

***Green Township  
Sussex County, New Jersey***



**Request for Expressions of  
Interest (REOI)**

**TRINCA AIRPORT**

Block 19, Lots 15, 15.01 & 15.3

105.8 Acres

93 Airport Road

Green Township, NJ 07821

***Issue Date: October 3, 2018  
Submission Deadline: December 14, 2018***

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## **A. INTRODUCTION**

The Township of Green, County of Sussex, purchased Trinca Airport and two surrounding parcels in 2002 which includes three lots, Lots 15, 15.01 and 15.03 in Block 19, located at 131 Airport Road. The airport parcel (Lot 15.01) is 31 acres, Lot 15 to the north is 59.5 acres and Lot 15.3 to the south is 15.3 acres. The total acreage owned by the Township is 105.8 acres. While the Township initially purchased the property in order to keep the small grass runway airport open, the Township is writing you to elicit feedback regarding a potential to explore other uses on the property, either by promoting uses surrounding the airport or by redeveloping the entire airport.

Your response to this request will help us further our understanding of the redevelopment challenges and opportunities at this location. Additionally, your response will help define criteria for a potential RFP to solicit proposals that will enhance the Township's inventory of rateables and at the same time construct an enterprise that is consistent with the character of the Community.

Towards that end, the Township is soliciting Requests for Expression of Interest (REOI) for one or more of the parcels owned by the Township.

Notwithstanding the Township's receipt of responses from any interested parties, in the event that the Township decides to sell or lease any of its property such action shall be taken in compliance with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et. seq., and nothing within this document shall be construed or interpreted as a waiver of the requirements that the Township and all interested parties comply with all applicable laws.

The Township will issue this REOI on October 3, 2018 and will consider responses received before December 14, 2018, 3:00 PM.

## **B. THE OPPORTUNITY**

The Trinca Airport is a small municipally-owned grass runway airport with several tie down areas. There are few amenities on the site. The airport is often used for touchdown practices by planes which originated from other airports. The Township is looking to either bolster the airport as a destination with amenities and attractions for visitors, or in the alternative, improve the site for another use.

The scope of projects is broad but the Township is interested in maintaining the rural character of the area while providing for a higher and better use for the properties. The three parcels could be developed individually or separately. There is a residential area to the north which must be considered in any plan in order to minimize impacts on that area.

Airport Road, also known as County Route 603, provides significant frontage along the airport parcel. The area is zoned AI-10, Agricultural Industrial, with a 10-acre lot size minimum. The

Request for Expressions of Interest (REOI)  
TRINCA AIRPORT

area is rural in nature with several farm fields and low-density residential development surrounding. Also, some industrial/warehouse development is located in the area, including an industrial park to the south of the airport. The site is relatively flat and free from environmental constraints. A rail trail is planned on the site between Lot 15.01 and 15.03. The trail could be relocated or incorporated into a larger recreational or commercial recreational plan. There are minimal public utilities serving the site.

The airport site is an important site in the Township due to its central location and location in an area with existing commercial and industrial development.

Green Township is evaluating the opportunities and potential under current zoning of the Municipally-owned airport, known as "Trinca Airport." This Requests for Expression of Interest (REOI) is being issued to obtain feedback regarding the opportunities and challenges associated with current operation of the airport. The Township will use REOI responses to help determine if changes in use of the site should be further pursued and to help inform a formal RFP that will best respond to the needs of Green Township, while attracting the most qualified bidders. Respondents to this REOI may be invited to submit a response to an RFP should the Township decide to pursue changes in use on this site. The Township encourages responses to conform to the current AI-10 Zoning of the property with as few variances as possible.

Please note that this REOI is issued solely for the purpose of obtaining information. Nothing in this REOI shall be interpreted as a commitment on the part of Green Township to enter into a contract with any respondent or to make any procurement.

**Costs:**

By submitting a response, Respondents agree that any cost incurred in responding to this REOI, or in support of activities associated with this REOI, shall be the sole responsibility of Respondent. Green Township shall not be held responsible for any costs incurred by Respondents in preparing their respective responses to this REOI.

**Review Rights:**

Responses to this REOI may be reviewed and evaluated by any person(s) at the discretion of Green Township, including independent Consultants retained by Green Township now or in the future.

**Public Record:**

All responses to this REOI will be public record under the New Jersey Public Records Law, regardless of confidentiality notices set forth on such writings to the contrary.

**C. ABOUT THE PROJECT**

The Township is interested in conceptual projects for the airport parcel and/or surrounding parcels. The Township would like to hear from developers who feel they can provide a financially viable project on the site that would fit the Township's rural character, provide ratables or increase airport viability and generally benefit the community as a whole.

## **D. SUBMISSION REQUIREMENTS**

Please submit a written response to the Township including the following:

1. A description of the interested party (parties).
2. Resume of past projects
3. Conceptual Ideas for the Project
4. References
5. Contact information.

In addition, your response should be in letter form and address the following questions:

- a. Does your firm have experience with development similar to the one being explored?
- b. Would your firm have an interest in submitting a proposal for this project, as presently conceived?
- c. Are there any modifications to the development program or criteria that you would recommend to assure a strong project?
- d. Please feel free to provide additional comments/suggestions.

Submissions may be mailed to:

Mark Zschack, RMC, Township Administrator  
PO Box 65  
Tranquility, NJ 07879

Dropped off in person:  
Township of Green  
150 Kennedy Road  
Tranquility, NJ 07879

E-mailed to:  
clerkadmin@greentwp.com

### **SUBMISSION DEADLINE**

December 14, 2018, 3:00 PM

### **Next steps**

Responses will be reviewed by the Township and selected parties may be contacted for interviews.

TRINCA AIRPORT /TOWNSHIP OWNED PARCELS – GREEN TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

