

APPENDIX

**STATEMENT OF THE
LABORERS' INTERNATIONAL UNION OF AMERICA (LIUNA) - NEW JERSEY
ON THE PSE&G SUSQUEHANNA TO ROSELAND TRANSMISSION LINE**

**STATE HOUSE COMMISSION
SEPTEMBER 24, 2012 MEETING
TRENTON, NEW JERSEY**

The 20,000 member New Jersey Laborers Union strongly supports PSE&G'S request to lease additional rights within its existing utility corridor for the purpose of operating its overhead transmission lines as part of the Susquehanna-Roseland Electric Reliability Project (S-R Project). PSE&G is proposing to increase the capacity of an existing 230KV line by adding a 500KV line within the same right-of-way/utility corridor.

The New Jersey Laborers Union represents workers in various industries, most notably in this instance, heavy highway construction. We have been a steady and strong supporter of the S-R project for three primary reasons.

Future Energy Needs of NJ Residents and the NJ Economy

New Jersey continues to grow and we have launched many economic development efforts to retain existing businesses and to attract new ones. All of this will create new demands for energy....and the S-R Project will be needed to meet this need.

The Positive Impact of this Infrastructure Investment on the New Jersey Economy

Over the next 3 years, PSE&G will invest \$3.5 billion to reinforce New Jersey's Transmission system. The S-R Project itself will invest \$247.5 million. PSE&G purchases hundreds of millions of dollars from over 175 local New Jersey businesses each year because of these projects. This has had and will have a positive ripple effect in our state's economy.

The Jobs Created Directly and Indirectly by the S-R Project

The S-R Project will create approximately 2000 jobs during its construction. Hundreds of men and women from our Heavy and Highway Local will be involved in working on the line during the course of its construction. There will also be numerous jobs created indirectly by the investment and purchases that it will make.

We urge the Statehouse Commission to approve PSE&G's request in support of this project. Thank You.

Good Morning my name is Chip Gerrity President/Business Manager of IBEW Local 94. Our local represents the majority of workers at PSEG's generation, distribution and transmission facilities.

Susquehanna/Roseland offers a two year opportunity to employ approximately 800 workers, upgrading the transmission system and ultimately reducing congestion of the electric supply in New Jersey, which should lower the cost of electric.

It has been a long road through the approval process and we hope that these final approvals occur so the project can move forward.

Unfortunately because of the delays to date subsidized generation is in place which may not have been needed if the S/R was started in 2010 as originally designed, and would have been just about at completion this year.

Our Local – 94 is not a part of the proposed 800 jobs, our members will however maintain the lines and the substations after the construction is completed.

The upgrade is good for New Jersey consumers as well as helping to address the unemployment numbers in the state with good paying jobs.

We urge the NJ State House Commission to approve the lease amendment proposed.

Chip Gerrity

609-647-2007

Chip@ibew94.org

Anne Sobel
42 Jefferson Lake Road
Stanhope, NJ 07874

I would like to thank the Commission for the opportunity to come before you to try and stabilize my monthly rent and reduce the new monthly increase. I would like to also thank Mr Robert Shaughnessy and Mr Brian Adams for all their cooperation in this matter.

I was the proud owner of this property for 25 years during 1964 to 1989. In 1989, I reluctantly sold my property to the State D.E.P. under the Green Acres Program for the purpose of building a reservoir. Since 1989 to 2012, a total of 23 years have gone by and still no evidence of ever building a reservoir. This has been very fortunate for me, because I was able to live on the property as a tenant, and I certainly enjoyed the past 48 years in the home and area I love so much. More than half of my life time!

During the past 48 years that I lived on this property, I was able to pay the rent and meet all the other requirements as a tenant. I am now 78 years old, living on a fixed income, and unable to earn additional income due to health problems.

This year as you know, you raised my rent a \$ 675.00, which brings my new monthly rent to \$1720. This is far beyond what I could afford especially on a fixed income. While the rent amounts have increased more than the CPI, They have never increased by the tremendous amount of \$ 675.00.

To make matters worse, The Byram Township wants me to pay property taxes to them directly effective August 1, 2012. I am currently in discussion with the tax assessor as to whom and how these taxes will be paid.

I would like to know from this Commission if the new fair market appraisals include or exclude the property taxes in the new rental fees?

To summarize the new monthly cost as a tenant will be:

(1) Rental Fee	\$1720.00
(2) Property Taxes	250.00
(3) Maintenance & Repair	450.00

	\$2420.00 Monthly Cost

This \$ 2420.00 monthly cost is over half of my fixed income which leaves me very little for food, medicine, medical insurance, other necessary living expenses.

I am therefore requesting a stabilized monthly rent of \$ 1000.00, so that I could live here the remainder of my life. This amount will enable me to absorb the repairs & maintenance and the property taxes.

To summarize the monthly cost I could afford:

(1) Rental Fee	\$1000.00
(2) Property Taxes	250.00
(3) Maintenance & Repair	450.00

	\$1700.00 monthly rent

As you can see, this monthly cost to the tenant is very close to the new rental fee (\$1720.00) from the recent Fair Market Housing value for the property assessment.

I hope you will approve my request so that I can live out my remaining years in a place I love and I have always loved.

I WOULD LIKE AN ANSWER TO MY REQUEST
BECAUSE I'M BEHIND IN MY TAXES & RENT!!

Respectfully yours,

Anne Sobel

Anne Sobel

Anne Sobel
42 Jefferson Lake Road
Stanhope, NJ 07874

May 16, 2012

Mr. Brian Adams, Property Manager
Office of Real Property Management
PO Box 229
Trenton, NJ 08625-0229

Dear Mr. Adams:

I received the new proposed lease dated 5/1/12, for the above captioned property. Needless to say, I was quite disheartened to see the increase in my rent of \$675.00, a 65% increase.

To give you a little background on this property, my late husband and I moved into the Jefferson Lake home in 1964. In 1989 we reluctantly sold the property to the State under the Green Acres Program. We were given a 10 year lease at \$600.00 per month and an option to renew. As I recall, any increases in the rent were to be based on the consumer price index. The rents for the lease agreements are listed below.

11/89 – 10/99	\$600
11/05 – 10/06	\$785
11/06 – 10/07	\$819
11/07 – 10/08	\$900
11/08 – 10/09	\$950
11/09 – present	\$1045

While the rent amounts have increased more than the CPI, they have never increased by the tremendous amount of \$675.00.

I am 77 years old, retired, and living on Social Security and an annuity. A great portion of my income goes into home care. The spring clean up for lawn debris is \$385.00 and the fall clean-up is \$800.00. The house is 75 years old and there are always maintenance bills. It is the good care I have given over the past 48 years that would account for the good appraisal.

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Please reconsider my rental increase and if possible freeze it at \$1000.00 per month so I can live out the remainder of my life as I had planned when we purchased the property in 1964.

Sincerely,

Anne Sobel

Cc Gov. Chris Christie
Lt. Gov. Kim Guadagno
Amy Cradic, Assist. Commissioner
Steven Sutkin, Director
Robert A. Romano, Dep. State Treasurer
Jennifer H. Linett, Deputy Attorney General
Robert J. Shaughnessy, Jr., Secretary State House Commission