



# **DELANCO TOWNSHIP'S PURCHASE OF 401 CREEK RD**







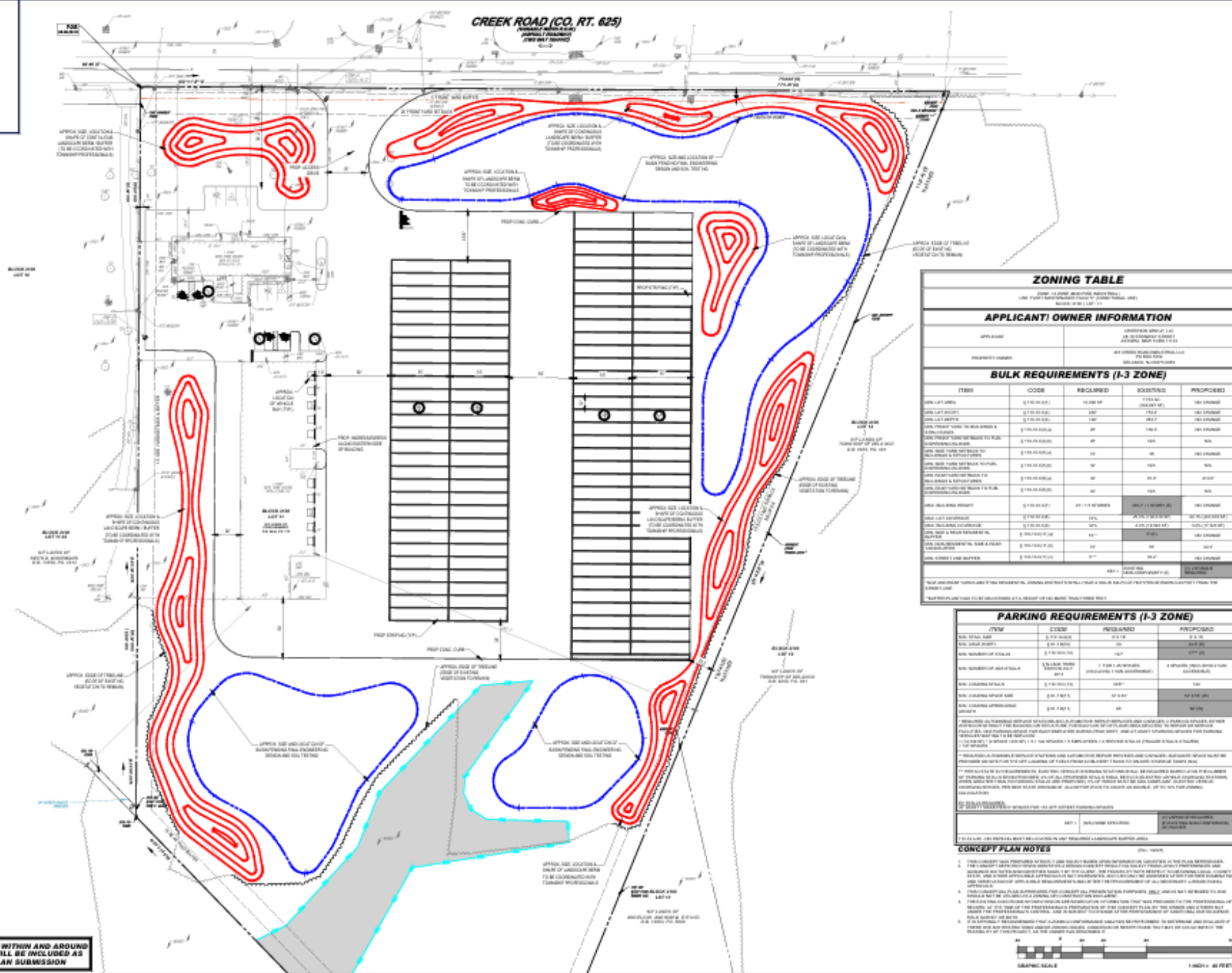


## **401 CREEK ROAD FACT SHEET**

- **401 Creek Rd is an 11.54 acre property that is currently Zoned Industrial (I-3).**
- **Property borders Delanco's Field of Dreams Park, residential properties, and abuts the County's Rancocas Greenway Trail.**
- **Was the only property not included in the earlier planning of the redevelopment of that area adjacent to the Creek.**
- **Criterion Group, a New York based Real Estate Company that specializes in Commercial Outdoor Truck Storage, purchased the property in 2021 for \$2M (part of a 3 parcel purchase. Deemed unusable by tax office. 450 & 500 Creek also owned by Criterion.**
- **Currently, two businesses are in operation; a machine shop and a power washing company.**
- **Property was rezoned by Delanco Township in 2023 from I-2 to I-3, which does not permit warehousing.**
- **Redevelopment settlement agreement was reached in February 2024, in response to litigation that was filed by Criterion Group and Faropoint in August 2023, because of the rezoning changes.**

# Truck/Trailer Facility

- **Criterion Group received approvals from the Delanco Joint Land Use Board in October 2024, to build a Truck/Trailer Repair Facility and accessory outdoor trailer storage.**
- **Plans include clearing the lot of over 700 trees, paving a large parking lot to accommodate 124 parking spaces for trailers, 19 car parking spaces, 10 vehicle service/repair bays, rehabilitation & demolition of 2 existing buildings, and installation of 4 drainage basins per new NJ DEP Stormwater regulations.**
