh Day Adventists
Princeton Nursing Home
Project Freedom
Quakerbridge Office Complex
River View Executive Park
Robert Wood Johnson Hospital at Hamilton
Sovereign Bank Arena
St. Gregory the Great Church
Waterfront Park
Washington Town Center

