

APPENDIX

1. Summary

Meeting title State House Commission meeting  
 Attended participants 220  
 Start time 1/15/26, 9:24:31 AM  
 End time 1/15/26, 1:48:05 PM  
 Meeting duration 4h 23m 34s  
 Average attendance time 1h 50m 9s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Bussell, Cynthia [TREAS]	1/15/26, 9:39:43 AM	1/15/26, 1:48:05 PM	3h 32m 59s	Cynthia.Bussell@treas.nj.gov	Cynthia.Bussell@treas.nj.gov	Organizer
GOV CR324 [GOV]	1/15/26, 9:24:34 AM	1/15/26, 1:13:45 PM	3h 49m 11s	GOV_CR324@ml.gov	GOV_CR324@NJ.gov	Organizer
Ford, Chris [DEP]	1/15/26, 9:39:04 AM	1/15/26, 1:14:16 PM	3h 19m 18s			Presenter
Matos-Moran, Robert [GOV]	1/15/26, 9:45:15 AM	1/15/26, 1:12:37 PM	3m 3s	Robert.Matos-Moran@nj.gov	ROBERT.MATOS-MORAN@NJ.GOV	Presenter
16098473125 (Unverified)	1/15/26, 9:48:57 AM	1/15/26, 1:13:02 PM	3h 26m 4s			Attendee
McCann-Johns, Maggie [DEP]	1/15/26, 9:47:10 AM	1/15/26, 1:14:25 PM	2h 46m 31s			Presenter
Cecil, John [DEP]	1/15/26, 9:48:37 AM	1/15/26, 1:11:40 PM	3h 23m 2s			Presenter
Douglas, James [DEP]	1/15/26, 9:49:00 AM	1/15/26, 1:15:13 PM	3h 26m 12s	Ja.		Presenter
Yeany, Judith [DEP]	1/15/26, 9:49:16 AM	1/15/26, 1:11:44 PM	3h 18m 32s			Presenter
Winkler, Peter [DEP]	1/15/26, 9:56:09 AM	1/15/26, 1:11:59 PM	3h 15m 50s			Presenter
Procida, Lauren [DEP]	1/15/26, 9:56:31 AM	1/15/26, 1:12:39 PM	3h 16m 7s			Presenter
12012326461 (Unverified)	1/15/26, 9:57:51 AM	1/15/26, 1:13:30 PM	3h 15m 39s			Attendee
12016568402 (Unverified)	1/15/26, 9:57:54 AM	1/15/26, 10:45:54 AM	47m 59s			Attendee
17757900034 (Unverified)	1/15/26, 9:57:56 AM	1/15/26, 1:11:43 PM	2h 1m 18s			Attendee
Coon, Michael [NJDOT]	1/15/26, 9:58:03 AM	1/15/26, 10:16:05 AM	18m 1s			Presenter
LaTourette, Shawn [DEP]	1/15/26, 9:58:12 AM	1/15/26, 12:33:26 PM	2h 35m 14s			Presenter
Hartong, Kevin [NJDOT]	1/15/26, 9:58:32 AM	1/15/26, 11:38:49 AM	1h 40m 17s			Presenter
Patel, Tejas [NJDOT]	1/15/26, 9:58:43 AM	1/15/26, 11:05:24 AM	1h 6m 41s			Presenter
Guzek, Robert [DEP]	1/15/26, 9:59:13 AM	1/15/26, 1:11:32 PM	3h 4m 59s			Presenter
Isaac Smith (External)	1/15/26, 9:59:14 AM	1/15/26, 1:11:40 PM	3h 12m 25s			Attendee
Monteschio, Mary [DEP]	1/15/26, 9:59:17 AM	1/15/26, 10:57:59 AM	58m 42s			Presenter
Binder, Aaron [TREAS]	1/15/26, 9:59:49 AM	1/15/26, 1:17:32 PM	2h 50m 32s	Aaron.Binder@treas.nj.gov	Aaron.Binder@treas.nj.gov	Presenter
Sloan, James [DEP]	1/15/26, 9:59:52 AM	1/15/26, 11:18:44 AM	1h 18m 51s			Presenter
Timmerman, Amy [DEP]	1/15/26, 10:00:54 AM	1/15/26, 1:11:59 PM	3h 11m 4s			Presenter
Perez, George [DEP]	1/15/26, 10:00:56 AM	1/15/26, 1:12:13 PM	3h 11m 17s			Presenter
Sarah Attk	1/15/26, 10:01:02 AM	1/15/26, 1:13:55 PM	3h 8m 14s			Presenter
ANTHONY SANDKAMP	1/15/26, 10:01:02 AM	1/15/26, 1:11:57 PM	3h 10m 54s			Presenter
marc wesson	1/15/26, 10:01:03 AM	1/15/26, 11:45:07 AM	1h 44m 4s			Presenter
Antoinette De Luca	1/15/26, 10:01:03 AM	1/15/26, 12:46:58 PM	2h 45m 54s			Presenter
stephen greenberg	1/15/26, 10:01:03 AM	1/15/26, 12:46:28 PM	2h 41m 27s			Presenter
Montville Resident	1/15/26, 10:01:03 AM	1/15/26, 10:13:36 AM	12m 33s			Presenter
Carol Kobak	1/15/26, 10:01:03 AM	1/15/26, 12:58:02 PM	2h 56m 58s			Presenter
Mark Bloomberg	1/15/26, 10:01:03 AM	1/15/26, 1:12:57 PM	3h 11m 53s			Presenter
Stephen Lipski	1/15/26, 10:01:03 AM	1/15/26, 1:19:29 PM	3h 18m 25s			Presenter
Jennifer Meyer	1/15/26, 10:01:04 AM	1/15/26, 1:13:02 PM	3h 11m 58s			Presenter
Keith Prince	1/15/26, 10:01:04 AM	1/15/26, 11:04:18 AM	1h 3m 13s			Presenter
Anne Poole	1/15/26, 10:01:04 AM	1/15/26, 12:18:58 PM	2h 17m 54s			Presenter
Robb Kushner	1/15/26, 10:01:04 AM	1/15/26, 11:59:21 AM	1h 58m 17s			Presenter
Dan Ulloa	1/15/26, 10:01:04 AM	1/15/26, 1:13:47 PM	3h 12m 42s			Presenter
Debra DeVenezia	1/15/26, 10:01:05 AM	1/15/26, 1:20:51 PM	3h 19m 46s			Presenter
Richard Cordner	1/15/26, 10:01:05 AM	1/15/26, 1:11:41 PM	3h 10m 36s			Presenter
Sam Pesin	1/15/26, 10:01:05 AM	1/15/26, 1:26:38 PM	3h 25m 33s			Presenter
Denise Devlin	1/15/26, 10:01:05 AM	1/15/26, 1:13:51 PM	3h 12m 46s			Presenter
Teri Bowers	1/15/26, 10:01:05 AM	1/15/26, 1:48:05 PM	3h 41m 49s			Presenter
19172390420 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 11:43:14 AM	1h 17m 10s			Attendee
17329771451 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 12:39:17 PM	2h 38m 11s			Attendee
19176930266 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 12:45:07 PM	2h 44m 1s			Attendee
12012617532 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:11:47 PM	3h 10m 41s			Attendee
18523733103 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:17:41 PM	2h 50m 16s			Attendee
17329105537 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:24:20 PM	3h 23m 14s			Attendee
12014333992 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:11:58 PM	3h 10m 52s			Attendee
Matthew Hall	1/15/26, 10:01:06 AM	1/15/26, 1:14:38 PM	3h 13m 32s			Presenter
robert moss	1/15/26, 10:01:06 AM	1/15/26, 1:11:48 PM	3h 10m 42s			Presenter
Rafael Torres	1/15/26, 10:01:06 AM	1/15/26, 1:37:27 PM	3h 3m 24s			Presenter
Brian Weeks (Unverified)	1/15/26, 10:01:41 AM	1/15/26, 1:11:51 PM	3h 10m 10s			Presenter
12013090301 (Unverified)	1/15/26, 10:01:43 AM	1/15/26, 10:05:18 AM	3m 35s			Attendee
12138148829 (Unverified)	1/15/26, 10:01:43 AM	1/15/26, 11:56:40 AM	1h 54m 56s			Attendee
Shabazz, Tariq [TREAS]	1/15/26, 10:02:21 AM	1/15/26, 1:11:42 PM	3h 9m 21s	Tariq.Shabazz@treas.nj.gov	Tariq.Shabazz@treas.nj.gov	Presenter
Golden, David [DEP]	1/15/26, 10:02:30 AM	1/15/26, 1:28:38 PM	1h 21m 36s			Presenter
Jordan Hirschhorn	1/15/26, 10:03:08 AM	1/15/26, 1:11:43 PM	3h 8m 35s			Presenter
tia blasl	1/15/26, 10:03:08 AM	1/15/26, 10:40:39 AM	37m 31s			Presenter
Eric Walker	1/15/26, 10:03:08 AM	1/15/26, 1:11:55 PM	3h 8m 46s			Presenter
E Assata Wright	1/15/26, 10:03:08 AM	1/15/26, 1:13:53 PM	3h 10m 45s			Presenter
12012473074 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 11:30:32 AM	1h 19m 35s			Attendee

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15516895588 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 1:11:26 PM	3h 8m 15s	Attendee
19178415046 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 1:48:05 PM	3h 44m 53s	Attendee
13147503898 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 11:22:12 AM	1h 19m	Attendee
16099700842 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 10:58:01 AM	54m 49s	Attendee
19087970063 (Unverified)	1/15/26, 10:04:28 AM	1/15/26, 10:11:14 AM	6m 45s	Attendee
19175324972 (Unverified)	1/15/26, 10:04:30 AM	1/15/26, 10:23:21 AM	18m 51s	Attendee
Colleen Frank	1/15/26, 10:04:31 AM	1/15/26, 11:38:37 AM	1h 34m 5s	Presenter
Kathy Kallinowski	1/15/26, 10:04:33 AM	1/15/26, 1:11:38 PM	3h 7m 5s	Presenter
James Yuen	1/15/26, 10:04:36 AM	1/15/26, 10:06:57 AM	2m 20s	Presenter
19142688765 (Unverified)	1/15/26, 10:04:39 AM	1/15/26, 12:17:44 PM	2h 13m 5s	Attendee
Heck, Kelley [DEP]	1/15/26, 10:04:43 AM	1/15/26, 12:44:22 PM	2h 39m 38s	Presenter
Jeremy Julis	1/15/26, 10:05:06 AM	1/15/26, 11:23:31 AM	1h 18m 24s	Presenter
John McKee	1/15/26, 10:05:09 AM	1/15/26, 11:04:58 AM	59m 49s	Presenter
18622161613 (Unverified)	1/15/26, 10:05:10 AM	1/15/26, 1:48:05 PM	3h 42m 54s	Attendee
Mia Scanga	1/15/26, 10:05:11 AM	1/15/26, 12:51:38 PM	2h 46m 27s	Presenter
17329476183 (Unverified)	1/15/26, 10:05:21 AM	1/15/26, 10:58:10 AM	52m 49s	Attendee
19737435203 (Unverified)	1/15/26, 10:05:33 AM	1/15/26, 1:11:53 PM	3h 6m 20s	Attendee
Henry Pullin (External)	1/15/26, 10:06:17 AM	1/15/26, 11:00:07 AM	53m 50s	Presenter
Clalre Redmer	1/15/26, 10:06:42 AM	1/15/26, 11:23:28 AM	1h 16m 45s	Presenter
Keith Voos	1/15/26, 10:06:43 AM	1/15/26, 10:45:10 AM	38m 26s	Presenter
Stephanie Startz	1/15/26, 10:06:43 AM	1/15/26, 1:11:36 PM	2h 58m 55s	Presenter
Call Alexander	1/15/26, 10:06:44 AM	1/15/26, 1:16:04 PM	3h 9m 20s	Presenter
17326447272 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 1:15:39 PM	3h 8m 53s	Attendee
17328462659 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:49:13 AM	42m 27s	Attendee
16095499390 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 1:11:49 PM	3h 5m 3s	Attendee
12018468319 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:37:23 AM	30m 37s	Attendee
17327413900 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:32:57 AM	26m 11s	Attendee
17329777365 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:42:47 AM	36m 1s	Attendee
16092166627 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:17:46 AM	11m	Attendee
13057888335 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 12:15:01 PM	2h 5m	Attendee
16093922332 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 1:12:12 PM	3h 5m 25s	Attendee
McInerney, Matthew [DEP]	1/15/26, 10:07:17 AM	1/15/26, 1:33:59 PM	2h 58m 17s	Presenter
Sapp, Martha [DEP]	1/15/26, 10:08:10 AM	1/15/26, 1:11:41 PM	3h 48s	Presenter
Jim Legge (Unverified)	1/15/26, 10:08:47 AM	1/15/26, 1:48:05 PM	3h 39m 18s	Presenter
15512659866 (Unverified)	1/15/26, 10:08:49 AM	1/15/26, 11:27:39 AM	1h 18m 49s	Attendee
12019249315 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:39 PM	3h 2m 49s	Attendee
19178615986 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:58 PM	3h 3m 7s	Attendee
12018230901 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:46 PM	3h 2m 55s	Attendee
15166399757 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:57 PM	3h 3m 6s	Attendee
16094256481 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 11:14:29 AM	58m 52s	Attendee
12142364009 (Unverified)	1/15/26, 10:09:22 AM	1/15/26, 1:11:52 PM	3h 2m 30s	Attendee
Petri, Grant [DEP]	1/15/26, 10:10:14 AM	1/15/26, 1:12:26 PM	3h 2m 12s	Presenter
DG (Unverified)	1/15/26, 10:11:03 AM	1/15/26, 1:11:47 PM	3h 44s	Presenter
Collin Egan	1/15/26, 10:11:03 AM	1/15/26, 12:53:34 PM	2h 42m 31s	Presenter
Allison Cucco	1/15/26, 10:11:03 AM	1/15/26, 1:11:36 PM	3h 33s	Presenter
John peana	1/15/26, 10:11:03 AM	1/15/26, 10:28:27 AM	17m 24s	Presenter
12015753588 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:20:40 AM	9m 34s	Attendee
19732199770 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:54:25 AM	43m 19s	Attendee
12016532396 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:16:50 AM	5m 44s	Attendee
17322995625 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:42:46 AM	31m 40s	Attendee
12012223300 (Unverified)	1/15/26, 10:11:31 AM	1/15/26, 11:22:41 AM	1h 11m 10s	Attendee
Gabby Felu	1/15/26, 10:12:12 AM	1/15/26, 1:12:17 PM	3h 5s	Presenter
18566853204 (Unverified)	1/15/26, 10:12:12 AM	1/15/26, 10:47:03 AM	34m 51s	Attendee
19084323419 (Unverified)	1/15/26, 10:12:12 AM	1/15/26, 11:02:22 AM	50m 10s	Attendee
Jeff Tittel	1/15/26, 10:12:30 AM	1/15/26, 1:22:23 PM	1h 51m 32s	Presenter
19084990659 (Unverified)	1/15/26, 10:12:54 AM	1/15/26, 10:16:02 AM	3m 7s	Attendee
Deborah Hadley	1/15/26, 10:12:54 AM	1/15/26, 1:15:05 PM	3h 2m 10s	Presenter
Paula Mahayosnand	1/15/26, 10:17:35 AM	1/15/26, 1:12:09 PM	2h 52m 13s	Presenter
Marc Simon (Unverified)	1/15/26, 10:17:35 AM	1/15/26, 10:20:25 AM	2m 49s	Presenter
Krystal Knapp	1/15/26, 10:17:35 AM	1/15/26, 1:12:26 PM	2h 54m 50s	Presenter
Richard Deagle	1/15/26, 10:17:35 AM	1/15/26, 1:43:53 PM	2h 38m 11s	Presenter
Jay Weilsbond	1/15/26, 10:17:35 AM	1/15/26, 1:11:39 PM	2h 54m 3s	Presenter
Clara Richardson	1/15/26, 10:17:37 AM	1/15/26, 1:12:04 PM	2h 54m 27s	Presenter
Alexandra Panagakos	1/15/26, 10:17:37 AM	1/15/26, 1:11:38 PM	1h 58m 51s	Presenter
Sally O'Driscoll	1/15/26, 10:17:37 AM	1/15/26, 1:13:18 PM	2h 55m 41s	Presenter
12016004991 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 11:28:42 AM	1h 11m 3s	Attendee
16093519493 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:50:52 AM	33m 12s	Attendee
12013889072 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:20:04 AM	2m 25s	Attendee
19733913619 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 12:53:53 PM	2h 36m 14s	Attendee
12016476090 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:42:42 AM	25m 3s	Attendee
18563162114 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 11:09:56 AM	52m 17s	Attendee
12012489521 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 12:35:33 PM	2h 6m 51s	Attendee
12016002910 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 11:33:13 AM	1h 15m 34s	Attendee
Maureen Crowley	1/15/26, 10:20:29 AM	1/15/26, 1:14:03 PM	2h 53m 34s	Presenter

Katy Lyness	1/15/26, 10:20:35 AM	1/15/26, 1:13:53 PM	2h 53m 18s			Presenter
Mary Beth Temple	1/15/26, 10:20:35 AM	1/15/26, 1:11:50 PM	2h 51m 15s			Presenter
17326194066 (Unverified)	1/15/26, 10:20:42 AM	1/15/26, 1:12:05 PM	2h 51m 22s			Attendee
12012489520 (Unverified)	1/15/26, 10:20:45 AM	1/15/26, 12:29:22 PM	2h 8m 37s			Attendee
Cucchiaro, Mark [NJDOT]	1/15/26, 10:22:51 AM	1/15/26, 1:43:41 PM	3h 20m 49s			Presenter
Marc Simon	1/15/26, 10:26:16 AM	1/15/26, 10:58:58 AM	32m 42s			Presenter
Jayne Freeman	1/15/26, 10:26:17 AM	1/15/26, 11:52:01 AM	1h 25m 43s			Presenter
Ashley Matius	1/15/26, 10:26:21 AM	1/15/26, 1:12:17 PM	2h 45m 55s			Presenter
19736998391 (Unverified)	1/15/26, 10:26:24 AM	1/15/26, 10:53:04 AM	26m 40s			Attendee
15516555860 (Unverified)	1/15/26, 10:26:26 AM	1/15/26, 10:58:45 AM	32m 19s			Attendee
12018385929 (Unverified)	1/15/26, 10:26:32 AM	1/15/26, 1:11:32 PM	2h 45m			Attendee
12012385444 (Unverified)	1/15/26, 10:27:16 AM	1/15/26, 1:12:06 PM	2h 44m 49s			Attendee
Ravinder Bhalla	1/15/26, 10:29:44 AM	1/15/26, 11:10:25 AM	40m 40s			Presenter
12035500729 (Unverified)	1/15/26, 10:29:46 AM	1/15/26, 10:42:48 AM	13m 1s			Attendee
GLADYS SHEFCHIK	1/15/26, 10:30:00 AM	1/15/26, 1:14:27 PM	1h 42m			Presenter
Morris Canal Community Dev	1/15/26, 10:32:47 AM	1/15/26, 1:13:48 PM	2h 41m			Presenter
Eric Metz	1/15/26, 10:32:53 AM	1/15/26, 1:11:52 PM	2h 38m 59s			Presenter
Edward Perkins	1/15/26, 10:32:55 AM	1/15/26, 12:07:05 PM	1h 34m 9s			Presenter
Dave Miller	1/15/26, 10:32:55 AM	1/15/26, 11:48:17 AM	1h 15m 21s			Presenter
12019934113 (Unverified)	1/15/26, 10:32:57 AM	1/15/26, 1:02:10 PM	2h 29m 13s			Attendee
Taylor, Lance [GOV]	1/15/26, 10:36:05 AM	1/15/26, 10:36:11 AM	6s			Presenter
Jasmine R	1/15/26, 10:37:09 AM	1/15/26, 11:08:25 AM	31m 16s			Presenter
Adam Morsy	1/15/26, 10:37:09 AM	1/15/26, 12:33:40 PM	1h 56m 31s			Presenter
Wendy Setzer	1/15/26, 10:37:10 AM	1/15/26, 1:13:35 PM	2h 36m 24s			Presenter
12013419187 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 11:59:42 AM	1h 22m 31s			Attendee
12018921124 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 10:38:00 AM	49s			Attendee
12017044675 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 10:44:42 AM	7m 31s			Attendee
16092902394 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 1:11:46 PM	2h 8m 2s			Attendee
15512635528 (Unverified)	1/15/26, 10:37:23 AM	1/15/26, 12:38:06 PM	2h 43s			Attendee
d m	1/15/26, 10:38:34 AM	1/15/26, 10:52:01 AM	13m 26s			Presenter
15512602604 (Unverified)	1/15/26, 10:40:44 AM	1/15/26, 1:13:50 PM	2h 33m 6s			Attendee
Cheryl Russo	1/15/26, 10:41:00 AM	1/15/26, 10:45:50 AM	4m 50s			Presenter
15518041816 (Unverified)	1/15/26, 10:46:16 AM	1/15/26, 10:59:05 AM	12m 48s			Attendee
12017050657 (Unverified)	1/15/26, 10:46:16 AM	1/15/26, 11:00:04 AM	13m 47s			Attendee
17327686033 (Unverified)	1/15/26, 10:46:16 AM	1/15/26, 1:09:38 PM	2h 22m 2s			Attendee
Jill Sciplone	1/15/26, 10:46:46 AM	1/15/26, 10:47:37 AM	50s			Presenter
Omar Mansour	1/15/26, 10:48:47 AM	1/15/26, 11:43:36 AM	54m 49s			Presenter
Jason Howell	1/15/26, 10:48:53 AM	1/15/26, 11:31:15 AM	42m 21s			Presenter
William Donohue (Unverified)	1/15/26, 10:49:41 AM	1/15/26, 1:48:05 PM	2h 58m 23s			Presenter
Stephen Elliott	1/15/26, 10:50:42 AM	1/15/26, 1:11:54 PM	2h 21m 11s			Presenter
Arnold Cohen (Unverified)	1/15/26, 10:50:46 AM	1/15/26, 11:29:40 AM	38m 53s			Presenter
16099605597 (Unverified)	1/15/26, 10:50:51 AM	1/15/26, 12:09:55 PM	1h 19m 4s			Attendee
GS (Unverified)	1/15/26, 10:51:13 AM	1/15/26, 10:59:46 AM	8m 33s			Presenter
Michael Klein	1/15/26, 10:52:03 AM	1/15/26, 10:57:58 AM	5m 55s			Presenter
Peter Zirnis IV (Unverified)	1/15/26, 10:53:10 AM	1/15/26, 11:52:40 AM	59m 30s			Presenter
margaret doman (Unverified)	1/15/26, 10:53:58 AM	1/15/26, 1:12:19 PM	2h 18m 20s			Presenter
17328461364 (Unverified)	1/15/26, 10:54:33 AM	1/15/26, 10:54:39 AM	6s			Attendee
Zachary Curtis (Unverified)	1/15/26, 10:57:24 AM	1/15/26, 10:57:35 AM	10s			Presenter
12018410745 (Unverified)	1/15/26, 10:57:27 AM	1/15/26, 1:11:46 PM	2h 6m 42s			Attendee
James J Whelan (Unverified)	1/15/26, 10:58:18 AM	1/15/26, 11:32:18 AM	33m 59s			Presenter
Jim Nelson (Unverified)	1/15/26, 10:58:21 AM	1/15/26, 12:41:56 PM	1h 43m 34s			Presenter
Zachary Curtis (Unverified)	1/15/26, 10:58:59 AM	1/15/26, 12:22:55 PM	1h 23m 56s			Presenter
Marc Simon (Unverified)	1/15/26, 10:59:35 AM	1/15/26, 11:45:16 AM	45m 40s			Presenter
Richard Cowen	1/15/26, 11:00:17 AM	1/15/26, 1:12:20 PM	1h 27m 49s			Presenter
Emile DeVito (Unverified)	1/15/26, 11:01:06 AM	1/15/26, 12:25:19 PM	1h 24m 12s			Presenter
Dana Whitco (Unverified)	1/15/26, 11:01:23 AM	1/15/26, 11:52:41 AM	51m 18s			Presenter
13475569705 (Unverified)	1/15/26, 11:05:25 AM	1/15/26, 1:11:40 PM	2h 6m 14s			Attendee
19174496812 (Unverified)	1/15/26, 11:08:37 AM	1/15/26, 12:00:32 PM	51m 54s			Attendee
Doug O'Malley	1/15/26, 11:09:38 AM	1/15/26, 1:14:26 PM	2h 4m 47s			Presenter
Lance Taylor	1/15/26, 11:09:41 AM	1/15/26, 12:27:10 PM	1h 17m 28s			Presenter
Eleanor Gruber (Unverified)	1/15/26, 11:09:56 AM	1/15/26, 12:28:22 PM	1h 18m 25s			Presenter
Steve Krinsky (Unverified)	1/15/26, 11:14:26 AM	1/15/26, 11:23:33 AM	9m 6s			Presenter
Caryn Rogoff (Unverified)	1/15/26, 11:15:16 AM	1/15/26, 11:53:45 AM	38m 29s			Presenter
Gold, Steven	1/15/26, 11:20:50 AM	1/15/26, 11:31:36 AM	10m 45s			Presenter
DiMalo, Asm. D.O.	1/15/26, 11:24:47 AM	1/15/26, 1:11:37 PM	1h 46m 49s	AsmDiMalo@njleg.org	AsmDiMalo@njleg.org	Presenter
Kathleen O'Malley (Unverified)	1/15/26, 11:27:00 AM	1/15/26, 11:45:49 AM	18m 48s			Presenter
Sarah Komar (Unverified)	1/15/26, 11:35:03 AM	1/15/26, 1:11:49 PM	1h 36m 46s			Presenter
Aaron Morrill (Unverified)	1/15/26, 11:44:26 AM	1/15/26, 12:01:22 PM	16m 55s			Presenter
Marc Simon (Unverified)	1/15/26, 11:45:30 AM	1/15/26, 1:12:04 PM	1h 26m 33s			Presenter
19172756982 (Unverified)	1/15/26, 11:46:10 AM	1/15/26, 1:11:43 PM	1h 25m 32s			Attendee
David J. Miller	1/15/26, 11:49:35 AM	1/15/26, 1:11:42 PM	1h 22m 7s			Presenter
Michael O'Connor, Bayonne, NJ	1/15/26, 11:56:48 AM	1/15/26, 12:50:22 PM	53m 34s			Presenter
david (Unverified)	1/15/26, 12:01:48 PM	1/15/26, 12:05:00 PM	3m 12s			Presenter
Edward Perkins (Unverified)	1/15/26, 12:07:03 PM	1/15/26, 1:13:51 PM	1h 6m 47s			Presenter

3x

12014240080 (Unverified)	1/15/26, 12:07:03 PM	1/15/26, 1:06:24 PM	59m 20s		Attendee
Filler, David	1/15/26, 12:14:47 PM	1/15/26, 1:34:06 PM	1h 19m 18s		Presenter
James Certoma	1/15/26, 12:15:15 PM	1/15/26, 12:49:44 PM	34m 28s		Presenter
bill Wolfe (Unverified)	1/15/26, 12:20:00 PM	1/15/26, 1:17:21 PM	57m 21s		Presenter
Neff, Tom	1/15/26, 12:27:46 PM	1/15/26, 1:20:10 PM	52m 24s		Presenter
16096025488 (Unverified)	1/15/26, 12:34:24 PM	1/15/26, 1:11:35 PM	37m 11s		Attendee
Orozco, Karen [TREAS]	1/15/26, 1:18:07 PM	1/15/26, 1:20:23 PM	2m 16s		Presenter
Tamara Loatman-Clark (External)	1/15/26, 1:20:39 PM	1/15/26, 1:28:35 PM	5m 55s	Tamara.Loatman-Clark@law.njoag   tamara.Loatman-Clark@law.njoag.gov	Presenter

### 3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Bussell, Cynthia [TREAS]	1/15/26, 9:39:43 AM	1/15/26, 1:12:08 PM	3h 32m 25s	Cynthia.Bussell@treas.nj.gov	Organizer
Bussell, Cynthia [TREAS]	1/15/26, 1:17:42 PM	1/15/26, 1:17:54 PM	11s	Cynthia.Bussell@treas.nj.gov	Organizer
Bussell, Cynthia [TREAS]	1/15/26, 1:47:41 PM	1/15/26, 1:48:05 PM	23s	Cynthia.Bussell@treas.nj.gov	Organizer
GOV CR324 [GOV]	1/15/26, 9:24:34 AM	1/15/26, 1:13:45 PM	3h 49m 11s	GOV_CR324@nj.gov	Organizer
Ford, Chris [DEP]	1/15/26, 9:39:04 AM	1/15/26, 9:40:04 AM	59s		Presenter
Ford, Chris [DEP]	1/15/26, 9:55:57 AM	1/15/26, 1:14:16 PM	3h 18m 19s		Presenter
Matos-Moran, Robert [GOV]	1/15/26, 9:45:15 AM	1/15/26, 9:47:47 AM	2m 31s	Robert.Matos-Moran@nj.gov	Presenter
Matos-Moran, Robert [GOV]	1/15/26, 1:12:04 PM	1/15/26, 1:12:37 PM	32s	Robert.Matos-Moran@nj.gov	Presenter
16098473125 (Unverified)	1/15/26, 9:46:57 AM	1/15/26, 1:13:02 PM	3h 26m 4s		Attendee
McCann-Johns, Maggie [DEP]	1/15/26, 9:47:10 AM	1/15/26, 9:47:43 AM	32s		Presenter
McCann-Johns, Maggie [DEP]	1/15/26, 10:28:25 AM	1/15/26, 1:14:25 PM	2h 45m 59s		Presenter
Cecil, John [DEP]	1/15/26, 9:48:37 AM	1/15/26, 1:11:40 PM	3h 23m 2s		Presenter
Douglas, James [DEP]	1/15/26, 9:49:00 AM	1/15/26, 1:15:13 PM	3h 26m 12s		Presenter
Yeany, Judeth [DEP]	1/15/26, 9:49:16 AM	1/15/26, 10:37:58 AM	48m 41s		Presenter
Yeany, Judeth [DEP]	1/15/26, 10:41:53 AM	1/15/26, 1:11:44 PM	2h 29m 51s		Presenter
Winkler, Peter [DEP]	1/15/26, 9:56:09 AM	1/15/26, 1:11:59 PM	3h 15m 50s		Presenter
Procida, Lauren [DEP]	1/15/26, 9:58:31 AM	1/15/26, 1:12:39 PM	3h 16m 7s		Presenter
12012326461 (Unverified)	1/15/26, 9:57:51 AM	1/15/26, 1:13:30 PM	3h 15m 39s		Attendee
12016568402 (Unverified)	1/15/26, 9:57:54 AM	1/15/26, 10:45:54 AM	47m 59s		Attendee
17757900034 (Unverified)	1/15/26, 9:57:56 AM	1/15/26, 1:13:53 PM	1h 37m 57s		Attendee
17757900034 (Unverified)	1/15/26, 12:48:22 PM	1/15/26, 1:11:43 PM	23m 21s		Attendee
Coon, Michael [NJDOT]	1/15/26, 9:58:03 AM	1/15/26, 10:16:05 AM	18m 1s		Presenter
LaTourrette, Shawn [DEP]	1/15/26, 9:58:12 AM	1/15/26, 12:33:26 PM	2h 35m 14s		Presenter
Hartong, Kevin [NJDOT]	1/15/26, 9:58:32 AM	1/15/26, 11:38:49 AM	1h 40m 17s		Presenter
Patel, Tejas [NJDOT]	1/15/26, 9:58:43 AM	1/15/26, 11:05:24 AM	1h 6m 41s		Presenter
Guzek, Robert [DEP]	1/15/26, 9:59:13 AM	1/15/26, 11:29:26 AM	1h 30m 13s		Presenter
Guzek, Robert [DEP]	1/15/26, 11:34:49 AM	1/15/26, 11:42:20 AM	7m 31s		Presenter
Guzek, Robert [DEP]	1/15/26, 11:44:17 AM	1/15/26, 1:11:32 PM	1h 27m 15s		Presenter
Isaac Smith [External]	1/15/26, 9:59:14 AM	1/15/26, 1:11:40 PM	3h 12m 25s		Attendee
Monteschio, Mary [DEP]	1/15/26, 9:59:17 AM	1/15/26, 10:57:59 AM	58m 42s		Presenter
Binder, Aaron [TREAS]	1/15/26, 9:59:49 AM	1/15/26, 12:49:22 PM	2h 49m 33s	Aaron.Binder@treas.nj.gov	Presenter
Binder, Aaron [TREAS]	1/15/26, 1:18:32 PM	1/15/26, 1:17:32 PM	59s	Aaron.Binder@treas.nj.gov	Presenter
Sloan, James [DEP]	1/15/26, 9:59:52 AM	1/15/26, 11:18:44 AM	1h 18m 51s		Presenter
Timmerman, Amy [DEP]	1/15/26, 10:00:54 AM	1/15/26, 1:11:59 PM	3h 11m 4s		Presenter
Perez, George [DEP]	1/15/26, 10:00:56 AM	1/15/26, 1:12:13 PM	3h 11m 17s		Presenter
Sarah Alik	1/15/26, 10:01:02 AM	1/15/26, 10:21:34 AM	20m 31s		Presenter
Sarah Alik	1/15/26, 10:26:12 AM	1/15/26, 1:13:55 PM	2h 47m 43s		Presenter
ANTHONY SANDKAMP	1/15/26, 10:01:02 AM	1/15/26, 1:11:57 PM	3h 10m 54s		Presenter
marc wesson	1/15/26, 10:01:03 AM	1/15/26, 11:45:07 AM	1h 44m 4s		Presenter
Antoinette De Luca	1/15/26, 10:01:03 AM	1/15/26, 12:46:58 PM	2h 45m 54s		Presenter
stephen greenberg	1/15/26, 10:01:03 AM	1/15/26, 10:33:13 AM	32m 10s		Presenter
stephen greenberg	1/15/26, 10:37:09 AM	1/15/26, 12:46:26 PM	2h 9m 17s		Presenter
Montville Resident	1/15/26, 10:01:03 AM	1/15/26, 10:13:36 AM	12m 33s		Presenter
Carol Kobak	1/15/26, 10:01:03 AM	1/15/26, 12:58:02 PM	2h 56m 58s		Presenter
Mark Bloomberg	1/15/26, 10:01:03 AM	1/15/26, 1:12:57 PM	3h 11m 53s		Presenter
Stephen Lipski	1/15/26, 10:01:03 AM	1/15/26, 1:19:29 PM	3h 18m 25s		Presenter
Jennifer Meyer	1/15/26, 10:01:04 AM	1/15/26, 1:13:02 PM	3h 11m 58s		Presenter
Keith Prince	1/15/26, 10:01:04 AM	1/15/26, 11:04:18 AM	1h 3m 13s		Presenter
Anne Poole	1/15/26, 10:01:04 AM	1/15/26, 12:18:58 PM	2h 17m 54s		Presenter
Robb Kushner	1/15/26, 10:01:04 AM	1/15/26, 11:59:21 AM	1h 58m 17s		Presenter
Dan U'loa	1/15/26, 10:01:04 AM	1/15/26, 1:13:47 PM	3h 12m 42s		Presenter
Debra DeVenezia	1/15/26, 10:01:05 AM	1/15/26, 1:20:51 PM	3h 19m 46s		Presenter
Richard Cordner	1/15/26, 10:01:05 AM	1/15/26, 1:11:41 PM	3h 10m 36s		Presenter
Sam Pesin	1/15/26, 10:01:05 AM	1/15/26, 1:26:38 PM	3h 25m 33s		Presenter
Denise Devlin	1/15/26, 10:01:05 AM	1/15/26, 1:13:51 PM	3h 12m 46s		Presenter
Teri Bowers	1/15/26, 10:01:05 AM	1/15/26, 10:31:58 AM	30m 53s		Presenter
Teri Bowers	1/15/26, 10:37:09 AM	1/15/26, 1:48:05 PM	3h 10m 56s		Presenter
19172390420 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 10:47:06 AM	46m		Attendee
19172390420 (Unverified)	1/15/26, 11:09:36 AM	1/15/26, 11:39:23 AM	29m 47s		Attendee
19172390420 (Unverified)	1/15/26, 11:41:50 AM	1/15/26, 11:43:14 AM	1m 23s		Attendee
17329771451 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 12:39:17 PM	2h 38m 11s		Attendee
19176930266 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 12:45:07 PM	2h 44m 1s		Attendee
12012617532 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:11:47 PM	3h 10m 41s		Attendee

