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Deborah M. Franco, Esq.
Director, Regulatory Affairs Counsel

April 1, 2020

VIA ELECTRONIC MAIL

Aida Camacho-Welch, Secretary
State of New Jersey
Board of Public Utilities
44 South Clinton Avenue, 9th Floor
P.O. Box 350
Trenton, NJ 08625-0350

**Re: Notice of Transfer of Property by South Jersey Gas Company
In the Ordinary Course of Business Pursuant to N.J.A.C. 14:1-5.6
BPU Docket No. GM20020170**

Dear Secretary Camacho-Welch:

Enclosed for filing pursuant to N.J.S.A. 48:3-7 and N.J.A.C. 14:1-5.6 is an Amended Notice on behalf of South Jersey Gas Company ("Company") regarding a proposed transfer of real property in the ordinary course of business. The amendments include the following:

- A statement in paragraph 1 that this Amended Notice amends and replaces the Notice filed in the above-referenced proceeding;
- Certain additional factual information in paragraphs 4, 5 and 6; and
- Additional Attachments E and F

It is respectfully requested that upon expiration of the 30-day notice period that the Secretary certify on a copy of the Amended Notice that the transfer is in the ordinary course of business and within the statutory provisions. A blank space of three inches has been provided on the bottom of the front page of the Amended Notice for such purpose.

In accordance with the New Jersey Board of Public Utilities ("BPU") March 19, 2020 Order issued in BPU Docket No. EO20030254 hard copies are not included with this transmission. To the extent hard copies are needed later, please let us know and they will be provided.

Please contact the undersigned if you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Deborah M. Franco".

Deborah M. Franco
Director, Regulatory Affairs Counsel

Enclosure

cc: Stefanie A. Brand, Director, Rate Counsel

**STATE OF NEW JERSEY
BOARD OF PUBLIC UTILITIES**

-----X
Notice of a Transfer of Property by South Jersey Gas
Company In the Ordinary Course of Business
Pursuant to N.J.A.C. 14:1-5.6
-----X

AMENDED NOTICE

BPU Docket No. GM20020170

**TO THE HONORABLE COMMISSIONERS OF THE
NEW JERSEY BOARD OF PUBLIC UTILITIES**

1. Pursuant to N.J.S.A. 48:3-7 and N.J.A.C. 14:1-5.6, South Jersey Gas Company (“SJG” or “Company”) respectfully provides notice of its intent to transfer certain real property which has a net book cost and transfer price of less than \$500,000 and is not used by or useful to SJG. The Company respectfully submits that the proposed transfer is in the ordinary course of business and may be consummated in accordance with N.J.A.C. 14:1-5.6(d) upon the expiration of the 30-day notice period set forth therein. This Amended Notice amends and fully replaces the Notice filed in this docket on February 19, 2020.
2. The Company is engaged in the business of transmission, distribution, transportation, and sale of natural gas within its defined service territory in the State of New Jersey. SJG’s service territory includes all or portions of the following counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester and Salem. Within its service territory, SJG serves approximately 393,000 customers.

3. Pursuant to N.J.A.C. 14:1-5.6(d)(1), the sale of real property having a net book cost and transfer price not in excess of \$500,000 and which is not used by or useful to the utility is deemed to be in the ordinary course and may be consummated without petition to the Board for approval subject to written notice received by the Board not less than 30 days prior to the effective date of the proposed transfer. As set forth below, the real property which is the subject of this notice has a net book cost and transfer price of less than \$500,000.
4. Upon the expiration of the 30-day notice period set forth in N.J.A.C. 14:1-5.6(d)(1), SJG intends to transfer two parcels of property described in the draft deeds contained in Attachments 1 and 2, respectively to Newell Vine Associates, LLC (“Newell”). Newell owns property immediately adjacent to the parcels. The parcels described in Attachments 1 and 2 have a net book cost of \$52,000 and \$270,000, respectively, with each having a transfer price of \$1. According to the tax records, the property reflected in Attachments A and B have an assessed value of \$9,500 and \$28,100, respectively. See Attachments C and D for the tax records which reflect these values. Attachment E contains a map of the property. These parcels, which are located adjacent to a former SJG manufactured gas plant (“MGP”) site have negligible value due to their geography and limited use. As explained below, the property was used solely to allow SJG to remediate a neighboring MGP site. The insignificant tax value as reflected on the tax records, coupled with the property’s undesirable location and limited use demonstrates that the consideration received represents the fair market value of the property. In addition to the relationship of transferor and transferee, Newell and SJG are parties to a litigation involving property adjacent to the parcels.

