



**OPEN SPACES**  
CAPE MAY COUNTY

**Land Acquisition Application- 2023**

*PLEASE COMPLETE THE FOLLOWING FORM AND ATTACH ADDITIONAL SHEETS AS NEEDED FOR  
REPOSE TO THE PROJECT NARRATIVE*

**Applicants Information:**

Applicant's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Are you the property owner? \_\_\_\_\_ If no, explain: \_\_\_\_\_

**Site Information:**

Property Owner(s): \_\_\_\_\_ Telephone: \_\_\_\_\_

Municipality: \_\_\_\_\_

Property Address: \_\_\_\_\_

Block(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning: \_\_\_\_\_

Public Water on site? \_\_\_\_\_ Public Sewer on site? \_\_\_\_\_

Tax Assessed Value of Land: \_\_\_\_\_

Tax Assessed Value of Improvements: \_\_\_\_\_

Description of Existing Site Conditions / Improvements: \_\_\_\_\_

\_\_\_\_\_

Is the Property Located within a State Plan Designated Center or CAFRA Coastal Center\*? \_\_\_ Yes \_\_\_ No  
(\*Check with the Municipal Zoning Officer for Status)

Do you have clear title to this property? \_\_\_\_\_

If "no", provide a list of mortgages, liens, and judgments and their amounts: \_\_\_\_\_

\_\_\_\_\_

Are there any deed restrictions or easements on the property? \_\_\_\_\_

If "yes", provide copies of the deed and/or easement

Are there any conditions precluding full public access to the property imposed by municipal land use approvals (i.e. site plan, variance)?

\_\_\_\_\_ If "yes", provide copies of the approvals

Asking Price\*: \_\_\_\_\_

If there are any structures on the property that require demolition (in anticipation of public use of the property), include a cost estimate for demolition and removal: \_\_\_\_\_

\*By law, the Open Spaces Program is only able to offer an amount not to exceed the Fair Market Value of a parcel, as determined by the appraisal process outlined below.

- If the Open Spaces Board recommends moving forward with the acquisition, in order to process your application, the County will commission two separate appraisals of your property to be prepared by independent certified appraisers. These two opinions of value will then be submitted to a third review appraiser who will analyze the respective appraisals and render his or her opinion to as to Fair Market Value; this will be the Certified Value. The Certified Value is the maximum dollar amount that the County, by law, is able to offer for your property.
- It is important that you understand that this appraisal process is quite expensive, requiring commitment and expenditure of thousands of dollars of Open Spaces funds. Therefore, if you are unprepared or unwilling to accept Fair Market Value or below, do not submit this application.

**Permission for Inspection:**

Do you give the County Open Spaces Board and its staff and/or consultants permission to physically inspect the property? \_\_\_\_\_

**Signatures:**

The signatures of all persons having legal interest in the property must be provided below. This provides acknowledgement from all property owners that the application to the County Open Space Program has been submitted, and grants consent to sell in fee simple the property identified on page 1 of this application. (In the case of corporate ownership, a duly authorized officer should sign and a copy of a Resolution authorizing the application should be attached).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Project Narrative:**

**Please type responses to the issues presented below and attach to the completed application form.**

### **1. Land Features:**

- A. Describe the existing condition of the property, including the condition of any improvements. If the property has proposed development, indicate the nature of the proposed improvements and the status of any needed permits or land use approvals. Include copies of any documents such as surveys, site plan/subdivisions, wetlands delineations, etc. with this application.
- B. Describe the land use and development patterns in the immediate surrounding area. Describe how the preservation of this site would complement the area.
- C. Provide information on the aesthetic, environmental, and historic/cultural features of the site. List and/or map any unique features, including streams, wildlife habitat, etc.
- D. Describe the level of accessibility of the site to projected users. Is the site close to population centers? Accessible to public transportation? Accessible by walking or bicycling? Would preservation of the site create public access where none currently exists?

### **2. Community Needs and Planning:**

- A. Demonstrate the level of community support for this acquisition project. Include letters or other documentation from municipal, county, community organizations, or other interested parties. **\* If the applicant is a municipality facilitating the preservation of private property from a willing seller, a resolution authorizing submission of this application and demonstrating public support for the project is required.**
- B. Provide a general indication of the municipality's existing open space or recreation facilities and describe how your property compliments those properties and/or provides for a diversification of opportunities for public open space /recreation.
- C. Describe how the acquisition of this property would fit into local and regional planning initiatives, including your municipality's master plan, Centers-based plan, open space / recreation plans, and other related planning documents or initiatives.
- D. If the preservation of this project can aid in the preservation of water quality and/or water supply in our region, indicate how.

### **3. Leveraging of Investment / Long Term Viability**

- A. Explain how the investment of Open Spaces funds to preserve this property will leverage existing and planned public and private funds in the community and the region.
- B. If matching funds are being provided by the applicant or other entity, please indicate the amount and document the commitment.

- C. Indicate if there are any factors or extenuating circumstances that would impair the County and the property owner from moving through the process for land acquisition or would restrict the ultimate use of the property (i.e. legal and/or financial issues of property owner(s) including easement).

**SUBMIT 2 PRINTED COPIES OF THE APPLICATION PACKAGE  
AND  
1 DIGITAL COPY TO:**

**Cape May County Planning Department  
4 Moore Road  
Cape May Court House, N.J. 08210**

**Attention: Scott Mullen, Principal Planning Aide  
[Scott.mullen@co.cape-may.nj.us](mailto:Scott.mullen@co.cape-may.nj.us)**