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18623733103 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 11:00:31 AM	59m 25s	Attendee
18623733103 (Unverified)	1/15/26, 11:06:25 AM	1/15/26, 11:48:06 AM	41m 41s	Attendee
18623733103 (Unverified)	1/15/26, 12:08:30 PM	1/15/26, 1:17:41 PM	1h 9m 10s	Attendee
17329105537 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:24:20 PM	3h 23m 14s	Attendee
12014333992 (Unverified)	1/15/26, 10:01:05 AM	1/15/26, 1:11:58 PM	3h 10m 52s	Attendee
Matthew Hall	1/15/26, 10:01:06 AM	1/15/26, 1:14:38 PM	3h 13m 32s	Presenter
robert moss	1/15/26, 10:01:06 AM	1/15/26, 1:11:48 PM	3h 10m 42s	Presenter
Rafael Torres	1/15/26, 10:01:06 AM	1/15/26, 12:46:00 PM	2h 44m 54s	Presenter
Rafael Torres	1/15/26, 1:14:28 PM	1/15/26, 1:28:44 PM	14m 15s	Presenter
Rafael Torres	1/15/26, 1:33:11 PM	1/15/26, 1:37:27 PM	4m 15s	Presenter
Brian Weeks (Unverified)	1/15/26, 10:01:41 AM	1/15/26, 1:11:51 PM	3h 10m 10s	Presenter
12013090301 (Unverified)	1/15/26, 10:01:43 AM	1/15/26, 10:05:18 AM	3m 35s	Attendee
12138148829 (Unverified)	1/15/26, 10:01:43 AM	1/15/26, 11:56:40 AM	1h 54m 56s	Attendee
Shabazz, Tariq [TREAS]	1/15/26, 10:02:21 AM	1/15/26, 1:11:42 PM	3h 9m 21s	Presenter
Golden, David [DEP]	1/15/26, 10:02:30 AM	1/15/26, 11:02:07 AM	59m 37s	Presenter
Golden, David [DEP]	1/15/26, 11:05:38 AM	1/15/26, 11:27:04 AM	21m 26s	Presenter
Golden, David [DEP]	1/15/26, 1:28:05 PM	1/15/26, 1:28:38 PM	33s	Presenter
Jordan Hirschhorn	1/15/26, 10:03:08 AM	1/15/26, 1:11:43 PM	3h 8m 35s	Presenter
tia blasi	1/15/26, 10:03:08 AM	1/15/26, 10:40:39 AM	37m 31s	Presenter
Eric Walker	1/15/26, 10:03:08 AM	1/15/26, 1:11:55 PM	3h 8m 46s	Presenter
E Assata Wright	1/15/26, 10:03:08 AM	1/15/26, 1:13:53 PM	3h 10m 45s	Presenter
12012473074 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 11:20:19 AM	1h 17m 8s	Attendee
12012473074 (Unverified)	1/15/26, 11:24:52 AM	1/15/26, 11:25:21 AM	29s	Attendee
12012473074 (Unverified)	1/15/26, 11:28:33 AM	1/15/26, 11:30:32 AM	1m 58s	Attendee
15516895588 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 1:11:26 PM	3h 8m 15s	Attendee
19178415046 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 1:48:05 PM	3h 44m 53s	Attendee
13147503898 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 11:22:12 AM	1h 19m	Attendee
16099700842 (Unverified)	1/15/26, 10:03:11 AM	1/15/26, 10:58:01 AM	54m 49s	Attendee
19087970063 (Unverified)	1/15/26, 10:04:28 AM	1/15/26, 10:11:14 AM	6m 45s	Attendee
19175324972 (Unverified)	1/15/26, 10:04:30 AM	1/15/26, 10:23:21 AM	18m 51s	Attendee
Colleen Frank	1/15/26, 10:04:31 AM	1/15/26, 11:38:37 AM	1h 34m 5s	Presenter
Kathy Kalinowski	1/15/26, 10:04:33 AM	1/15/26, 1:11:38 PM	3h 7m 5s	Presenter
James Yuen	1/15/26, 10:04:36 AM	1/15/26, 10:06:57 AM	2m 20s	Presenter
19142688765 (Unverified)	1/15/26, 10:04:39 AM	1/15/26, 12:17:44 PM	2h 13m 5s	Attendee
Heck, Kelley [DEP]	1/15/26, 10:04:43 AM	1/15/26, 12:44:22 PM	2h 39m 38s	Presenter
Jeremy Julius	1/15/26, 10:05:06 AM	1/15/26, 11:23:31 AM	1h 18m 24s	Presenter
John McKee	1/15/26, 10:05:09 AM	1/15/26, 11:04:58 AM	59m 49s	Presenter
18622161613 (Unverified)	1/15/26, 10:05:10 AM	1/15/26, 1:48:05 PM	3h 42m 54s	Attendee
Mia Scanga	1/15/26, 10:05:11 AM	1/15/26, 12:51:38 PM	2h 46m 27s	Presenter
17329476183 (Unverified)	1/15/26, 10:05:21 AM	1/15/26, 10:58:10 AM	52m 49s	Attendee
19737435203 (Unverified)	1/15/26, 10:05:33 AM	1/15/26, 1:11:53 PM	3h 6m 20s	Attendee
Henry Pullin [External]	1/15/26, 10:06:17 AM	1/15/26, 11:00:07 PM	53m 50s	Presenter
Claire Redmer	1/15/26, 10:06:42 AM	1/15/26, 11:23:28 AM	1h 16m 45s	Presenter
Keith Voos	1/15/26, 10:06:43 AM	1/15/26, 10:45:10 AM	38m 26s	Presenter
Stephanie Startz	1/15/26, 10:06:43 AM	1/15/26, 10:11:39 AM	4m 55s	Presenter
Stephanle Startz	1/15/26, 10:17:35 AM	1/15/26, 1:11:36 PM	2h 54m	Presenter
Call Alexander	1/15/26, 10:06:44 AM	1/15/26, 1:16:04 PM	3h 9m 20s	Presenter
17326447272 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 1:15:39 PM	3h 8m 53s	Attendee
17328452659 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:49:13 AM	42m 27s	Attendee
16095499390 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 1:11:49 PM	3h 5m 3s	Attendee
12018468319 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:37:23 AM	30m 37s	Attendee
17327413900 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:32:57 AM	26m 11s	Attendee
17329777365 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:42:47 AM	36m 1s	Attendee
16092166627 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 10:17:46 AM	11m	Attendee
13057888335 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 12:03:25 PM	1h 56m 39s	Attendee
13057888335 (Unverified)	1/15/26, 12:06:39 PM	1/15/26, 12:15:01 PM	8m 21s	Attendee
16093922332 (Unverified)	1/15/26, 10:06:46 AM	1/15/26, 1:12:12 PM	3h 5m 25s	Attendee
McInerney, Matthew [DEP]	1/15/26, 10:07:17 AM	1/15/26, 12:59:09 PM	2h 51m 52s	Presenter
McInerney, Matthew [DEP]	1/15/26, 1:27:33 PM	1/15/26, 1:33:59 PM	6m 25s	Presenter
Sapp, Martha [DEP]	1/15/26, 10:08:10 AM	1/15/26, 10:09:10 AM	59s	Presenter
Sapp, Martha [DEP]	1/15/26, 10:11:51 AM	1/15/26, 1:11:41 PM	2h 59m 49s	Presenter
Jim Legga (Unverified)	1/15/26, 10:08:47 AM	1/15/26, 1:48:05 PM	3h 39m 18s	Presenter
15512659866 (Unverified)	1/15/26, 10:08:49 AM	1/15/26, 11:27:39 AM	1h 18m 49s	Attendee
12019249315 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:39 PM	3h 2m 49s	Attendee
19178615986 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:58 PM	3h 3m 7s	Attendee
12018230901 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:46 PM	3h 2m 55s	Attendee
15166399757 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 1:11:57 PM	3h 3m 6s	Attendee
16094256481 (Unverified)	1/15/26, 10:08:50 AM	1/15/26, 10:30:25 AM	21m 34s	Attendee
16094256481 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 11:14:29 AM	37m 18s	Attendee
12142364009 (Unverified)	1/15/26, 10:09:22 AM	1/15/26, 1:11:52 PM	3h 2m 30s	Attendee
Petrl, Grant [DEP]	1/15/26, 10:10:14 AM	1/15/26, 1:12:28 PM	3h 2m 12s	Presenter
DG (Unverified)	1/15/26, 10:11:03 AM	1/15/26, 1:11:47 PM	3h 44s	Presenter
Colin Egan	1/15/26, 10:11:03 AM	1/15/26, 12:53:34 PM	2h 42m 31s	Presenter
Alison Cucco	1/15/26, 10:11:03 AM	1/15/26, 1:11:36 PM	3h 33s	Presenter

Tariq.Shabazz@treas.nj.gov

John peana	1/15/26, 10:11:03 AM	1/15/26, 10:28:27 AM	17m 24s	Presenter
12015753588 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:20:40 AM	9m 34s	Attendee
19732199770 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:54:25 AM	43m 19s	Attendee
12016532396 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:16:50 AM	5m 44s	Attendee
17322995625 (Unverified)	1/15/26, 10:11:06 AM	1/15/26, 10:42:46 AM	31m 40s	Attendee
12012223300 (Unverified)	1/15/26, 10:11:31 AM	1/15/26, 11:22:41 AM	1h 11m 10s	Attendee
Gabby Fellu	1/15/26, 10:12:12 AM	1/15/26, 1:12:17 PM	3h 5s	Presenter
18566853204 (Unverified)	1/15/26, 10:12:12 AM	1/15/26, 10:47:03 AM	34m 51s	Attendee
19084323419 (Unverified)	1/15/26, 10:12:12 AM	1/15/26, 11:02:22 AM	50m 10s	Attendee
Jeff Tittle	1/15/26, 10:12:30 AM	1/15/26, 12:02:09 PM	1h 49m 39s	Presenter
Jeff Tittle	1/15/26, 1:20:30 PM	1/15/26, 1:22:23 PM	1m 53s	Presenter
19084990659 (Unverified)	1/15/26, 10:12:54 AM	1/15/26, 10:16:02 AM	3m 7s	Attendee
Deborah Hadley	1/15/26, 10:12:54 AM	1/15/26, 1:15:05 PM	3h 2m 10s	Presenter
Paula Mahayosnand	1/15/26, 10:17:35 AM	1/15/26, 10:51:51 AM	34m 15s	Presenter
Paula Mahayosnand	1/15/26, 10:54:11 AM	1/15/26, 1:12:09 PM	2h 17m 58s	Presenter
Marc Simon (Unverified)	1/15/26, 10:17:35 AM	1/15/26, 10:20:25 AM	2m 49s	Presenter
Krystal Knapp	1/15/26, 10:17:35 AM	1/15/26, 1:12:26 PM	2h 54m 50s	Presenter
Richard Deagle	1/15/26, 10:17:35 AM	1/15/26, 12:54:19 PM	2h 36m 43s	Presenter
Richard Deagle	1/15/26, 1:42:24 PM	1/15/26, 1:43:53 PM	1m 28s	Presenter
Jay Welsbond	1/15/26, 10:17:35 AM	1/15/26, 1:11:39 PM	2h 54m 3s	Presenter
Clara Richardson	1/15/26, 10:17:37 AM	1/15/26, 1:12:04 PM	2h 54m 27s	Presenter
Alexandra Panagakos	1/15/26, 10:17:37 AM	1/15/26, 11:31:55 AM	1h 14m 18s	Presenter
Alexandra Panagakos	1/15/26, 12:27:05 PM	1/15/26, 1:11:38 PM	44m 33s	Presenter
Sally O'Driscoll	1/15/26, 10:17:37 AM	1/15/26, 1:13:18 PM	2h 55m 41s	Presenter
12016004991 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 11:28:42 AM	1h 11m 3s	Attendee
16093519493 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:50:52 AM	33m 12s	Attendee
12013889072 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:20:04 AM	2m 25s	Attendee
19733913619 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 12:53:53 PM	2h 36m 14s	Attendee
12016476090 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:42:42 AM	25m 3s	Attendee
18563162114 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 11:09:56 AM	52m 17s	Attendee
12012489521 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 10:43:49 AM	26m 10s	Attendee
12012489521 (Unverified)	1/15/26, 10:54:51 AM	1/15/26, 12:35:33 PM	1h 40m 41s	Attendee
12016002910 (Unverified)	1/15/26, 10:17:39 AM	1/15/26, 11:33:13 AM	1h 15m 34s	Attendee
Maureen Crowley	1/15/26, 10:20:29 AM	1/15/26, 1:14:03 PM	2h 53m 34s	Presenter
Katy Lyness	1/15/26, 10:20:35 AM	1/15/26, 1:13:53 PM	2h 53m 18s	Presenter
Mary Beth Temple	1/15/26, 10:20:35 AM	1/15/26, 1:11:50 PM	2h 51m 15s	Presenter
17326194066 (Unverified)	1/15/26, 10:20:42 AM	1/15/26, 1:12:05 PM	2h 51m 22s	Attendee
12012489520 (Unverified)	1/15/26, 10:20:45 AM	1/15/26, 12:29:22 PM	2h 8m 37s	Attendee
Cucchiaro, Mark [NJDOT]	1/15/26, 10:22:51 AM	1/15/26, 1:43:41 PM	3h 20m 49s	Presenter
Marc Simon	1/15/26, 10:26:16 AM	1/15/26, 10:58:58 AM	32m 42s	Presenter
Jayne freeman	1/15/26, 10:26:17 AM	1/15/26, 11:52:01 AM	1h 25m 43s	Presenter
Ashley Matlus	1/15/26, 10:26:21 AM	1/15/26, 1:12:17 PM	2h 45m 55s	Presenter
19736998391 (Unverified)	1/15/26, 10:26:24 AM	1/15/26, 10:53:04 AM	26m 40s	Attendee
15516555860 (Unverified)	1/15/26, 10:26:26 AM	1/15/26, 10:58:45 AM	32m 19s	Attendee
12018385929 (Unverified)	1/15/26, 10:26:32 AM	1/15/26, 1:11:32 PM	2h 45m	Attendee
12012385444 (Unverified)	1/15/26, 10:27:16 AM	1/15/26, 1:12:06 PM	2h 44m 49s	Attendee
Ravinder Bhalla	1/15/26, 10:29:44 AM	1/15/26, 11:10:25 AM	40m 40s	Presenter
12035500729 (Unverified)	1/15/26, 10:29:46 AM	1/15/26, 10:42:48 AM	13m 1s	Attendee
GLADYS SHEFCHIK	1/15/26, 10:30:00 AM	1/15/26, 10:43:03 AM	13m 3s	Presenter
GLADYS SHEFCHIK	1/15/26, 11:45:30 AM	1/15/26, 1:14:27 PM	1h 28m 57s	Presenter
Morris Canal Community Develo	1/15/26, 10:32:47 AM	1/15/26, 1:13:48 PM	2h 41m	Presenter
Eric Metz	1/15/26, 10:32:53 AM	1/15/26, 1:11:52 PM	2h 38m 59s	Presenter
Edward Perkins	1/15/26, 10:32:55 AM	1/15/26, 12:07:05 PM	1h 34m 9s	Presenter
Dave Miller	1/15/26, 10:32:55 AM	1/15/26, 11:48:17 AM	1h 15m 21s	Presenter
12019934113 (Unverified)	1/15/26, 10:32:57 AM	1/15/26, 1:02:10 PM	2h 29m 13s	Attendee
Taylor, Lance [GOV]	1/15/26, 10:36:05 AM	1/15/26, 10:36:11 AM	6s	Presenter
Jasmine R	1/15/26, 10:37:09 AM	1/15/26, 11:08:25 AM	31m 16s	Presenter
Adam Morsy	1/15/26, 10:37:09 AM	1/15/26, 12:33:40 PM	1h 56m 31s	Presenter
Wendy Setzer	1/15/26, 10:37:10 AM	1/15/26, 1:13:35 PM	2h 36m 24s	Presenter
12013419187 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 11:59:42 AM	1h 22m 31s	Attendee
12018921124 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 10:38:00 AM	49s	Attendee
12017044675 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 10:44:42 AM	7m 31s	Attendee
16092902394 (Unverified)	1/15/26, 10:37:10 AM	1/15/26, 12:37:33 PM	2h 22s	Attendee
16092902394 (Unverified)	1/15/26, 1:04:06 PM	1/15/26, 1:11:46 PM	7m 40s	Attendee
15512635528 (Unverified)	1/15/26, 10:37:23 AM	1/15/26, 12:38:06 PM	2h 43s	Attendee
d m	1/15/26, 10:38:34 AM	1/15/26, 10:52:01 AM	13m 26s	Presenter
15512602604 (Unverified)	1/15/26, 10:40:44 AM	1/15/26, 1:13:50 PM	2h 33m 6s	Attendee
Cheryl Russo	1/15/26, 10:41:00 AM	1/15/26, 10:45:50 AM	4m 50s	Presenter
15518041816 (Unverified)	1/15/26, 10:46:16 AM	1/15/26, 10:59:05 AM	12m 48s	Attendee
12017050657 (Unverified)	1/15/26, 10:46:16 AM	1/15/26, 11:00:04 AM	13m 47s	Attendee
17327686033 (Unverified)	1/15/26, 10:46:16 AM	1/15/26, 11:01:16 AM	15m	Attendee
17327686033 (Unverified)	1/15/26, 11:02:35 AM	1/15/26, 1:09:38 PM	2h 7m 2s	Attendee
Jill Scipione	1/15/26, 10:46:46 AM	1/15/26, 10:47:37 AM	50s	Presenter
Omar Mansour	1/15/26, 10:48:47 AM	1/15/26, 11:43:36 AM	54m 49s	Presenter

6x

Jason Howell	1/15/26, 10:48:53 AM	1/15/26, 11:31:15 AM	42m 21s	Presenter
William Donohue (Unverified)	1/15/26, 10:49:41 AM	1/15/26, 1:48:05 PM	2h 58m 23s	Presenter
Stephen Elliott	1/15/26, 10:50:42 AM	1/15/26, 1:11:54 PM	2h 21m 11s	g Presenter
Arnold Cohen (Unverified)	1/15/26, 10:50:46 AM	1/15/26, 11:29:40 AM	38m 53s	Presenter
16099605597 (Unverified)	1/15/26, 10:50:51 AM	1/15/26, 12:09:55 PM	1h 19m 4s	Attendee
GS (Unverified)	1/15/26, 10:51:13 AM	1/15/26, 10:59:46 AM	8m 33s	Presenter
Michael Klein	1/15/26, 10:52:03 AM	1/15/26, 10:57:58 AM	5m 55s	Presenter
Peter Zirnis IV (Unverified)	1/15/26, 10:53:10 AM	1/15/26, 11:52:40 AM	59m 30s	Presenter
margaret doman (Unverified)	1/15/26, 10:53:58 AM	1/15/26, 11:12:19 PM	2h 18m 20s	Presenter
17328461364 (Unverified)	1/15/26, 10:54:33 AM	1/15/26, 10:54:39 AM	6s	Attendee
Zachary Curtis (Unverified)	1/15/26, 10:57:24 AM	1/15/26, 10:57:35 AM	10s	Presenter
12018410745 (Unverified)	1/15/26, 10:57:27 AM	1/15/26, 12:19:10 PM	1h 21m 43s	Attendee
12018410745 (Unverified)	1/15/26, 12:26:46 PM	1/15/26, 1:11:46 PM	44m 59s	Attendee
James J Whelan (Unverified)	1/15/26, 10:58:18 AM	1/15/26, 11:32:18 AM	33m 59s	Presenter
Jim Nelson (Unverified)	1/15/26, 10:58:21 AM	1/15/26, 12:41:56 PM	1h 43m 34s	Presenter
Zachary Curtis (Unverified)	1/15/26, 10:58:59 AM	1/15/26, 12:22:55 PM	1h 23m 56s	Presenter
Marc Simon (Unverified)	1/15/26, 10:59:35 AM	1/15/26, 11:45:16 AM	45m 40s	Presenter
Richard Cowen	1/15/26, 11:00:17 AM	1/15/26, 11:05:30 AM	5m 13s	Presenter
Richard Cowen	1/15/26, 11:48:06 AM	1/15/26, 12:05:37 PM	17m 30s	ii Presenter
Richard Cowen	1/15/26, 12:07:14 PM	1/15/26, 11:12:20 PM	1h 5m 6s	Presenter
Emille DeVito (Unverified)	1/15/26, 11:01:06 AM	1/15/26, 12:25:19 PM	1h 24m 12s	Presenter
Dana Whitco (Unverified)	1/15/26, 11:01:23 AM	1/15/26, 11:52:41 AM	51m 18s	Presenter
13475569705 (Unverified)	1/15/26, 11:05:25 AM	1/15/26, 1:11:40 PM	2h 6m 14s	Attendee
19174496812 (Unverified)	1/15/26, 11:08:37 AM	1/15/26, 12:00:32 PM	51m 54s	Attendee
Doug O'Malley	1/15/26, 11:09:38 AM	1/15/26, 1:14:26 PM	2h 4m 47s	Presenter
Lance Taylor	1/15/26, 11:09:41 AM	1/15/26, 12:27:10 PM	1h 17m 28s	Presenter
Eleanor Gruber (Unverified)	1/15/26, 11:09:56 AM	1/15/26, 12:28:22 PM	1h 18m 25s	Presenter
Steve Krinsky (Unverified)	1/15/26, 11:14:26 AM	1/15/26, 11:23:33 AM	9m 6s	Presenter
Caryn Rogoff (Unverified)	1/15/26, 11:15:16 AM	1/15/26, 11:53:45 AM	38m 29s	Presenter
Gold, Steven	1/15/26, 11:20:50 AM	1/15/26, 11:31:36 AM	10m 45s	l Presenter
DiMaio, Asm. D.O.	1/15/26, 11:24:47 AM	1/15/26, 1:11:37 PM	1h 46m 49s	AsmDiMaio@njleg.org Presenter
Kathleen O'Malley (Unverified)	1/15/26, 11:27:00 AM	1/15/26, 11:45:49 AM	18m 48s	Presenter
Serah Komar (Unverified)	1/15/26, 11:35:03 AM	1/15/26, 1:11:49 PM	1h 36m 46s	Presenter
Aaron Morrill (Unverified)	1/15/26, 11:44:26 AM	1/15/26, 12:01:22 PM	16m 55s	Presenter
Marc Simon (Unverified)	1/15/26, 11:45:30 AM	1/15/26, 1:12:04 PM	1h 26m 33s	Presenter
19172756982 (Unverified)	1/15/26, 11:46:10 AM	1/15/26, 1:11:43 PM	1h 25m 32s	Attendee
David J. Miller	1/15/26, 11:49:35 AM	1/15/26, 1:11:42 PM	1h 22m 7s	Presenter
Michael O'Connor, Bayonne, NJ	1/15/26, 11:56:48 AM	1/15/26, 12:50:22 PM	53m 34s	Presenter
david (Unverified)	1/15/26, 12:01:48 PM	1/15/26, 12:05:00 PM	3m 12s	Presenter
Edward Perkins (Unverified)	1/15/26, 12:07:03 PM	1/15/26, 1:13:51 PM	1h 6m 47s	Presenter
12014240080 (Unverified)	1/15/26, 12:07:03 PM	1/15/26, 1:06:24 PM	59m 20s	Attendee
Fillter, David	1/15/26, 12:14:47 PM	1/15/26, 1:34:06 PM	1h 19m 18s	Presenter
James Certoma	1/15/26, 12:15:15 PM	1/15/26, 12:49:44 PM	34m 28s	Presenter
bill Wolfe (Unverified)	1/15/26, 12:20:00 PM	1/15/26, 1:17:21 PM	57m 21s	Presenter
Neff, Tom	1/15/26, 12:27:46 PM	1/15/26, 1:20:10 PM	52m 24s	Presenter
16096025488 (Unverified)	1/15/26, 12:34:24 PM	1/15/26, 1:11:35 PM	37m 11s	Attendee
Orozco, Karen [TREAS]	1/15/26, 1:18:07 PM	1/15/26, 1:20:23 PM	2m 16s	Presenter
Tamara Loatman-Clark (External)	1/15/26, 1:20:39 PM	1/15/26, 1:26:35 PM	5m 55s	Presenter

CHAT Transcript – State House Commission Meeting-January 15, 2026

How do I sign up to speak during the meeting?

I have been a resident of Jersey for almost 30 years and do not know anyone who use the marina.

This development plan appears to benefit the few and connected. It would be preferred and more beneficial to develop for the many.

meeting has not started yet. waiting for quorum. thank you for your patience

May I inquire why there are more people joining by phone that ever before?

It seems that when the LSP agenda starts, for us to speak, we'd go to the Raise Hand icon which is on the top right of my hearing screen.

The marina is illegal, it's a sign of deep corruption and flagrant disregard for the general public it's even being discussed

I can hear you

are there any members on, please identify yourself. thank you.

is it that the phone people are unmuted???

There are guests "waiting in the lobby." is someone letting them in?

I'm in teams and am muted (I understand by design)

A quick tip for everyone, you can expand the "square" by clicking on the three dots at the bottom of the square showing the meeting room and selecting "Pin". It'll expand them on your screen.

Cynthia people are texting me that they can't get into the meeting unless they download Microsoft Teams! Please make sure that gets fixed!

There is a way to do it by just opening it in the browser

How do we announce our desire to speak? I'm on MS Teams?

I was born and raised in Jersey City. I went to Camp Liberty as a child and have used the park for all of my life, so for over three decades. I am excited about the revitalization plans but the allowing Suntex to build a massive boat storage warehouse should absolutely not be allowed.

Jack McKee - Hudson County Complete Streets - Wishes to speak

Henry Pullin, for this comment to be recognized in the official public record you must state your name in the your comment. Please repost and thank you!

This meeting should be canceled. The agenda does not adequately describe the provisions of the lease, specifically that it provides for a large boat storage building. This constitutes INADEQUATE public notice. Robert Moss, unaffiliated.

PLEASE ANNOUNCE THAT PEOPLE CAN UNMUTE THEIR MIKES USING CTRL+SHIF+M when it is their turn to speak. It would help the Commission person who keeps getting Muted. Thanks

You must enter your full name inside the chat box for it to be recognized. Your name may show outside the chat box but that is not considered being entered into record.

Can someone from the state please MUTE the announcements of people joining and leaving? It is interfering with our ability to hear the proceedings

Notices of participants joining or leaving meeting interfere with those speaking at the meeting. UNACCEPTABLE. Robert Moss, , unaffiliated.

Cynthia, some people can't get in without downloading App. Please keep checking to let people in. Greg Remaud is trying to get it and others.

Please ask the speakers on the board speak more clearly and slowly. The connections are glitchy and it is not easy to hear even with max volume. A lot of breakf up

We couldn't hear the last sentence of what Mr Wolfe said because of all the other voices and noises.

YES

Hard to hear the end.

People are talking over and we can't hear.

we are trying to mute the announcements. its an issue we are trying to address.

Lisa Simms I oppose this land swap!

I oppose the land swap also as a citizen of New Jersey

CHAIR, can you pause at the end of this speaker and I will allow new people in the room?

I oppose this land swap. Robert Moss, unaffiliated.

Is whoever is running this meeting unable to see and call on people who raise their hands? This is going to turn into even more of a sh\*tshow when everyone starts talking at the same time for the LSP agenda item

**Jennifer Meyer**

I oppose the land swap also as a citizen of New Jersey

Be sure to put your name within the Chat box so your comment is officially recognized. (they gave us this instruction earlier in the call)

Liberty State Park is vital open green space in the most densely populated and developed area of the country. The park is a free, open, expansive green oasis surrounded by expensive, dense, tall, grey development. The open space of Liberty State Park provides significant physical and mental health benefits to locals and out town park visitors and a range of ecological services. The proposed warehouse would damage LSP's character, openness, purpose, and sacredness. I oppose the 60 year lease for the Suntex owned Liberty Landing and the massive boat storage warehouse. The kids and other people using the proposed athletic fields in the area around the marina should not have this giant warehouse undermining their experience at LSP. The DEP and the State should be able to fix the bulkhead on their own and we cannot let a private company hold our public land hostage for their own profit.

Please be sure to put your name within the Chat box so your comment is officially recognized as part of the Record.

The previous comment is from Henry Pullin of Jersey City

Can DEP respond directly to the comments made by Emile from NJCF?

### **Henry Pullin**

Liberty State Park is vital open green space in the most densely populated and developed area of the country. The park is a free, open, expansive green oasis surrounded by expensive, dense, tall, grey development. The open space of Liberty State Park provides significant physical and mental health ...

Please put your full name with in the comment box. They gave us the instruction that full name within the comment box needs to be entered or the comment will not be put into record.

Please readmit me the meeting disconnected

My name is Henry Pullin, I was born and raised in Jersey City. Commenting again with my name. Liberty State Park is vital open green space in the most densely populated and developed area of the country. The park is a free, open, expansive green oasis surrounded by expensive, dense, tall, grey development. The open space of Liberty State Park provides significant physical and mental health benefits to locals and out town park visitors and a range of ecological services. The proposed warehouse would damage LSP's character, openness, purpose, and sacredness. I oppose the 60 year lease for the Suntex owned Liberty Landing and the massive boat storage warehouse. The kids and other people using the proposed athletic fields in the area around the marina should not have this giant warehouse undermining their experience at LSP. The DEP and the State should be able to fix the bulkhead on their own and we cannot let a private company hold our public land hostage for their own profit.

Jay Weisbond, Policy Assistant at New Jersey LCV. The New Jersey League of Conservation Voters (New Jersey LCV), the statewide political voice for the environment, strongly opposes the proposed lease of Liberty State Park property to Suntex Marinas and the construction of a 75-foot, three-acre private boat storage warehouse on land funded by Green Acres and the Land and Water Conservation Fund. This proposal is incompatible with the park's purpose, violates a 1990 National

12x

Park Service standard limiting such facilities to one-half acre, and would obstruct views, reduce open space, and undermine decades of public opposition to privatization. New Jersey LCV is also concerned about the lack of transparency and public engagement and rejects any quid pro quo tying bulkhead repairs to warehouse approval. We urge the Department of Environmental Protection to reject the proposal and preserve Liberty State Park as open, public, and protected space for future generations.

Why was DEP not aware of the violations before it proposed the swap? Robert Moss, unaffiliated.

We can't hear how they voted. Are they gone?

Keith Voos. on behalf of the Metuchen-Edison-Piscataway Branch of the NAACP and the State NAACP's Environmental and Climate Justice Committee. We are opposed to the proposal for the marina expansion at LSP. The LSP is a unique gift to the people of NJ, with a special inspiring character in relation to our nation's history and legacy. NJ's role in that history during the Revolutionary War and subsequently is well known and deserves to be acknowledged by the continued existence of LSP WITHOUT its ruination by a project that insults that history on behalf of rich/very rich people who feel entitled to take, take, take from the rest of us. Privatization of the park has been opposed for valid reasons for nearly 50 years in order to preserve this special place. It has importance in the lives of local residents who live in some of the most densely populated regions in the country. It has importance for American visitors from throughout the nation and it has importance for visitors from other countries. It would violate the spirit and the intent of the park to build the proposed marina expanse. It must not happen!

Then shouldn't you reschedule the public meeting?

Please cancel and reschedule this

wanted to let my opinion be known that i am opposed to the marina expansion. Opposed to the marina

Tia Biasi, Jersey City resident, citizen, homeowner, taxpayer. My comment for the record:

I respectfully request that this commission aim for a higher standard in a public convening such as this. The technical difficulties are wholly avoidable with a small amount of attention to very basic

settings in setting up this long planned meeting. The impression these difficulties leave is that your commission doesn't care to make public input accessible on these very important decisions.

