



1025 Laurel Oak Road

Voorhees, NJ 08043

stephen.bishop@amwater.com

P 856.309.4589

F 856.782.2481

VIA UPS DELIVERY

November 10, 2015

Irene Kim Asbury, Secretary  
New Jersey Board of Public Utilities  
44 South Clinton Avenue, 9<sup>th</sup> Floor  
PO Box 350  
Trenton, New Jersey 08625

Board of Public Utilities

NOV 12 2015

MAIL RECIEVED

WM15111300

Re: **Notice Pursuant to N.J.A.C. 14:1-5.6(d) of Sale of Real Property by New Jersey-American Water Company, Inc.  
Railroad Ave, Block 11509, Lots 6, Long Hill Township, Morris County**

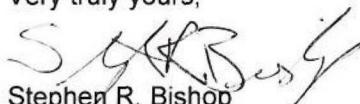
Dear Secretary Asbury:

Enclosed are an original and eleven (11) copies of the referenced Notice of Sale of Real Property by New Jersey-American Water Company, Inc., pursuant to N.J.A.C. 14:1-5.6(d). Please file the original and ten (10) copies and return the eleventh copy to me in the enclosed self-addressed stamped envelope with the filing date and docket number stamped upon it. Pursuant to N.J.A.C. 14:1-5.6(e), please certify on a true copy of this Notice that this proposed sale is deemed by the Board to be in the ordinary course of business.

The Watershed Property Review Board provided a letter of no jurisdiction to New Jersey American Water on August 4, 2015.

Thank you for your attention to this matter.

Very truly yours,

  
Stephen R. Bishop  
Corporate Counsel

cc: Frank Cook, NJAW (w/ encl. via email)  
Stephen P. Schmitt Vice President – Operations (w/ encl. via email)  
Susan K. Cole, Director of Finance (w/ encl. via email)

CMS  
LEGAL  
J. Kane  
DAG  
RPA  
M. Moran  
M. Kammer  
M. Mosser  
WATER(3)

**ORIGINAL**

STATE OF NEW JERSEY  
BOARD OF PUBLIC UTILITIES

NOTICE PURSUANT TO N.J.A.C. 14:1-5.6(d) OF  
SALE OF REAL PROPERTY LOCATION IN THE  
TOWNSHIP OF LONG HILL, COUNTY OF  
MORRIS, BY NEW JERSEY-AMERICAN WATER  
COMPANY, INC. TO THOMAS BALDASSARRE

Board of Public Utilities  
NOV 12 2015  
MAIL RECEIVED

New Jersey-American Water Company, Inc. (the "Company"), a public utility corporation of the State of New Jersey, maintaining its principal place of business at 1025 Laurel Oak Road, Voorhees, New Jersey, hereby notifies the Board of Public Utilities, pursuant to N.J.A.C. 14:1-5.6(d), of its intention to sell certain real property not used and useful for utility purposes, and having a net book cost and sale price not in excess of \$500,000. In accordance with N.J.A.C. 14:1-5.6(e), the Company submits the following:

1. The name of the transferee is Thomas Baldassare (the "Transferee"). The property to be transferred consists of a vacant lot, designated as Block 11509, Lot 6 on the official tax map of the Township of Long Hill, Morris County (the "Property"). The Company intends to convey all of its right, title and interest in the Property to the Transferee in return for the cash payment of Fifty Thousand Dollars (\$50,000.00).

2. A copy of the executed Contract of Sale for the Property dated October 15, 2015 is annexed hereto as **Exhibit A** (the "Contract"). A tax map of the Property is annexed hereto as **Exhibit B**.

3. The consideration to be received by the Company represents the fair market value of the Property. The basis for this determination is an Appraisal prepared by John J. Davey and Michael E. Davey, Stanley Jay Appraisal Association, 1 Morton Place, Colonia, New Jersey, with an effective date of May 27, 2015 (the "Appraisal"). The appraisal determined that \$25,000 was the market value of the property as of May 27, 2015.

4. There is no relationship between the parties to this transaction other than as transferor and transferee in this transaction.
5. The Property is carried on the books of the Company at a value of \$0.
6. The Property is not income producing. The Company pays all carrying charges including taxes. The current assessed value of the Property for real estate tax is \$7,700.
7. The Property is not used or useful to the Company and the sale of the Property will not compromise the ability of the Company to render safe, adequate and proper service to its customers. The Property is not utilized for the protection of a public water supply.
8. The Property is not watershed property and is located in a mainly residential neighborhood.

NEW JERSEY-AMERICAN WATER COMPANY, INC.

By: \_\_\_\_\_

  
Stephen R. Bishop, Esquire  
Assistant Secretary

Dated: 11/9/2015

All communications in this matter  
are to be addressed to  
Legal Department  
New Jersey-American Water Company, Inc.  
1025 Laurel Oak Road  
Voorhees, NJ 08043  
(856) 782-2314



VERIFICATION

STATE OF NEW JERSEY :  
  : ss.  
COUNTY OF CAMDEN :

FRANK X. SIMPSON, of full age, and being duly sworn according to law, upon his oath, deposes and says:

1. I am the Director of Rates and Regulatory of New Jersey-American Water Company, Inc., and am authorized to execute this verification on behalf of the Company.
2. The information contained in the Notice of Sale is true to the best of my knowledge, information and belief.

NEW JERSEY-AMERICAN WATER COMPANY, INC.

By:   
Frank X. Simpson, Director of Rates and Regulatory

Sworn to and subscribed  
before me this 10 day  
of November, 2015.



MELISSA A. SPITZNER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JAN 21, 2020  
2/9/2020