5. SJG originally acquired the property to enable the Company to access the neighboring property, which is the site of SJG's former MGP site. The property was used exclusively for the utility purpose of facilitating the remediation of the neighboring MGP site, which was completed in March 2017. That date is when the property ceased to be useful for utility purposes.
6. There were no improvements made to the property. SJG pays all carrying charges, including taxes associated with the parcels. As a result of this transfer, SJG will no longer incur the ongoing costs of ownership associated with the parcels which are not used by or useful to SJG. See Attachment F for proposed journal entries. The cost of the property was recovered through the RAC as the property was used exclusively to access the neighboring property for purposes of remediation. Therefore, the journal entries reflect a credit of the sale proceeds to the RAC.
7. The parcels being transferred are not income producing property.
8. The transfer will not compromise the Company's ability to render service
9. The Verification of David Robbins, Jr., a properly authorized officer, verifying the statements contained in this Notice is attached hereto.
10. The Company is serving a copy of this Notice upon Stefanie A. Brand, Director, Rate Counsel, 140 East Front Street, 4th Floor, Trenton, New Jersey.
11. It is respectfully requested that upon expiration of the 30-day notice period that the Secretary certify on a copy of this Notice that the transfer is in the ordinary course of business and within the statutory provisions. A blank space of three inches has been provided on the bottom of the front page of this Notice for such purpose.

WHEREFORE, SJG respectfully submits that the transfer of the parcels described in Attachments A and B from SJG to Newell is in the ordinary course of business such that it may be consummated in accordance with N.J.A.C. 14:1-5.6(d) upon the expiration of the 30-day notice period set forth therein and requests that the Board certify the first page of a copy of this Notice. To the extent that the Board does not deem the transfer to be in the ordinary course of business, SJG respectfully requests that the Board issue an order approving the transfer of the parcels from the Company to Newell consistent with the manner described herein.

Respectfully submitted,

South Jersey Gas Company

A handwritten signature in dark ink, appearing to read "Deborah M. Franco", is written over a horizontal line.

By: Deborah M. Franco, Esq.
Director, Regulatory Affairs Counsel
SJI Utilities, Inc.

Date: April 1, 2020

Verification

David Robbins, Jr., being duly sworn according to law, upon his oath, deposes and says:

1. I am David Robbins, Jr., President of South Jersey Gas Company and am authorized to make this Verification.
2. I have read the contents of the foregoing Notice and hereby certify that the statements contained therein are true and accurate to the best of my knowledge and belief.

David Robbins Jr.

Sworn to and subscribed before
me this 1st day of April, 2020

Carolyn A. Jacobs
Notary Public
CAROLYN A. JACOBS

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires October 28, 2023



Prepared By:

JOSEPH P. McGROARTY, ESQUIRE

Fitzgerald McGroarty

Attorney at Law

DEED

This Deed is made on _____, 2019, between **SOUTH JERSEY GAS COMPANY**, whose address is 1 South Jersey Plaza, Route 54, Folsom, NJ 08037, herein referred to as the Grantor, and **NEWELL VINE ASSOCIATES, LLC**, whose address is 12 W. Broad Street, Bridgeton, New Jersey, 08302, herein referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the Property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is known as Lot 3, Block 264, on the Municipal Tax Map of the City of Bridgeton (the "Property") and;

Property. The property consists of the land and all the buildings and structures on the land situate in the City of Bridgeton, County of Cumberland, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the easterly line of Water Street (34 feet wide, tax map) at the division line between lots 2 and 3, block 264; thence

