



OPEN SPACES
CAPE MAY COUNTY

Land Acquisition Application- 2021

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: _____

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.

Is the Property Located within a Designated 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 any structures on the site are to be demolished, what is the anticipated cost?

*By law, the Open Space 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.

- 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 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 Space 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 Space 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 Space 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, Senior Planning Aide
Scott.mullen@co.cape-may.nj.us