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**MEMO**

Date: September 28, 2016

From: Norman J. Goldberg, SCGREAA, CRE, SRA, IFAS, GAA

To: Neil Henry  
Long Hill Township Administrator

Re: Proposed Diversion Plan "B" Block 11301, Lots 1-4  
(Restricted Report Revised)

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As requested I have prepared a preliminary valuation of the proposed Diversion and Compensation for the Plan "B" parcel as depicted on the Diversion Plans prepared by Paul Ferriero, Municipal Engineer.

The analysis indicates sufficient land and valuation to support the proposed Diversion Plan.

The actual final valuation is subject to surveyed calculations by the Municipal Engineer.

Plan "B"

Diversion Parcel:

Southerly portion of Block 11301, Lot 3 containing 2.0558 acres. This parcel is located in the "O" Office zone and has no areas of environmental constraints.

Valuation: 2.0558 acres @ \$185,000/acre = \$ 380,323  
(USE) \$ 380,000 (R)

Compensation Parcels: Total Area: 7.5459 acres

Portion of Block 11301, Lot 4 containing 3.8308 acres. This parcel is located in the "O" Office zone. Approximately 2.2781 acres has no areas of environmental constraints. Approximately 1.5977 acres is constrained by wetlands, buffers or slopes.

Triangular portion of Block 11401, Lot 23 containing 3.7151 acres. Approximately 0.0372 acres has no areas of environmental constraints. Approximately 3.6779 acres is constrained by wetlands and flood plain. This parcel is located in the "C" Conservation zone and thus is not considered buildable.

Valuation

2.2781 acres @ \$175,000/acre = \$398,667 = \$ 398,700 (R)  
5.2678 acres @ \$6,000/acre = \$ 31,607 = 31,600 (R)  
\$ 430,300