- (1) South 73 degrees 21 minutes and 14 seconds East, along said division line between tax lots 2 and 3, block 264, a distance of 76 feet, more or less, to the westerly line of the Cohansey River; thence
- (2) Along said westerly line of the Cohansey River in a southwardly direction a distance of 61 feet, more or less, to a point in the division line between tax lots 3 and 4, block 264; thence
- (3) North 73 degrees 52 minutes 14 seconds West, along said division line between tax lots 3 and 4, block 264, a distance of 37 feet, more or less, to a point for a corner in same; thence
- (4) North 88 degrees 36 minutes and 14 seconds West, still along said division line between tax lots 3 and 4, block 264, a distance of 43.00 feet to a point in the aforementioned easterly line of Water Street; thence
- (5) North 01 degrees 23 minutes 46 seconds East, along said easterly line of Water Street, a distance of 70.92 feet to the point and place of **BEGINNING**.

CONTAINING within said bounds 4,772 s.f., more or less.

BEING Lot 3, Block 264 on the Tax Map of the City of Bridgeton, County of Cumberland, State of New Jersey

COMMONLY KNOWN AS 21 Water Street

BEING the same premises conveyed to South Jersey Gas Company by deed from Everett Marino and Earl Marino, dated July 2, 2009, recorded July 7, 2009 in the Cumberland County Clerk's/Register's Office in Deed Book 4059, Page 6720.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

SOUTH JERSEY GAS COMPANY

BY: _____

STATE OF NEW JERSEY:

SS:

COUNTY OF _____ :

I CERTIFY that on _____, 2019, _____,
personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more
than one, each person):

- (a) personally signed this document on behalf of South Jersey Gas Company; and
- (b) was authorized to and did execute this document as _____ of South Jersey
Gas Company, the entity named in this document.
- (c) Made this Deed for One Dollars (\$1.00) as the full and actual consideration paid or to
be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

Notary Public

Prepared By:

JOSEPH P. McGROARTY, ESQUIRE

Fitzgerald McGroarty

Attorney at Law

DEED

This Deed is made on _____, 2019, between **SOUTH JERSEY GAS COMPANY**, whose address is 1 South Jersey Plaza, Route 54, Folsom, NJ 08037, herein referred to as the Grantor, and **NEWELL VINE ASSOCIATES, LLC**, whose address is 12 W. Broad Street, Bridgeton, New Jersey, 08302, herein referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the Property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is known as Lot 4, Block 264, on the Municipal Tax Map of the City of Bridgeton (the "Property") and;

Property. The property consists of the land and all the buildings and structures on the land situate in the City of Bridgeton, County of Cumberland, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northwesterly corner of tax lot 4, block 264 at the division line between tax lots 3 and 4, block 264, said point being South 01° 30' 06" West a distance of 314.92 feet from the intersection of the easterly line Water Street (34' wide) with the southerly line of Broad Street (N.J.S.H. Route 49 - width varies): thence,

1. South 88° 29' 54" East, along said division line, a distance of 43.00 feet to an angle point in same; thence
2. South 73° 45' 54" East, continuing along said division line, 37 feet, more or less, to the low water line of the Cohansey River; thence
3. In a general southerly direction, along the Low Water Line of Cohansey River, a distance of 99 feet, more or less (tie line: South 10° 02' 05" East, distance 77.55 feet) to a point on the northerly line of tax Block 264, Lot 4.01 if extended eastwardly to the Low Water Line of Cohansey Creek; thence
4. North 70° 59' 54" West, along said division line, a distance of 34.81 feet, more or less, to a point on the original high water line of Cohansey Creek, thence
5. Along the original high water line of Cohansey Creek, the various courses and distances thereof 150 feet, more or less (tie line: South 00° 41' 45" East, distance 149.24 feet) to a point on the division line between tax lots 4 and 5, Block 264, said point being within a 1 story metal building; thence
6. North 07° 59' 54" West, along said division line and leaving said metal building, a distance of 70 feet, more or less, to a point on the easterly line of Water Street; thence
7. North 01° 30' 06" East, along said line, a distance of 203.00 feet to the point and place of **BEGINNING**.

CONTAINING within said bounds 15,080 square feet, more or less.