- **Trucks ARE permitted to be “dropped off” by tow trucks during the hours of 11p-7am**



TREES AND LANDSCAPING WITHIN AND AROUND THE PROPOSED BERM WILL BE INCLUDED AS PART OF THE SITE PLAN SUBMISSION

### ZONING TABLE

ZONE 1 (COM. RESIDENTIAL) (SEE MAP)

APPLICANT'S OWNER INFORMATION

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
APPLICANT'S NAME				
APPLICANT'S ADDRESS				
APPLICANT'S PHONE				
APPLICANT'S E-MAIL				
APPLICANT'S SIGNATURE				
APPLICANT'S DATE				
APPLICANT'S TITLE				
APPLICANT'S FIRM				
APPLICANT'S PROJECT				
APPLICANT'S COMMENTS				

### BULK REQUIREMENTS (I-3 ZONE)

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
APPLICANT'S NAME				
APPLICANT'S ADDRESS				
APPLICANT'S PHONE				
APPLICANT'S E-MAIL				
APPLICANT'S SIGNATURE				
APPLICANT'S DATE				
APPLICANT'S TITLE				
APPLICANT'S FIRM				
APPLICANT'S PROJECT				
APPLICANT'S COMMENTS				

### PARKING REQUIREMENTS (I-3 ZONE)

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
APPLICANT'S NAME				
APPLICANT'S ADDRESS				
APPLICANT'S PHONE				
APPLICANT'S E-MAIL				
APPLICANT'S SIGNATURE				
APPLICANT'S DATE				
APPLICANT'S TITLE				
APPLICANT'S FIRM				
APPLICANT'S PROJECT				
APPLICANT'S COMMENTS				

# BOHLER

BOHLER ENGINEERING, INC.

1000 ATLANTIC DRIVE, SUITE 200  
MOUNT LAUREL, NJ 08054  
Phone: (856) 300-8000  
Fax: (856) 300-8001  
www.bohlereng.com