I strongly oppose approval of this marina warehouse at Liberty State Park in NJ. The scale of this warehouse is absurd relative to the space that surrounds it, and more important, it will block access to the defining view of the Statue of Liberty from all points north in our downtown area and disrupt the sweeping vista that one takes in upon entering the park, which includes the landmarks that not only orient us on this coast, but better, tell the story of our nation of immigrants in one shot: -- the long journeys and hardship represented by Ellis Island, the symbol of hope and aspirations embodied by the Statue of Liberty, and the skyline representing the labor and success of those who planted roots here. There is nowhere else in the world that lays claim to this panorama.

This park, this view, it's significant, and Jersey City has played a meaningful role in this story. Our riverfront should not be considered a back alley for storage to Manhattan's elite by selling our precious access to the water to corporate interests who aim to insert themselves into the history that we should all have free and unfettered access to. Billionaire yachts might be part of the modern story, but they needn't be plopped down at Liberty State Park at the expense of all the history that allowed them to exist.

YES CANCEL MEETING UNTIL MIKIE SHERRILL IS GOVERNOR!

Please cancel the vote this isnt right

This is Henry Pullin. This meeting needs to be rescheduled if there ae technical difficulties like this.

Agreed. It's impossible to continue like this.

I don't see how the transcription service can produce a valid transcript. THIS MEETING MUST BE CANCELED. Robert Moss, 1. [unclear] unaffiliated.

14x

Case in point

Good morning...

what the hell!!! Technical difficulties

Cancel this meeting till the technical problems are resolved.

Cancel and fix this

You're trying to ram this forward illegally

Technical difficulties. This is absurd

YES SENATOR VIN GOPAL!!! Wait until a new meeting iwhen these technical issues can be resolved and Governor Mikie Sherrill can review the lease!

Denise Devlin, Jersey City resident. Do not allow the private marina operators to build on our publicly owned land. It is an assault on our precious park

This meeting should be cancelled for multiple reasons, not least the terrible technical problems everyone is experiencing.

We need to make public comments

We are all here lets see if they can fix it

maybe do this on google meets instead of microsoft teams. google meets is less buggy

Whoever is thinking about going to court against this meeting or Colliers Mills email me

~~not interested~~

Is Jersey City Mayor Elect Present?

15x

Debby DeVenezia - the presentation on the New Egypt meeting was not seen by the people that need to vote on it. Calling them on the phone does not fix the issue or make it valid. The public comments were not able to be recorded correctly or completely.

My husband and I are in this meeting primarily to discuss the Marina in Liberty state Park, but we also support Emile DeVita's comments on the land swap proposed. The reasons given for the swap by the DEP spokeswoman are not persuasive.

**Maureen Crowley**

My husband and I are in this meeting primarily to discuss the Marina in Liberty state Park, but we also support Emile DeVita's comments on the land swap proposed. The reasons given for the swap by the DEP spokeswoman are not persuasive.

Maureen, add your full name to the comments so they will recognize them

All the officials on this call have been re-elected

Hello, Dropping in to voice opposition to the boat warehouse. This monster building has NO PLACE at the entrance of Liberty State Park. Obviously being pushed through in the final days of the exiting administration. Do not allow! Cheryl Russo

Cynthia - Please keep letting people in during the Recess BUT HEARING SHOULD BE CANCELLED! People at work can't wait for these outrageous delays! The future of Liberty State Park is at stake and this poor public access - with people not being let in unless they have the Microsoft Teams APP is suppressing their voices.

My name is Gabby Feliu. I am a Jersey City resident for over 15 years and currently serving on the board of the Harsimus Cove Neighborhood Association. First, I am deeply concerned that the joining/log-in issues with today's meeting and the unacceptable audio and technical issues is preventing many of the public from joining and/or sharing comment. I would ask that you consider this meeting to be rescheduled so that a more inclusive meeting can be held. Having said that, this lease would severely harm LSP's character, history, openness, purpose, and legacy. Liberty State Park's open vistas, history, and beauty and its urban open space make the park sacred ground and should never be compromised. It's the people's park, not a storage facility warehouse for the rich,

16x

and should stay that way. On behalf of all Jersey City Residents who are rightly opposed to this reckless assault on our precious remaining open space, I urge you to vote your conscience and vote NO on this lease. Thank you.

I was just texted that this is a clown car in a dumpster fire!

Are they meeting by phone as a group?

That would be a violation of the Sunshine Law.

Robb Kushner, Jersey City, Member of Friends of Liberty State Park. I have a 2-minute statement to share - if we get that far. However, I want to go on record AGAINST the new 60-year LSP Marina lease. Thank you.

we will return to the meeting shortly. thank you for your patience. we believe all the technical issues have been resolved.

Lisa Simms: This portion of the meeting is not being recorded. As such, for the transcript, folks who are trying to discuss the issues are echoing. The echoing was also present during item 1 on the agenda. Additionally, many folks were unable to get into this meeting, myself included. A friend had to sign in for me. Besides echoing, each time a meeting participant was in the waiting room or exited the meeting, that announcement interrupted whoever was speaking. This meeting should have been cancelled.

**Bussell, Cynthia [TREAS]**

we will return to the meeting shortly. thank you for your patience. we believe all the technical issues have been resolved.

They've not been resolved. There is no control over the meeting. You have no moderator in control over participants access to the meeting. Anyone can speak over anyone. This is comical. It is obvious this should be postponed as the state does not have a handle over this.

I agree with Gabby Feliu's comments. In addition, the warehouse is an extremely poor precedent to set for state parks in this state and nationwide. LSP advocates are extremely tired of having to turn out to fight every commercial scheme for the park year after year. It creates incredible distrust of government, whether deserved or not, when our state agencies are not completely transparent and especially when they appear to support corporate interests over the public interest.

Easier to kick people out too

LSP advocates, please stay on if you can but if you have to leave this screen, please call in on your phone and keep it on speaker. until you get called to speak. Dial in by phone  
1 856-338-7074,  
Phone conference ID: 814 543 326#

I apologize but we are doing our best.

But are they meeting by phone as a group right now?

Is this being rescheduled or not? Things are not clear  
**Bussell, Cynthia [TREAS]**

I apologize but we are doing our best.

Your "best" is no good enough for the citizens of this state that we care so deeply about. This is a farce. Postpone the meeting.

Seems the Commissioners are having a private phone meeting

This is ridiculous people have to work. Keeping us on the phone while they fix issues that should have already been resolved ia ridiculous

Mayor Solomon's representative is going to speak!

18x

Jan 20

they can't continue this meeting....All public comment has not been heard by all commision members. Additional public comment must continue AFTER the dep presentation....not as they did going right for the vote.

To address the echo issue - when you are not speaking it is best to be on mute. Certain microphones/phones/laptops may be causing the echo. Go off mute when speaking only

**Paula Mahayosnand, President Jersey City Parks Coalition - oppose the new 60-year LSP marina. As a previous committee member of the NJ Liberty State Park Revitalization Task force, the marina discussion should have been included as part of the public input. The footprint & height is unacceptable and disrupts the LSP entry/corridor into the park. It does not align with the masterplan -**

This needs to go to court Robert Moss

Terrorism

All of you should be in jail

the audio is totally distorted

the audio is totally distored

Jayne Freeman, I oppose this land swap. Citizen of Jersey City.

It appears that the comments in this chat were not taken into account when the vote was taken. Since the technical difficulties prevent many participants from speaking, this is WRONG.

Lisa Simms, Resident. Vote no on the 60-year lease/75 foot tall warehouse in Liberty State Park. The people do not want a giant warehouse in their park, nor do they feel a 60-year lease is appropriate. Building a 75

Jack McKee, with Hudson County Complete Streets - no legitimate decisions can come from this call.

This attempt to continue is absurd. I am sympathetic to technical problems, as I think all of us are, but the fact is you missed your chance and have to reschedule. People are not represented, and Sen. Gopal left because of technical problems.

Yeah, this is completely unprofessional. I oppose the new marina lease with the proposed 500 boat warehouse. The two proposed buildings are too high and severely harm Liberty State Park character and purpose. This would disrupt my enjoyment of the park.

Joining late but am also here for the discussion of Liberty State Park. Has that yet taken place?

It is not a valid meeting at this point. You don't get to jam through a life-changing decision because you couldn't set up Teams properly. "

I have to go to my next call.

I am against the LSP warehouse.

Can we have some of the public officials present on this call share their voices in support of postponing this meeting and not having it be recognized as legitimate? We just heard a senator stating they were not heard on the previous item.

HOW CAN THEY VOTE BEFORE HEARING FROM THE PUBLIC!!!

I am typing a message for my husband, Peter Delman, who could not enter this meeting on his computer. "The main issue is the marina wants to contribute a bulkhead which is going to cost %60 million. The park does not need this bulkhead to stabilize the shoreline' it is strictly for the benefit of the marina itself. The public is getting no benefit from the deal ion return for building a hideous, bloated storage facility that desecrates the park."

Jayne Freeman, Jersey City - I oppose the Liberty State Park warehouse.

Lisa Simms, resident. Building a 75-foot tall boat storage warehouse across the street from NJ's Living Memorial - A Grove of Remembrance, which honors through trees the NJ residents that we lost of 9/11, is unconscionable. Jersey City folks do not want this, NJ park goers do not want this, and you should not want this too. Represent us, not wealthy yacht owners. Vote no.

Alexandra Panagakos - Jersey City resident.

Regarding item #3 - I oppose the 60 year lease with Suntex/ Liberty Landing and the boat storage warehouse! Liberty State Park is an essential public green space in Jersey City. It serves as a hub for members of our community. Such a warehouse would negatively impact an amazing natural and historical space. The NJDEP should be protecting and uplifting this space, and REVITALIZING it as they've claimed. A gargantuan warehouse being build on public natural space is completely incongruous with the idea of revitalizing the park... I strongly oppose.

HOORAY FOR SENATOR VIN GOPAL for VOTING NO on the LSP LEASE!

Thank you Sen. Gopal for voting NO on item 3 concerning Liberty State Park.

My name is Matthew Hall. I am a life-long resident of New Jersey, a 16 year resident of Jersey City, and frequently visit Liberty State Park. I am opposed to the proposed new lease for the Liberty State Park marina to Suntex.

The proposed boat storage warehouse is too massive, destroying the views and park's character at the very entrance to the park. Any new boat storage warehouse should comply with the half acre

maximum required by the 1990 National Park Service ruling and keep with the spirit of the Green Acres funds and federal Land, Water Conservation Funds used to originally purchase the land for the park.

The 60 year lease is too long. A 20 or 30 year lease would be more appropriate and would line up with the next time the marina bulkhead needs another significant repair/replacement.

Please reject the proposed new lease agreement with Suntex.

Matthew Hall, unaffiliated, Jersey City citizen

Thank you Sen Gopal

i oppose the Liberty State Park Marina..My name is Margaret Doman

Debby DeVenezia, Jersey City – The many people on this call are just the tip of the overwhelming number of people in NJ and beyond that do NOT support the lease or the building of a massive warehouse within Liberty State Park. This is a public park for the good of all the people. Allowing this travesty to go through is directly against what the public wants for the use of their park. You have an opportunity to do the right thing and vote NO on this lease.

Jay Weisbond, Policy Assistant for New Jersey LCV. The New Jersey League of Conservation Voters strongly OPPOSES the proposed lease of Liberty State Park property to Suntex Marinas and the construction of a 75-foot, three-acre private boat storage warehouse on protected Green Acres and LWCF land. The proposal is incompatible with the park's purpose, violates National Park Service standards, diminishes open space, and advances privatization in a park meant to remain public. Given these concerns and the lack of transparency in the process, we urge you to vote **NO** and reject this proposal to preserve Liberty State Park for current and future generations.

Stop this now.

22x

I am here on the call and writing to oppose the proposed lease!

**Statement of Opposition to Suntex Dry Storage Facility at Liberty State Park by Marc Simon, Jersey City Resident 01/15/2026**

Thank you for the opportunity to voice my strong opposition to the Liberty Landing Marina Lease which would allow Suntex to build a massive storage facility at the main entrance to Liberty State Park. My reasons for opposing this are simple and sincere. Although many of the economic and public amenity elements of the project appear at first glance to be positive, the end result is tragically negative when explored beneath the surface of the glossy presentation of the Suntex proposal.

Simply stated, this is the wrong location for a massive building that will overwhelm the processional entry to the park. It does not reflect a "cleanup" of existing elements of the marina, but rather represents an enormous expansion in exactly the wrong way: the wrong use (giant indoor storage warehouse) in the wrong location. It would be easy for Suntex to improve its slips, improve the Hudson River Walk experience, and reorganize all of the existing elements without the enormous indoor storage facility. This is exactly what they did in their Las Olas facility in Ft. Lauderdale and the Miami Beach Marina. ***There is no indoor storage facility at either of these Suntex locations*** which would mar the landscape there, and there is even less reason to do so at the entrance to Liberty State Park. The facility that Suntex mentioned in their presentation is the Haulover Marine Center north of Miami, and it is a dry storage marina as opposed to a picturesque wet slip marina such as exists at Liberty State Park. I do not fault Suntex for proposing their project, but again, it is absolutely the wrong location for a massive dry storage structure.

Suntex is the beneficiary of an outdated lease that was negotiated many years ago. It is right for Suntex and the State of New Jersey to want an updated agreement, but this must be mutually beneficial to both Suntex and the constituency of the State of New Jersey, i.e. its people who actively enjoy the remarkable Liberty State Park.

Many speakers prior presentations spoke about the economic tables presented and indicated that the picture presented was a skewed one. It is true that the sea walls at the Park are in need of restoration and that the project is an expensive one. It is also true, however, that the project receive proper study. It would be a great mistake for DEP to assume that the only way to effect this

restoration would be to allow Suntex to build its massive indoor storage facility as a trading piece as this is at great detriment to the quality and character of Liberty State Park. It would be a shameful compromise that would forever mar the experience of the park. Suntex is not the only operator of marinas, and if they cannot uphold the existing dictates of their lease, clean up their existing facilities, and improve the Hudson River Walk within their bounds, other operators could be considered. IGY Marinas (Island Global Yachting) operates the marina at the Brookfield Properties site directly across the Hudson River in Manhattan. There is no mammoth storage facility there and they, in concert with Brookfield Properties, maintain a luxury yacht marina that does not diminish the experience of the area, but enhances it.

I am a long term resident of Jersey City and enjoy the use of the park often. I have performed volunteer gardening work in the park for many years and deeply love its remarkable presence. Almost fifty years ago, I worked for the architect that designed the Park, Robert Geddes, and I am thrilled that there is much promise in the current plans to upgrade the park and restore the Hudson Terminal Building and adjacent train shed. These are extraordinary treasures, and I hope that DEP and Suntex can work to find a mutually advantageous way to improve the marina in a positive as opposed to a destructive way.

CYNTHIA - please let ISAAC SMITH Talk as he is representing Jersey City Mayor Elect James Solomon!

Jasmine Romero, Jersey City resident of 7 years. I oppose the boat warehouse lease proposal on Liberty State Park. We already lack green space here in the city and I refuse for it to be taken up by corporate interests. Please, listen to your public, and not the greed of a privileged few.

Tragic bad planning

Please preserve the Open Space at Liberty State Park and reject the oversized marina boat storage area.

Jim Nelson

Anthony Sandkamp, Jersey City resident.

24x

Jay Weisbond, Policy Assistant for New Jersey LCV, urging to you vote NO on the proposed lease. We are very concerned about the lack of transparency and public engagement and reject any quid pro quo tying bulkhead repairs to warehouse approval.

And what is the public gain???

This is Colleen Frank, a 9-year citizen of Jersey City. Please allow on the record this written public comment regarding the LSP Marina Lease as I am unable to attend or speak at today's meeting: Please note that I oppose the motion to approve a new 60-year marina lease at Liberty State Park. Advancing a long-term privatization agreement days before a new governor takes office is premature and significantly undermines public trust. Governor-elect Mikie Sherrill should be given the opportunity to review, evaluate, and, if necessary, revise a lease that would permanently alter one of New Jersey's most significant public parks.

The proposed lease authorizes large-scale commercial boat storage structures that cover multiple acres and rise up to 70 feet at the park's northern entrance, directly impacting the character, openness, and purpose of Liberty State Park. This proposal has drawn overwhelming public opposition and raises serious legal and procedural concerns, including the absence of a publicly disclosed land valuation as required under the Green Acres Act and unresolved questions about whether the State is legally obligated to finance marina bulkhead reconstruction at all. Without these foundational determinations, the Commission lacks a sufficient basis to conclude that the lease serves the public interest.

There is no demonstrated urgency to approve this lease now. Recreational improvements permitted under the existing lease are already funded and moving forward independently. Given the scale, duration, and irreversible impact of this proposal, the prudent and responsible course is to pause, allow the incoming administration to review the terms, and ensure any decision fully reflects the long-standing public consensus against further privatization of Liberty State Park.

The proposed Liberty Landing Marina lease for, as stated by the DEP, the "continued operation and improvement (we are here because the State and Suntext did not maintain the marina)" would allow a massive, 70-foot-tall dry boat storage warehouse that threatens Liberty State Park's public character, openness, and natural beauty. It violates federal guidelines and turns parkland into a private commercial zone for luxury yachts. This proposed lease is a taxpayer-funded giveaway to a reckless tenant at best or at worst to a conniving capitalist that betrays public trust for private profit. As documented, about 650 people commented on this proposed lease with only 10 people speaking in favor of it. That's 99% of the people against this atrocity.

8 Key Reasons for Opposition:

25x

- Threat to Park Character & Open Space: The huge warehouse destroys the park's historic, open, and natural feel, transforming it from a public sanctuary into a commercialized industrial area.
- Violation of Public Trust Doctrine: The government is violating its duty to hold public land in trust for all people by allowing private commercial development in a sacred public space.
- Commercialization & Privatization: This deal prioritizes private profit for Suntex Marinas over public access, turning public land into a private storage facility for expensive boats. It rewards a negligent tenant by giving it an additional 40 years on a lease that already has had 40 years to demonstrate what it could do for the park, state, and public. It has failed miserably.
- Massive Scale & Blight: The proposed 70-foot-tall (down 5 feet from the original proposal), 3-acre warehouse is a monstrous, sacrilegious, disrespectful irreversible blight, especially given its proximity to the 9/11 Grove of Remembrance.
- Federal & State Guideline Violations: The development violates a 1990 National Park Service ruling limiting development on land purchased with federal funds from the Land and Water Conservation Fund.
- Taxpayer Funding for Private Benefit: \$30 million in taxpayer funds for bulkhead repairs is a "quid pro quo" sleazy optic for allowing the warehouse, essentially subsidizing private luxury assets.
- Loss of Parkland: The deal would permanently remove 10 acres of existing public lawn from public use for private boat storage, denying future generations access.
- Environmental Concerns: I worry about increased air pollution from boats, contrasting with the park's goal as a green space.

CYNTHIA, PLEASE let people in if they want to enter.

Leave a vote????

Maureen Crowley. Members are asked to vote before hearing the public comment?

THEY SHOULD LISTEN TO THE PUBLIC BEFORE VOTING!

My name is Margaret Doman. I am a member of the community. I strongly oppose the Marina. My vote is NO. Thank you.

This is Wendy Setzer. I oppose this 60 year lease to Sun Tec. They want to build an illegal warehouse. I vote no. Our park is for the people.

Stephen Lipski - please repaste your comment stating your name

26x

I oppose the LSP land swap. Over the years I have watched the north end of the park slowly being handed over to private concerns, resulting in a boat scrapyards which is an eyesore. please save the park for the people.

Steve Lipski, lifelong Jersey City resident

HOORAY for ASW ELIANA PINTOR MARIN for VOTING NO!!!

Steve Lipski, lifelong Jersey City resident. The proposed Liberty Landing Marina lease for, as stated by the DEP, the "continued operation and improvement (we are here because the State and Suntext did not maintain the marina)" would allow a massive, 70-foot-tall dry boat storage warehouse that threatens Liberty State Park's public character, openness, and natural beauty. It violates federal guidelines and turns parkland into a private commercial zone for luxury yachts. This proposed lease is a taxpayer-funded giveaway to a reckless tenant at best or at worst to a conniving capitalist that betrays public trust for private profit. As documented, about 650 people commented on this proposed lease with only 10 people speaking in favor or it. That's 99% of the people against this atrocity.

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- Environmental Concerns: I worry about increased air pollution from boats, contrasting with the park's goal as a green space.

Maureen Crowley. I ask you to read all comments aloud before calling for a vote on this measure.

Jay Weisbond, Policy Assistant with New Jersey LCV. The New Jersey League of Conservation Voters strongly opposes the proposed lease of Liberty State Park property to Suntex Marinas and the construction of a 75-foot, three-acre private boat storage warehouse on protected Green Acres and LWCF land. The proposal is incompatible with the park's purpose, violates National Park Service standards, diminishes open space, and advances privatization in a park meant to remain public. Given these concerns and the lack of transparency in the process, we urge you to vote **NO** and reject this proposal to preserve Liberty State Park for current and future generations.

Mark Bloomberg

according to the summary on today's agenda, the State will collect \$122M, instead of \$6M. And Suntex will share the cost of a \$60M repair to the bulkhead. That sounds incredible.

Unfortunately, it is too good to be true.

Today's agenda misrepresents key economic information. It fails to mention that actual rent already exceeds the guaranteed minimum of the current lease by more 300%. Rent in 2024 was more than \$1M! That exceeds the minimum guarantee of the proposed lease. The summary also fails to mention that the rental income has been growing annually by more than the 2.5% increase that's proposed in the new lease. And on top of that, it's comparing a 60 year term to a 20 year term. Sure, the proposed lease sounds so much better, but you're comparing apples and oranges, and the agenda doesn't even have the correct terms lease terms listed.

Also, is this Commission certain that it's the State's obligation to fix the bulkhead? Up until 2011, it was the marina operator's responsibility. In 2011, Suntex negotiated new terms on the lease which included the State taking ownership of bulkhead repairs, but that lease was never signed off by the State House commission. Are you 100% certain that its valid? Even if it is, has the \$60M price tag been independently verified, or are you taking the word of a party who has an incentive to inflate the

28x

cost. Bear in mind that just 4 months ago Suntex' financial offer was for significantly less money. We're talking 10s of millions less.

If you look closely at the financials in today's agenda, the 1 page summary of Principal Terms, the Lease Term sheet and Suntex August presentation to the public, you'll see they contain conflicting information and multiple errors that can't be summarized in 3 minutes.

In the lame duck session alone, the State has given out half a billion dollars to private entities and municipal projects. If the bulkhead repair is the State's responsibility, it would be embarrassing that you've prioritized projects like the Prudential Center and Hinchcliff stadium yet are privatizing funding for Liberty State Park?

Given how much money is at stake, what I've stated today should give you pause to make sure that the Commission fully understands the facts and figures. There are 20 years left on the current lease, a new one doesn't need to be approved today.

I am a long- time resident of Jersey City. My vote is a strong NO. My name is Margaret Doman. Thank you.

Jill Scipione, Morris Park Neighborhood Association,

I strongly oppose the 60 year lease and grotesque theft of public land for a monstrous warehouse to store boats for privileged boat owners.

Every single person on this call knows this is wrong including the out of state oligarchs who are trying to steal public land for private gain. If this was in the public interest, it would not have been sneakily planned and purposely omitted from the years long master planning process for Liberty State Park where it would have been subjected to public scrutiny and input.

It is also telling that they are trying to cram this in 5 days before a new administration is sworn in.

There is no more reason for the state of New Jersey to give away our environment and public resources to park boats than there is to put a giant parking deck in the park for the convenience of BMW and Tesla owners to park their cars. Further, there is no reason to bargain away our open space and public land so rich developers can get richer. The taxpayers paid for this park and have elected officials with the expectation that they will be stewards of the land and protect our environment and future. We don't expect our government to be the servants of profit and guardians of greed.

We were promised no privatization of the park. No amount of gaslighting or renaming will make this rotten deal anything other than privatization.

Arnold Cohen, Newark resident and longtime user of LSP. I oppose the 60 year new marina lease with 500 boat warehouse. The two proposed buildings are too high and would severely harm the Park's openness and purpose. It would harm my enjoyment of LSP.

Gladys Shefchik. I oppose this privatization of public land. This park belongs to ALL people and should not be exploited by a few looking to profit. It will destroy valuable greenspace that is so precious in our area now.

I concur with Sen. Mukherji as well as the comment below that was posted without a named author, opposing this marina proposal with eight reasons. We can address funding the bulkhead some other way.

Jim Nelson, participant,  
JC Parks Coalition

Quoting someone else's post:

"The proposed Liberty Landing Marina lease for, as stated by the DEP, the "continued operation and improvement (we are here because the State and Suntext did not maintain the marina)" would allow a massive, 70-foot-tall dry boat storage warehouse that threatens Liberty State Park's public character, openness, and natural beauty. It violates federal guidelines and turns parkland into a private commercial zone for luxury yachts. This proposed lease is a taxpayer-funded giveaway to a reckless tenant at best or at worst to a conniving capitalist that betrays public trust for private profit. As documented, about 650 people commented on this proposed lease with only 10 people speaking in favor or it. That's 99% of the people against this atrocity.

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- Environmental Concerns: I worry about increased air pollution from boats, contrasting with the park's goal as a green space."

Jame.s Whelan.

I am Teresa (Teri) Bowers. I am a past resident of both Hoboken and Jersey City. I currently live in ocean county. I urge a vote of "NO" to any private use of the public's precious park land. Wildlife deserves our concern. There is probably no other land/park in this country that carries such weight and import. The park needs to remain green and free for people and wildlife. Please vote "NO". If you need an affiliation for my comment, I proudly, align with the Friends of Liberty State Park.

AMEN RAJ! Well said!

This is Mia Scanga, a 42 year resident of Jersey City. JC has and is adding thousands of housing units so less park land is not in our best interests. Tens if not hundreds of thousands use the park, LSP should not be revenue generating. I oppose this 60 year lease to Sun Tec. They want to build an illegal warehouse. I vote no. Our park is for the people.

Katy Temple, Office of Congressman Rob Menendez. The Congressman's Statement is as follows: "Among the many honors of representing Jersey City and the surrounding communities in Congress, is having Liberty State Park fall within my district. Liberty State Park is a gem and a treasured oasis in our urban landscape for so many, including my family. For years, I have worked alongside Sam Pesin and other advocates who have taken on the great responsibility of protecting and preserving Liberty State Park. This is why I am deeply troubled by and opposed to the plan before the State House

Commission that would construct a warehouse for luxury yachts at the gateway to Liberty State Park. Our park belongs to the people, not to luxury marina companies seeking to commercialize our recreational spaces. I stand with Friends of Liberty State Park and all of the advocates fighting to preserve the park that we all love, and on behalf of our constituents in opposing this unnecessary and harmful plan."

Bravo! It's the people's park. Not conversions.

Caryn Rogoff, longtime Jersey City resident and longtime user of LSP. I oppose the 60 year new marina lease with 500 boat warehouse. The two proposed buildings are too high -- over 7 stories! --and would severely harm the Park's openness and purpose. This would be another dangerous precedent for the privatization of a PUBLIC park. Please don't ram this through in the final hours of an outgoing administration.

The difficulty in getting into this meeting to just express opposition is showing how far corporate greed is going to push through their agenda. I am amazed I finally can actually post this and I hope that the commissioners READ these posts and act accordingly. Gladys Shefchik

Ctrl+Shift+M to unmute

TELL THEM CTRL+SHIFT\_M please announce this to every one and tell them to write itdown

Jim Legge can't hear... He's using a phone.

Cynthia, try calling Jim Legge's name again and ask him to click the microphone to unmute himself

@Mike Bloomberg - Thank you for this analysis.

32x

James Whelan. I oppose the LSP land swap. Over the years I have watched the north end of the park being handed over to private concerns, resulting in this area being turned into a boat scrapyards that is an eyesore that blocks public access.

I am in a public venue and unable to speak publicly from this venue. I was not able to get into the meeting earlier from a proper venue. I have put my No vote in the Chat. I join Sam Pesin, Friends of Liberty State Park, Senator Murkegee, Congressman Menendez, Mayor Solomon's Office, and assemblywoman Brennan.

Too many would-be speakers were unable to speak. CANCEL this meeting. It's INVALID! Robert Moss

Ashley Metius, resident of Jersey City, I oppose the proposal of the construction of a new warehouse in Liberty State Park.

Kathleen O'Malley, 30-year resident of Downtown Jersey City. I have laryngitis so I am writing my opposition to this obscene plan to build a Home Depot-sized monstrosity in our beautiful state park. This warehouse would be for billionaires, not for the people, not even for boat owners who currently use the marina. The fact that DEP is still entertaining this idea is disgusting. Kill the proposal, already!

Margaret Doman is in a library now and can't speak but she left a comment. in Chat

Alison Cucco, Secretary of the Friends of Liberty State Park. Current Hoboken resident and past Jersey City resident. I strongly oppose the new 60 year marina lease and 500 boat storage unit. There should not be TWO buildings constructed for private purposes along our PUBLIC waterfront property. This would cause reprehensible damage to the view within this sacred park. The NJDEP should be ashamed to sell off our publicly owned urban land because the State can't figure out how to adequately fund our parks. When the bulkhead again deteriorates, will we sell more land? If we can't fund another aspect of the park, will the NJDEP let a concert stadium be built to fill a budget gap? Where does this stop? Urban residents should expect that our greenspaces will be protected and invested in because that should be the priority of our government, and because it is what our tax dollars pay for!

CYNTHIA - There should not be a vote today. The Commissioners should read what people wrote in the CHAT before the next meeting in Mikie Sherrill's administration!

Thank you, Sam. I strongly urge that this meeting be rescheduled, so that more members of the community can register their Vote. Several participants left the call during an earlier period in this meeting, when we were locked out of the meeting. Barring that, my vote remains a strong No. Thank you.

Anthony Sandkamp, Jersey City resident. Commissioners, for 50 years advocates have fought for and reclaimed an industrial wasteland into one of the most iconic parks in the state of New Jersey. A vital green space, shared by 4 million visitors per year. You are asked to approve a 60 year lease that at its heart builds a double height warehouse the size of 2 Home Depots stacked on top of each other at the park entrance. What for? to house yacht indoor storage for millionaires who don't want their boats to get rained on. We take iconic views away forever and store boats there inside. I say let Suntex build in a location like Bayonne behind Cosco or Lowes where the buildings will fit naturally and the residents of Jersey City will keep their views so many worked a half century to save. This proposal with a 60 year lease, like ownership incumbers part of the park until every person attending is dead. Like selling state park land the state legislature should approve the lease. a study should be done to take into account environmental, cultural and historic impacts going forward. In the very near future this location will need to be fortified against sealevel rise with possible levees constructed to protect downtown Jersey City, creating this lease and encumbering the property with a structure will create legal obstacles to the protection that will need to be afforded to our city. Constructing a building of this size on green space should also consider zoning changes and confer with city agencies. Neighboring property owners will need to be compensated for the loss of property value caused by the warehouse butting their property as prospective structures and condos will lose value relative to their current location abutting green space. I ask this commission to vote to reject this application.

Go Sam!!

Respect the park's founders vision. Respect the overwhelming public's wishes.

Jersey City native and longtime resident and active community member now living in Dublin Ireland. I am opposed to this monetization and 60 year privatization of the invaluable and historic public resource of Liberty State Park. Please vote no or defer and allow the next administration to adequately deal with this issue.

**Statement of Opposition to Suntex Dry Storage Facility at Liberty State Park by Marc Simon,  
Jersey City Resident 01/15/2026**

Thank you for the opportunity to voice my strong opposition to the Liberty Landing Marina Lease which would allow Suntex to build a massive storage facility at the main entrance to Liberty State Park. My reasons for opposing this are simple and sincere. Although many of the economic and public amenity elements of the project appear at first glance to be positive, the end result is tragically negative when explored beneath the surface of the glossy presentation of the Suntex proposal.

Simply stated, this is the wrong location for a massive building that will overwhelm the processional entry to the park. It does not reflect a "cleanup" of existing elements of the marina, but rather represents an enormous expansion in exactly the wrong way: the wrong use (giant indoor storage warehouse) in the wrong location. It would be easy for Suntex to improve its slips, improve the Hudson River Walk experience, and reorganize all of the existing elements without the enormous indoor storage facility. This is exactly what they did in their Las Olas facility in Ft. Lauderdale and the Miami Beach Marina. **There is no indoor storage facility at either of these Suntex locations** which would mar the landscape there, and there is even less reason to do so at the entrance to Liberty State Park. The facility that Suntex mentioned in their presentation is the Haulover Marine Center north of Miami, and it is a dry storage marina as opposed to a picturesque wet slip marina such as exists at Liberty State Park. I do not fault Suntex for proposing their project, but again, it is absolutely the wrong location for a massive dry storage structure.

Suntex is the beneficiary of an outdated lease that was negotiated many years ago. It is right for Suntex and the State of New Jersey to want an updated agreement, but this must be mutually beneficial to both Suntex and the constituency of the State of New Jersey, i.e. its people who actively enjoy the remarkable Liberty State Park.

Many speakers prior presentations spoke about the economic tables presented and indicated that the picture presented was a skewed one. It is true that the sea walls at the Park are in need of restoration and that the project is an expensive one. It is also true, however, that the project receive proper study. It would be a great mistake for DEP to assume that the only way to effect this restoration would be to allow Suntex to build its massive indoor storage facility as a trading piece as this is at great detriment to the quality and character of Liberty State Park. It would be a shameful compromise that would forever mar the experience of the park. Suntex is not the only operator of marinas, and if they cannot uphold the existing dictates of their lease, clean up their existing facilities, and improve the Hudson River Walk within their bounds, other operators could be considered. IGY Marinas (Island Global Yachting) operates the marina at the Brookfield Properties site directly across the Hudson River in Manhattan. There is no mammoth storage facility there and they, in concert with Brookfield Properties, maintain a luxury yacht marina that does not diminish the experience of the area, but enhances it.