SUBJECT TO a 10' right of way of South Jersey Gas Company, successor of Bridgeton Gas Light Company, running eastwardly from Water Street to lands described in a Riparian Grant to Bridgeton Gas Light Company dated July 30, 1914 in Liber U pages 184-188, currently known as Tax Lot 4.01, Block 254.

SUBJECT TO the rights of the State of New Jersey in and to lands now or formerly below the mean high water line of Cohansey Creek.

BEING Lot 4, Block 264 on the Tax Map of the City of Bridgeton, County of Cumberland, State of New Jersey

BEING one of the lots conveyed to South Jersey Gas Company by deed from Gertrude Wallace dated July 9, 2010, recorded July 14, 2010 in the Cumberland County Clerk's/Register's Office in Deed Book 4072, Page 6453.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

SOUTH JERSEY GAS COMPANY

BY: _____

STATE OF NEW JERSEY:

SS:

COUNTY OF _____ :

I CERTIFY that on _____, 2019, _____, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) personally signed this document on behalf of South Jersey Gas Company; and
- (b) was authorized to and did execute this document as _____ of South Jersey Gas Company, the entity named in this document.
- (c) Made this Deed for One Dollars (\$1.00) as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

Notary Public

2019 FINAL/2020 PRELIMINARY TAX BILL

BRIDGETON CITY

CUMBERLAND COUNTY



BLOCK NUMBER		LOT NUMBER		QUALIFICATION		EXPLANATION OF TAXES		
264		3				DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
Property	21	WATER ST				COUNTY TAX	1.281	121.69
Building						COUNTY HEALTH TAX	0.060	5.70
Additional						COUNTY OPEN SPACE TAX	0.012	1.14
Land Dimens.	71X70					DISTRICT SCHOOL TAX	0.767	72.87
Bank		Mortgage		Tax Acct	6092	LOCAL MUNICIPAL TAX	2.713	257.74
ASSESSED VALUATION INFORMATION						MUNICIPAL LIBRARY TAX	0.038	3.61
LAND:	6700	IMPROVEMENTS:	2800	TOTAL:	9500			
EXEMPTIONS:		NET TAXABLE VALUE:		9500				

SOUTH JERSEY GAS COMPANY
ROUTE 54
FOLSOM NJ 08037

2019 TOTAL TAX	4.871	462.75
2019 NET TAX		462.75
LESS 2019 PREV. BILLED		221.21
BALANCE OF 2019 TAX		241.54

2019 3RD QTR DUE AUG 1, 2019	120.77	2019 4TH QTR DUE NOV 1, 2019	120.77	2020 1ST QTR DUE FEB 1, 2020	115.69	2020 2ND QTR DUE MAY 1, 2020	115.69
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INFORMATION FOR TAX PAYERS		2020 PRELIMINARY TAX		
MAKE CHECK PAYABLE TO: BRIDGETON CITY		PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2019 TOTAL NET TAX	231.38	
MAIL TO: TAX COLLECTOR 181 E. COMMERCE STREET BRIDGETON NJ 08302				
FOR INFORMATION ABOUT STATE PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT AMOUNTS, PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT: https://www.state.nj.us/treasury/ taxation/relief.shtml		DISTRIBUTION OF TAXES BEFORE REAP		
MUNICIPAL RATE INFO 455-3230 SCHOOL RATE INFO 455-8030 COUNTY RATE INFO 451-8000		County Taxes	27.77%	\$ 128.53
		School Taxes	15.75%	\$ 72.87
		Municipal Taxes	56.48%	\$ 261.35
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for the current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Service' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on assessed value of this parcel) the amount of State aid used to offset property taxes on this parcel.				