## REVISIONS

REV	DATE	COMMENT
1		

## FOR CONCEPT PURPOSES ONLY

PROJECT NO.: 2024-001  
PROJECT NAME: 401 CREEK ROAD  
PROJECT ADDRESS: 401 CREEK ROAD  
PROJECT CITY: DELAND, FL 32725

## CONCEPT PLAN

FOR

## CRITERION

PROPOSED FLIGHT MAINTENANCE FACILITY  
MAP: 21 (BLK. 210) LOT: 11  
401 CREEK ROAD  
DELAND, FL 32725

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## A. TAMOUS

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 36101  
Professional Seal

## CONCEPT PLAN

1

DATE: 01/15/2024











## Timeline

- Criterion Group received approval for truck/trailer repair facility from the JLUB in October 2024.
- Township approached Criterion about purchasing the property, October 2024
- December 16, 2024, Ordinance and Public Hearing 2024-26 adopting the Ordinance for the purchase of property. Fitzpatrick, Suess, Templeton, Bartlett voted YES. Ouellette voted NO.
- February 3, 2025, Resolution 2025-37 authorizing the execution of agreement of sale for the purchase of 401 Creek Rd, Bartlett, McFadden, Suess, Ouellette voted YES, Fitzpatrick was absent.
- February 10, 2025, Delanco Township is under agreement with Criterion Group to purchase the property for \$3,500,000. Due diligence period of 95 days to perform inspections etc.
- April 7, 2025, Ordinance and Public Hearing 2025-4 Bond Ordinance authorizing the acquisition of land and improvements for 401 Creek Rd in the amount of \$3,600,000. Fitzpatrick, Suess, Bartlett, McFadden voted YES. Ouellette voted NO.
- The purchase price is well below the written appraised value of \$5.3M (as of February 2025).



## **Timeline (continued)**

- **A petition to protest against incurring of indebtedness of Ordinance 2025-4, was submitted to the Municipal Clerk on April 28, 2025. It was certified by the Municipal Clerk on May 1, 2025.**
- **May 5<sup>th</sup> Township Committee Meeting- 2025-75 RESOLUTION ESTABLISHING BALLOT QUESTION AND SPECIAL ELECTION DATE IN RESPONSE TO PETITION FOR REFERENDUM ON BOND ORDINANCE 2025-4, WHICH AUTHORIZED FUNDING FOR ACQUISITION OF 401 CREEK ROAD.**
- **At the May 19th Township Committee Meeting, RESOLUTION 2025-83 AUTHORIZING AN EMERGENCY APPROPRIATION FOR \$70,000, IN THE 2025 BUDGET PER NJSA 40A:4-48, was adopted.**
- **Special Election Scheduled for Tuesday, July 29, 2025, 10am-8pm**



May 15, 2025

#390000

Richard Schwab  
Township of Delanco  
770 Coopertown Road  
Delanco, NJ 08075

Re: Soil and Groundwater Investigation Results  
401 Creek Road  
Block 2100, Lot 11  
Delanco Township, Burlington County, New Jersey

Dear Mr. Schwab:

Environmental Resolutions, Inc. (ERI) has prepared this letter to summarize the results a soil and groundwater investigation completed at the above referenced site. The investigation was limited to the collection of five (5) surficial soil samples, three (3) subsurface samples, and one (1) groundwater sample. Sampling locations are depicted on the attached **Sample Location Map**.

Soil samples S-1 through S-5 were collected from a depth of 0 to 0.5 feet and were analyzed for arsenic, lead, and Target Compound List (TCL) pesticides. Samples S-1 and S-3 were further analyzed for Extractable Petroleum Hydrocarbons (EPH), TCL Semivolatile Organic Compounds, TCL PCBs, and Target Analyte List (TAL) Metals. The detections reported by the laboratory did not exceed applicable New Jersey Environmental Protection (NJDEP) Soil Remediation Standards.

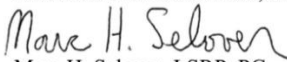
Soil samples SB-1 through SB-3 were collected from depth of 4 to 4.5 feet from borings advanced at the septic field location. The samples were analyzed for TCL Volatile Organic Compounds and EPH. No detections were reported by the laboratory.