I am a long term resident of Jersey City and enjoy the use of the park often. I have performed volunteer gardening work in the park for many years and deeply love its remarkable presence. Almost fifty years ago, I worked for the architect that designed the Park, Robert Geddes, and I am thrilled that there is much promise in the current plans to upgrade the park and restore the Hudson Terminal Building and adjacent train shed. These are extraordinary treasures, and I hope that DEP and Suntext can work to find a mutually advantageous way to improve the marina in a positive as opposed to a destructive way.

**Cali Alexander**

Respect the park's founders vision. Respect the overwhelming public's wishes.

If you want your comments entered into the record you need to put your full name inside the chat box along with your comment. (We were instructed that at the start of the call).

Jersey City native and longtime resident and active community member now living in Dublin Ireland. I am opposed to this monetization and 60 year privatization of the invaluable and historic public resource of Liberty State Park. Please vote no or defer and allow the next administration to adequately deal with this issue.

Statement of Opposition from Peter Zirnig IV, life time Jersey City resident: This proposed marina lease is an insult to the people of not only Jersey City, but the entire state who has ownership of the park. Not only is the lease a bad deal for the park in which the Marina would make an insane amount of money compared of money given back to the park, it would also create an unsightly monolith that would ruin the spirit of the park as well as pushing the park in the direction of something that can be used as a bargaining chip for development, i.e. the lawn attempting to be regained by the state along Audrey Zapp Drive. This is a bad and rushed deal which I hope the state will strike down, especially after all the public outcry from the citizens they are supposed to serve.

Jersey City native and longtime resident and active community member now living in Dublin Ireland. I am opposed to this monetization and 60 year privatization of the invaluable and historic public

resource of Liberty State Park. Please vote no or defer and allow the next administration to adequately deal with this issue.

Cynthia - There should not be a vote until Commissioners read the extensive comments in the CHAT and wait until Mikie Sherrill is governor!

William Donohue Jersey City native and longtime resident and active community member now living in Dublin Ireland. I am opposed to this monetization and 60 year privatization of the invaluable and historic public resource of Liberty State Park. Please vote no or defer and allow the next administration to adequately deal with this issue.

Katy Lyness

I am a Jersey City resident who enjoys Liberty State Park on a regular basis. I enter the park, biking or walking, as so many others do from that north entrance. It is a spectacular walk with Manhattan slowly emerging, then growing larger as you get closer. But beyond the sheer enjoyment of that experience, the north entrance to the park is very meaningful to me.

I remember 9/11, standing on the Jersey Avenue bridge with so many others who were looking toward Liberty State Park at an empty sky over Manhattan. We weren't able to get into the park because it was meant to be a triage area. People had come because the park was as close as they could get to the towers. They were fruitlessly trying to call their friends. It was heart breaking.

That place in the world is not just a beautiful park entrance, it is a sacred site.

Please don't let anyone destroy it!

In Jersey City v. Dept. of Envir. Protection, 227 N.J. Super. 5, 17 (1988) the Appellate Division, approving the now-existing marina, said, "But in the definitional section of the Green Acres Land Acquisition Act 'boating' is an approved 'recreational and conservational purpose.' N.J.S.A. 13:8A-

3(c)." Will someone tell me a straight face that, by "boating", the Court meant a multi-story warehouse?

Amen Jeff!! Tell it like it is!

WHO IS TALKING NOW ABOUT SUNTEX FINANCES ? GREAT TESTIMONY! Thanks to everyone who is speaking so powerfully and wisely!

Stephanie Startz, Jersey City Resident.

I question the wisdom of a 60-year lease on land that flood maps project will begin to flood as early as 2030. An environmental review would have pointed that out, but sadly, that was not performed. The proposed dry storage site will very soon be wet storage and Suntex will force majeure their way out of this contract and most likely leave the state of NJ with the full cost of repairing the bulkhead, along with a giant eyesore at the entrance of Liberty State Park.

I am wholesale opposed to offering public land to private entities to profit off of.

That said, I have seriously reviewed the state's proposal and believe that The NJ Department of Environmental Protection is getting taken for a ride by Suntex Marinas.

Suntex Marinas, a private company, is the largest standalone marina owner and operator in the U.S. Suntex has an estimated annual revenue in the range of \$250 million to \$500 million. Suntex considered an initial public offering in 2022 that would have valued it at more than \$3 billion but dropped the idea because of the impact of rising interest rates on the market.

Suntex has recently received significant investment from private equity, recently announcing a partnership with Centerbridge Partners to acquire over \$1.25 billion in new marinas. Private equity has a simple investment thesis: Boaters are willing to pay more. Customers at other Suntex marinas

36x

have complained of significant and repeat price increases of 8% annually, dwarfing the state's proposed 2.5% annual rent increase.

Let's assume that every single one of the 520 slips in Liberty Landing is rented out to 40' foot boats, that's roughly \$1,000 a month, resulting in \$6.2m in annual slip revenue. Assuming half of the boats are power boats and the other sail boats, we can estimate another \$3m in fuel revenue in just the summer months alone. Assume Average Operating Profit (EBITDA) of 38%, an industry benchmark from the Association of Marina Industries and we can **conservatively project annual profits of \$4M at least**. Assuming a conservative cap rate of 8% or a 5x multiplier, both industry benchmarks, Liberty Landing can be assessed a value between \$4 and \$16m. John Simpson, an industry expert of marina appraisals, has stated that adding dry stack storage adds another \$858,000 to the value of the entire marina.

If we are going to sell off every square inch of land, let's at least get our fair share of the deal. This lease exposes NJ to significant risk with no upside.

My name is Katy Lyness, I am a Jersey City resident who enjoys Liberty State Park on a regular basis. I enter the park, biking or walking, as so many others do from that north entrance. It is a spectacular walk with Manhattan slowly emerging, then growing larger as you get closer. But beyond the sheer enjoyment of that experience, the north entrance to the park is very meaningful to me.

I remember 9/11, standing on the Jersey Avenue bridge with so many others who were looking toward Liberty State Park at an empty sky over Manhattan. We weren't able to get into the park because it was meant to be a triage area. People had come because the park was as close as they could get to the towers. They were fruitlessly trying to call their friends. It was heart breaking.

That place in the world is not just a beautiful park entrance, it is a sacred site.

Please don't let anyone destroy it!

39x

Can anyone capture the CHAT comments in case the Commission accidentally or purposefully deletes the CHAT?

I couldn't get on, the mic isn't working.

I am Eleanor Gruber, co chair of the League of Women Voters of New Jersey Natural Resources committee.

I'm sorry. the mic was working on our end. you can try again.

The LWV is a public interest organization whose principle is the active and informed participation in government. We have a longstanding position on the importance of enhancing our public spaces and protecting our valuable natural resources. We oppose the proposed 3 acres, 75 foot high enclosed boat storage project in Federally Protected Liberty State Park. This massive project for 500 boat dry racks in a large, covered commercial building will permanently damage the history and character of the park.

Eleanor, please repost your comment stating your full name

Eleanor Gruber, co chair of the League of Women Voters Natural Resources Committee. Liberty State Park is a Federally Protected natural resource, a park where thousands gather to enjoy both active and passive recreation. Liberty State Park belongs to the people. Here you can see families enjoying the park and its green spaces lots trees, as a respite from crowded urban areas. There has been a half century of broad public support for a non-privatized open space.

I

Eleanor Gruber

40 x

Eleanor Gruber. Allowing this project sets a concerning precedent for paving and privatizing other parts of the park and for fitting private sports and entertainment complexes. This project solely for profit will ruin the park's character, history, opening and purpose. We are disappointed that it is being considered and urge you to reject this application and lease and ensure your mandate as the Department of Environmental Protection.

Clara Richardson, resident of Jersey City: Please do not sign this lease now. The proposed boat warehouse would destroy the main entrance to the most important park in New Jersey. The Park's open space and its views can only become more important over time. Why would we rush into a 60 year lease including a massive warehouse that will destroy these views and the sacred feeling of this place? Especially, as it seems the bulkhead issue can be solved by a rounding error in the State budget?

Thank you Emile Deagle Sorry, thank you Emile Devito

My name is Gabby Feliu. I am a Jersey City resident for over 15 years and currently serving on the board of the Harsimus Cove Neighborhood Association. To reiterate, I am deeply concerned that the joining/log-in issues with today's meeting and the unacceptable audio and technical issues prevented many of the public from joining and/or sharing comment. I would ask that you consider this meeting to be rescheduled so that a more inclusive meeting can be held.

Having said that, this lease would severely harm LSP's character, history, openness, purpose, and legacy. Liberty State Park's open vistas, history, and beauty and its urban open space make the park sacred ground and should never be compromised now or ever. It's the people's park, not a storage facility warehouse for the rich, and should stay that way. This lease makes no fiscal sense, it makes no commercial sense, it makes no aesthetic sense, it makes no environmental sense, it makes no ethical sense and is in direct opposition to the overwhelming wishes of the public who you took an oath to serve. On behalf of all Jersey City Residents who are rightly opposed to this reckless assault on our precious open space, I strongly urge you to vote your conscience and vote NO on this inappropriate and dare I say illegal lease. Thank you.

LSP has over 5-6 million visitors a year and the park must be protected for future generations! GREAT STATEMENTS Everyone!

I am not in a location that allows audible conversation. Thank you for the opportunity.

You are welcome. thank you for letting us know.

I agree with the current speaker the difficulty in signing on to the meeting. Additionally those of us who were coming in by phone, were abruptly shut out, with no indication as to whether we

would be let back in. My concern in leaving this venue ( where I can at least listen to the meeting and enter comments in chat9, is that if I leave I might not be able to get back in at all.

you can leave your comments in the Chat

Cynthia, the NY/NJ Baykeeper Greg Remaud is waiting on the phone to speak and can't raise his hand from the phone. His phone ends in 33

Paula Mahayosnand, President Jersey City Parks Coalition - oppose the new 60-year LSP marina. As a previous committee member of the NJ Liberty State Park Revitalization Task force, the marina discussion should have been included as part of the public input. The footprint & height is unacceptable and disrupts the LSP entry/corridor into the park. It does not align with the masterplan - please reference Liberty State Park Phase Development Strategy de Aug 2025 : page 4 Early Activation projects, page 16 Audrey Zapp Drive gateway priority project. The Marina project is a contradiction to page 16.

I don't see you Greg. Please announce yourself

**If this gathering is considered a proper meeting, it is a shameful example of this commission's performance.**

**It is important for our voices to be heard, more important it is important to do the**

42x

**right thing, and to be our brother's keeper. Liberty State Park is important to me, my neighbors and my neighborhood.**

**I agree with all the wonderful speakers who voted NO on this proposal.**

**Today is Martin Luther King, Jr.'s Birthday! I urge the commission to abide by his great words of wisdom and acknowledge "The time is always right to do what is right." And to you commissioners know that "Our lives begin to end the day we become silent about things that matter." This matters, you too will assume the responsibility of turning your backs on your neighbors, if you remain silent. Please vote NO on today's proposal. Park over Profit! June Jones, Morris Canal Community DC**

The public was largely denied the opportunity to share comments vocally/publicly . There is no actual necessity to take action today. The meeting should be rescheduled/tabled and an opportunity be given to the incoming Administration to consider all aspects, and to work out a reasonable technical process to facilitate public engagement. This is Margaret Doman

Vote NO and let this be the Gateway VOTE to VALUE our public parks and the VOICE of the PUBLIC.

Shame

This meeting reminds me of the process we experienced when our Ward Maps were redrawn.

Very disappointed

Shame

Demorcacy in action. Shameful

Shameful!

horrible..

Whi is getting what from Suntex?

Disgrace!

court injunction!

THE FIX WAS IN! Murphy's CORRUPTION. There will need to be a lawuit!

44x

Shame

Horrifically disappointing

Wildly corrupt

MURPHY CORRUPTION! THE FIX WAS IN! MURPHY was probably lobbied and got campaign money for his wife or other campaigns in return for this massive warehouse. There will be a lawsuit.

45x

**From:** [Robert Moss](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! No Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 7:26:33 PM

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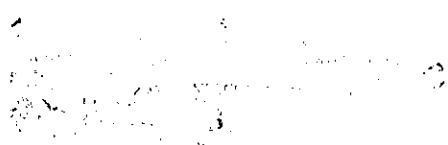
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

I understand that a proposal to allow construction of a 3 acre, 75' high boat storage warehouse in Liberty State Park has been submitted for the agenda of the next State House Commission meeting. Such a submission necessarily implies that the warehouse, as opposed to the marina, has neither a conservation nor a public outdoor recreation purpose—the two purposes to which the use of Green Acres funds is limited, by the multiple Green Acres bond acts, Constitutional amendments, and statutes.

Should that be the case, an argument can and should be made that the warehouse proponents must demonstrate that there is no reasonable or feasible alternative to siting the facility in the park. This requirement is in the Green Acres regulations, NJAC 7:36, which are written to apply to counties, municipalities, and non-profits, but not necessarily to the State. That should be changed.

Meanwhile, I urge you not to include the DEP's 60-year marina lease on your December agenda. Governor Mikie Sherrill's administration should review the lease and eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Robert Moss



46x

**From:** [Mark Bloomberg](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Please Defer the Vote on the Liberty State Park Marina Lease  
**Date:** Tuesday, November 25, 2025 3:20:27 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Dear members of the State House Commission,

I am writing to ask you to defer voting on the proposed new Marina Lease at Liberty State Park that is currently scheduled to be on the State House Commission's agenda in December.

The details of the proposed lease agreement that were shared with the public contain many inaccuracies regarding the finances of the deal. This information needs to be further scrutinized, especially given that the term of the lease is for 60 years.

- The primary financial terms of the new lease are identical to the existing lease
  - The State currently receives a percentage of revenue for various services at the marina. Those percentages have not changed in the proposed lease.
- The new lease proposes a new minimum guaranteed annual revenue for the State (\$800K), but this minimum is lower than the actual revenues that the State currently receives.
  - Under the existing lease, the State received \$828M in 2021, which grew steadily to \$1.03M in 2024.
  - Projections of revenue would grow to \$1.12M in 5 years. These projections are identical for the existing lease and the proposed lease.
- The proposed 10% rent increases that would occur every 5 years, only apply to the minimum revenue guarantee, not to the actual revenues.
  - It'll take 15 years before the minimum revenue guarantee exceeds \$1M. Current revenue that the State receives already exceeds \$1M and is projected to always exceed the minimum, even with the 2% increase.

All that is really "new" about this lease is:

- A limit on the State's cost to replace the park's bulkhead which would be no more than \$30M, without any guarantee that it would be completed to the State's standards
- the State would take possession of the marina green section, which the current Lessee does not utilize
- After the first 5 years, the State would receive an additional 6% of revenues

47x

directly related to dry rack services, in exchange for allowing a 3 acre storage warehouse

- The minimum rent guarantee would increase from \$300K to \$800K. This would only matter if the marina suffered a significant decrease in projected revenue.

A delay in voting on this issue for 3 or 6 months would give Governor-elect Sherrill and her new DEP commissioner a reasonable amount of time to properly vet the proposed lease, especially given that the existing lease still has 23 years remaining on it. Put another way, given that Governor Murphy and DEP Commissioner LaTourette only have days left office, should they really be locking the State into a 60 year lease in Liberty State Park?

Thank you,  
Mark Bloomberg

**From:** Sam Pesin  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] SHC -Please DON'T PUT the LSP lease on the agenda before Mikie Sherrill starts being governor.  
**Date:** Thursday, November 6, 2025 11:53:26 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

hi Cynthia,

Thanks for reminding me of your correct SHC email address.

**Whom should I write to at the SHC to urge that the LSP Marina lease not be on the December agenda and that it not be on the agenda until Mikie Sherrill is governor?**

**If the DEP Commissioner requests that this lease be on the agenda, which would allow the massive boat warehouse - the worst lease in LSP history , can the State House Commission refuse to put it on the agenda?**

Sam

On 11/6/2025 10:47 AM, Bussell, Cynthia [TREAS] wrote:

Good morning Sam,

Please remember to send your comments to the SHC email address which is [statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov), this way it won't get lost in my regular emails.

**We expect that this item will be on the agenda in December, but the draft and meeting date has not yet been finalized. I will forward your concerns to the members.**

Thank you,

*Cindy Bussell, Div. of Property Mgmt. & Construction  
State of New Jersey, Department of Treasury  
Office of Real Property Acquisition & Disposition  
33 West State Street, 9th floor, P O Box 229, Trenton, NJ 08625-0229  
Phone: (609) 292-2519  
[Cynthia.Bussell@treas.nj.gov](mailto:Cynthia.Bussell@treas.nj.gov)*

---

**From:** Sa...  
**Sent:** Thursday, November 6, 2025 10:36 AM

49x

**To:** Bussell, Cynthia [TREAS] <Cynthia.Bussell@treas.nj.gov>  
**Subject:** [EXTERNAL] SHC Cynthia-from Friends of Liberty State Park - LSP Marina  
Opposition Bullet Points for SHC

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State House Commission  
Cynthia Bussell

hi Cynthia,

I hope you are doing very well!

**The Friends of LSP also urge the SHC to NOT put the LSP lease on the agenda before Mikie Sherrill starts being governor. There is no valid reason for Commissioner LaTourette to outrageously ignore the overwhelming opposition to this major privatization expansion, and to try to ramrod this lease signing at the end of Governor Murphy's term. For 49 years the overwhelming majority broad public consensus has opposed LSP commercialization and privatization. 645 of 650 people in the late summer public comment period opposed it.**

I hope that the SHC Commission members and Dominic Rota, the new SHC Secretary, whom I had the pleasure of meeting at the Sept. 4th DEP public hearing in Trenton, will please read this email and our one page of bullet points against the massive boat storage warehouse which would be allowed in the DEP's new 60 year lease with the billion dollar Suntex Marina Corporation.

I waited until after the election to send the document as I assumed legislators would have more time to focus on it after the important election.

Thanks very much for disseminating it.

Enjoy the rest of your day!  
Sam

50x

Sam Pesin, president  
Friends of Liberty State Park

OFFICE 201-792-2000

ON SOCIAL MEDIA

--  
Sam Pesin, president  
Friends of Liberty State Park  
CELL 201-792-2000

**From:** Friends of Liberty State Park  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] SHC: Don't put LSP marina lease on Agenda! NO Massive Boat Warehouse!  
**Date:** Monday, November 24, 2025 3:03:41 PM  
**Attachments:** Friends of LSP Letter to State House Commission against Marina Lease getting on Agenda 11-24-25.pdf

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Dear Cindy,

**Please distribute to all the SHC members, the attached letter on our letterhead from the Friends of LSP. I also pasted it below but it would be appreciated if you'd send the attachment version!**

**Thank you!**

**Sam**

**Dear State House Commission members,**

**I urge you to not include the DEP's 60 year marina lease on your Dec. agenda because it would allow a very harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse along LSP's northern entrance and across from the 9/11 Grove of Remembrance, and Gov. Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, history, openness, purpose, sacredness, integrity and legacy.**

**Central Park and no other great park in the world would consider for a minute approving a massive commercial building. Only LSP is again on the privatization chopping block!**

52x

**Please don't facilitate Commissioner LaTourette's ramrodding this horrific lease allowing the major marina privatization expansion in the last weeks of Gov. Murphy's term.**

**The Governor's Liberty State Park and NJ reputation would be severely tarnished by the "Governor Murphy Boat Storage Warehouse".**

**The DEP Commissioner is undemocratically and arrogantly ignoring 49 years of the overwhelming majority broad public consensus opposition to Liberty State Park privatization and commercialization, and the end of summer 645 emails against the massive boat storage warehouse.**

**Thank you for your consideration with Liberty State Park's future at stake with this very bad deal lease setting a very dangerous precedent for privatization and commercialization threats to this priceless park behind Lady Liberty and Ellis Island.**

**The DEP lease should have strongly supported the National Park Service 1990 Decision - that a dry rack warehouse can't be more than a half-acre because of the original federal park funding meant for public outdoor recreation. The marina without the warehouse will make a ton of profits from the 60-year lease in this priceless location.**

Sincerely,  
Sam Pesin president of The Friends of LSP

# THE FRIENDS OF LIBERTY STATE PARK

P.O. Box 3407, Jersey City, New Jersey 07303-3407  
pesinliberty@earthlink.net  
www.folsp.org

11/24/25

Dear State House Commission members,

I urge you to not include the DEP's 60 year marina lease on your Dec. agenda because it would allow a very harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse along LSP's northern entrance and across from the 9/11 Grove of Remembrance, and Gov. Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, history, openness, purpose, sacredness, integrity and legacy.

Central Park and no other great park in the world would consider for a minute approving a massive commercial building. Only LSP is again on the privatization chopping block!

Please don't facilitate Commissioner LaTourette's ramrodding this horrific lease allowing the major marina privatization expansion in the last weeks of Gov. Murphy's term.

The Governor's Liberty State Park and NJ reputation would be severely tarnished by the "Governor Murphy Boat Storage Warehouse".

The DEP Commissioner is undemocratically and arrogantly ignoring 49 years of the overwhelming majority broad public consensus opposition to Liberty State Park privatization and commercialization, and the end of summer 645 emails against the massive boat storage warehouse.

Thank you for your consideration with Liberty State Park's future at stake with this very bad deal lease setting a very dangerous precedent for privatization and commercialization threats to this priceless park behind Lady Liberty and Ellis Island.

The DEP lease should have strongly supported the National Park Service 1990 Decision - that a dry rack warehouse can't be more than a half-acre because of the original federal park funding meant for public outdoor recreation. The marina without the warehouse will make a ton of profits from the 60-year lease in this priceless location.

Sincerely,  
Sam  
Sam Pesin, president

54x

**From:** Sam Pesin  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Cindy, here's LSP JC Times editorial document against mammoth marina warehouse  
**Date:** Thursday, October 30, 2025 4:23:27 PM  
**Attachments:** LSP - JC Times Editorial 9-15 - An Oversized 'Home Depot' Has no Place in Liberty State Park.docx

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hi Cindy,

I attached the powerful, wise editorial as a document which you may feel is better for you to send to the State House Commission members than the link

[https://urldefense.com/v3/https://www.folsp.org/preservation/lspmarina\\_jctimes\\_editorial\\_9-15-25.pdf\\_!!I30X0ZrnC1oQtBA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhlSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyV\\_DFJss\\$](https://urldefense.com/v3/https://www.folsp.org/preservation/lspmarina_jctimes_editorial_9-15-25.pdf_!!I30X0ZrnC1oQtBA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhlSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyV_DFJss$)

For when you have time, please read my father's NY Times obituary. My father Morris is the "father" of Liberty State Park.

[https://urldefense.com/v3/https://www.folsp.org/history/father\\_print.pdf\\_!!I30X0ZrnC1oQtBA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhlSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyTfhtEbf\\$](https://urldefense.com/v3/https://www.folsp.org/history/father_print.pdf_!!I30X0ZrnC1oQtBA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhlSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyTfhtEbf$)

enjoy the rest of your day!

Sam

--

Sam Pesin, president  
Friends of Liberty State Park

[https://urldefense.com/v3/http://www.folsp.org\\_!!I30X0ZrnC1oQtBA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhlSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyRsNI\\_E4\\$](https://urldefense.com/v3/http://www.folsp.org_!!I30X0ZrnC1oQtBA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhlSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyRsNI_E4$)  
on social media

**From:** Sam Pesin  
**To:** DEP Commissioner [DEP]; ohn.Cecil@dep.nj.gov; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Yeany, Judeth [DEP]; Sapp, Martha [DEP]; Douglas, James [DEP]  
**Subject:** [EXTERNAL] DEP Comm Shawn & all, please watch LSP Protest Video - Stop the Warehouse/Don't Sign Lease - 9 and half minutes of highlights  
**Date:** Tuesday, November 25, 2025 12:50:11 PM

This message came from an **EXTERNAL** address ( [REDACTED]@ [REDACTED].net). **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

Hi Commissioner Shawn LaTourette and all others,

**I urge you all to please watch this 9 1/2 minute video** with Liberty State Park's character, history, legacy, purpose, sacredness and integrity at stake by the DEP's marina lease allowing the massive boat warehouse instead of limiting it to a half acre as NPS ruled re LWCF funding.

I hope you will feel a sense of responsibility to Liberty State Park's future and to your dedication to your jobs and to your conscience and to the 49 years of overwhelming privatization opposition, to please watch the video.

I don't know if any of you will watch it because you've all been colluding with Suntex to ramrod this very harmful lease allowing the massive warehouse of 3 acres and 75 feet high before Gov. Murphy's term ends,

but I urge you to please watch this highlights video, especially **Senator Raj Mukherji's statement.**

Congressman Rob Menendez and JC Councilman James Solomon spoke in the protest gathering area before our march to the rally area (on other side of the restaurants) due to their schedule and before the videographer came over from setting up the program site.

**LSP Protest Video (9 minutes 20 seconds) of Friends of LSP's community Protest 11/15/25 Stop the Marina Massive Boat Storage Warehouse / Don't Sign the Lease/ Freeze the Lease**

**<https://vimeo.com/1139814164?share=copy&fl=sv&fe=ci>**

48 seconds - Alison Cucco, Friends of LSP board secretary and former chair of JC Environmental Commission

1:30 Rafael Torres, Friends of LSP co-vice president, Deacon, retired firefighter

56x

1:55 Jerome Choice, president of JC's Friends of Berry Lane Park and board member of the JC History Museum

2:23 Hudson County Commissioner Bill O'Dea

2:49 Sam Pesin, president of Friends of LSP

**5:38 Senator Raj Mukherji**

8:23 symbolic tossing of Marina Lease poster into the dumpster

Sincerely,

Sam

--  
Sam Pesin, president  
Friends of Liberty State Park  
C 201 200 200 200 200  
201 200 200 200 200

on social media

**From:** Friends of Liberty State Park  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Cindy: SHC members Please watch Important LSP Marina Lease Protest Video highlights to Stop the Boat Warehouse in 60 year Marina Lease  
**Date:** Tuesday, November 25, 2025 2:02:02 PM

This message came from an **EXTERNAL** address (**friendsoflibertystatepark@gmail.com**).  
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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

hi Cindy,

Please send this email with the protest video link to the Commission members.

Thank you! Enjoy your Thanksgiving!

Sam

**hi State House Commission members,**

Please don't put the DEP's LSP marina lease on your December agenda. This very harmful lease, allowing a massive boat storage warehouse should be reviewed by Governor Sherrill's administration.

**I urge you all to please watch this 9 1/2 minute video** with Liberty State Park's character, history, legacy, purpose, sacredness and integrity at stake by the DEP's marina lease allowing the massive boat warehouse instead of limiting it to a half acre as NPS ruled re LWCF funding.

I urge you to please watch this highlights video, especially **Senator Raj Mukherji's statement**.

Congressman Rob Menendez and JC Councilman James Solomon spoke in the protest gathering area before our march to the rally area (on other side of the restaurants) due to their schedule and before the videographer came over from setting up the program site.

**LSP Protest Video** (9 minutes 20 seconds) of Friends of LSP's community Protest 11/15/25 **Stop the Marina Massive Boat Storage Warehouse / Don't Sign the Lease/ Freeze the Lease**

**<https://vimeo.com/1139814164?share=copy&fl=sv&fe=ci>**

48 seconds - Alison Cucco, Friends of LSP board secretary and former chair of JC Environmental Commission

58x

1:30 Rafael Torres, Friends of LSP co-vice president, Deacon, retired firefighter

1:55 Jerome Choice, president of JC's Friends of Berry Lane Park and board member of the JC History Museum

2:23 Hudson County Commissioner Bill O'Dea

2:49 Sam Pesin, president of Friends of LSP

**5:38 Senator Raj Mukherji**

Sincerely,

Sam

--

Sam Pesin, president  
Friends of Liberty State Park

[www.folsp.org](http://www.folsp.org)  
on social media

**From:** Sam Pesin  
**To:** State House Commission [TRFAS]  
**Subject:** [EXTERNAL] SHC: Don't put LSP marina lease on Agenda! NO Massive Boat Warehouse!  
**Date:** Thursday, November 20, 2025 11:04:19 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Dear State House Commission members,

I urge you to not include the DEP's 60 year marina lease on your Dec. agenda because it would allow a very harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse along LSP's northern entrance, and Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, history, openness, purpose, sacredness and integrity.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

The Governor's Liberty State Park and NJ reputation would be severely tarnished by the "Governor Murphy Boat Storage Warehouse".

The DEP Commissioner is undemocratically ignoring 49 years of the overwhelming majority broad public consensus opposition to Liberty State Park privatization and commercialization, and the end of summer 645 emails against the massive boat storage warehouse.

Thank you for your consideration with Liberty State Park's future at stake with this very bad deal lease setting a very dangerous precedent for privatization and commercialization threats to this priceless park behind Lady Liberty and Ellis Island.

sincerely,  
Sam Pesin

--  
Sam Pesin, president and son of Morris Pesin, LSP's "father"  
Friends of Liberty State Park  
Call 732-255-1111  
www.folsp.org  
on social media

60x

**From:** Sam Pesin  
**To:** DEP Commissioner [DEP]  
**Cc:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Sherazad Mehta; Yeany, Judeth [DEP]; Sapp, Martha [DEP]  
**Subject:** [EXTERNAL] Shawn, LSP JC Times story "LSP Advocates Rally to Oppose Boat Warehouse"  
**Date:** Monday, November 17, 2025 4:33:23 PM  
**Attachments:** Jersey City Times Marina Protest story 11-17 LSP Advocates Rally to Oppose Boat Warehouse.docx

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DEP Commissioner Shawn LaTourette,

The Jersey City Times protest story just came out <https://jcitytimes.com/liberty-state-park-advocates-rally-to-oppose-boat-warehouse/> and it's a little different from the Hudson County View one, and I hope you'll please read it also. I pasted three lines from from the excellent story and The Jersey City Times is subscription only so that's why I pasted a Word document of the story.

**"The rally drew support from the Friends of Liberty State Park (FOLSP), hundreds of local residents, and several elected officials who spoke out against the lease extension. The event included speeches, a march, old-school social justice songs from the Jersey City Resistance Choir — and a message for both the outgoing and incoming governors".**

**"We must never stop protecting this park from the greed of wealthy developers," Sam Pesin, president of FOLSP, told rally attendees. He further lambasted the New Jersey Department of Environmental Protection (DEP) and its commissioner, Shawn LaTourette, for "ramrodding a major privatization expansion" in the park. The sitting governor sits on the seven-member commission, and activists at the rally asked outgoing Gov. Phil Murphy to punt the lease decision to Gov.-elect Mikie Sherrill, although they fear Murphy could well approve it on his way out the door. "It should be a no-brainer...that getting marina bulkhead money in return for the warehouse is a dangerous precedent," Pesin said.**

**Please listen to the 49 years of the broad public consensus and the 645 opposition emails you got at the end of the summer! Just imagine entering the northern entrance of the priceless spiritually powerful urban park and seeing a gigantic commercial building across from the Grove of Remembrance. Central Park and no other great park in the world would ever allow such a major commercial intrusion and symbolic desecration. LSP is the most sacred public space in the nation next to the Gettysburg Battlefield.**

**Please do the right thing for LSP's future and freeze the lease so the next governor can review it and hopefully kill any boat warehouse over a half acre. Suntex will make a ton of profits without the warehouse from a 60 year lease for the best marina location in the**

61x

world.

sincerely,

Sam

Sam Pesin, president  
Friends of Liberty State Park

----- Forwarded Message -----

**Subject:** DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!

**Date:** Mon, 17 Nov 2025 13:17:52 -0500

**From:** Sam Pesin <pesinliberty@earthlink.net>

**Organization:** Friends of Liberty State Park

**To:** DEP Commissioner Shawn Latourette <commissioner@dep.nj.gov>, statehouse commission <statehouse.commission@treas.nj.gov>

**CC:** John.Cecil@dep.nj.gov, DEP Maggie McCann-Johns <Maggie.mccann-johns@dep.nj.gov>, Madden, Robin <Robin.Madden@dep.nj.gov>, DEP Megan Brunatti <Megan.Brunatti@dep.nj.gov>, Elizabeth.Dragon@dep.nj.gov <Elizabeth.Dragon@dep.nj.gov>, Sapp, Martha [DEP] <Martha.Sapp@dep.nj.gov>, Angarone, NJDEP deputy Comm Katrina <Katrina.Angarone@dep.nj.gov>, Osowski, Joshua [DEP] <Joshua.Osowski@dep.nj.gov>, Ford, Chris [DEP] <Chris.Ford@dep.nj.gov>, Jusino, Jennifer [DEP] <Jennifer.Jusino@dep.nj.gov>, Mains, Wendy [DEP] <wendy.mains@dep.nj.gov>, sherazad.mehta@arup.com <sherazad.mehta@arup.com>

Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

**There is no good reason** for you to ramrod the harmful, unpopular lease allowing the massive warehouse at the end of Gov Murphy's term.

Your and the Governor's LSP legacy will be selling out the priceless park behind the Statue in return for money and it sets a dangerous precedent for Fireman! You and ARUP should not have hid the Suntex gargantuan warehouse plan during the Master Plan process.

Please read this news story about the 11-15 protest against the lease which would allow

62x

**a major privatization expansion of the marina building a 3 acre, 75 foot high boat storage warehouse for 500 dry racks for boats along LSP's peaceful northern entrance.**

**Speakers included** Congressman Rob Menendez, State Sen. Raj Mukherji, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (very possibly the next JC mayor).

**<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>**

I also pasted it into the attachment without ads. The photo shows less than half the crowd. In the late summer public comment period, **645 comments out of 650 were against this massive Marina warehouse plan** which the DEP lease allows as it just uses open-ended language in the lease allowing a "dry boat storage facility" and ignoring the fact that the National Park Service in 1990 issued its Record of Decision that a dry rack facility can only be a **half-acre** based on the federal LWCF funds meant for "public outdoor recreation". Its decision was reaffirmed in a 2008 letter and ignoring the Suntex Marina's redevelopment plan for the massive boat storage warehouse (just saying the NPS will eventually have to give its approval).