BRIDGETON CITY CUMBERLAND COUNTY				2020-2	BRIDGETON CITY CUMBERLAND COUNTY				2020-1
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2020 2ND QUARTER TAX DUE MAY 1, 2020					TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2020 1ST QUARTER TAX DUE FEBRUARY 1, 2020				
BLOCK NUMBER 264	LOT NUMBER 3	QUALIFICATION	BANK CODE		BLOCK NUMBER 264	LOT NUMBER 3	QUALIFICATION	BANK CODE	
TAX ACCOUNT NUMBER 00006092	TAX BILL NUMBER	TAX AMOUNT DUE	DUE MAY 1, 2020	115.69	TAX ACCOUNT NUMBER 00006092	TAX BILL NUMBER	TAX AMOUNT DUE	DUE FEBRUARY 1, 2020	115.69
SOUTH JERSEY GAS COMPANY 21 WATER ST					SOUTH JERSEY GAS COMPANY 21 WATER ST				
				INTEREST					
				CASH					
				CHECK					
				TOTAL					TOTAL
									

2019 FINAL/2020 PRELIMINARY TAX BILL

BRIDGETON CITY

CUMBERLAND COUNTY



BLOCK NUMBER		LOT NUMBER		QUALIFICATION		EXPLANATION OF TAXES		
264		4				DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
Property	WATER ST					COUNTY TAX	1.281	359.96
Building	PAVING					COUNTY HEALTH TAX	0.060	16.86
Additional	L4.01					COUNTY OPEN SPACE TAX	0.012	3.37
Land Dimens.	203X70, 156X25					DISTRICT SCHOOL TAX	0.767	215.53
Bank	Mortgage		Tax Acct		6093	LOCAL MUNICIPAL TAX	2.713	762.35
ASSESSED VALUATION INFORMATION						MUNICIPAL LIBRARY TAX	0.038	10.68
LAND:	7900	IMPROVEMENTS:	20200	TOTAL:	28100			
EXEMPTIONS:		NET TAXABLE VALUE:		28100				

SOUTH JERSEY GAS COMPANY
1 S. JERSEY PLAZA RTE 54
FOLSOM NJ 08037

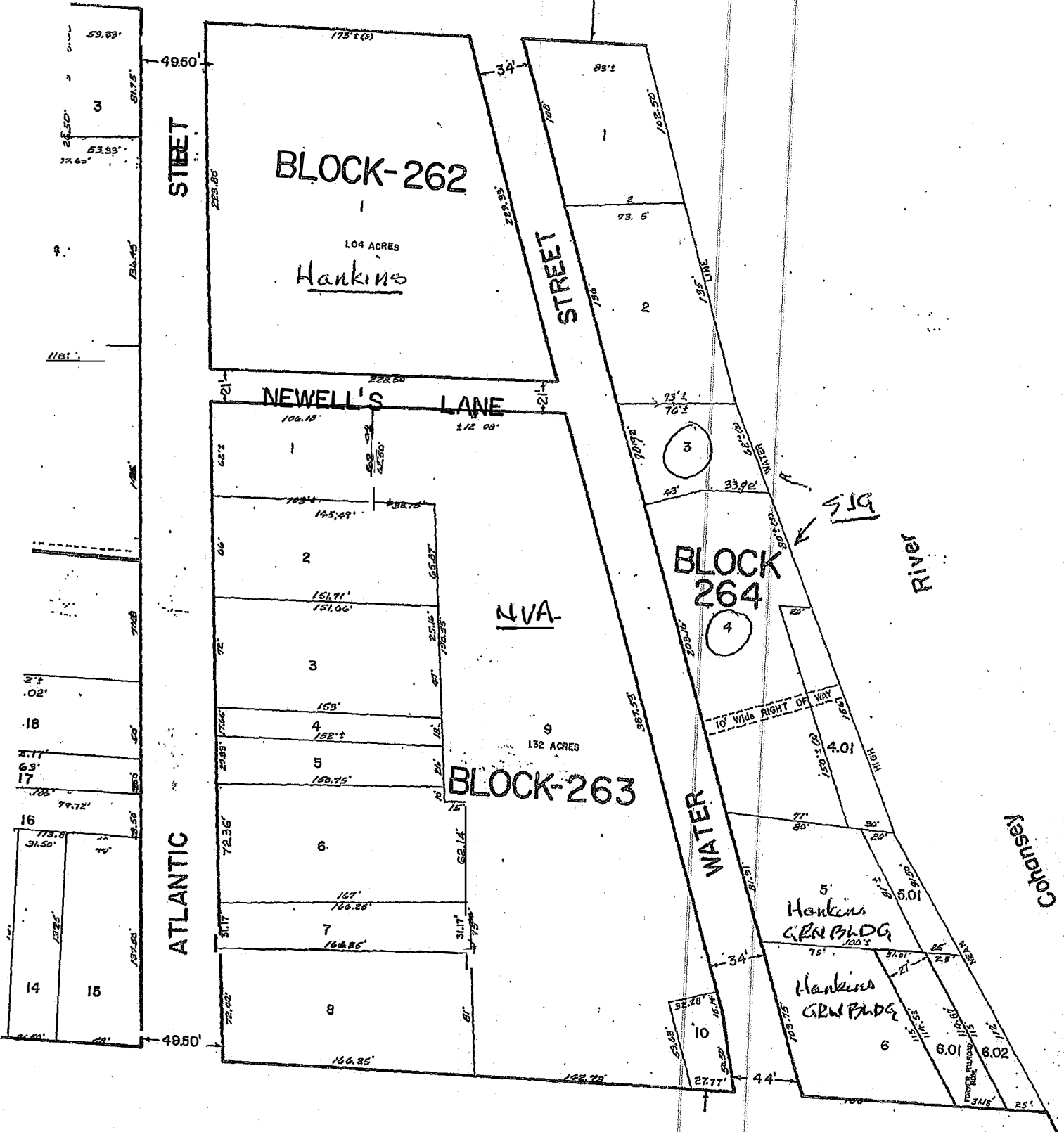
2019 TOTAL TAX	4.871	1368.75
2019 NET TAX		1368.75
LESS 2019 PREV. BILLED		654.31
BALANCE OF 2019 TAX		714.44