A groundwater sample was collected from a temporary well point installed at the septic field and was analyzed for TCL Volatile Organic Compounds and TCL Semivolatile Organic Compounds. No detections were reported by the laboratory.

Please call if you have any questions regarding these results or if we can be of further service.

Sincerely,

Environmental Resolutions, Inc.

  
Marc H. Selover, LSRP, PG

# ERI SOIL & GROUNDWATER INVESTIGATION RESULTS MAY 15, 2025

## FOUND NO AREAS OF CONCERN OR REMEDIATION NECESSARY





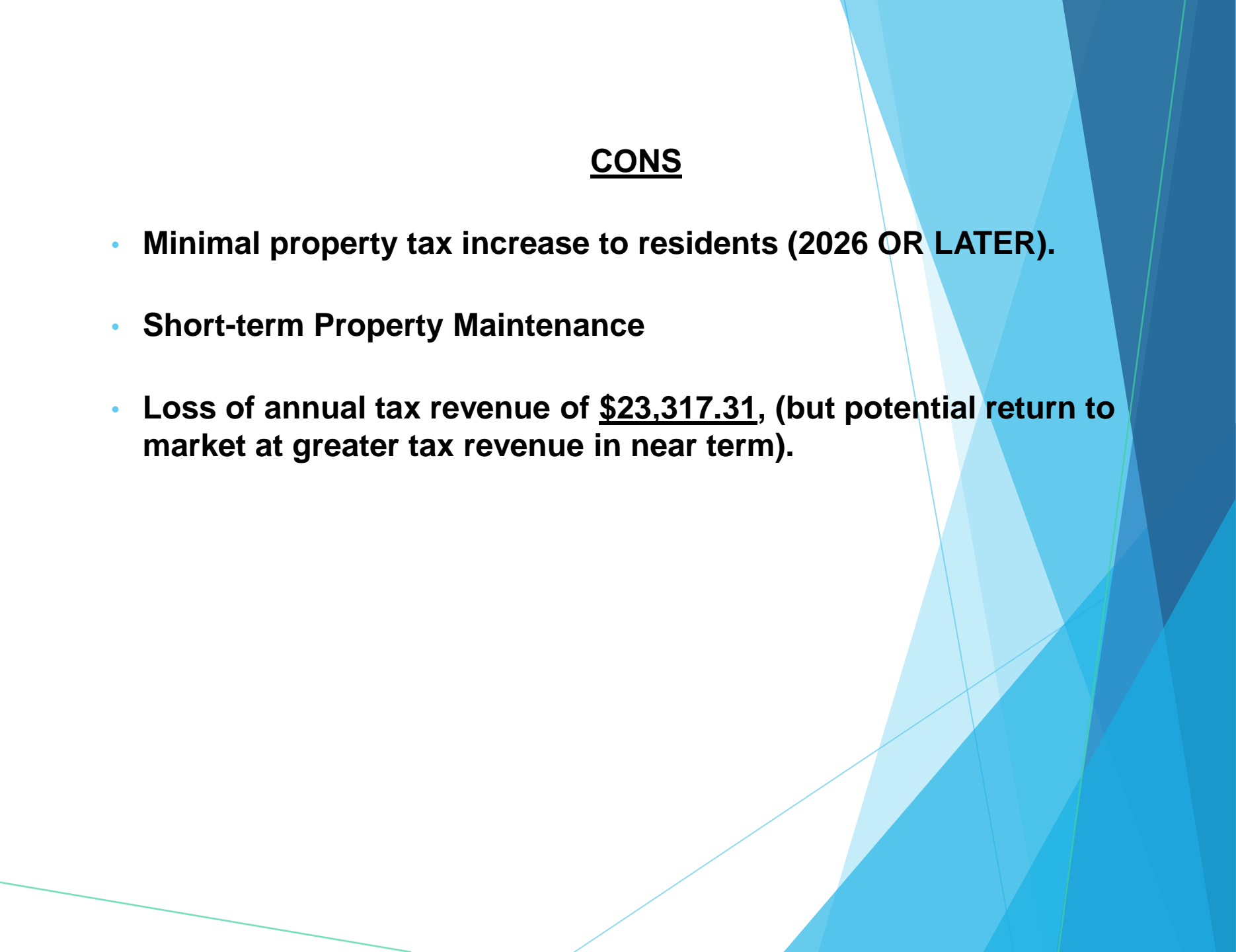
## **Why Purchasing 401 Creek Rd is Beneficial for Delanco Township**