**A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!**

Please see related links on this marina lease battle against the DEP lease at [https://www.folsp.org/preservation/lspmarina\\_leasebattle.html](https://www.folsp.org/preservation/lspmarina_leasebattle.html)

Please also see the attached existing lease section 5d **which already gives the DEP the authority to create active recreation in the leased 10 acre lawn next to the marina.**

**I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!**

sincerely,

Sam

--  
Sam Pesin, president  
Friends of Liberty State Park  
cell 973-212-1000  
[www.folsp.org](http://www.folsp.org)  
on social media

63x

**From:** Sam Pesin  
**To:** Yeany, Judeth [DEP]; State House Commission [TREAS]; DEP Commissioner [DEP]; Brunatti, Megan [DEP]; Angarone, Katrina [DEP]; McCann-Johns, Maggie [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]  
**Subject:** [EXTERNAL] LSP Marina lease SHC -Freeze Lease Process! re Judeth -your 2007 letter on behalf of Marina expansion & NPS 2008 letter  
**Date:** Friday, November 14, 2025 12:29:11 PM  
**Attachments:** [NPS 2008 LSP marina letter to DEP reaffirming Record of Decision - rejecting expansion of dry racks proposal.pdf](#)  
[LSP marina 1990 National Park Service LWCF ROD Record of Decision and correspondence on non-Conversion Marina requirements.pdf](#)  
[DEP Judeth Piccinini Yeany 2007 letter to NPS supporting marina commercial expansion of boat storage facility to .87 acres.pdf](#)  
[LSP Marina Lease 5d page 20 on DEP right to build active recreation in marina lawn.pdf](#)

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State House Commission - email to DEP Judeth Yeany and Cindy of SHC for distribution to SHC members

hi Judeth,

I hope you are doing very well.

I'm sending the letter you sent as to the National Park Service and the NPS 2008 response reconfirming the **NPS Record of Decision limiting the marina's dry rack storage facility to a half acre** and now Comm LaTourette's marina lease would allow the marina's plan for 3 acres.

**The DEP should freeze the lease process until Gov Sherrill takes office. The lease should not go on to the agenda of the SHC** due to the lease unpopularity and the severe harm to LSP's character, history, openness, purpose and sacredness that the 3 acre warehouse, which exceeds the half-acre 1990 Record of Decision by the National Park Service due to the federal LWCF funding for "public outdoor recreation".

I see that you have been advocating on behalf of the expansion of the marina's privatization for almost twenty years and you are currently working with **Comm Shawn to ignore the 49 years of privatization and the Aug/Sept 645 opposition emails in order to ramrod this horrendous lease at the end of Gov Murphy's term and which would allow the massive boat storage warehouse.**

Also, the existing lease on page 20, 5d, allows the DEP to create ballfields in the 10 acre leased marina lawn so the Commissioner and you didn't have to make the leased lawn part of your quid pro quo lease deal with the massive warehouse and dangerous privatization precedent - of getting money for harmful privatization - exactly what the overwhelming majority has always opposed.

64x

Gov. Sherrill and her DEP should review this lease and bring it to the SHC in the future.

sincerely,

Sam

--  
Sam Pesin, president  
Folsom State Park  
cell 201 241 7000  
www.folsp.org  
on social media

65x

**From:** Sam Pesin  
**To:** DEP Commissioner [DEP]; State House Commission [TREAS]  
**Cc:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Sherazad Mehta  
**Subject:** [EXTERNAL] DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!  
**Date:** Monday, November 17, 2025 1:18:45 PM  
**Attachments:** LSP Marina 11-15 Protest Hudson County View news story - Against Lease Allowing Boat Storage Warehouse.docx  
LSP Marina Lease 5d page 20 on DEP right to build active recreation in marina lawn.pdf

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Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

**There is no good reason** for you to ramrod the harmful, unpopular lease allowing the massive warehouse at the end of Gov Murphy's term.

Your and the Governor's LSP legacy will be selling out the priceless park behind the Statue in return for money and it sets a dangerous precedent for Fireman! You and ARUP should not have hid the Suntex gargantuan warehouse plan during the Master Plan process.

Please read this news story about the 11-15 protest against the lease which would allow a major privatization expansion of the marina building a 3 acre, 75 foot high boat storage warehouse for 500 dry racks for boats along LSP's peaceful northern entrance.

Speakers included Congressman Rob Menendez, State Sen. Raj Mukherji, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (very possibly the next JC mayor).

**<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>**

I also pasted it into the attachment without ads. The photo shows less than half the crowd. In the late summer public comment period, **645 comments out of 650 were against this massive Marina warehouse plan** which the DEP lease allows as it just uses open-ended language in the lease allowing a "dry boat storage facility" and ignoring the fact that the National Park Service in 1990 issued its Record of Decision that a dry rack facility can only be a **half-acre**

66x

based on the federal LWCF funds meant for "public outdoor recreation". Its decision was reaffirmed in a 2008 letter and ignoring the Suntex Marina's redevelopment plan for the massive boat storage warehouse (just saying the NPS will eventually have to give its approval).

**A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!**

Please see related links on this marina lease battle against the DEP lease at [https://www.folsp.org/preservation/lspmarina\\_leasebattle.html](https://www.folsp.org/preservation/lspmarina_leasebattle.html)

**Please also see the attached existing lease section 5d which already gives the DEP the authority to create active recreation in the leased 10 acre lawn next to the marina.**

**I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!**

sincerely,

Sam

--  
Sam Pesin, president  
Friends of Liberty State Park  
office 201-333-3333  
[www.folsp.org](http://www.folsp.org)  
on social media

67x

**From:** Sam Pesin  
**To:** DEP Commissioner [DEP]  
**Cc:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Yeany, Judeth [DEP]; Sapp, Martha [DEP]; Douglas, James [DEP]; Amelia Casey; Sherazad Mehta  
**Subject:** [EXTERNAL] DEP Comm Shawn: LSP TV NJ Spotlight News: Warehouse protest story  
**Date:** Tuesday, November 18, 2025 3:57:49 PM

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DEP Commissioner Shawn,

NJ Spotlight News had this tv LSP protest story on Monday evening. The LSP segment starts at 3:47 and goes to 5 minutes <https://www.youtube.com/watch?v=hWGk5fZoFas>

**The story ended with park supporters' clear message to freeze the lease process and let Gov. Sherrill review it! There is no good reason for your ramrodding - in the Governor's last weeks - this very unpopular massive boat warehouse major privatization expansion plan!**

LSP supporters, including the 645 (out of 650) who sent opposition emails in your summer public comment period, **strongly oppose the Suntex marina's gargantuan commercial boat storage warehouse major privatization expansion plan** which you are silently allowing in your lease despite the 1990 NPS Record of Decision for a half acre maximum, **but the Friends aren't against the 60 year proposed lease** though a few financial people said it's heavily weighted to benefit Suntex which would make a ton of profits without the warehouse.

My quote in red in the Facebook post below **is a direct quote from you**. After you listened to the 5000 comments in the master plan process, **you are now ignoring the 49 year Voice of the People** in your **pushing your warehouse war** on LSP at the end of Gov Murphy's term.

**You are casting aside the overwhelming broad public consensus and sacrificing Liberty Park's character, history, openness and true purpose as the great urban park behind Lady Liberty, the second most sacred public space in our nation next to the Gettysburg Battlefield.**

sincerely,

Sam Pesin, president of Friends of LSP

**from Facebook: "HudPost is in Liberty State Park"**

On Saturday, Friends of Liberty State Park (LSP) held a protest rally opposing the New

68x

Jersey Department of Environmental Protection's (NJDEP) proposed lease agreement with Suntex Marinas. The 60-year lease would allow the company, which operates the Liberty Landing Marina, to build a 3-acre boat warehouse at the park's northern entrance on Audrey Zapp Drive. The proposed structure would be 75 feet tall and hold 500 boat racks. **Friends of LSP called the project a "monstrous attack against the integrity and beauty of this sacred park."**

Sam Pesin, president of Friends of LSP, invited several speakers, including Jersey City mayoral candidate and Ward E Councilman James Solomon, Congressman Rob Menendez, Senator Raj Mukherji, Hudson County Commissioner Bill O'Dea, and Friends of Berry Lane Park President Jerome Choice. More than 200 people attended, including local artists, cyclists, and environmental advocates.

**"The park does not belong to the DEP, it belongs to the people of the park,"** Sam Pesin said.

**"We are trying to preserve the beauty of this park for the people of this neighborhood, this city, and this state,"** Jerome Choice said. **"We can not let the first thing we see in this park be a gigantic warehouse."**

----- Forwarded Message -----

**Subject:**Shawn, LSP JC Times story "LSP Advocates Rally to Oppose Boat Warehouse"

**Date:**Mon, 17 Nov 2025 16:20:48 -0500

**From:**Sam Pesin <pesinliberty@earthlink.net>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <commissioner@dep.nj.gov>

**CC:**John.Cecil@dep.nj.gov, DEP Maggie McCann-Johns <Maggie.mccann-johns@dep.nj.gov>, Madden, Robin <Robin.Madden@dep.nj.gov>, DEP Megan Brunatti <Megan.Brunatti@dep.nj.gov>, Elizabeth.Dragon@dep.nj.gov <Elizabeth.Dragon@dep.nj.gov>, Sapp, Martha [DEP] <Martha.Sapp@dep.nj.gov>, Angarone, NJDEP deputy Comm Katrina <Katrina.Angarone@dep.nj.gov>, Osowski, Joshua [DEP] <Joshua.Osowski@dep.nj.gov>, Ford, Chris [DEP] <Chris.Ford@dep.nj.gov>, Jusino, Jennifer [DEP] <jennifer.jusino@dep.nj.gov>, Mains, Wendy [DEP] <wendy.mains@dep.nj.gov>, sherazad.mehta@arup.com <sherazad.mehta@arup.com>, Yeany, Judeth <Judeth.Yeany@DEP.NJ.GOV>, Sapp, Martha [DEP] <Martha.Sapp@dep.nj.gov>

DEP Commissioner Shawn LaTourette,

The Jersey City Times protest story just came out <https://jcitytimes.com/liberty-state-park-advocates-rally-to-oppose-boat-warehouse/> and it's a little different from the Hudson County View one, and I hope you'll please read it also. I pasted three lines from from the excellent story.

**"The rally drew support from the Friends of Liberty State Park (FOLSP), hundreds of**

69x

local residents, and several elected officials who spoke out against the lease extension. The event included speeches, a march, old-school social justice songs from the Jersey City Resistance Choir — and a message for both the outgoing and incoming governors”.

“We must never stop protecting this park from the greed of wealthy developers,” Sam Pesin, president of FOLSP, told rally attendees. He further lambasted the New Jersey Department of Environmental Protection (DEP) and its commissioner, Shawn LaTourette, for “ramrodding a major privatization expansion” in the park. The sitting governor sits on the seven-member commission, and activists at the rally asked outgoing Gov. Phil Murphy to punt the lease decision to Gov.-elect Mikie Sherrill, although they fear Murphy could well approve it on his way out the door. “It should be a no-brainer...that getting marina bulkhead money in return for the warehouse is a dangerous precedent,” Pesin said.

Please listen to the 49 years of the broad public consensus and the 645 opposition emails you got at the end of the summer! Just imagine entering the northern entrance of the priceless spiritually powerful urban park and seeing a gigantic commercial building across from the Grove of Remembrance. Central Park and no other great park in the world would ever allow such a major commercial intrusion and symbolic desecration. LSP is the most sacred public space in the nation next to the Gettysburg Battlefield.

Please do the right thing for LSP's future and freeze the lease so the next governor can review it and hopefully kill any boat warehouse over a half acre. Suntex will make a ton of profits without the warehouse from a 60 year lease for the best marina location in the world.

sincerely,

Sam

Sam Pesin, president  
Friends of Liberty State Park  
cell 201 261 7000

----- Forwarded Message -----

**Subject:**DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!

**Date:**Mon, 17 Nov 2025 13:17:52 -0500

**From:**Sam Pesin <[pesinliberty@earthlink.net](mailto:pesinliberty@earthlink.net)>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <[commissioner@dep.nj.gov](mailto:commissioner@dep.nj.gov)>, statehouse commission <[statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov)>

**CC:**John.Cecil@dep.nj.gov, DEP Maggie McCann-Johns <[Maggie.mccann-johns@dep.nj.gov](mailto:Maggie.mccann-johns@dep.nj.gov)>, Madden, Robin <[Robin.Madden@dep.nj.gov](mailto:Robin.Madden@dep.nj.gov)>, DEP Megan Brunatti <[Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov)>, Elizabeth.Dragon@dep.nj.gov <[Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>, Angarone, NJDEP deputy Comm Katrina

70x

<Katrina.Angarone@dep.nj.gov>, Osowski, Joshua [DEP]  
<Joshua.Osowski@dep.nj.gov>, Ford, Chris [DEP] <Chris.Ford@dep.nj.gov>,  
Jusino, Jennifer [DEP] <Jennifer.Jusino@dep.nj.gov>, Mains, Wendy [DEP]  
<wendy.mains@dep.nj.gov>, sherazad.mehta@arup.com  
<sherazad.mehta@arup.com>

Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

**There is no good reason** for you to ramrod the harmful, unpopular lease allowing the massive warehouse at the end of Gov Murphy's term.

Your and the Governor's LSP legacy will be selling out the priceless park behind the Statue in return for money and it sets a dangerous precedent for Fireman! You and ARUP should not have hid the Suntex gargantuan warehouse plan during the Master Plan process.

Please read this news story about the 11-15 protest against the lease which would allow a major privatization expansion of the marina building a 3 acre, 75 foot high boat storage warehouse for 500 dry racks for boats along LSP's peaceful northern entrance.

Speakers included Congressman Rob Menendez, State Sen. Raj Mukherji, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (very possibly the next JC mayor).

**<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>**

I also pasted it into the attachment without ads. The photo shows less than half the crowd. In the late summer public comment period, **645 comments out of 650 were against this massive Marina warehouse plan** which the DEP lease allows as it just uses open-ended language in the lease allowing a "dry boat storage facility" and ignoring the fact that the National Park Service in 1990 issued its Record of Decision that a dry rack facility can only be a **half-acre** based on the federal LWCF funds meant for "public outdoor recreation". Its decision was reaffirmed in a 2008 letter and ignoring the Suntex Marina's redevelopment plan for the massive boat storage warehouse (just saying the NPS will eventually have to give its approval).

**A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!**

Please see related links on this marina lease battle against the DEP lease at [https://www.folsp.org/preservation/lspmarina\\_leasebattle.html](https://www.folsp.org/preservation/lspmarina_leasebattle.html)

Please also see the attached existing lease section 5d which already gives the DEP the

71x

authority to create active recreation in the leased 10 acre lawn next to the marina.

**I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!**

sincerely,

Sam

--

Sam Pesin, president  
Folsom Liberty State Park  
3011 20th St

[www.folsp.org](http://www.folsp.org)  
on social media

72x

**From:** Sam Pesin  
**To:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Yeanv, Judeth [DEP]; Sapp, Martha [DEP]; Douglas, James [DEP]; Amelia Casey; Sherazad Mehta  
**Subject:** [EXTERNAL] Correction: DEP Comm Shawn: LSP TV NJ Spotlight News: Warehouse protest story  
**Date:** Tuesday, November 18, 2025 4:30:46 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).**

DEP Commissioner Shawn

Please see the revised paragraph in purple.

NJ Spotlight News had this tv LSP protest story on Monday evening. The LSP segment starts at 3:47 and goes to 5 minutes <https://www.youtube.com/watch?v=hWGk5fZoFas>

**The story ended with park supporters' clear message to freeze the lease process and let Gov. Sherrill review it! There is no good reason for your ramrodding - in the Governor's last weeks - this very unpopular massive boat warehouse major privatization expansion plan!**

LSP supporters, including the 645 (out of 650) who sent opposition emails in your summer public comment period, **strongly oppose the lease allowing Suntex marina's gargantuan commercial boat storage warehouse major privatization expansion plan** which you silently and purposefully allow - in your collusion with Suntex's 500 dry racks plan - by your open-ended lease phrase of allowing "a dry boat storage facility" and your lease not upholding the 1990 NPS Record of Decision for a half acre maximum, **but the Friends aren't against the 60 year length of the proposed lease if it specifies the half acre maximum for the boat storage warehouse - though a few financial people say it's heavily weighted to benefit Suntex which would make a ton of profits without the warehouse and there needs to be a lot more financial transparency in the final lease when the DEP shows the final version of the lease to the public.**

My quote in red in the Facebook post below is a direct quote from you. After you listened to the 5000 comments in the master plan process, you are now ignoring the 49 year Voice of the People in your pushing your warehouse war on LSP at the end of Gov Murphy's term.

**You are casting aside the overwhelming broad public consensus and sacrificing Liberty Park's character, history, openness and true purpose as the great urban park behind Lady Liberty, the second most sacred public space in our nation next to the Gettysburg Battlefield.**

sincerely,

73x

Sam Pesin, president of Friends of LSP

## from Facebook: "HudPost is in Liberty State Park"

On Saturday, Friends of Liberty State Park (LSP) held a protest rally opposing the New Jersey Department of Environmental Protection's (NJDEP) proposed lease agreement with Suntex Marinas. The 60-year lease would allow the company, which operates the Liberty Landing Marina, to build a 3-acre boat warehouse at the park's northern entrance on Audrey Zapp Drive. The proposed structure would be 75 feet tall and hold 500 boat racks. **Friends of LSP called the project a "monstrous attack against the integrity and beauty of this sacred park."**

Sam Pesin, president of Friends of LSP, invited several speakers, including Jersey City mayoral candidate and Ward E Councilman James Solomon, Congressman Rob Menendez, Senator Raj Mukherji, Hudson County Commissioner Bill O'Dea, and Friends of Berry Lane Park President Jerome Choice. More than 200 people attended, including local artists, cyclists, and environmental advocates.

**"The park does not belong to the DEP, it belongs to the people of the park,"** Sam Pesin said.

**"We are trying to preserve the beauty of this park for the people of this neighborhood, this city, and this state,"** Jerome Choice said. **"We can not let the first thing we see in this park be a gigantic warehouse."**

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**Subject:**Shawn, LSP JC Times story "LSP Advocates Rally to Oppose Boat Warehouse"

**Date:**Mon, 17 Nov 2025 16:20:48 -0500

**From:**Sam Pesin <[pesinliberty@earthlink.net](mailto:pesinliberty@earthlink.net)>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <[commissioner@dep.nj.gov](mailto:commissioner@dep.nj.gov)>

**CC:**[John.Cecil@dep.nj.gov](mailto:John.Cecil@dep.nj.gov), DEP Maggie McCann-Johns <[Maggie.mccann-johns@dep.nj.gov](mailto:Maggie.mccann-johns@dep.nj.gov)>, Madden, Robin <[Robin.Madden@dep.nj.gov](mailto:Robin.Madden@dep.nj.gov)>, DEP Megan Brunatti <[Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov)>, [Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov) <[Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>, Angarone, NJDEP deputy Comm Katrina <[Katrina.Angarone@dep.nj.gov](mailto:Katrina.Angarone@dep.nj.gov)>, Osowski, Joshua [DEP] <[Joshua.Osowski@dep.nj.gov](mailto:Joshua.Osowski@dep.nj.gov)>, Ford, Chris [DEP] <[Chris.Ford@dep.nj.gov](mailto:Chris.Ford@dep.nj.gov)>, Jusino, Jennifer [DEP] <[Jennifer.Jusino@dep.nj.gov](mailto:Jennifer.Jusino@dep.nj.gov)>, Mains, Wendy [DEP] <[wendy.mains@dep.nj.gov](mailto:wendy.mains@dep.nj.gov)>, [sherazad.mehta@arup.com](mailto:sherazad.mehta@arup.com) <[sherazad.mehta@arup.com](mailto:sherazad.mehta@arup.com)>, Yeany, Judeth <[Judeth.Yeany@DEP.NJ.GOV](mailto:Judeth.Yeany@DEP.NJ.GOV)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>

DEP Commissioner Shawn LaTourette,

74x

The Jersey City Times protest story just came out <https://jcitytimes.com/liberty-state-park-advocates-rally-to-oppose-boat-warehouse/> and it's a little different from the Hudson County View one, and I hope you'll please read it also. I pasted three lines from the excellent story.

"The rally drew support from the Friends of Liberty State Park (FOLSP), hundreds of local residents, and several elected officials who spoke out against the lease extension. The event included speeches, a march, old-school social justice songs from the Jersey City Resistance Choir — and a message for both the outgoing and incoming governors".

"We must never stop protecting this park from the greed of wealthy developers," Sam Pesin, president of FOLSP, told rally attendees. He further lambasted the New Jersey Department of Environmental Protection (DEP) and its commissioner, Shawn LaTourette, for "ramrodding a major privatization expansion" in the park. The sitting governor sits on the seven-member commission, and activists at the rally asked outgoing Gov. Phil Murphy to punt the lease decision to Gov.-elect Mikie Sherrill, although they fear Murphy could well approve it on his way out the door. "It should be a no-brainer...that getting marina bulkhead money in return for the warehouse is a dangerous precedent," Pesin said.

Please listen to the 49 years of the broad public consensus and the 645 opposition emails you got at the end of the summer! Just imagine entering the northern entrance of the priceless spiritually powerful urban park and seeing a gigantic commercial building across from the Grove of Remembrance. Central Park and no other great park in the world would ever allow such a major commercial intrusion and symbolic desecration. LSP is the most sacred public space in the nation next to the Gettysburg Battlefield.

Please do the right thing for LSP's future and freeze the lease so the next governor can review it and hopefully kill any boat warehouse over a half acre. Suntex will make a ton of profits without the warehouse from a 60 year lease for the best marina location in the world.

sincerely,

Sam

Sam Pesin, president  
Friends of Liberty State Park

----- Forwarded Message -----

**Subject:** DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!

**Date:** Mon, 17 Nov 2025 13:17:52 -0500

**From:** Sam Pesin <[pesinliberty@earthlink.net](mailto:pesinliberty@earthlink.net)>

**Organization:** Friends of Liberty State Park

**To:** DEP Commissioner Shawn Latourette <[commissioner@dep.nj.gov](mailto:commissioner@dep.nj.gov)>, statehouse commission <[statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov)>

75x

CC: [John.Cecil@dep.nj.gov](mailto:John.Cecil@dep.nj.gov), DEP Maggie McCann-Johns <[Maggie.mccann-johns@dep.nj.gov](mailto:Maggie.mccann-johns@dep.nj.gov)>, Madden, Robin <[Robin.Madden@dep.nj.gov](mailto:Robin.Madden@dep.nj.gov)>, DEP Megan Brunatti <[Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov)>, [Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov) <[Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>, Angarone, NJDEP deputy Comm Katrina <[Katrina.Angarone@dep.nj.gov](mailto:Katrina.Angarone@dep.nj.gov)>, Osowski, Joshua [DEP] <[Joshua.Osowski@dep.nj.gov](mailto:Joshua.Osowski@dep.nj.gov)>, Ford, Chris [DEP] <[Chris.Ford@dep.nj.gov](mailto:Chris.Ford@dep.nj.gov)>, Jusino, Jennifer [DEP] <[Jennifer.Jusino@dep.nj.gov](mailto:Jennifer.Jusino@dep.nj.gov)>, Mains, Wendy [DEP] <[wendy.mains@dep.nj.gov](mailto:wendy.mains@dep.nj.gov)>, [sherazad.mehta@arup.com](mailto:sherazad.mehta@arup.com) <[sherazad.mehta@arup.com](mailto:sherazad.mehta@arup.com)>

Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

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Your and the Governor's LSP legacy will be selling out the priceless park behind the Statue in return for money and it sets a dangerous precedent for Fireman! You and ARUP should not have hid the Suntex gargantuan warehouse plan during the Master Plan process.

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Speakers included Congressman Rob Menendez, State Sen. Raj Mukherji, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (very possibly the next JC mayor).

<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>

I also pasted it into the attachment without ads. The photo shows less than half the crowd. In the late summer public comment period, **645 comments out of 650 were against this massive Marina warehouse plan** which the DEP lease allows as it just uses open-ended language in the lease allowing a "dry boat storage facility" and ignoring the fact that the National Park Service in 1990 issued its Record of Decision that a dry rack facility can only be a **half-acre** based on the federal LWCF funds meant for "public outdoor recreation". Its decision was reaffirmed in a 2008 letter and ignoring the Suntex Marina's redevelopment plan for the massive boat storage warehouse (just saying the NPS will eventually have to give its approval).

A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!

76x

Please see related links on this marina lease battle against the DEP lease at  
[https://www.folsp.org/preservation/lspmarina\\_leasebattle.html](https://www.folsp.org/preservation/lspmarina_leasebattle.html)

Please also see the attached existing lease section 5d **which already gives the DEP the authority to create active recreation in the leased 10 acre lawn next to the marina.**

**I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!**

sincerely,

Sam

--

Sam Pesin, president  
Friends of Tibouron State Park

[www.folsp.org](http://www.folsp.org)  
on social media

**From:** Sam Pesin  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Cindy, LSP Marina lease Protest News Story to disseminate  
**Date:** Monday, November 17, 2025 11:05:51 AM  
**Attachments:** [LSP Marina 11-15 Protest Hudson County View news story - Against Lease Allowing Boat Storage Warehouse.docx](#)

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SHC

hi Cindy,

Please disseminate to this news story to the State House Commission members about the strong protest at Liberty State Park against the marina boat storage warehouse.

Speakers included State Sen. Raj Mukherji, Congressman Rob Menendez, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (possibly the next mayor).

<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-elected-protest-proposed-marina/>

I also pasted it into the attachment. The photo shows half the crowd.

**We urge SHC to refuse to put the lease on the Agenda before Mikie Sherrill is governor so her administration can review it.**

sincerely,

Sam

--  
Sam Pesin, president  
Friends of Liberty State Park  
201 241 7000

Office 201 241 7000  
[www.folsp.org](http://www.folsp.org)  
on social media

73x

**From:** [Sam Pesin](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Cindy, here's LSP JC Times editorial document against mammoth marina warehouse  
**Date:** Thursday, October 30, 2025 4:23:27 PM  
**Attachments:** [LSP - JC Times Editorial 9-15 - An Oversized 'Home Depot' Has no Place in Liberty State Park.docx](#)

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hi Cindy,

I attached the powerful, wise editorial as a document which you may feel is better for you to send to the State House Commission members than the link

[https://urldefense.com/v3/https://www.folsp.org/preservation/lspmarina\\_jctimes\\_editorial\\_9-15-25.pdf\\_\\_!1J30X0ZrnC1oOtbA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6QbYocKcGyV\\_DFJss\\$](https://urldefense.com/v3/https://www.folsp.org/preservation/lspmarina_jctimes_editorial_9-15-25.pdf__!1J30X0ZrnC1oOtbA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6QbYocKcGyV_DFJss$)

For when you have time, please read my father's NY Times obituary. My father Morris is the "father" of Liberty State Park.

[https://urldefense.com/v3/https://www.folsp.org/history/father\\_print.pdf\\_\\_!1J30X0ZrnC1oOtbA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6QbYocKcGyTfhtEbF\\$](https://urldefense.com/v3/https://www.folsp.org/history/father_print.pdf__!1J30X0ZrnC1oOtbA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6QbYocKcGyTfhtEbF$)

enjoy the rest of your day!

Sam

--

Sam Pesin, president  
Friends of Liberty State Park

[https://urldefense.com/v3/http://www.folsp.org\\_\\_!1J30X0ZrnC1oOtbA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6QbYocKcGyRsNI\\_E4\\$](https://urldefense.com/v3/http://www.folsp.org__!1J30X0ZrnC1oOtbA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6QbYocKcGyRsNI_E4$)  
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79x

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[https://urldefense.com/v3/https://www.folsp.org/preservation/lspmarina\\_jctimes\\_editorial\\_9-15-25.pdf\\_!!J30X0ZrnC1oQtbA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyV\\_DFJss\\$](https://urldefense.com/v3/https://www.folsp.org/preservation/lspmarina_jctimes_editorial_9-15-25.pdf_!!J30X0ZrnC1oQtbA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyV_DFJss$)

For when you have time, please read my father's NY Times obituary. My father Morris is the "father" of Liberty State Park.

[https://urldefense.com/v3/https://www.folsp.org/history/father\\_print.pdf\\_!!J30X0ZrnC1oQtbA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyTfhtEbF\\$](https://urldefense.com/v3/https://www.folsp.org/history/father_print.pdf_!!J30X0ZrnC1oQtbA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyTfhtEbF$)

enjoy the rest of your day!

Sam

--

Sam Pesin, president  
Friends of Liberty State Park  
cell 201 211 5555

[https://urldefense.com/v3/http://www.folsp.org\\_!!J30X0ZrnC1oQtbA!OqP27ZpE7\\_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyRsNl\\_E4\\$](https://urldefense.com/v3/http://www.folsp.org_!!J30X0ZrnC1oQtbA!OqP27ZpE7_CsL-YBmp6-Y6p9pOS1vhltSgFDm3jzLudSg8cNWu98wWMt24blwFtwbay5clkPPzoI2P-SwGg6ObYocKcGyRsNl_E4$)  
on social media

80x

**From:** [Sam Pesin](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Cindy, LSP Marina lease Protest News Story to disseminate  
**Date:** Monday, November 17, 2025 11:05:51 AM  
**Attachments:** [LSP Marina 11-15 Protest Hudson County View news story - Against Lease Allowing Boat Storage Warehouse.docx](#)

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

SHC

hi Cindy,

Please disseminate to this news story to the State House Commission members about the strong protest at Liberty State Park against the marina boat storage warehouse.

Speakers included State Sen. Raj Mukherji, Congressman Rob Menendez, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (possibly the next mayor).

**<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>**

I also pasted it into the attachment. The photo shows half the crowd.

**We urge SHC to refuse to put the lease on the Agenda before Mikie Sherrill is governor so her administration can review it.**

sincerely,

Sam

--  
Sam Pesin, president  
Friends of Liberty State Park  
~  
[www.foisp.org](http://www.foisp.org)  
on social media

81x

**From:** Sam Pesin  
**To:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Yeanv, Judeth [DEP]; Sapp, Martha [DEP]; Douglas, James [DEP]; Amelia Casey; Sherazad Mehta  
**Subject:** [EXTERNAL] Correction: DEP Comm Shawn: LSP TV NJ Spotlight News: Warehouse protest story  
**Date:** Tuesday, November 18, 2025 4:30:46 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

DEP Commissioner Shawn

Please see the revised paragraph in purple.

NJ Spotlight News had this tv LSP protest story on Monday evening. The LSP segment starts at 3:47 and goes to 5 minutes <https://www.youtube.com/watch?v=hWGk5fZoFas>

The story ended with park supporters' clear message to freeze the lease process and let Gov. Sherrill review it! There is no good reason for your ramrodding - in the Governor's last weeks - this very unpopular massive boat warehouse major privatization expansion plan!

LSP supporters, including the 645 (out of 650) who sent opposition emails in your summer public comment period, **strongly oppose the lease allowing Suntex marina's gargantuan commercial boat storage warehouse major privatization expansion plan** which you silently and purposefully allow - in your collusion with Suntex's 500 dry racks plan - by your open-ended lease phrase of allowing "a dry boat storage facility" and your lease not upholding the 1990 NPS Record of Decision for a half acre maximum, **but the Friends aren't against the 60 year length of the proposed lease if it specifies the half acre maximum for the boat storage warehouse** - though a few financial people say it's heavily weighted to benefit Suntex which would make a ton of profits without the warehouse **and there needs to be a lot more financial transparency in the final lease when the DEP shows the final version of the lease to the public.**

My quote in red in the Facebook post below is a **direct quote from you**. After you listened to the 5000 comments in the master plan process, **you are now ignoring the 49 year Voice of the People** in your pushing your warehouse war on LSP at the end of Gov Murphy's term.

**You are casting aside the overwhelming broad public consensus and sacrificing Liberty Park's** character, history, openness and true purpose as the great urban park behind Lady Liberty, the second most sacred public space in our nation next to the Gettysburg Battlefield.

sincerely,

82x

Sam Pesin, president of Friends of LSP

## from Facebook: "HudPost is in Liberty State Park"

On Saturday, Friends of Liberty State Park (LSP) held a protest rally opposing the New Jersey Department of Environmental Protection's (NJDEP) proposed lease agreement with Suntex Marinas. The 60-year lease would allow the company, which operates the Liberty Landing Marina, to build a 3-acre boat warehouse at the park's northern entrance on Audrey Zapp Drive. The proposed structure would be 75 feet tall and hold 500 boat racks. **Friends of LSP called the project a "monstrous attack against the integrity and beauty of this sacred park."**

Sam Pesin, president of Friends of LSP, invited several speakers, including Jersey City mayoral candidate and Ward E Councilman James Solomon, Congressman Rob Menendez, Senator Raj Mukherji, Hudson County Commissioner Bill O'Dea, and Friends of Berry Lane Park President Jerome Choice. More than 200 people attended, including local artists, cyclists, and environmental advocates.

