

Bellmawr Waterfront Development Project
Green Acre-Required Subdivision
December, 2022

As you know, Block 78, Lots 1 and 2 are Green Acres-encumbered, due to the Borough accepting \$45,000.00 from Green Acres toward the purchase of a Tidelands Grant for those lots, in 1972.

In June of 2010, working in partnership with Bellmawr Waterfront Development, LLC (“BWD”), Bellmawr Borough submitted a “Major Diversion” application to NJDEP-Green Acres, which requested Green Acres approval to: (i) release Block 78, Lot 2 (+/- 17 acres) (the “Diversion Parcel”) from Green Acres restrictions, in exchange for new Green Acres Parkland, including: (x) +/- 20 acres of waterfront land along the Big Timber Creek owned by BWD; and (y) +/- 150 acres along located along the Delaware River in West Deptford (collectively the “Replacement Parcels”), also owned by BWD. Green Acres specifically requested that BWD acquire the West Deptford parcel, and to include that parcel in Bellmawr’s Green Acres application. Green Acres approved Bellmawr’s Major Diversion Application in 2010.

As part of its approval, Green Acres required BWD to obtain the Tidelands Grant, which covered some of the Replacement Parcels. BWD obtained the Tidelands Grant a few months ago, at a cost of just under \$1 Million.

In addition, Green Acres has also required that the Replacement Ground in Bellmawr and Deptford be subdivided from the area to be developed in the future, as shown on the attached plan. Green Acres requires the new Parkland to be separate, distinct tax parcels, against which Green Acres Restrictive Covenants will be recorded. Thus, a separate subdivision application is required in both Bellmawr and Deptford, to create these separate tax parcels. Block 78, Lot 1, is already a separate and distinct tax parcel, and will remain subject to Green Acres restrictions, as it will become part of the new 37 acre contiguous Waterfront Park.

Pursuant to the Redevelopment Agreement, Big Timber Junction, LLC (the Redeveloper), BWD and Bellmawr Borough all contemplate working cooperatively to obtain the Final Green Acres Approval. Once Bellmawr Borough adopts a Resolution authorizing the Final Green Acres Diversion Application, and the Subdivision application is heard by the Bellmawr Joint Land Use Board, Bellmawr Borough would have complied with all Green Acres Diversion requirements. Green Acres would then approve the Final Diversion application, releasing Block 78 Lot 2 from Green Acres restrictions.

In addition, the Borough had requested that the Redeveloper assist the Borough in resolving a separate, longstanding dispute with Green Acres, concerning the Borough’s Water Treatment plant. Green Acres has alleged for years that Bellmawr improperly diverted 0.5 acres of “park”, for use in its Water Treatment infrastructure, without first obtaining Green Acres approval. Bellmawr has disputed Green Acres on this point.

In order to resolve this issue and at no cost to the Borough, the Redeveloper has offered an additional 2.5 acres of Replacement Ground to Green Acres, and Green Acres has accepted this offer. The Borough is considering a Resolution authorizing this second Green Acres application, and the attached Subdivision plans show this separate, 2.5 acre parcel that will be created, as part of the Deptford Subdivision. This will finally resolve this dispute between Bellmawr Borough and NJDEP Green Acres.