- **The Township, with input from our residents, will control the future of the property and its use!!**
- **No additional Tractor Trailers on our roads!!**
- **No truck/trailer repair & storage facility will be built!!**
- **Preserve the quality of life for the residential areas in the immediate area of the property and throughout the township.**
- **Maintain and preserve the Field of Dreams Park and Sports Complex. The children and families deserve to have nice facilities that are not next to an industrial truck facility.**
- **Purchasing the property 34% below written appraisal value.**
- **Preserve trees and wildlife. Over 700 trees are slated to be removed by the current owner.**
- **Preserve the wooded area located directly next to the county owned Pennington Park and Rancocas Greenway Trail visited by many residents.**
- **No Truck Pollution and noise from a repair facility.**
- **No risk of contamination to the site and sensitive areas along the Rancocas Creek from a truck repair facility.**





## CONS

- Minimal property tax increase to residents (2026 OR LATER).
  - Short-term Property Maintenance
  - Loss of annual tax revenue of \$23,317.31, (but potential return to market at greater tax revenue in near term).
- 



# Additional benefits

- Potential land swap agreement with county for wetlands buffer and adjacent county lot.
- Opportunity for all existing Township debt to be bundled with this bond for a lower interest to save taxpayer's money.







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A portion of the property is located in NJ DEP'S Tidelands Map.  
Its designated as "Deciduous Wood Wetlands"

300ft



# 2025 Budget significant changes vs 2024

## Appropriations

- Salary Expense Increase of 6.4% or \$200,000 (additional Police Officer, new full-time administrator)
- Health insurance/benefits increase \$80,000 (rate increases & additional employees)
- Trash collection/disposal increase of \$35,000
- Parks/Grounds Maintenance Salary of \$130,000 in Operating Expenses not paid from Open Space Fund.
- Public Library-Aid to Delanco Library increased \$21,400 (paid to Delanco School District for utilities etc.)
- Increase in reserve for Uncollected Taxes \$17,000 (state calculated formula) (to cover the amount for those who do not pay their taxes, whether its for Twp, County, School or Fire District.)
- Centennial Celebration Fund \$25,000
- 20% Increase in Utility Costs (BPU approved rate increases for PSE&G)

# 2025 Budget significant changes vs 2024

## Revenues

- Virtually NO increase in Rateables this year as all new housing and new warehouses were added in the last few years. Therefore, the budget does not have the benefit of having the Tax Levy spread out over a larger tax base to help moderate the tax increase.
- NJ State Aid reduced \$42,121 (same amount as 2022 state aid)
- Permit fees down. Line item reduced by \$51,000
- Other License/Fees reduced by \$10,000
- Delinquent taxes lowered \$24,000