**"The park does not belong to the DEP, it belongs to the people of the park,"** Sam Pesin said.

**"We are trying to preserve the beauty of this park for the people of this neighborhood, this city, and this state,"** Jerome Choice said. **"We can not let the first thing we see in this park be a gigantic warehouse."**

----- Forwarded Message -----

**Subject:**Shawn, LSP JC Times story "LSP Advocates Rally to Oppose Boat Warehouse"

**Date:**Mon, 17 Nov 2025 16:20:48 -0500

**From:**Sam Pesin <[pesinliberty@earthlink.net](mailto:pesinliberty@earthlink.net)>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <[commissioner@dep.nj.gov](mailto:commissioner@dep.nj.gov)>

**CC:**[John.Cecil@dep.nj.gov](mailto:John.Cecil@dep.nj.gov), DEP Maggie McCann-Johns <[Maggie.mccann-johns@dep.nj.gov](mailto:Maggie.mccann-johns@dep.nj.gov)>, Madden, Robin <[Robin.Madden@dep.nj.gov](mailto:Robin.Madden@dep.nj.gov)>, DEP Megan Brunatti <[Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov)>, [Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov) <[Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>, Angarone, NJDEP deputy Comm Katrina <[Katrina.Angarone@dep.nj.gov](mailto:Katrina.Angarone@dep.nj.gov)>, Osowski, Joshua [DEP] <[Joshua.Osowski@dep.nj.gov](mailto:Joshua.Osowski@dep.nj.gov)>, Ford, Chris [DEP] <[Chris.Ford@dep.nj.gov](mailto:Chris.Ford@dep.nj.gov)>, Jusino, Jennifer [DEP] <[Jennifer.Jusino@dep.nj.gov](mailto:Jennifer.Jusino@dep.nj.gov)>, Mains, Wendy [DEP] <[wendy.mains@dep.nj.gov](mailto:wendy.mains@dep.nj.gov)>, [sherazad.mehta@arup.com](mailto:sherazad.mehta@arup.com) <[sherazad.mehta@arup.com](mailto:sherazad.mehta@arup.com)>, Yeany, Judeth <[Judeth.Yeany@DEP.NJ.GOV](mailto:Judeth.Yeany@DEP.NJ.GOV)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>

DEP Commissioner Shawn LaTourette,

83x

The Jersey City Times protest story just came out <https://jcitytimes.com/liberty-state-park-advocates-rally-to-oppose-boat-warehouse/> and it's a little different from the Hudson County View one, and I hope you'll please read it also. I pasted three lines from the excellent story.

"The rally drew support from the Friends of Liberty State Park (FOLSP), hundreds of local residents, and several elected officials who spoke out against the lease extension. The event included speeches, a march, old-school social justice songs from the Jersey City Resistance Choir — and a message for both the outgoing and incoming governors".

"We must never stop protecting this park from the greed of wealthy developers," Sam Pesin, president of FOLSP, told rally attendees. He further lambasted the New Jersey Department of Environmental Protection (DEP) and its commissioner, Shawn LaTourette, for "ramrodding a major privatization expansion" in the park. The sitting governor sits on the seven-member commission, and activists at the rally asked outgoing Gov. Phil Murphy to punt the lease decision to Gov.-elect Mikie Sherrill, although they fear Murphy could well approve it on his way out the door. "It should be a no-brainer...that getting marina bulkhead money in return for the warehouse is a dangerous precedent," Pesin said.

Please listen to the 49 years of the broad public consensus and the 645 opposition emails you got at the end of the summer! Just imagine entering the northern entrance of the priceless spiritually powerful urban park and seeing a gigantic commercial building across from the Grove of Remembrance. Central Park and no other great park in the world would ever allow such a major commercial intrusion and symbolic desecration. LSP is the most sacred public space in the nation next to the Gettysburg Battlefield.

Please do the right thing for LSP's future and freeze the lease so the next governor can review it and hopefully kill any boat warehouse over a half acre. Suntex will make a ton of profits without the warehouse from a 60 year lease for the best marina location in the world.

sincerely,

Sam

Sam Pesin, president  
Friends of Liberty State Park

----- Forwarded Message -----

**Subject:**DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!

**Date:**Mon, 17 Nov 2025 13:17:52 -0500

**From:**Sam Pesin <pesinliberty@earthlink.net>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <commissioner@dep.nj.gov>,  
statehouse commission <statehouse.commission@treas.nj.gov>

84x

CC:John.Cecil@dep.nj.gov, DEP Maggie McCann-Johns <Maggie.mccann-johns@dep.nj.gov>, Madden, Robin <Robin.Madden@dep.nj.gov>, DEP Megan Brunatti <Megan.Brunatti@dep.nj.gov>, Elizabeth.Dragon@dep.nj.gov <Elizabeth.Dragon@dep.nj.gov>, Sapp, Martha [DEP] <Martha.Sapp@dep.nj.gov>, Angarone, NJDEP deputy Comm Katrina <Katrina.Angarone@dep.nj.gov>, Osowski, Joshua [DEP] <Joshua.Osowski@dep.nj.gov>, Ford, Chris [DEP] <Chris.Ford@dep.nj.gov>, Jusino, Jennifer [DEP] <Jennifer.Jusino@dep.nj.gov>, Mains, Wendy [DEP] <wendy.mains@dep.nj.gov>, sherazad.mehta@arup.com <sherazad.mehta@arup.com>

Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

**There is no good reason** for you to ramrod the harmful, unpopular lease allowing the massive warehouse at the end of Gov Murphy's term.

Your and the Governor's LSP legacy will be selling out the priceless park behind the Statue in return for money and it sets a dangerous precedent for Fireman! You and ARUP should not have hid the Suntex gargantuan warehouse plan during the Master Plan process.

Please read this news story about the 11-15 protest against the lease which would allow a major privatization expansion of the marina building a 3 acre, 75 foot high boat storage warehouse for 500 dry racks for boats along LSP's peaceful northern entrance.

Speakers included Congressman Rob Menendez, State Sen. Raj Mukherji, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (very possibly the next JC mayor).

**<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>**

I also pasted it into the attachment without ads. The photo shows less than half the crowd. In the late summer public comment period, **645 comments out of 650 were against this massive Marina warehouse plan** which the DEP lease allows as it just uses open-ended language in the lease allowing a "dry boat storage facility" and ignoring the fact that the National Park Service in 1990 issued its Record of Decision that a dry rack facility can only be a **half-acre** based on the federal LWCF funds meant for "public outdoor recreation". Its decision was reaffirmed in a 2008 letter and ignoring the Suntex Marina's redevelopment plan for the massive boat storage warehouse (just saying the NPS will eventually have to give its approval).

**A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!**

85x

Please see related links on this marina lease battle against the DEP lease at  
[https://www.folsp.org/preservation/lspmarina\\_leasebattle.html](https://www.folsp.org/preservation/lspmarina_leasebattle.html)

Please also see the attached existing lease section 5d which already gives the DEP the authority to create active recreation in the leased 10 acre lawn next to the marina.

**I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!**

sincerely,

Sam

--

Sam Pesin, president  
Friends of Liberty State Park

[www.folsp.org](http://www.folsp.org)  
on social media

86x

**From:** Sam Pesin  
**To:** DEP Commissioner [DEP]  
**Cc:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Yeany, Judeth [DEP]; Sapp, Martha [DEP]; Douglas, James [DEP]; Amelia Casey; Sherazad Mehta  
**Subject:** [EXTERNAL] DEP Comm Shawn: LSP TV NJ Spotlight News: Warehouse protest story  
**Date:** Tuesday, November 18, 2025 3:57:49 PM

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DEP Commissioner Shawn,

NJ **Spotlight News** had this tv LSP protest story on Monday evening. The LSP segment starts at 3:47 and goes to 5 minutes <https://www.youtube.com/watch?v=hWGk5fZoFas>

**The story ended with park supporters' clear message to freeze the lease process and let Gov. Sherrill review it! There is no good reason for your ramrodding - in the Governor's last weeks - this very unpopular massive boat warehouse major privatization expansion plan!**

LSP supporters, including the 645 (out of 650) who sent opposition emails in your summer public comment period, **strongly oppose the Suntex marina's gargantuan commercial boat storage warehouse major privatization expansion plan** which you are silently allowing in your lease despite the 1990 NPS Record of Decision for a half acre maximum, **but the Friends aren't against the 60 year proposed lease** though a few financial people said it's heavily weighted to benefit Suntex which would make a ton of profits without the warehouse.

My quote in red in the Facebook post below **is a direct quote from you**. After you listened to the 5000 comments in the master plan process, **you are now ignoring the 49 year Voice of the People** in your **pushing your warehouse war** on LSP at the end of Gov Murphy's term.

**You are casting aside the overwhelming broad public consensus and sacrificing Liberty Park's** character, history, openness and true purpose as the great urban park behind Lady Liberty, the second most sacred public space in our nation next to the Gettysburg Battlefield.

sincerely,

Sam Pesin, president of Friends of LSP

**from Facebook: "HudPost is in Liberty State Park"**

On Saturday, Friends of Liberty State Park (LSP) held a protest rally opposing the New

87x

Jersey Department of Environmental Protection's (NJDEP) proposed lease agreement with Suntex Marinas. The 60-year lease would allow the company, which operates the Liberty Landing Marina, to build a 3-acre boat warehouse at the park's northern entrance on Audrey Zapp Drive. The proposed structure would be 75 feet tall and hold 500 boat racks. **Friends of LSP called the project a "monstrous attack against the integrity and beauty of this sacred park."**

Sam Pesin, president of Friends of LSP, invited several speakers, including Jersey City mayoral candidate and Ward E Councilman James Solomon, Congressman Rob Menendez, Senator Raj Mukherji, Hudson County Commissioner Bill O'Dea, and Friends of Berry Lane Park President Jerome Choice. More than 200 people attended, including local artists, cyclists, and environmental advocates.

**"The park does not belong to the DEP, it belongs to the people of the park,"** Sam Pesin said.

**"We are trying to preserve the beauty of this park for the people of this neighborhood, this city, and this state,"** Jerome Choice said. **"We can not let the first thing we see in this park be a gigantic warehouse."**

----- Forwarded Message -----

**Subject:**Shawn, LSP JC Times story "LSP Advocates Rally to Oppose Boat Warehouse"

**Date:**Mon, 17 Nov 2025 16:20:48 -0500

**From:**Sam Pesin <pesinliberty@earthlink.net>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <commissioner@dep.nj.gov>

**CC:**John.Cecil@dep.nj.gov, DEP Maggie McCann-Johns <Maggie.mccann-johns@dep.nj.gov>, Madden, Robin <Robin.Madden@dep.nj.gov>, DEP Megan Brunatti <Megan.Brunatti@dep.nj.gov>, Elizabeth.Dragon@dep.nj.gov <Elizabeth.Dragon@dep.nj.gov>, Sapp, Martha [DEP] <Martha.Sapp@dep.nj.gov>, Angarone, NJDEP deputy Comm Katrina <Katrina.Angarone@dep.nj.gov>, Osowski, Joshua [DEP] <Joshua.Osowski@dep.nj.gov>, Ford, Chris [DEP] <Chris.Ford@dep.nj.gov>, Jusino, Jennifer [DEP] <Jennifer.Jusino@dep.nj.gov>, Mains, Wendy [DEP] <wendy.mains@dep.nj.gov>, sherazad.mehta@arup.com <sherazad.mehta@arup.com>, Yeany, Judeth <Judeth.Yeany@DEP.NJ.GOV>, Sapp, Martha [DEP] <Martha.Sapp@dep.nj.gov>

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**"The rally drew support from the Friends of Liberty State Park (FOLSP), hundreds of**

88x

local residents, and several elected officials who spoke out against the lease extension. The event included speeches, a march, old-school social justice songs from the Jersey City Resistance Choir — and a message for both the outgoing and incoming governors".

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Sam

Sam Pesin, president  
Friends of Liberty State Park  
13 001 241 7900

----- Forwarded Message -----

**Subject:**DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!

**Date:**Mon, 17 Nov 2025 13:17:52 -0500

**From:**Sam Pesin <[pesinliberty@earthlink.net](mailto:pesinliberty@earthlink.net)>

**Organization:**Friends of Liberty State Park

**To:**DEP Commissioner Shawn Latourette <[commissioner@dep.nj.gov](mailto:commissioner@dep.nj.gov)>, statehouse commission <[statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov)>

**CC:**[John.Cecil@dep.nj.gov](mailto:John.Cecil@dep.nj.gov), DEP Maggie McCann-Johns <[Maggie.mccann-johns@dep.nj.gov](mailto:Maggie.mccann-johns@dep.nj.gov)>, Madden, Robin <[Robin.Madden@dep.nj.gov](mailto:Robin.Madden@dep.nj.gov)>, DEP Megan Brunatti <[Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov)>, [Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov) <[Elizabeth.Dragon@dep.nj.gov](mailto:Elizabeth.Dragon@dep.nj.gov)>, Sapp, Martha [DEP] <[Martha.Sapp@dep.nj.gov](mailto:Martha.Sapp@dep.nj.gov)>, Angarone, NJDEP deputy Comm Katrina

89x

<Katrina.Angarone@dep.nj.gov>, Osowski, Joshua [DEP]  
<Joshua.Osowski@dep.nj.gov>, Ford, Chris [DEP] <Chris.Ford@dep.nj.gov>,  
Jusino, Jennifer [DEP] <Jennifer.Jusino@dep.nj.gov>, Mains, Wendy [DEP]  
<wendy.mains@dep.nj.gov>, sherazad.mehta@arup.com  
<sherazad.mehta@arup.com>

Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

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**A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!**

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Please also see the attached existing lease section 5d which already gives the DEP the

authority to create active recreation in the leased 10 acre lawn next to the marina.

I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!

sincerely,

Sam

--  
Sam Pesin, president  
Friends of Folsom County State Park  
2013  
www.folsp.org  
on social media

91x

**From:** Sam Pesin  
**To:** DEP Commissioner [DEP]; State House Commission [TREAS]  
**Cc:** Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Osowski, Joshua [DEP]; Ford, Chris [DEP]; Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Sherazad Mehta  
**Subject:** [EXTERNAL] DEP Commissioner: LSP marina News Story Freeze the Lease protest against massive warehouse your lease allows - Let Gov Sherrill decide!  
**Date:** Monday, November 17, 2025 1:18:45 PM  
**Attachments:** LSP Marina 11-15 Protest Hudson County View news story - Against Lease Allowing Boat Storage Warehouse.docx  
LSP Marina Lease 5d page 20 on DEP right to build active recreation in marina lawn.pdf

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Commissioner Shawn LaTourette,

Park supporters - at the protest and in 645 emails and after 49 years of LSP anti-privatization history, want you to **Freeze the Lease** for the marina so Gov Sherrill's administration can review it and hopefully kill the warehouse on anything more than a half acre.

**There is no good reason** for you to ramrod the harmful, unpopular lease allowing the massive warehouse at the end of Gov Murphy's term.

Your and the Governor's LSP legacy will be selling out the priceless park behind the Statue in return for money and it sets a dangerous precedent for Fireman! You and ARUP should not have hid the Suntex gargantuan warehouse plan during the Master Plan process.

Please read this news story about the 11-15 protest against the lease which would allow a major privatization expansion of the marina building a 3 acre, 75 foot high boat storage warehouse for 500 dry racks for boats along LSP's peaceful northern entrance.

Speakers included Congressman Rob Menendez, State Sen. Raj Mukherji, Hudson County Commissioner Bill O'Dea and Councilman James Solomon (very possibly the next JC mayor).

**<https://hudsoncountyview.com/friends-of-liberty-state-park-activists-electeds-protest-proposed-marina/>**

I also pasted it into the attachment without ads. The photo shows less than half the crowd. In the late summer public comment period, **645 comments out of 650 were against this massive Marina warehouse plan** which the DEP lease allows as it just uses open-ended language in the lease allowing a "dry boat storage facility" and ignoring the fact that the National Park Service in 1990 issued its Record of Decision that a dry rack facility can only be a **half-acre**

92x

based on the federal LWCF funds meant for "public outdoor recreation". Its decision was reaffirmed in a 2008 letter and ignoring the Suntex Marina's redevelopment plan for the massive boat storage warehouse (just saying the NPS will eventually have to give its approval).

**A former Commissioner stated that any proposal for Liberty State Park will depend on a broad public consensus and there is none for this lease!**

Please see related links on this marina lease battle against the DEP lease at [https://www.folsp.org/preservation/lspmarina\\_leasebattle.html](https://www.folsp.org/preservation/lspmarina_leasebattle.html)

Please also see the attached existing lease section 5d which already gives the DEP the authority to create active recreation in the leased 10 acre lawn next to the marina.

**I urge you to show the guts, responsiveness to the public, and wisdom you did when you rejected Paul Fireman's sports entertainment complex plan, and freeze this lease!**

sincerely,

Sam

--  
Sam Pesin, president  
Folger Society Liberty State Park  
2011 201-341-7900  
Office 202 722 1999  
[www.folsp.org](http://www.folsp.org)  
on social media

**From:** Robb Kushner  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 30, 2025 9:06:44 PM

This message came from an **EXTERNAL** address ( [redacted]@m). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

I urge you **not** to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular, massive, 3-acre, 75-ft-high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Sincerely,  
**Robb Kushner**  
Jersey City resident

-----  
~  
-----

94x

**From:** [moher1@aol.com](mailto:moher1@aol.com)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Liberty State Park Marina Lease  
**Date:** Monday, November 24, 2025 3:53:23 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Please do not include the Department of Environmental Protection's 60-year marina lease on your December agenda. The lease calls for a massive, 75-foot tall boat storage warehouse at Liberty State Park's northern entrance, covering three acres of land, spoiling views for people entering the park from the Downtown, and . The lease is extremely unpopular, representing as it does only the most recent of a seemingly never-ending series of proposed encroachments on Liberty State Park's public open space by commercial interests.

This warehouse lease not only harms Liberty State Park but sets a terrible precedent for state parks in New Jersey and nationwide. The lands set aside by voters and taxpayers should not be opened up to commercial exploitation. Taxpayers not only wind up losing open space and views but also subsidizing such ventures by partially financing improvements. In this instance, the commercial use (encouraging more polluting boats in the waters off the park) is also environmentally unsound.

Please enable the incoming Administration to reconsider this lease.

Sincerely,  
Maureen Crowley

95x

**From:** [Katy Lyness](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 7:03:38 PM

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**I cannot believe that this is even being considered!**

**I am a Jersey City resident who enjoys Liberty State Park on a regular basis. I enter the park, biking or walking, as so many others do from that north entrance. It is a spectacular walk with Manhattan slowly emerging, then growing larger as you get closer. But beyond the sheer enjoyment of that experience, the north entrance to the park is very meaningful to me.**

**I remember 9/11, standing on the Jersey Avenue bridge with so many others who were looking toward Liberty State Park at an empty sky over Manhattan. We weren't able to get into the park because it was meant to be a triage area. People had come because the park was as close as they could get to the towers. They were fruitlessly trying to call their friends. It was heartbreaking.**

**That place in the world is not just a beautiful park entrance, it is a sacred site.**

**Please don't let anyone destroy it!**

**Katy Lyness**

96x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 10:15 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbd129e23-1d105273-76df-4a27-b0e0-0d14e307eb19-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Rachel Abbott

97x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 5:58 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fd4bd73-243b4f4d-ab5b-423a-b6c2-0201485e9d1c-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Patricia Beatty

98x

**From:** Pinelands Preservation Alliance <[redacted]>  
**Sent:** Tuesday, January 13, 2026 7:23 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bb9e215ed-145b0bec-01ce-47e9-ba9b-f88a782078a8-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

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Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Trish Benham

99x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 15, 2026 9:28 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bc20e9930-aa1d4f21-97f0-4ec5-a928-dfe315fb569a-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

Hi my name is Tricia Bennett - lifetime South Jersey resident and business owner. Please take the time to consider what the constitutes in your area are demanding.... PROTECTION OF WILDLIFE AND WILD/LAND RESOURCES. civiliztions exist because we plant trees knowing we won't enjoy the shade they provide in the future. That's for our children. Our children's future.

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

tricia bennett

100x

**From:** Pinelands Preservation Alliance <kev...>  
**Sent:** Saturday, January 10, 2026 1:24 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Mary Anne Borge

101x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 6:34 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbc485479-d213b7f1-06ff-40f3-9c8e-9bbc5bc2080e-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. keep the Garden state green with gardens !

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Justo Borges

102x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 12:36 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbd94199c-ce94ca82-cb75-451c-8daf-ccc5cf7349d8-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Terry Branson

103 x

**From:** Pinelands Preservation Alliance <kevin@pinelands.org>  
**Sent:** Sunday, January 11, 2026 8:56 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Frank Brincka

104x

**From:** Pinelands Preservation Alliance <[REDACTED]>  
**Sent:** Friday, January 9, 2026 7:47 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2cb5e84-c3f9f0e2-77a3-4579-bbd7-b84b2d2492c6-000000@amazonses.com). DO NOT click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Ryan Brower

105x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 6:16 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Richard Burgos

106x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 9:52 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba0ab29ad-965549a1-fca1-4cac-b476-6aa8e60319cb-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

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Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Suzanne Cammerano

107x

**From:** Pinelands Preservation Alliance <  
**Sent:** Saturday, January 10, 2026 9:04 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

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Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Jessica Caron

108x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 10:09 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Stephen Cirillo

109y

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 7:26 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

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Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Wendy Clayton

Wendy Clayton

110x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 6:37 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9ff8269c-c9a9d1b-9cf5-43f2-8ac6-37e1a0d1933f0-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
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Dear Secretary Rota:

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While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

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Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Jarrett Cloud

111x

**From:** Pinelands Preservation Alliance  
**Sent:** Sunday, January 11, 2026 7:03 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Ed Cohen

112 x

**From:** Pinelands Preservation Alliance  
**Sent:** Saturday, January 10, 2026 6:28 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019baa3d0532-cad5ed08-cf82-405c-a5f9-9c5c13dacfd-000000@amazonse.com). DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov

Dear Secretary Rota:

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While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Robert Colella

M

113x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 11:41 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

**Public Land Shouldn't Pay for Private Mistakes:** Next week, the New Jersey State House Commission will consider a proposal that would permanently transfer public land out of Colliers Mills Wildlife Management Area to New Egypt Raceway (a.k.a. New Egypt Speedway).

DEP is proposing to give the racetrack 4.54 acres of forested public land in exchange for 21.58 acres of racetrack-owned wetlands. On paper, this may look like a gain: more acres coming into public ownership than leaving it. But a closer look shows this is a bad deal for the public and the Pinelands.

Let's be clear: The wetlands involved in this proposal are important ecosystems, but they are already protected by state law and the Pinelands Comprehensive Management Plan. Trading away irreplaceable public upland forest for land that is already legally constrained from development offers little real benefit to the public.

Most troubling is the context behind this proposal. The land swap would undermine the work of the Pinelands Commission, which has been trying to hold the developer accountable for years for illegal construction of parking lots and buildings.

Rather than enforcing the Pinelands Act and addressing potential violations, DEP is helping the developer circumvent accountability by transferring ownership—effectively rewarding a “build first, ask forgiveness later” approach.

Public land in the Pinelands should not be bargaining chips to resolve private land-use conflicts. While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

114x

encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kelly Cook

115x

**From:** Pinelands Preservation Alliance <k.  
**Sent:** Wednesday, January 14, 2026 11:35 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbfebf1d7-39647aa0-9401-498d-8f25-116521a21585-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Erene Davis

116x

**From:** Pinelands Preservation Alliance <pinalliance.org>  
**Sent:** Wednesday, January 14, 2026 4:33 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to accept DEP's proposed land exchange involving Colliers Mills. Gaining adjacent 21 acres to existing state pinelands property, while exchanging for 4 landlocked acres only makes sense towards our state and its preservation.

This 4 acres of land locked non accessible ground serves 0 purpose to residents or for and wildlife state use.

Let's gain 17 acres of joining land to expand our states property uses for residents.

Steve Davis

117 x

**From:** Pinelands Preservation Alliance <  
**Sent:** Friday, January 9, 2026 8:10 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2e11069-da2dc78d-2d1b-474c-a90d-254e4fd87bcb-000000@amazonse.com). DO NOT click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Sheila De Forest

118x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 5:57 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Michael DI GIORE

119 x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 6:34 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9ff36b35-02cb6e7a-2468-472f-9708-34c850b40d27-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Valerie Dorn

120x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 10:44 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbd2dcbd5-c793c724-bba8-40f8-b8af-b9a386bbca36-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Lora Durr

121x

**From:** Pinelands Preservation Alliance <  
**Sent:** Thursday, January 8, 2026 6:25 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fed53fe-b6c6f610-d79d-407c-b462-934421303f23-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. In reality, this isn't such a good idea. The area under consideration is already protected because it is valuable wetlands. This will cause grave environmental issues and must not be allowed to pass.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request. Thank you.

Cheri Dzubak

122x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 8:19 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Anne Elkins

123x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 3:55 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba48a799a-b2876977-a694-4887-8172-19c6ce35498c-000000@amazonse.com), **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request. This is a classic bait and switch tactic; don't be fooled!

DIANE FANUCCI

124x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 8:44 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbcc00cba-34d2d828-0611-4cad-b59b-a3594385ca81-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Jonathan Farace

125x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 10:40 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Mack Feil

126x

**From:** Pinelands Preservation Alliance <kev...>  
**Sent:** Monday, January 12, 2026 2:43 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. I am a former resident of Linden, NJ and know, as one of the most densely populated states, NJ can ill afford loss of more natural areas, especially for such a climate-bomb use as a racetrack.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request. Dr. Phil says, "Don't reward bad behavior."

Cherie Fernandez\*

127x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 9:29 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

Do we really need any more industrialization in our small state? Who was the genius who thought it was a good idea to put a racetrack next to one of our only wildlife management areas in the state? They deserve to be immediately removed for even THINKING about touching our sacred Pine Barrens. Did anyone think about how this will effect the wildlife and hunting in that area for at least 2 seconds? This is outrageous! Go find your cheap land somewhere else.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land. Wouldn't you want your grandchildren to be able to explore the magic woods around Colliers Mills? It's a shame anyone reading this has probably never even been there.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Alec Fiallo

128x

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance <kevin@ppa...>  
Friday, January 9, 2026 11:00 AM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. DO NOT cede this to the race track. Keep it pristine and leave it alone!

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Pat Fischer

129x

**From:** Pinelands Preservation Alliance <  
**Sent:** Monday, January 12, 2026 5:54 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Tim Fisher

130x

**From:** Pinelands Preservation Alliance <  
**Sent:** Friday, January 9, 2026 10:45 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Rebecca Free

131x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 11:12 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
[PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov)

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Derek Gendvil

132x

**From:** Pinelands Preservation Alliance <  
**Sent:** Monday, January 12, 2026 8:29 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

SG

133x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 8:08 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

David Gomolka

134y

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 9:05 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Denise Gomolka

135x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 6:10 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fe0010b-03fba317-3f24-4ac1-9ca0-19d654ba9222-000000@amazon.es.com). DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Susan Groff

136x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 12:37 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba3d58540-c6cdacc0-7064-42fd-854c-fe776fe508c0-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Steve Gross

137x

**From:** Pinelands Preservation Alliance <  
**Sent:** Monday, January 12, 2026 6:19 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Gary Haaf

132x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 10:40 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Ethan Hackmeyer

139x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 10:44 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba0dafb6d-37fc8432-fb44-4ab5-91d7-06a55928bf85-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Paul Hammond

at

140 x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 9:24 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Tom Harris

141x

**From:** Pinelands Preservation Alliance ·  
**Sent:** Tuesday, January 13, 2026 10:16 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. We need to protect our remaining wild areas and stop allowing developers to build wherever they want. Please do what is right and don't approve this land exchange.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kelly Holman

142x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 8:25 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba05afd40-a15c57fd-9d3b-46a2-b0a5-b519bf896668-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cybernj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Christina Howell

143x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 12:45 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba3dc395c-72d666c5-223d-4922-8062-6c4d9f29f2d9-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I am writing to strongly ask the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Where is the justice here? This is public land that was violated by the New Egypt Raceway. New Egypt Raceway should be made to correct their errors, as they violated the law. Rewarding them with public land is simply more corruption and caring for a business rather than the people of NJ. We need every single acre of public land to protect our climate. Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kathleen Hurley

144x

**From:** Pinelands Preservation Alliance <...>  
**Sent:** Thursday, January 8, 2026 6:55 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Anthony Infante

145x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 6:29 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Shannon Jacobs

146x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 2:22 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba435c6f1-7fe2a0aa-f8df-4911-8e89-40b79891f1b6-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Martin Judd

147x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 10:50 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While this deal may look reasonable on paper, it represents a complete and irreversible loss for New Jersey's citizens. The acreage the raceway is attempting to 'trade' is already protected — New Egypt Raceway is trying to trade their responsibility to maintain wetlands for an ability to destroy and profit from a forest. In essence, this is a double win for the private business and a double loss for the state.

Public use land should not be a bargaining chip to funnel profits to private developers. If this land exchange is allowed, it will only encourage more developers to ignore their responsibilities to our state and our laws.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Emily Kaufman

148x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 8:43 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Donald Keir

149x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 7:47 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Susan Koller

150x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 9:35 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

President  
Navesink River Hunting Retriever Club

Ron Koumaras

151x

**From:** Pinelands Preservation Alliance <kevin@ppa.org>  
**Sent:** Saturday, January 10, 2026 1:35 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to REJECT DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are Already Protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

The act of 'build first' and 'ask for forgiveness later' is NOT acceptable - no matter who does it. This is Not a little 'mistake' on the developers part - it is Stealing from the citizens of NJ!

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kathleen Latshaw

152x

**From:** Pinelands Preservation Alliance <Kevin.C...>  
**Sent:** Tuesday, January 13, 2026 10:26 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Zoe Leach

153x

**From:** Pinelands Preservation Alliance <  
**Sent:** Thursday, January 8, 2026 10:20 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Pamela Lindquist

p

154x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 1:12 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Susan Light

155x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 5:51 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Ashley Limes

156 x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 8:25 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bb787cf12-1ceac462-b3b2-4dff-8875-706a728956ba-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Tina Majewski

157x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 8:19 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2e8e962-c690630f-e465-400e-a82d-e8acf14909c7-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Cathy Martocello

158x

**From:** Pinelands Preservation Alliance <rev...>  
**Sent:** Saturday, January 10, 2026 10:29 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Steve Master

159x

**From:** Pinelands Preservation Alliance <ke  
**Sent:** Thursday, January 8, 2026 7:43 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba0355182-f36a4cb9-f366-4201-b80c-e90c07afca00-000000@amazonaws.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Alexander Mateus

160x

**From:** Pinelands Preservation Alliance  
**Sent:** Sunday, January 11, 2026 12:07 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bae06316b-bb4451a6-135d-4661-a308-fa821609435a-000000@amazonse.com). DO NOT click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Mike Matlack

1614

**From:** Pinelands Preservation Alliance <  
**Sent:** Thursday, January 8, 2026 6:34 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9ff550b6-1b371df2-c351-43c4-8d20-6033df271423-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Steve Mattan

162x

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance  
Thursday, January 8, 2026 5:43 PM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fc6a243-e9479ab1-228a-4450-9326-5c4f81808bcf-000000@amazon.es.com), DO NOT click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Amber Miller

163x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 6:27 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bb9af588c-399dabd1-0d56-4f0b-bf41-620d4cca2e7e-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Katharine Miller

164y

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance  
Friday, January 9, 2026 6:34 AM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2888921-d0a37322-4eff-44b3-b420-b59051ac2b5e-000000@amazonses.com). DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

We cannot afford to lose anymore of the Pinelands.

Lawrence Mitchell

165x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 8:36 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba065bd83-2927775c-e63d-417d-860c-49f053224d06-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I'm am the former NJPC Reviewer for NE Speedway. 26 years of Plumsted Township granting waivers and allowing illegal paving, additional septic waste, and operating beyond capacity. I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically somewhat important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private commercial violations! I respectfully ask the Commission to deny this request.

Jean Montgomerie

166x

**From:** Pinelands Preservation Alliance <kevinm...>  
**Sent:** Tuesday, January 13, 2026 8:46 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bba2ea01f-4a2627dc-d207-4517-b994-b11890106f32-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Jay Morelli

167x

**From:** Pinelands Preservation Alliance -  
**Sent:** Thursday, January 8, 2026 9:42 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba0a1f183-f943da8c-18af-48b5-b86e-9f1f08574307-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
[PhishReport@cybernj.gov](mailto:PhishReport@cybernj.gov).

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Leanne Morical

168x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 8:10 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Sallie Morrow

169x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 7:12 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba018d42a-93cc7bb5-5a3a-4552-8e2f-943c54347fe1-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

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Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Geralyn Moss

170 x

**From:** Pinelands Preservation Alliance  
**Sent:** Monday, January 12, 2026 10:05 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

This sets a very dangerous and disturbing precedent!

Veronica Murray

171x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 8:28 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kimberly Noel

172x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 8:18 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Lucy Ogden

173x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 9:13 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Richard Oliva

174x

**From:** Pinelands Preservation Alliance  
**Sent:** Monday, January 12, 2026 7:57 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cybernj.gov.

Dear Secretary Rota:

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Carol O'Neill

175x

**From:** Pinelands Preservation Alliance  
**Sent:** Saturday, January 10, 2026 9:33 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Andres Ortiz

176x

**From:** Pinelands Preservation Alliance <kev...>  
**Sent:** Thursday, January 8, 2026 5:51 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Tari Pantaleo

177x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 10:58 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

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While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kevin Papa

1

1784

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 9:40 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bba5f8152-7cf17439-587e-4dbb-9d69-d082bcf304f9-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kim Parker

179x

**From:** Pinelands Preservation Alliance  
**Sent:** Sunday, January 11, 2026 7:54 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bad1f1b2e-c0370cc0-61dd-440b-a925-d88d13766976-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cybernj.gov.

Dear Secretary Rota:

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This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Trees over raceways! Critters over cars!

Francis Pavan-Woolfe

180x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 10:02 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Will Payne

181x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 4:21 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bb93bc396-e181f489-a937-4b64-b937-2dc03b990d0d-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Stacey Piper

F

182x

**From:** Pinelands Preservation Allianc  
**Sent:** Friday, January 9, 2026 6:50 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba297fb1a-9a94ca3c-f24b-4a92-8370-77ed55e8a85f-000000@amazonses.com), **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Raven Potosky

183x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 6:27 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fef6973-bcd80e82-9bcc-441e-a918-55057e6d0b8b-000000@amazonse.com), DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Richard Puglisi

1184x

Dussein, Cynthia [TREAS]

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 9:59 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba5d7ae8c-28a85117-7237-4001-b585-abccc0706302-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

As a resident of Burlington County, I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Tyler Putman

185y

**From:** Pinelands Preservation Alliance <Kevin...>  
**Sent:** Thursday, January 8, 2026 5:59 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fd55e9f-e4debfe8-c6da-420a-b054-b00d52c9f240-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
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PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Jill Quaranta

186x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 8:59 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba07a5dbc-0551b274-505f-409d-a77f-d447ac32f325-000000@amazonses.com). DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Corynne Redy

187x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 3:57 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an **EXTERNAL** address (0100019bb925bda0-a09ce661-40d8-4a19-8abb-acca66c6b1da-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

hollyposna@gmail.com

Holly Reynolds

188x

**From:** Pinelands Preservation Alliance <k  
**Sent:** Friday, January 9, 2026 10:34 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba364cd90-00b2584d-393d-4ecd-9058-b4daa4036667-000000@amazonse.com), DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kelly Riley

189x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 8:54 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba308c6da-6cf30a7-75bd-4737-a032-5ff04521c253-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
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PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Paul Rinear

190x

**From:** Pinelands Preservation Allianc  
**Sent:** Friday, January 9, 2026 9:04 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. Our forest and wetlands are too important for now, the future and all the life that depends on them to sacrifice them for the pleasure of a few who's passion is noise and poisoning the air with exhaust fumes. To allow our lands to be sacrificed for short term gain rather than protecting them for future lives and enjoyment would be a very poor decision. I'm asking you to do your part to protect those lands.

