



**Delanco Township**  
**770 Coopertown Rd**  
**Delanco, NJ 08075**  
**856-461-0561**  
[www.DelancoTownship.com](http://www.DelancoTownship.com)

---

**May 28, 2025**

**FOR IMMEDIATE RELEASE REGARDING MISINFORMATION & MISLEADING STATEMENTS**

The Township has been made aware of misinformation and misleading statements online regarding the Township's purchase of 401 Creek Rd. It is imperative our Residents have correct and accurate information. Please see the below statement with input and information from our Township Solicitor, Douglas Heinold, Esq.

1. Misleading statement: *The Property is not "for sale" and there are no other buyers.*

The property is not for sale **because the Seller has it under contract with the Township**. Further, the Township approached the property owner to sell in order to try to prevent the truck maintenance facility. The property owner will pursue that truck repair maintenance facility if this sale does not occur. They have given no indication that they will market the property for sale.

2. Misleading statement/ incomplete information: *The Property last sold for \$2 million.*

The property was part of a "portfolio" sale of three properties that included 450 and 500 Creek Road across the street. The property values assigned to the properties were deemed "non-usable" as real estate comparables by the tax office because it was a sale for three properties in one. This is common in "portfolio" sale transactions. Additionally, value was added to the property when approvals were obtained for the truck maintenance facility after purchase. Lastly, the Township obtained an independent valuation of the property by a reputable expert appraiser, and that **appraisal report value came in at \$5.3 million as of February 2025**.

3. False statement: *The Property is environmentally protected and not usable.*

The Township would be happy if this were the case. **This is simply not true. The property owner has development rights to construct the truck maintenance facility**, and the property remains zoned for industrial uses as it has for decades. If the Township purchase is achieved, there is a hope that the Township could protect additional acreage toward the Creek, and the County and Township have begun communications on the potential to swap some of that 401 Creek acreage for uplands along the Township's Field of Dreams recreation park.

4. False statement: *The truck maintenance facility is a “bluff.”*

There is absolutely no information to suggest this. **The developer spent hundreds of thousands of dollars pursuing development approval for the truck repair facility**, and absent sale to the Township, that will be the use of the property.

5. False statement: *The Township will spend millions more to develop the property.*

**The Township has never indicated such an intention**, and anyone suggesting that approach and attaching million dollar costs to it is spreading misinformation. The first goal is to stop the industrial development of the site. The second goal is to then explore the appropriate, best use of the property as determined by the Township Committee with input from the residents of our community. This may include seeking proposals for redevelopment of the site or any other appropriate use, where the developer would invest additional money into the property, not the Township.

Accurate, up-to-date information can be found on the Township’s official website:

<https://www.delancotownship.com/2025-Special-Election-Information>