# Delanco Township

ADDENDUM #5

## Prior Year Actual Compared to Current Year Proposed

### Municipal (local purpose) Property Tax Rates and Impact

<u>Assessed value</u>	Prior Year		Current Year		<u>\$ Change</u>	<u>% Change</u>
	<u>Actual Rate</u>	<u>Actual Tax</u>	<u>Proposed Rate</u>	<u>Proposed Tax</u>		
	\$ 1.147		\$ 1.202		\$ 0.055	4.80%
\$ 100,000		\$ 1,147		\$ 1,202	\$ 55.00	
\$ 110,000		\$ 1,262		\$ 1,322	\$ 60.50	
\$ 120,000		\$ 1,376		\$ 1,442	\$ 66.00	
\$ 130,000		\$ 1,491		\$ 1,563	\$ 71.50	
\$ 140,000		\$ 1,606		\$ 1,683	\$ 77.00	
\$ 150,000		\$ 1,721		\$ 1,803	\$ 82.50	
\$ 160,000		\$ 1,835		\$ 1,923	\$ 88.00	
\$ 170,000		\$ 1,950		\$ 2,043	\$ 93.50	
\$ 180,000		\$ 2,065		\$ 2,164	\$ 99.00	
* \$ 190,000		\$ 2,179		\$ 2,284	\$ 104.50	
\$ 200,000		\$ 2,294		\$ 2,404	\$ 110.00	
\$ 210,000		\$ 2,409		\$ 2,524	\$ 115.50	
\$ 220,000		\$ 2,523		\$ 2,644	\$ 121.00	
\$ 230,000		\$ 2,638		\$ 2,765	\$ 126.50	
\$ 240,000		\$ 2,753		\$ 2,885	\$ 132.00	
\$ 250,000		\$ 2,868		\$ 3,005	\$ 137.50	
\$ 260,000		\$ 2,982		\$ 3,125	\$ 143.00	
\$ 270,000		\$ 3,097		\$ 3,245	\$ 148.50	
\$ 280,000		\$ 3,212		\$ 3,366	\$ 154.00	
\$ 290,000		\$ 3,326		\$ 3,486	\$ 159.50	
\$ 300,000		\$ 3,441		\$ 3,606	\$ 165.00	

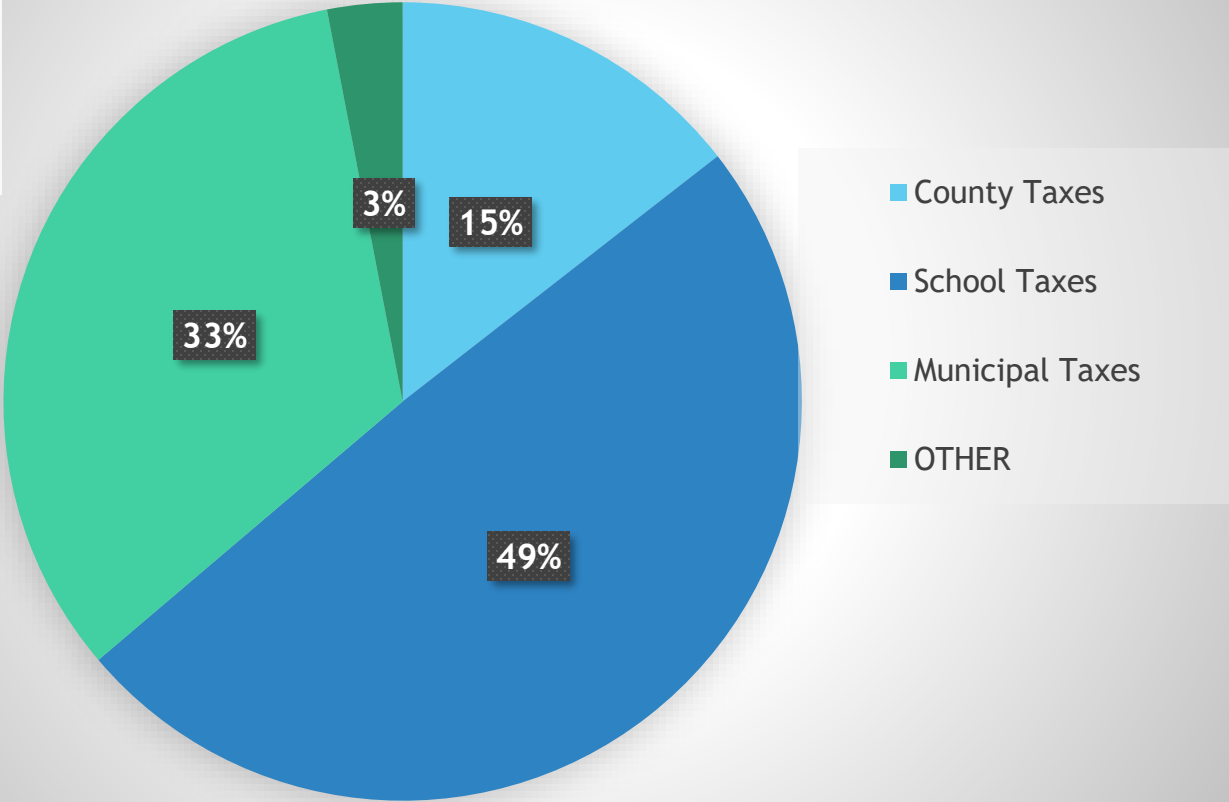
\* Township wide average  
(residential property only)