Sincerely,  
Thomas A. Rizzo

Tom Rizzo

191x

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance  
Thursday, January 8, 2026 7:46 PM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject NJ DEP's proposed land exchange involving the Colliers Mills Wildlife Management Area.

The wetlands offered in this swap are ecologically important, but they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

It is disappointing that this proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership. This is not acceptable.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to DENY this request.

Manuel Robbins

192x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 8:58 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bba391ef8-939f1b61-89a6-49cf-80fd-8dd8e277a474-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
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PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Tara Rozanski

193x

**From:** Pinelands Preservation Allianc.  
**Sent:** Friday, January 9, 2026 7:36 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2c1f6cd-3dfb39ba-dd31-49c8-ac4a-150508cd1054-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kelly Ryan

194x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 8:30 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Please protect our land!

Susan Saidel

S

1

195x

**From:** Pinelands Preservation Alliance  
**Sent:** Saturday, January 10, 2026 12:07 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba3e068c5-3a8ec3d7-b10e-4f64-9ed4-d542bbf2fa51-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
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PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Alanna Schell

196x

**From:** Pinelands Preservation Alliance <  
**Sent:** Friday, January 9, 2026 9:35 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Cheryl Schwartz

197x

**From:** Pinelands Preservation Alliance <kc...>  
**Sent:** Wednesday, January 14, 2026 5:30 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Drbbie Schwartz

198x

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance <  
Thursday, January 8, 2026 9:31 PM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area, i.e. providing New Egypt Raceway with developable upland in exchange for undevelopable wetlands.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. That sends an extremely bad message. I respectfully ask the Commission to deny this request.

Michael Shakarjian

199x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 5:58 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Meaghan Siciliano

200x

**From:** Pinelands Preservation Alliance <  
**Sent:** Tuesday, January 13, 2026 11:35 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbac9020e-89055dab-1323-48fc-891c-100a02a2e595-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

CJ Silverman

2017

**From:** Pinelands Preservation Alliance <  
**Sent:** Monday, January 12, 2026 6:25 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

I live in close proximity to both wetland and forest. We must treasure and protect both,, not trade one for the other.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Margaret Spallone

202x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 7:52 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be bargaining chips to resolve private land-use conflicts.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Denise Sprague

203x

**From:** Pinelands Preservation Alliance <[REDACTED]>  
**Sent:** Tuesday, January 13, 2026 10:20 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

Have we not learned the importance of wetlands?

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Hillary Spruce

204x

**From:** Pinelands Preservation Alliance  
**Sent:** Monday, January 12, 2026 11:53 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bb32037a9-7530a0a1-e437-48b9-9b9b-5789ce4a5d67-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Mary Stanzilis

205x

**From:** Pinelands Preservation Alliance <[REDACTED]>  
**Sent:** Wednesday, January 14, 2026 7:45 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Lora Stout

1  
2

206x

**From:** Pinelands Preservation Alliance  
**Sent:** Saturday, January 10, 2026 1:26 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba9287b37-338a6c9c-2da6-41e3-a11e-090045fdc17b-000000@amazonse.com). DO NOT click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Kimberly Straniero

K

T

207x

**From:** Pinelands Preservation Alliance <  
**Sent:** Thursday, January 8, 2026 5:47 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019b9fad4a638923fdb170b4a4fbbccca13c1af0dc-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Nika Svirinavichyus

202x

**From:** Pinelands Preservation Alliance  
**Sent:** Thursday, January 8, 2026 7:27 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba0260b51-89d24ab3-b87a-49ef-b39d-c0d3088b56ad-000000@amazonas.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Debra Thomas

209x

**From:** Pinelands Preservation Alliance <  
**Sent:** Thursday, January 8, 2026 6:53 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba00712cb-011f3af1-d55a-40f9-b71d-386d78057f0b-000000@amazonaws.com). DO NOT click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Barbara Tillman

210x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 9:14 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba31b2167-598ba185-e247-46ab-98f0-e5c49c00ece8-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Donald Ullmann

211x

**From:** Pinelands Preservation Alliance <ke@pinelands.org>  
**Sent:** Wednesday, January 14, 2026 9:41 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Margaret Ulmer  
SVP

212x

**From:** Pinelands Preservation Alliance <  
**Sent:** Friday, January 9, 2026 10:18 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba5e99cbf-ff16ff86-f0cd-4bf9-8398-7b42f474ecc5-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

William Vachula

213 x

Protect Public Lands [TREAS]

**From:** Pinelands Preservation Alliance  
**Sent:** Sunday, January 11, 2026 5:58 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019baf483519-7ba4b88f-b3b6-4447-85ac-ca796129ff86-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request. And the aquifer needs critical protection at this point by leaving lands undeveloped in their natural state.

Jason Vail

214x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 6:53 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbc5a8dbf-c233274d-f87b-404b-b560-b6133b483f53-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Eugene Vandergrift

215 x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 6:48 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba295bd90-ecddd469-2448-4992-9349-3fe852a14451-000000@amazonse.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Cynthia Varamo

216x

**From:** Pinelands Preservation Alliance  
**Sent:** Friday, January 9, 2026 7:24 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2b6dd2e-8d4496fb-3a90-4d1e-8917-cde2581fcd91-000000@amazon.es.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Don Vonderschmidt

217x

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance <  
Thursday, January 8, 2026 10:40 PM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Katherine Von Rodeck

1

218x

**From:** Pinelands Preservation Alliance <  
**Sent:** Tuesday, January 13, 2026 1:07 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

elisa waller

219x

**From:** Pinelands Preservation Alliance <k...>  
**Sent:** Wednesday, January 14, 2026 4:46 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bbe79502a-428c240f-83fd-4c63-88e0-b592b85a6282-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

Please hold them accountable for taking action before having permission to build.

Please stop the assault of our open areas.

Please stop giving in to the money and do the right thing.

Please show the residents of New Jersey that YOU are not being bought.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Ellen Walter

220x

**From:** Pinelands Preservation Alliance <[redacted]>  
**Sent:** Thursday, January 8, 2026 7:15 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Melissa Wehrle

221x

**From:** Pinelands Preservation Alliance <...>  
**Sent:** Friday, January 9, 2026 7:52 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019ba2d0ac0c-f9e45381-6608-4859-a590-bba7c52f5d80-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe. New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

This land swap is unnecessary and makes absolutely no sense as there is no benefit at all to us. These important and very valuable wetlands are already protected by New Jersey state law and the Pinelands Comprehensive Management Plan.

I also understand that by this proposed land swap the developer is trying to alleviate some of the issues ongoing for years of illegal construction of parking lots and buildings.

Our public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Donald Weigl

222r

**From:** Pinelands Preservation Alliance <kr...>  
**Sent:** Thursday, January 8, 2026 9:00 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To  
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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

John Wheeler

223x

**From:** Pinelands Preservation Alliance <ke  
**Sent:** Wednesday, January 14, 2026 12:12 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Amanda White

224x

**From:** Pinelands Preservation Alliance  
**Sent:** Wednesday, January 14, 2026 12:31 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Rebecca Wisor

225x

**From:** Pinelands Preservation Alliance  
**Sent:** Tuesday, January 13, 2026 10:14 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

This message came from an EXTERNAL address (0100019bba7f362a-089be2eb-6b55-4346-a801-97c19140db4f-000000@amazonses.com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To**  
PhishReport@cyber.nj.gov.

Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Natural areas need to be protected more than ever in New Jersey. The lot in question was used by the Raceway for overflow parking. Since the Raceway is no longer operating, there is no reason for that property to be transferred.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Earl Wolverton

226x

**From:**  
**Sent:**  
**To:**  
**Subject:**

Pinelands Preservation Alliance <ke...>  
Saturday, January 10, 2026 8:47 PM  
State House Commission [TREAS]  
[EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area. The land needs to be protected for the public good, for generations to come not handed over to businesses for limited local benefit. It's bad enough that our Pinelands have been threatened all around between development, illegal atv and motor vehicle use causing destruction, climate issues and salt water intrusion killing white cedars we need to take every step possible to protect land currently public to stay that way which makes New Jersey special.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request. Thank you.

Margaret Mary Zaborowski

227x

**From:** Pinelands Preservation Alliance <...>  
**Sent:** Saturday, January 10, 2026 12:48 PM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

I live out of state in the midwest and spend tourist dollars in Ocean county associated with hiking and cycling in the NJ pinelands. Erosion of the quantity and quality of pinelands can erode future tax revenues from out of state ecotourism.

I urge the State House Commission to reject DEP's proposed land exchange involving Colliers Mills Wildlife Management Area.

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Lawrence Zazzera

228x

**From:** Pinelands Preservation Alliance <[redacted]>  
**Sent:** Wednesday, January 14, 2026 8:31 AM  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect Public Lands in Colliers Mills Wildlife Management Area

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Dear Secretary Rota:

To the State House Commission

I am writing to strongly urge the State House Commission to reject the Department of Environmental Protection (DEP)'s proposed land exchange involving the Colliers Mills Wildlife Management Area.

Colliers Mills: A Vital Public Resource

Colliers Mills Wildlife Management Area is public land, cherished by countless individuals and organizations. Decisions regarding the surrendering or exchange of any portion of this land should be made by the public, whose taxes and fees support its management and accessibility—not solely by the DEP or any other government agency.

Importance to Hunters and Conservationists

Many citizens, including myself, pay for hunting licenses and related fees specifically to utilize Colliers Mills for training hunting dogs, which serve as vital conservation tools. Numerous clubs and organizations dedicated to responsible hunting dog training also depend on these public lands and contribute financially to ensure their upkeep and availability. The proposed exchange threatens these long-standing traditions and the conservation efforts they support.

Public Land, Public Decisions

Decisions concerning PUBLIC LAND must be made transparently and democratically I strongly believe that the community's voice should be heard, and that such matters should be put to a PUBLIC VOTE. The stewardship of Colliers Mills should reflect the interests and values of those who use and maintain it—not to be behind closed doors by a single agency.

Conclusion

For these reasons, I respectfully urge the State House Commission to reject the DEP's proposed land

229x

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Sincerely,

Paul Zurka

While the wetlands offered in this swap are ecologically important, they are already protected under state law and the Pinelands Comprehensive Management Plan. Exchanging forested public uplands within an existing WMA for already-protected wetlands provides little public benefit and results in a permanent loss of valuable public land.

This proposal appears to arise from an encroachment by New Egypt Raceway onto public land. Rather than enforcing the Pinelands Act and addressing violations, the State is being asked to legitimize that encroachment by transferring ownership.

Public land in the Pinelands should not be given away to resolve private violations. I respectfully ask the Commission to deny this request.

Paul Zurka

2  
230x

**From:** [David Ascher](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put Liberty State Park marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, December 2, 2025 10:32:43 AM

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I have been leading monthly walks for a regional and a national walking organization for well over seven years. The hundreds of people who have walked with me come for the beauty and quiet of Liberty State Park, an oasis with extraordinary views. A state park, particularly one such as Liberty State PPark, is not a location that should be used to locate an enormous boat storage facility.

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

David M. Ascher

231x

**From:** Kristen Balderston  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP Marina Lease on December's Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 7:50:06 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow for an extremely harmful and overwhelming unpopular massive 3 acre, 75 foot high boat storage warehouse at Liberty State Park's northern entrance.

This boat warehouse would very negatively impact the Park and such a building goes against 49 years of sweeping opposition to privatization and commercialization of this gem that belongs to New Jersey and its citizens, and welcomes people from all over the world. Such a gargantuan commercial building would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Governor-elect Mikie Sherrill's administration should review the lease. Please do not facilitate DEP Commissioner Shawn LaTourette's strong-arming this horrific lease in the last weeks of Governor Murphy's administration.

Thank you very much,  
Kristen Balderston

232x

**From:** [Samantha Bakertcy](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] No ware house  
**Date:** Sunday, November 23, 2025 5:20:22 PM

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No ware house at boat marina at liberty state park  
SAVE OUR PARK  
Greta Bakertcy

[Yahoo Mail: Search, Organize, Conquer](#)

233x

**From:** Samantha Bakerty  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] NO BOAT WARE HOUSE  
**Date:** Sunday, November 23, 2025 5:12:52 PM

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No boat warehouse at liberty State Park  
SAVE OUR PARK  
Samantha Bakerty

234x

**From:** Deborah Barnard  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty state Park  
**Date:** Monday, November 24, 2025 12:24:20 PM

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Please stop this Boat warehouse before you leave office. We are tired of old rich white men using corrupt politicians to take away the only space left in jersey city for average people. They has gentrified every thing. Liberty state park is the final frontier. The last public space to walk and ride freely. The built all these buildings and are not paying taxes unless they have 100percent occupancy. Corrupt. Out taxes and water bills have been tripped to compensate greedy rich white men. Now the want to take the last FREE place in jersey city. Why don't they go to Bayonne park and do this. Karma is real.

235x

**From:** Richard Bleecker  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty State Park  
**Date:** Sunday, November 23, 2025 10:54:24 PM

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Dear Sir or Madam,

In 1976, the year that I moved to Jersey City, Liberty State Park was brought into being by citizen and legislative action.

Over the last nearly half-century, I have watched and participated as various forces have sought either to protect the Park or to exploit it by commercial development.

The latest threat - and the subject of this email - is the effort to allow an unsightly boat storage facility to be constructed near the Park's entrance. You can put a brake on this monstrosity at your meeting next month simply by refusing to discuss this vile proposition.

Thank you for your attention to this plea.

Cordially,

Dr. Richard W. Bleecker

236 X

**From:** [Helen Blumenthal](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:45:01 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Helen Blumenthal  
Jersey City, NJ

237X

**From:** Simone Bott  
**To:** State House Commission [TRFAS]  
**Subject:** [EXTERNAL] Fwd: Do not put LAP marina lease on agenda!  
**Date:** Monday, November 24, 2025 8:39:43 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sent from my iPhone

238X

**From:** [Wrion Bowling](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 9:45:35 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sincerely,  
Wrion Bowling

239x

**From:** Elizabeth Breedlove  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 8:16:01 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

240x

**From:** Frank A. Brincka  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Wednesday, November 26, 2025 10:05:02 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3-acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you.

Sincerely,  
Frank A. Brincka

241x

**From:** Judy B  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] LSP Boat Warehouse  
**Date:** Monday, November 24, 2025 1:23:33 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Judy Buckley-Jacobs  
Lifelong New Jersey resident

242x

**From:** [Joel Caminer](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 10:16:09 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

--Joel Caminer,

243x

**From:** [Samantha Bakertcy](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] No Huge marina boat house  
**Date:** Sunday, November 23, 2025 5:41:46 PM

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Stop no boat marina Huge boat house at LSP  
SAVE OUR LSP  
Anthony Canonico

[Yahoo Mail: Search, Organize, Conquer](#)

244x

**From:** [Alexandra Carr](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] NO to huge boat warehouse for LSP!  
**Date:** Tuesday, November 25, 2025 11:54:35 AM

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I urge you in the strongest terms not to place the DEP's proposed 60-year marina lease on your December agenda. Advancing it now would amount to approving an extremely harmful and overwhelmingly unpopular 3 acre, 75 foot high boat storage warehouse at the northern entrance of Liberty State Park. This commercial structure would inflict lasting damage on the park's character, openness, history, legacy, purpose, and sense of place.

This lease deserves a thoughtful review by Governor elect Mikie Sherrill's administration, not a rushed attempt to push it through at the end of the current administration. I respectfully ask that you not facilitate Commissioner Shawn LaTourette's effort to force through this deeply misguided proposal in the final weeks of Governor Murphy's term.

Sincerely,

Alexandra Carr

245x

**From:** [Monica Casey](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] NO to LSP marina lease  
**Date:** Tuesday, November 25, 2025 9:04:15 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**  
**Mónica McCormack Casey** Sent from Yahoo Mail for iPhone

246 X

**From:** [James Certoma](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Cc:** [James Certoma](#)  
**Subject:** [EXTERNAL] Reject the LSP marina lease including the Boat Warehouse  
**Date:** Monday, November 24, 2025 8:18:39 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow an unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

In fairness to the community, the incoming Governor Sherrill's administration should review this lease and the proposed commercial building. I live near the Park and frequently enjoy its open environment. I feel the proposed warehouse would damage Liberty State Park's character, openness, history, legacy, and value to the community.

James Certoma  
Jersey City, NJ

247x

**From:** Kathy Cevallos  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse  
**Date:** Monday, November 24, 2025 9:37:23 PM  
**Attachments:** ATT00001.png

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Dear State House Commission,

I urge you not to include the DEP's proposed 60-year marina lease on your December agenda, as it would pave the way for a highly harmful and overwhelmingly unpopular three-acre, 75-foot-tall boat storage warehouse at Liberty State Park's northern entrance. Such a massive industrial structure has no place in the heart of New Jersey's most cherished urban green space.

Liberty State Park is, and has always been, the people's park. Since its opening in 1976, created from once-abandoned rail yards through an extraordinary grassroots effort, the park has stood as a symbol of community triumph, environmental renewal, and public access to the waterfront. It offers unmatched views of the Statue of Liberty, Ellis Island, and the Manhattan skyline, welcoming millions each year to enjoy open space, history, and reflection. For decades, Liberty State Park has faced repeated attempts at commercialization and privatization—from water parks to golf-course expansions to commercial marinas. Each time, the public has pushed back, reaffirming that the park's purpose is public recreation, environmental restoration, and historic preservation, not private profit. This latest proposal continues that troubling pattern.

A gargantuan storage warehouse, three acres wide and 75 feet high, would permanently scar the park's character, openness, history, legacy, and sacredness. It would undermine decades of work by advocates, legislators, and residents who have fought tirelessly to protect this irreplaceable landscape for future generations.

Governor Mikie Sherrill's administration should have the opportunity to review this lease thoroughly and, we hope, eliminate the destructive commercial warehouse from consideration. The people of New Jersey deserve a transparent, thoughtful process—not the rushed ramrodding of a profoundly flawed proposal in the final weeks of Governor Murphy's administration, spearheaded by DEP Commissioner Shawn LaTourette.

Please stand with the public and with Liberty State Park's 48-year legacy. Do not advance this harmful lease. Protect the People's Park now and for the generations to come.

Regards,

Kathy Cevallos

President

Friends of Rahway River Parkway

[www.rahwayriverparkway.org](http://www.rahwayriverparkway.org)

248 x



249X

**From:** Evelyn Chan FoMBP  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] NO to the Liberty State Park Marina Lease  
**Date:** Monday, November 24, 2025 6:03:37 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Regard,  
Evelyn Chan  
Jersey City, NJ

250x

**From:** [Mariam Chardiwall](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda  
**Date:** Sunday, November 23, 2025 9:23:53 PM

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Good evening,

We the people say no to the proposal and plan for the huge Boat Warehouse.

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

251x

**From:** James  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Thursday, November 27, 2025 11:04:23 PM

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Security Risks To** PhishReport@cyber.nj.gov.

Dear State house Commission,

I am writing to urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Sincerely,  
James Chen

252x

**From:** Arnold Cohen  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marine lease on the December agenda  
**Date:** Monday, November 24, 2025 9:41:30 AM

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**Arnold Cohen**

**Newark NJ**  
**long time user of Liberty State Park**

Sent from my iPhone

**253 x**

**From:** [Richard Cohen](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 8:52:08 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

I have worked at Liberty Science Center for 15 years and now volunteer there, and so appreciate walking in the Park every day I am at LSC before assuming my museum responsibilities. I feel that it is critically important to maintain Liberty State Park as an oasis of nature and quiet in the densely populated area that is Hudson County.

Rich Cohen, Maplewood, NJ

254x

**From:** [Diana Crowder](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] DO NOT PUT LSP MARINA LEASE ON AGENDA! NO HUGE BOAT WAREHOUSE  
**Date:** Monday, November 24, 2025 8:07:28 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

**Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sincerely  
Diana Crowder

255x

**From:** [Edward Cullen](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Stop Liberty State Park Marina construction!  
**Date:** Sunday, November 23, 2025 6:19:37 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

256x

**From:** [Edward Cullen](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Horrendous plan for Liberty State Park  
**Date:** Sunday, November 23, 2025 6:22:36 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

257x

**From:** [Ramie Kelly](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't Ruin Liberty State Park with a Boat Warehouse!  
**Date:** Monday, November 24, 2025 4:01:46 PM

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I urge you not to include the DEP's 60-Year Marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly ugly, massive, and obstructive 3 acre, 9 story boat warehouse to ruin my urban backyard. A warehouse for boat storage? The size of a home depot? In a State Park? At the foot bridge entrance, no less? Whoever came up with this idea is greedy and dumb. Please don't put their dollars before the people's fresh air and open skies.

Please allow Nj's new Governor and her administration to review the lease when her new term begins. Allow the residents of NJ and the neighbors of Liberty State Park to tell Governor Sherrill why this gigantic 75 foot tall warehouse is a bad deal and give her the chance to cancel the lease renewal. Ramming this in now is a mistake and it will tarnish Governor Murphy's legacy and one last bad decision made in his final days in office.

Go walk the Jersey Avenue Footbridge and you'll see why a 3-acre 75 foot tall Home Depot sized Boat Storage Warehouse is a ridiculous idea. Would you put that on Island Beach State Park? Sandy Hook? No you would not!

Leave Liberty State Park alone!

Rachel Cullen

Jersey City, NJ

258x

**From:** Leigh Daniel  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Marina lease at Jersey City Liberty State Park  
**Date:** Monday, December 1, 2025 8:35:52 PM

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I cannot believe how many time it been necessary to send emails to save something that should not even be up for grabs by millionaires. Please tell me the DEP and the Governor are on the side of the people! The People do not want a gigantic marina practically on top of the Statue of Liberty. What the hell are you thinking? All the middle class visiting the park can watch billion dollar yachts coming and going and the hoy-poloy gaping at the poor people sitting at picnic tables? What the hell are you thinking? It's a little bit of a middle class pleasant day riverside with a beautiful view, a great boardwalk, the statue right there, all going to hell if that marina appears on the scene.

I am truly upset with the know-tow to the rich going on at the DEP. aren't you supposed to be representing the people?

Leigh Daniel  
Sent from my iPad

259X

**From:** [Debra DeVenezia](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 12:48:52 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Respectfully,  
Debra DeVenezia  
Jersey City, NJ

260x

**From:** [Maureen Dillon](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] No boat warehouse  
**Date:** Sunday, November 23, 2025 7:23:00 PM

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Please do not allow this boat warehouse at LSP.  
The regular people of NJ and especially Jersey City are being pushed out.  
Maureen Dillon

Jersey City  
Sent from my iPhone

261 x

**From:** [Ken Dolsky](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:47:03 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Members of the Statehouse Commission,

Please stop the harmful LSP marina lease from moving forward before Gov. Murphy's term ends!

Please do not include the DEP's 60-year marina lease on your December agenda. It would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should be given the opportunity to review the lease.

This project involves a gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's efforts to shove this horrific lease in the last weeks of Governor Murphy's administration.

Governor Murphy has done enough to harm NJ during his 8 years. Don't add to his ugly legacy.

Ken Dolsky  
Co-chair DivestNJ

262X

**From:** [Kate Donnelly](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Remove LSP Marina Lease from Agenda! NO Huge Boat Warehouse in the People's Park  
**Date:** Monday, November 24, 2025 3:08:20 PM

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**I urge you to exclude the DEP's 60-year marina lease on your December Agenda because it would allow the overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at Liberty State Park's (LSP) northern entrance. It would spoil vistas and the appropriate uses of the People's Park. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage LSP's character, openness, and purpose. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Sincerely,**

**Kathleen Donnelly  
Jersey City, NJ**

263x

**From:** [Bridget Doyle](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Dont put LSP marina leas on Agenda! NO Huge Boat Warehouse  
**Date:** Sunday, November 23, 2025 7:29:44 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75ft high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please dont facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration. Thank you!

264x

**From:** Cheri Dzubak  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty State Park  
**Date:** Sunday, November 23, 2025 5:04:00 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sincerely,  
Cheryl Dzubak  
Yardville, NJ

265x

**From:** [Rosemary](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Fwd:  
**Date:** Monday, November 24, 2025 11:49:51 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Rosemary Eng**

266X

From: [Maryann Fahey](#)  
To: [State House Commission \[TREAS\]](#)  
Subject: [EXTERNAL] urge you not to include the DEP's 60-year marina lease on your December agenda  
Date: Monday, December 1, 2025 8:14:15 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance! Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**thank you,  
maryann fahey wash twp nj**

267 x

**From:**  
**To:** [State House Commission \[TREAS\]](mailto:StateHouseCommission@TREAS)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 8:59:25 PM

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[statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov)

**Subject:**  
**Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!**

*Please use this sample template message below or your own words. If you still have the public comment you submitted in Aug./Sept., please paste it in also.*

**Main Email Text:**

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**  
Sincerely, Maureen Forrester

269 x

**From:**  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty State Park  
**Date:** Sunday, November 23, 2025 9:01:17 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Please leave LSP alone without any developments or any way to ruin the beauty of this place to be with nature in the midst of the city.**

Regards,  
Mary Franco

270x

**From:** Colleen Frank  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 7:38:27 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at Liberty State Park's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's pushing of this horrific lease in the last weeks of Governor Murphy's administration.**

I am writing because like many others, I strongly oppose the proposed 60-year lease extension for Suntex as well as the construction of a 75-foot-tall, 3-acre dry-boat storage warehouse at the entrance of Liberty State Park. Testimony from public hearings made it clear: this project is overwhelmingly opposed by the public because it undermines the founding vision of the park as a free, open, and green space for all people. A massive warehouse would block iconic views of the Manhattan skyline and New York Harbor — destroying the ceremonial arrival experience for millions of visitors. The National Park Service has long held that any boat storage structure over ½ acre constitutes a conversion of public parkland; at six times that size, this proposal blatantly violates that principle.

The lease terms are equally troubling. A 60-year lease effectively privatizes public land for multiple generations, locking the park into an arrangement that prioritizes private profit over public access. Compounding this imbalance, the obligation to repair the bulkhead rests with the Park/NJDEP—leaving the public to shoulder significant infrastructure costs while the developer secures long-term financial gain. This is not a fair deal for the people of New Jersey.

This project benefits only a narrow group of wealthy boat owners and Suntex while depriving millions of people of open space. Liberty State Park is not only the state's most important urban green space — but is also a globally significant destination. It is used daily by local residents for recreation and respite, and it also welcomes national and

271x

international visitors who come to experience its open landscapes and its symbolic views of the Statue of Liberty and Ellis Island. Its future must be guided by equity, ecology, and the public good. NJDEP's own master plan envisions expanded fields, trees, and community commons, not an industrial boat warehouse.

Across New Jersey and the nation, successful models exist for raising funds through conservancies, foundations, and public-private partnerships that do not require ceding public land to private developers. Liberty State Park deserves the same creativity and stewardship, ensuring that improvements serve the public without compromising the park's integrity.

Thank you for your thoughtful consideration,  
Colleen Frank

272x

**From:** [Jeremy Fuscaldo](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda!  
**Date:** Sunday, November 23, 2025 5:16:49 PM

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To whom it may concern,

I am messaging on behalf of Friends of Liberty State Park about a concern we all have about the marina lease on your upcoming agenda.

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

If you have any other questions, please email me at \_\_\_\_\_

Kind Regards

Jeremy

273 X

**From:** Gabby NYC  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] NO LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:08:31 PM

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**I strongly urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. No one wants this other than the oligarchy billionaires who are slowly eroding the people's park, open and clear spaces.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you for your anticipated support in this matter

Gabby  
Jersey City resident

274x

**From:** Daniela Galvez  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 8:28:11 AM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3-acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building, which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's rush to approve this horrific lease in the last weeks of Governor Murphy's administration.

275x

**From:** Garbo  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put Liberty State Park marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 9:27:09 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

276x

**From:**  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] No BOAT Warehouse in LSP  
**Date:** Monday, November 24, 2025 8:25:20 AM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Sincerely,

Matthew J Garvin

Jersey City Resident

Sent from AOL on Android

277x

**From:** Madeleine  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty state park  
**Date:** Sunday, November 23, 2025 5:08:13 PM

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Security Risks To PhishReport@cyber.nj.gov.**

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

**Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

278X

**From:** Kate Gillespie  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Please Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Wednesday, November 26, 2025 6:26:39 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sent from Yahoo Mail for iPhone

279x

**From:** [Charlotte Giobbi](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] LSP  
**Date:** Sunday, November 23, 2025 8:21:25 PM

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This is regarding a Liberty Landing Marina 60 year lease and the storage building. The storage building will be a great improvement to the West End where the boats are kept because right now homeless people sleep on some of the boats at night which makes it unsafe for the Marina, it will not interfere with the beauty of the Park. I love Liberty State Park It'll be an improvement to the corner of Jersey Avenue and Audrey's zap Drive. It's an eyesore right now and it's at the beginning of the park up on the corner. It's not going to obstruct any views or interfere with the integrity or beauty of the park. Thank you for your attention to this matter.  
Charlotte Y Giobbi

280x

**From:** Peter Gliatto  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 5:36:28 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Dear Statehouse Commission,

I am a long time resident of Jersey City and a frequent visitor to Liberty State Park, one of my favorite places ever. I am in the park running or walking my dog a minimum of three days a week.

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and unpopular boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and eliminate the out-of-scale commercial building which would damage Liberty State Park's character, openness, history, legacy, and purpose. Please don't facilitate DEP Commissioner Shawn LaTourette's including this horrific lease in the last weeks of Governor Murphy's administration.

While not on the main part of the park, this proposed building would really be an eyesore at the main entrance of the park and creates a precedent of parceling off public park land for private use.

Thank you for your attention to this matter.

Sincerely,

Peter Gliatto, MD

281x

**From:** [Rachel Grace](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 9:26:11 AM

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Hello,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building, which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you,  
Rachel

Rachel Grace

282x

**From:** Elise Grebe  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty State Park Boat Warehouse  
**Date:** Monday, November 24, 2025 9:54:44 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

To: State House Commission,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. This proposal goes against the 1990 Decision for this land that it be funded for "public outdoor recreation" for all.

Governor-elect Mikie Sherrill's administration should review the lease and eliminate the gargantuan commercial building which would damage Liberty State Park's character, open space, history, legacy and purpose.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrod this horrific lease in the last weeks of Governor Murphy's administration.

Respectfully,  
Elise Grebe

283x

**From:** [Hartmut Grossmann](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Liberty State Park/Monstrous Boathouse Plans  
**Date:** Wednesday, November 26, 2025 9:30:45 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Hello,

I urgently appeal to you to stop the monstrous boat storage plans and remove it from the December agenda. The park and its open space is a green lung for so many and especially lower income residents. It should be preserved. Instead, year after year, it is subject to horrific and greedy attempts to grab land. To rush these plans through at the last minute is particularly cynical and undemocratic. The new administration should take a careful and critical look at this ill considered project.

Thank you for your consideration!

Sincerely,  
Hartmut Grossmann

284x

**From:** Susan Grossman  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Urgent! Don't put DEP marina on agrnda  
**Date:** Sunday, November 23, 2025 6:33:36 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber  
Security Risks To PhishReport@cyber.nj.gov.**

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Liberty State Park is an unmatched resource for the residents of Jersey City. It is so important to preserve it as a park for the residents!**

**Sincerely, Susan Grossman**

285x

**From:** [Thor Hartten](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] No to putting the Liberty State Park marina lease on agenda  
**Date:** Wednesday, November 26, 2025 12:15:12 PM

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To the Statehouse Commission:

As a long-time resident of Jersey City and a frequent visitor to Liberty State Park, I urge you not to include the DEP's 60-year Liberty Landing Marina lease on your December agenda in order to give incoming Governor Mikie Sherrill's administration a fair chance to review the controversial proposed boat storage warehouse at LSP's northern entrance.

I wish to express my opposition to the lease as currently proposed. Such a long lease term fails to consider the near certainty that the park's intrinsic real estate value will be significantly higher in 60 years than its present value. By committing to such a lengthy lease term, the NJ Department of Environmental Protection is unnecessarily shortchanging New Jersey taxpayers who pay to develop, operate and maintain what is the crown jewel of the state's park system of considerable future value. With this in mind, I would support a much shorter lease term (e.g. 20-25 years), one that would allow for periodic reassessment of the lease value.

Furthermore, I oppose the enormous size of the proposed dry dock for 500 boats. Located at the park's northern gateway entrance, this dry dock, as currently rendered, would utterly dominate all sight lines and negatively affect visitors' first impression of their park experience. It would also obstruct the view of the marina and its associated waterway. As someone who walks by the existing outdoor dry dock on a weekly basis, I fully understand that the current disorganized, unsightly situation could be much improved. Surely, however, such improvement can be realized without constructing a large and obtrusive structure, while simultaneously respecting and protecting the park's mission of providing a beautiful, peaceful and educational outdoor experience for all state residents.

Thank you for the opportunity to express my views on this very important matter.