2019 3RD QTR DUE AUG 1, 2019	357.22	2019 4TH QTR DUE NOV 1, 2019	357.22	2020 1ST QTR DUE FEB 1, 2020	342.19	2020 2ND QTR DUE MAY 1, 2020	342.19
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INFORMATION FOR TAX PAYERS		2020 PRELIMINARY TAX		
MAKE CHECK PAYABLE TO: BRIDGETON CITY		PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2019 TOTAL NET TAX		684.38
MAIL TO: TAX COLLECTOR 181 E. COMMERCE STREET BRIDGETON NJ 08302		DISTRIBUTION OF TAXES BEFORE REAP		
FOR INFORMATION ABOUT STATE PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT AMOUNTS, PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT: https://www.state.nj.us/treasury/ taxation/relief.shtml MUNICIPAL RATE INFO 455-3230 SCHOOL RATE INFO 455-8030 COUNTY RATE INFO 451-8000		County Taxes	27.77%	\$ 380.19
		School Taxes	15.75%	\$ 215.53
		Municipal Taxes	56.48%	\$ 773.03
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for the current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Service' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on assessed value of this parcel) the amount of State aid used to offset property taxes on this parcel.				

BRIDGETON CITY CUMBERLAND COUNTY				2020-2	BRIDGETON CITY CUMBERLAND COUNTY				2020-1
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2020 2ND QUARTER TAX DUE MAY 1, 2020					TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2020 1ST QUARTER TAX DUE FEBRUARY 1, 2020				
BLOCK NUMBER 264	LOT NUMBER 4	QUALIFICATION	BANK CODE		BLOCK NUMBER 264	LOT NUMBER 4	QUALIFICATION	BANK CODE	
TAX ACCOUNT NUMBER 00006093	TAX BILL NUMBER	TAX AMOUNT DUE	DUE MAY 1, 2020 342.19		TAX ACCOUNT NUMBER 00006093	TAX BILL NUMBER	TAX AMOUNT DUE	DUE FEBRUARY 1, 2020 342.19	
SOUTH JERSEY GAS COMPANY WATER ST					SOUTH JERSEY GAS COMPANY WATER ST				
				INTEREST					
				CASH					
				CHECK					
				TOTAL					TOTAL
									

BROAD ST (RT 49)



Attachment F

Proposed Journal Entries

Debit	CASH	\$2.00
Credit	RAC	\$2.00