TOWNSHIP OF DELANCO		BURLINGTON COUNTY	
EXPLANATION OF TAXES			
DESCRIPTION	RATE PER \$100	AMOUNT OF TAX	
COUNTY TAX	0.422	1250.38	
COUNTY LIBRARY TAX	0.036	106.67	
CTY FARMLAND/OPEN SPACE	0.051	151.11	
DISTRICT SCHOOLS TAX	1.735	5140.81	
MUNICIPAL PURPOSE	1.147	3398.56	
MUNICIPAL OPEN SPACE	0.020	59.26	
FIRE DIST #1	0.107	317.04	
2024 TOTAL TAX	3.518	10423.83	

# Explanation & Distribution of Property Taxes

Distribution of taxes





## Previous Township Initiatives to protect quality of life in Delanco

- **2700 Burlington Ave (Warehouse on river)** Was slated to be a ship cargo container port facility. Township spent money to fight the proposal to make sure our Township did not become a port town similar to what Gloucester City is today.
- **Winzinger** proposed a recycling facility for demolition debris, wood, concrete, asphalt, masonry, bricks, tree stumps and tires.(concrete crushing/dump site) The Township fought to make sure this did not get built. (currently located 1704 Marne Hwy, Hainesport, Mt Holly By-pass) Currently that site in town is now a solar field farm.
- **2005-Purchase of Zurbrugg Mansion for \$2.1M.** The Township purchased the property and eventually rezoned to an area in need of redevelopment. There was a Juvenile facility for troubled youth that was proposed for that parcel when the Township decided to purchase it. Today, it is home to 27 low-income senior apartments. The Township kept the waterfront lot and that is now Historic Waterfront Park.
- Fought the DEP to protect **West Ave Dunes** from continuing to be a dredge spoils dumping site.
- **2020-Purchase 414 Rancocas Ave** (lot next to Gateway Park) \$60,000 for park expansion.
- **2020-Purchase of 200 Ash Street** \$200,000 Demolition and Engineering costs \$209,630
- Acquired lots on **Hawk Island** to prevent them from being developed.
- **2024-Historic Waterfront Park Seawall** installation and park (project that has been in the works for 18+ years). Several Bonds was approved for a total of \$1.2M. This does not include the legal, design, engineering and permitting costs.



# What's the Plan?

- **The Township is permitted to purchase property particularly in the rehabilitation and redevelopment context, to ensure that a property is put to its appropriate use.**
- **Purchasing the property does not mean we have to hold onto it forever or even a year. The Township can rezone the property to a more appropriate use, likely some form of residential use with no impact to schools. We do not intend to keep it in an industrial zone.**
- **This is no different than what happened with the Zurbrugg Mansion property in 2005. The Township prevented a negative use and eventually returned all but the waterfront to the market.**
- **There is NO intent to preserve or otherwise permanently restrict the Property as Open Space.**



## THANK YOU

We appreciate you taking the time to gain a better understanding as to why the Township thinks purchasing 401 Creek is a benefit to our residents.