Sincerely,  
Erik T. Hartten

**Erik Thor Hartten/LEED AP BD&C**

Email:  
Skype:  
Blog: [www.seeforestfortrees.com](http://www.seeforestfortrees.com)

286 X

**From:** [alex.heitenrater](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 5:02:48 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber  
Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

To Whom It May Concern,

Green space and open space is the most valuable commodity any urban environment can possess. There will always be calls to forfeit this vital resource from those who are able to escape urban sprawl at their leisure. The price developers will pay can never be high enough to abandon the commitment of preservation we must make to future generations.

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding of this horrific lease in the last weeks of Governor Murphy's administration.

Sincerely,

A. Heitzenrater

287X

**From:** [Barbara Hines](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Marina @ LSP  
**Date:** Monday, November 24, 2025 3:00:46 PM

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**Madame/ Sir:**

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Thank You,  
**Barbara E. Hines**  
Jersey City, NJ

[LinkedIn Profile](#)

288X

**From:** Thomas Hopf  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Saving LSP  
**Date:** Monday, November 24, 2025 8:49:41 AM

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Stop the lease of the marina, it's basically leasing the park away, from the people

289X



# United States Department of the Interior

NATIONAL PARK SERVICE  
Northeast Region  
U.S. Custom House  
200 Chestnut Street  
Philadelphia, PA 19106-2878

IN REPLY REFER TO:

L32-4507

JUN - 9 2008

Judith Piccinini Yeany, Chief  
Bureau of Legal Services and Stewardship  
Department of Environmental Protection  
Green Acres Program  
PO Box 412  
Trenton, NJ 08625


Dear Ms. Yeany:

This is in response to your December 3<sup>rd</sup> 2007 letter requesting guidance regarding a proposed expansion of facilities at the Liberty Landing Marina (LLM) in Liberty State Park (LSP) in relation to the April 18, 1990 National Park Service Record of Decision (ROD.) The ROD was formulated in consideration of Section 6(f) of the Land and Water Conservation Fund Act of 1965 (LWCF) which requires that LWCF assisted areas remain available for public outdoor recreation purposes.

Your letter contains five items in question: dockside lifts, ferry landing construction, the size of boats stored indoors, the size of boat storage building, and the size of the repair/maintenance shop. Please refer to the attached chart December 12, 2007 Request for Guidance in Relation to the April 18, 1990 Record of Decision and April 20, 1990 Transmittal Letter. The far right column describes guidance in these matters.

If you have any questions please contact Roy Cortez, LWCF Project Officer at (215) 597 5134 or email [roy\\_cortez@nps.gov](mailto:roy_cortez@nps.gov).

Sincerely,



Jack W. Howard, Manager  
Recreation and Conservation Grants Assistance

Enclosure

290X

December 12, 2007 Request for Guidance in Relation to the April 18, 1990 Record of Decision and April 20, 1990 Transmittal Letter

<p>April 18, 1990 Record of Decision and April 20, 1990 transmittal letter</p>	<p>December 12, 2007 DEP requests to NPS for guidance</p>	<p>NPS Determination</p>
<p>ROD Item 3. Boat Ramps. "Four public boat ramps will be constructed". "This facility will provide recreational opportunities for members of the public who are unable to afford a boat slip or storage space."</p>	<p>Construction of dockside lifts and travel lift ways in place of four boat ramps citing this as a measure to avoid personal contact with polluted area waters and the availability of a boat ramp at the southern end of the park</p>	<p>Concur, with the understanding that LLM on-site signage, all LLM public information brochures and media, and that of Liberty State Park, clearly indicate that the lifts and travel lift ways are available to all boaters, not only those who rent a boat slip or storage and identify the availability and location of the existing boat ramp.</p>
<p>Not described in the ROD</p>	<p>Construction of a ferry landing to serve the Liberty Science Center</p>	<p>Concur with the understanding that the ferry service to the Liberty Science Center is open to the public at a reasonable rate.</p>
<p>ROD item 4. Indoor Boat Storage Building. Maximum size of boats stored indoors "26" and under".</p>	<p>Increase maximum size of boats stored indoors to 30 feet citing significant increase in the average size of boats registered in the harbor area as demonstrated by NY and NJ DOT Marine Divisions.</p>	<p>Concur</p>
<p>ROD item 4. "This facility, including the maintenance office will be no more than one-half acre in size."</p>	<p>Equipment way and enclosed storage rack of .870 acres</p>	<p>Do not concur. An enclosed structure larger than one-half acre in size as stated in the ROD requires a conversion process.</p>
<p>ROD item 6. Repair/Maintenance Shop "Will be no more than 2,500 square feet and two stories high. Primary uses will be for minor and emergency repairs.</p>	<p>Marine service building of two separate areas, including a small retail area/visitor contact station, for a combined 28,880 square feet.</p>	<p>Do not concur. An enclosed structure larger than 2,500 square feet as stated in the ROD and one containing retail space requires a conversion process.</p>

291 X

# LIBERTY STATE PARK

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## MARINA LEASES

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SUB LEASE  
LIBERTY STATE PARK DEVELOPMENT CORPORATION  
AND  
DIMELING, SCHREIBER & PARK

---

This lease became  
the primary lease in 2003.  
Suntex became the tenant in 2010

MARCH 1996

2924

Sublease and Subtenant's rights and interest in and to the Jersey Ave. Extension are subject and subordinate to the exercise by any governmental authority having jurisdiction to create a public street across or using all or any portion of the Jersey Ave. Extension. Landlord and, to the extent applicable, Sublandlord hereby reserve unto themselves, their successors and assigns an easement and such licenses as may be necessary or appropriate for ingress and egress over the Jersey Ave. Extension. Subtenant agrees that immediately upon the creation of a public street on or across all or any portion of the Jersey Ave. Extension, any and all of Subtenant's right and interest in and to said portion shall immediately cease and terminate and said portion shall no longer be a part of the Premises.

5. Use of Premises; Covenants to Operate Marina.

(a) Subtenant shall only occupy and use the Premises for any lawful purpose permitted by Section C, Exhibit "B" hereto, provided, however, the Generic Use for any structure, building or other improvement constructed on the Premises shall not be changed without the prior written consent of Landlord and Sublandlord which Landlord and Sublandlord may refuse to grant in their sole discretion. Subtenant shall faithfully observe all rules and regulations for the operations and use of marinas generally promulgated by the Department or other governmental authority having jurisdiction in the proper exercise of any police power vested in it. To the extent reasonably necessary, Sublandlord will, at Subtenant's expense, join in any applications with Subtenant for licenses to do business as permitted herein as may be required by the governmental authority issuing such permits.

(b) The Premises is located within Liberty State Park, a State park acquired and developed by Landlord, in part, with funds provided under the New Jersey Green Acres Acquisition Act and the Land and Water Conservation Fund Act. Subtenant covenants and agrees to operate and maintain the Marina Complex during the entire Term hereof in a spirit and manner consistent with the Acts. In particular, and not by way of limitation, Subtenant covenants and agrees to operate the Marina Complex in a manner consistent with the public interest and with services and facilities available to the boating public. Such services and facilities shall include, without limitations transient, overnight boat slips, boat access ramp(s) and parking therefor, dry rack storage, upland boat storage area, a fuel dock, a repair and maintenance facility, pump-out facilities and wet slips to accommodate boats of varying sizes.

(c) Subtenant shall operate the Marina Complex in accordance with paragraphs 12 and 19 hereinbelow and the Management Plan approved by Landlord and Sublandlord and attached hereto as Exhibit "D". The Management Plan may be revised by Subtenant from time to time with the prior written approval of Landlord and Sublandlord. In addition, Subtenant shall coordinate and cooperate with Landlord and Sublandlord with respect to promotion, special events and coordinated operating practices and shall join and

participate in any subtenants' association hereafter created with respect thereto.

5. (d) During the term of this Sublease, should the Landlord, by means of a letter from the Commissioner of Environmental Protection to the Subtenant and the Sublandlord, authorize the construction, operation and maintenance of active recreation facilities, available for use by both the boating and the non-boating public, the Subtenant shall construct or provide capital costs for, and shall maintain and operate (except to the extent otherwise directed by the Landlord), such facilities that are subsequently approved by the Landlord and incorporated into the section of Exhibit B-1 of the development Plan currently designated "Active Recreation, Reserved". Unless otherwise agreed in writing between Subtenant, Landlord and Sublandlord, the foregoing obligations of Subtenant shall be limited as follows:

(i) "Active recreation facilities" as used herein refers only to facilities to be located on (i) the Premises or (ii) the Restricted Area, that Landlord makes available for the purposes of active recreation by special use permit or otherwise.

(ii) Subtenant shall be obliged to construct or provide capital costs for up to \$60,000.00. The type and nature of such facilities shall be mutually acceptable to Landlord, Sublandlord and Subtenant..

(iii) Subtenant will endeavor to respond promptly to any authorizations for such facilities by the Landlord, but shall be entitled to up to a year in which to implement such authorization.

(iv) Subtenant will endeavor to cooperate with Landlord and Sublandlord in the flexible implementation of the foregoing options.

#### 6. Term.

(a) In consideration of the rents hereinafter reserved, and subject to the terms, covenants and conditions herein contained, Subtenant shall have and hold the Premises for an interim term ("Interim Term") commencing upon the execution of this Sublease and expiring upon the earlier of (i) completion of the Improvements in Stage 1, identified on Exhibit "B-1" attached hereto and receipt by Sublandlord of the materials described in Paragraph 3(d)(iv) with respect to said improvements or (ii) May 1, 1996, and a primary term ("Primary Term") of twenty-five (25) years commencing upon the expiration of the Interim Term and expiring at midnight on the date preceding the twenty-fifth (25th) anniversary of the commencement date of the Primary Term. The date set forth for the expiration of the Interim Term shall be extended by one (1) day for each day of Force Majeure occurring during the Interim Term. All of the terms and conditions of this Sublease

Liberty Landing  
Marina

ROD

L32(MAR-PD)  
#34-00333

APR 20 1990

Judith A. Yaskin, Commissioner  
Department of Environmental Protection  
CN 402  
Trenton, New Jersey 08625

Dear Ms. Yaskin:

The National Park Service has reviewed the latest proposal submitted by the New Jersey Department of Environmental Protection (DEP) dated February 7, 1990 for the Liberty State Park marina and found that such a marina would not constitute a conversion under the Land and Water Conservation Fund (L&WCF) Act.

The National Park Service has been working with your Department on this project for several years, most recently through State Park Director Gregory Marshall and Deputy Assistant Commissioner Jim Hall. In this regard, below is a summary of the eight issues the National Park Service identified as being central to resolving the conversion issue and which the state has agreed to implement (see enclosed correspondence between our agencies on this matter). These changes to the proposed marina must be incorporated into all project documents including the pending Army Corps of Engineers permit, leases, plans, management agreements, etc. In addition, L&WCF Manual Sections concerning marinas (640.3.6.E), control and tenure (640.1.8), leased land (640.1.9), and post-completion compliance (675.9) must also be incorporated into all the above documents. Copies of all revised project documentation reflecting the above changes should be submitted for review to the National Park Service once available.

1. Boat Slip Distribution

In-water boat slips will be built in the following percentages:

<u>Slip size</u>	<u>Percentage</u>
30' and under	40%
35'	20%
40'	22%
45'	11%

295x

897

50' 5%

60' and over 2%

2. Parking Facilities

There will be no reserved parking spaces. All parking areas will be open to the public.

3. Boat Ramps

Four public boat ramps will be constructed. These facilities will be available for free, or for a minimal, competitive fee, to those with the ability to launch their own boats.

4. Indoor Boat Storage Building

Will be for boats 26' and under. This facility, including the maintenance offices, will be no more than one-half acre in size.

5. Outdoor Boat Storage Yard

Will be no more than one acre and be used for boat storage during the winter, and for parking the rest of the year.

6. Repair/Maintenance Shop

Will be no more than 2500 square feet and two stories high. Primary uses will be for minor and emergency repairs.

7. Paint Shop

Eliminate as a separate facility and incorporate into the repair/maintenance shop.

8. Laundry and Shower Facilities

Will be open and available for the park's entire boating public.

An approved Army Corps of Engineers Section 10 Permit is still required for this marina.

Should you have any questions or like additional information on our decision please feel free to contact me at 215/597-7013. Attached is a copy of our record of decision on this matter.

Congratulations on your recent appointment as DEP Commissioner. The National Park Service looks forward to working with you and your staff in the coming years.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Enclosures

cc:  
Cassell-Justice  
Hall-DEP  
Holstein-Jersey City  
Zangari-Green Acres  
Epstein-Interior  
Hayden-Rutgers  
Hall-WASO  
Seebode-ACOE  
Marshall-NJ Parks  
Rockwell-F&WS  
JC reading file copy  
PGA reading file copy  
b:marina90/herling/4.16.90

296X

L32(MAR-PD)  
#34-00333

APR 20 1990

Margaret M. Hayden, Esq.  
Rutgers Environmental Law Clinic  
15 Washington Street, Suite 334  
Newark, New Jersey 07102

Dear Ms. Hayden:

This letter is in keeping with Judge Lee Sarokin's decision of June 8, 1989 regarding the proposed Liberty State Park marina (Civil Case No. 88-3944, City of Jersey City et al. versus Donald P. Hodel et al.).

Attached is correspondence from the National Park Service to the New Jersey Department of Environmental Protection on the conversion issue, including our record of decision. The state of New Jersey has agreed to develop a public marina consistent with the policies and regulations of the Land and Water Conservation Fund Act. The National Park Service has determined that this proposal would not be a conversion under the L&WCF Act.

Before construction of this project can begin an approved Army Corps of Engineers Section 10 Permit must be secured.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Enclosures

cc:  
Susan Cassell-Dept. of Justice  
James Epstein-Dept. of Interior  
Hall  
Hall  
Margaret Hayden  
Zang  
Seebode-ACOE  
Holstein-Jersey City

b:hayden/herling/4.16.90.

297X

L32(MAR-PD)  
#34-00333

APR 20 1990

Frank Holstein  
Attorney At Law  
39 Hudson Street  
Hackensack, New Jersey 07601

Dear Mr. Holstein:

This letter is in keeping with Judge Lee Sarokin's decision of June 8, 1989 regarding the proposed Liberty State Park marina (Civil Case No. 88-3944, City of Jersey City et al. versus Donald P. Hodel et al.).

Attached is correspondence from the National Park Service to the New Jersey Department of Environmental Protection on the conversion issue, including our record of decision. The state of New Jersey has agreed to develop a public marina consistent with the policies and regulations of the Land and Water Conservation Fund (L&WCF). The National Park Service has determined that this proposal would not be a conversion under the L&WCF Act.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Enclosures

cc:  
Susan Cassell-Dept. of Justice  
James Epstein-Dept. of Interior  
Hall-WASO  
Hall-NJ DEP  
Marshall-NJ Parks  
Zangari-Green Acres  
Seebode-Aspen  
Hayden-Aspen

b:holstein90/herling/4.16.90

298x

Liberty State Park Marina: Record of Decision  
National Park Service - April 18, 1990

Conversion Issue: Whether the proposed Liberty State Park marina is a public outdoor recreation facility or whether it would constitute a conversion subject to Section 6(f) under the Land and Water Conservation Fund (L&WCF) Act.

Discussion: At a meeting in Philadelphia held on July 25, 1989, National Park Service representatives discussed the then current marina proposal with State of New Jersey officials. The Service emphasized that any new marina at Liberty State Park must constitute a public outdoor recreation use of the area; if not it would constitute a conversion under Section 6(f) of the L&WCF Act. A conversion, as identified in L&WCF Manual Section 675.9.3, exists when one or more of the following conditions occur:

- \*property interests are conveyed for non-public outdoor recreation uses.
- \*non-recreation uses (public or private) are made of the project area, or a portion thereof.
- \*non-eligible indoor recreation facilities are developed within the project area without NPS approval.
- \*public outdoor recreation use of property acquired or developed with L&WCF assistance is terminated.

Specifically, with respect to the proposed marina, 1) all portions of the marina grounds must be open to general public use (excluding areas where public access might be limited for safety, health, security reasons, or for park maintenance/office space); and 2) marina facilities must be of such a scale and design that they would provide for the entire spectrum of recreational boaters, as well as the park visitors there to enjoy the waterfront amenities. This includes the transient recreationist with a small boat, the long term user with a much larger boat, the fisherman there to spend his afternoon, and the family strolling along the waterfront trail.

At the July 25 meeting, the Service was asked to provide its views on what a marina would have to look like at the park for it not to be considered a conversion from public outdoor recreation use. In this regard, the L&WCF recognizes marinas as public outdoor recreation facilities. Marinas are found in many state parks, and are managed either through lease arrangements with private organizations, or directly by state park and recreation agencies. Marinas and their many associated support facilities are eligible to receive L&WCF funding assistance, as is identified in Manual Section 640.3.6.

The Service provided its views in a September 28, 1989 letter to the State, incorporated by reference into this record of decision. In preparing this information for the State, the Service reviewed applicable L&WCF laws, regulations and policies, and conducted a survey of existing state park marinas in the Mid-Atlantic Region.

299x

The survey was conducted in order to confirm the general make up of public marinas in state parks with respect to such issues as: size, design, support facility requirements, marina clientele, scope of services provided for boaters, and access and availability to the public.

The September 28, 1989 letter identified eight elements of the then current marina proposal requiring design or operational changes in order that the marina constitute a public outdoor recreation facility. With these changes no conversion from such use would occur. The changes have the effect, in total, of providing 1) public use and access to the marina for people visiting the park, and 2) facilities for the entire spectrum of the boating public.

The state of New Jersey officially notified the Service of its support for the changes in a letter from Helen Fenske, Assistant Commissioner for Natural Resources, received by the National Park Service February 28, 1990. Those changes, now incorporated into the marina plans, are identified and explained below:

#### 1. Boat Slip Distribution

The prior boat distribution plan, if it were to be implemented, led the Service to initially conclude at the July 25, 1989 meeting that a conversion might result. This was because the slip distribution was heavily skewed towards mid to large sized boats with few spaces for those with smaller boats or for transient, one-day boaters using the park.

In the current proposal, the vast percentage of slips are for smaller sized boats. In addition, the boat storage facility and the boat ramps are geared primarily for those who cannot afford a slip, or simply for people who have a small boat they can hitch to the back of their vehicle and launch themselves.

Slip Size	Boat Slip Distribution		
	Initial LSP Plan	MARO Survey	Current Proposal
30' and under	11%	61%	40%
35'	28%	16%	20%
40'	12%	15%	22%
45'	--	--	11%
50'	35%	7%	5%
60' and above	14%	2%	2%

The overall changes on the slip distribution issue have been dramatically improved in favor of small boat owners and users. The distribution plan in place last June 8 included only 11% of the slips 30 feet and under, 51% for boats 40 feet and under, while 49% of the slips were 50 feet and over. The current plan, which is right in line with public marinas throughout the region, has a distribution plan that has 40% of the slips for boats 30 feet and under, 82% for those 40 feet and under, and only 7% for boats 50 feet and larger. In essence, the marina has been refocused to one which will meet the recreation needs of the entire boating public.

300 X

## 2. Parking Facilities

The plan originally restricted over 80% of the parking spaces within the marina area to those who were renting boat slips. The current plan eliminates all reserved or restricted parking. All parking areas will be open and available to the general public.

## 3. Boat Ramps

Initially, there were no public boat ramps planned for the site. Four ramps will now be constructed. This facility will provide recreation opportunities to the public that cannot afford a slip or storage space. It will be for boats of all sizes, and for people with the capability of launching their own boats. There will be a minimal cost for using the boat ramps, which is consistent with most public marinas in the region.

## 4. Indoor Boat Storage Building

Boat storage facilities are almost seen as a necessary component of any type of marina being developed. The economics of boating dictates the need to provide affordable storage and quick access to the water for those who cannot haul their own boats. Most all marinas in state parks in the region currently provide boat storage or are planning to add such a facility. It is a support facility which can be funded under the L&WCF. Balancing the need for boat storage versus the need for open space led to our position that the size of this facility needed to be scaled back considerably.

Its size will be reduced in half. This smaller building will be consistent with boat storage buildings at L&WCF-assisted marinas. It will provide a important service to those with the smallest boats. It will be exclusively for boats 26 feet and under and will cost less than half the price of an in-water slip.

## 5 Outdoor Boat Storage Yard

Again, this is a marina facility very common in public facilities, fundable under the L&WCF, but at the same time utilizing valuable open space. The size of this facility has been reduced by 50%, again in keeping with the idea of providing for as much open space as possible while permitting for marina support facilities consistent with the L&WCF.

The original plan was for this to be a 2 acre boat storage yard. The uses will now be as a parking facility throughout the year, except for the winter months when it will be for boat storage. This change will reduce substantially the land needed for parking.

## 6. Repair/Maintenance Yard

Previously a nearly one-half acre complex, the current plan limits the building to 2500 square feet, and will serve as an emergency/minor repair center. Maintenance facilities are L&WCF-eligible, public recreation support facilities. It is been reduced from a large, commercially-oriented complex to a basic support facility.

301 X

7. **Paint Shop**

Instead of being a large, separate facility the paint shop will be incorporated into the repair/ maintenance facility described above.

8. **Laundry and Shower Facility**

Under the original plan this facility was restricted to those with boat slips only. The current proposal will permit the entire boating public, including those with slips, boat storage space and those using the boat ramps to use this facility.

In addition to these specific public recreation use and access issues being incorporated into the project documents identified below, all other applicable L&WCF laws, policies and regulations which may trigger a conversion must be incorporated into any and all project leases, plans, management agreements, advertising literature, etc. Included are L&WCF provisions on control and tenure (L&WCF Manual Section 640.1.8), leased land (640.1.9), marina operation (640.3.6), and post-completion compliance (675.9).

Conclusion: The current marina proposal:

- 1) Does not convey any property interests in this Fund-assisted area to non-public outdoor recreation.
- 2) Does not include non-recreation uses.
- 3) Does not include non-eligible indoor recreation facilities.
- 4) Provides for continued public outdoor recreation use of the park.

No conversion would occur under the current marina proposal at Liberty State Park.

302x

L32(MAR-PD)

SEP 28 1989

Gregory A. Marshall  
New Jersey State Parks Director  
Department of Environmental Protection  
CN 402  
Trenton, NJ 08625

Dear Greg:

As promised, attached is our view on what a marina would look  
at Liberty State Park, in order not to be a Section 6(f)  
Conversion.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Attachment

MG/pw 9/21/89:LibPark

303 X

**LIBERTY STATE PARK MARINA:  
CHANGES REQUIRED FOR NO CONVERSION DECISION**

In general, the entire site and all facilities should be operated to allow for unrestricted public use and access. Only those areas for which there might be safety or health considerations, such as along the piers, should have restrictions.

1988 Boating Statistics compiled by the United States Coast Guard indicate the following distribution of registered motor boats:

<u>Class Size</u>	<u>Nationwide %</u>	<u>States in MARO %</u>
up to 16'	54	48
16' to < 26'	42	41
26' to < 40'	3	7
40' to < 65'	0.4	3
65' and more	0.1	0.1

**1. Redistribution of Boat Slips**

The statistics below provides a breakdown of boat slips, by percentage, for (1) the current 503 slip proposal, (2) the NPS revision, and (3) comparable marinas in the Mid-Atlantic Region. In addition to the boat slips, the Liberty State Park (LSP) marina will be able to accommodate a number of additional large boats by utilizing the footage along the T-heads of the piers.

<u>Size</u>	<u>(1) LSP Current %</u>	<u>(2) NPS Revision %</u>	<u>(3) MARO Comparables %</u>
25'	--	20	20'-30' 61
30'	11	40	35' 16
35'	28	15	40' 15
40'	12	15	50' 6
50'	35	7	50'+ 2
60'	12	3	
80'	2	--	

**2. Parking Facilities**

There will be no reserved parking spaces. All parking areas must be open to the public. Develop an alternative parking plan to meet this requirement, and the parking needs for the entire site.

**3. Boat Ramps**

The marina should include four boat ramps. This will provide public boat access for free or at a minimal charge to those who can tow and launch their own boats.

**4. Indoor Boat Storage Building**

Reduce the size of this structure, including the maintenance offices, to no more than one-half acre. It should remain as a facility for boats 26 feet and under.

304x

**5. Outdoor Boat Storage Yard**

This facility should be reduced in size to no more than one acre. Since this yard is for dry, winter storage, it should also be used as a parking facility during the rest of the year.

**6. Repair/Maintenance Shop**

Reduce the size of the building to a 2500 square foot, two-story structure. Services provided should be primarily for minor or emergency repairs.

**7. Paint Shop**

Eliminate this item as a separate facility. Incorporate this service into the revised Repair/Maintenance Shop.

**8. Laundry and Shower Facilities**

These facilities must be open and available for the entire boating public at the park.

305 X

510 Walnut Street  
Penn Mutual Tower  
Suite 1800  
Philadelphia, PA 19106

215-925-9700



Waterfront  
Developers Corporation

James W. Coleman, Jr.  
Regional Director  
United States Department of the Interior  
National Park Service  
Mid-Atlantic Region  
143 S. Third Street  
Philadelphia, PA 19106

RE: Liberty Park Marina

Dear Jim:

Greg Marshall has shared with me your letter to him dated September 28, 1989, in regards to what the National Park Service (NPS) believes the marina should look like at Liberty State Park (LSP) in order not to be a Section 6(f) conversion.

While we have not been able to find any regulation which supports the changes NPS wishes and while we do not believe that the role of government is to dictate what it thinks marina market conditions are, in order to bring this costly and painful four year process to a closure and in order to allow the NPS to render a decision prior to the upcoming final meeting of the Army Corps of Engineers on our Section 10 Permit on Wednesday, October 25, 1989, we agree to the following:

1. Redistribution of Boat Slips. We are in agreement subject to being able to review with NPS the need to change the sizing based on market conditions. Previously the configuration of the marina was subject to approval of the New Jersey Department of Environmental Resources thru their State Park Service. I can assure you that your recommendation does not reflect the market demand for the market area at Liberty State Park. 1988 Boating Statistics compiled by the United States Coast Guard for marinas nationally and in the Mid-Atlantic Region has little bearing on what the demand is in our market. However, we will proceed with the configuration you requested with the understanding that if we are able to demonstrate that there are no market needs for portions of your configuration, that NPS would be willing in good faith to review our request. There is no sense to having slips in sizes which cannot be filled, when other size boats have waiting lists. Likewise the assumption that additional large boats can be docked on T-heads is incorrect in that it interferes with the navigational channel.

MID-ATLANTIC REGION Rcd RD's Office		Initials and Date
OCT 18 1989		
cc - 10/18	<input checked="" type="checkbox"/> Director	<i>[Signature]</i>
	<input type="checkbox"/> Deputy Director	
	<input type="checkbox"/> EEO	
	<input type="checkbox"/> Public Affairs	
	<input type="checkbox"/> Mgmt & Opns	
	<input type="checkbox"/> CRM	
	<input type="checkbox"/> Plan & Develop	<i>[Signature]</i>
	<input type="checkbox"/> Administration	<i>[Signature]</i>
	<input type="checkbox"/> <i>[Signature]</i>	

October 16, 1989

*- xuko - Let's discuss  
d.s.p.  
Tony*

306 X

James W. Coleman, Jr.  
October 16, 1989  
Page Two

2. Parking Facilities. We agree.

3. Boat Ramps. A boat ramp costs \$200,000. Presently there is a twin boat ramp at LSP which is underutilized. We do not understand why we should be required to build additional unnecessary four ramps. We are unaware of any market study that supports that there is a demand for four boat ramps at LSP and unaware of any federal regulation that would require us to provide access for free or at a minimum charge. We are also unaware of any public marina in the nation that has more than a twin ramp. However, in the spirit of accomodation, we are willing to build the four boat ramps if there is sufficient market demand.

4. Indoor Boat Storage Building. We agree.

5. Outdoor Boat Storage Yard. We agree.

6. Repair/Maintenance Shop. We agree.

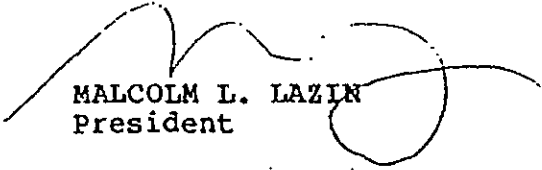
7. Paint Shop. We agree.

8. Laundry & Shower Facilities. We agree.

Therefore, since we are in agreement with all of your point we would appreciate your promptly informing the Army Corps of Engineers of your decision that this is not a conversion prior to our final Corps meeting on October 25th.

Thank you for your kindness in that regard.

Very truly yours,

  
MALCOLM L. LAZIN  
President

/jmc

cc: Gregory A. Marshall  
James Hall  
Peter Ylvisaker  
Bennett Blum

307 x



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HELEN C. FENSKE, ASSISTANT COMMISSIONER  
CN 402  
TRENTON, N.J. 08625-0402  
(609) 292-3541

*Copy  
See me  
Jim* February 7, 1990

MID-ATLANTIC REGION Rcd RD's Office		Initials and Date
MAR 1 1990		
<input checked="" type="checkbox"/>	Director	<i>[Signature]</i>
<input type="checkbox"/>	Deputy Director	
<input type="checkbox"/>	RFO	<i>[Signature]</i>
<input type="checkbox"/>	Public Affairs	
<input type="checkbox"/>	Acad & Cons	<i>[Signature]</i>
<input type="checkbox"/>	CEM	
<input checked="" type="checkbox"/>	PLANNING	<i>[Signature]</i>

James W. Coleman, Jr.  
Regional Director  
United State Department of Interior  
National Park Service  
Mid-Atlantic Region  
143 South Third Street  
Philadelphia, Pennsylvania 19106

Dear Jim:

I am writing to summarize the understanding reached yesterday at a meeting attended by our respective staffs regarding the marina at Liberty State Park.

On September 28, 1989, you provided us with a list of changes required by the National Park Service in order for the marina not to be considered a conversion. You then received a letter from the marina developer dated October 13, 1989 stating his agreement to all of your changes numbered 2-8. NJDEP approves the changes stated therein. The first issue, redistribution of boat slips, was the subject of yesterday's meeting and the remaining issue.

The agreement reached yesterday provided for the following allocation for in-water boats:

<u>Size</u>	<u>Percentage</u>
30' and under	40%
35'	20%
40'	22%
45'	11%
50'	5%
60' and over	2%

If a phased implementation plan is approved by the state, each phase will be built with the same slip mix. It was also agreed that the developer and DEP would have the right to request revisions to this slip layout in the future for National Park

3084

Service consideration. Any requests to adjust the size class distribution would be based upon a lack of demand or ability to fill slips over a given period of time. This flexibility will assure that the marina being built will best fulfill the needs of the boating public.

As your letter of November 14, 1989 stated that the National Park Service's review of the project has concluded that it does not contravene the purpose of the Fund grant, I now believe we have finalized all outstanding issues with respect to the question of conversion on this project.

I look forward to hearing from you shortly with your formal decision.

Sincerely,



Helen C. Fenske  
Assistant Commissioner  
Natural and Historic Resources

ATTACHMENTS

309x

**From:** [HOLLY HURLEY](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Cc:** [Luz Guzman](#)  
**Subject:** [EXTERNAL] Hands off Liberty State Park  
**Date:** Tuesday, November 25, 2025 3:39:00 PM

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I am so disappointed in the DEP for supporting the lease build of the boat storage building. Enough with development. Leave the park alone as the only open spaces we will have left in this city. We don't need warehouses in the Park. Plenty of land not suitable for residential sites or parks  
A that can be used for a boat storage building.  
Thank you  
Holly Hurley  
Sent from my iPhone

310X

**From:** HOLLY HURLEY  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] LSP  
**Date:** Tuesday, November 25, 2025 3:39:55 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sent from my iPhone

311 X

**From:**  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 9:50:47 AM

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Hello,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Sincerely,

MJ

312x

**From:** [Kyle Edwards](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 12:25:36 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Kyle Jacobs

313x

**From:** [Meera Jaffrey](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] NO Huge Boat warehouse in Liberty State Park  
**Date:** Wednesday, November 26, 2025 4:36:39 PM

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To whom it may concern,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

314X

**From:** Rose Jakubaszek  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 8:40:44 PM

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Dear Statehouse Commissioners,

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**The park is an oasis for all visitors, no matter where they come from, to enjoy nature and the views of the NYC skyline, all for free. Please don't shrink this exquisite free park space by leasing parkland for boat storage, that benefits only a few people, instead of many.**

Regards,

Rose Jakubaszek  
Eastampton, NJ

315x

**From:** [Kathy Kalinowski](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 6:25:36 AM

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**Statehouse Commissioner:**

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.****

I have been a resident of Jersey City for 10 years and of New Jersey for 28 years. My husband is from Buffalo and I liken this project to Niagara Falls - a most beautiful park on the USA side and a Tourism Meca on the Canadian side. Have you been to the US side? If you have, you know the treasure of the grounds. Please preserve LSP for US, the residents - the PEOPLE.

With All Due Respect and Hope,  
Kathy Kalinowski

316 X

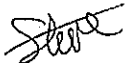
**From:** Steve Krinsky  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Protect LSP  
**Date:** Monday, November 24, 2025 4:43:18 PM  
**Attachments:** ATT00001.png

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I have lived in Jersey City for close to 40 years-- and have been a big fan of Liberty State Park for even longer. I speak for myself and my entire family. We were thrilled when DEP Commissioner Shawn LaTourette stood up to efforts to privatize the park. Now we are concerned about plans for a giant marina boathouse in the park. Please do not include this item on your December agenda, We are hopeful that Governor Sherrill's new administration review this lease proposal and reject it. There is no need to make a decision on this project right now, in the middle of holiday season.

We hope you will hold off and give the new administration a chance to look into this fiasco. Thanks.



Steve Krinsky

st

317X

**From:** [Stacey Lawrence](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Request to Review Liberty State Park Marina Boathouse under new administration  
**Date:** Sunday, November 23, 2025 5:42:43 PM

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To whom it may concern:

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

With gratitude,  
Stacey Lawrence

318x

**From:** Phil Little  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 7:26:36 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**P. J. Little**  
**Park User**

319X

**From:** [Melanie Long](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Liberty State Park boat house  
**Date:** Monday, November 24, 2025 1:38:00 PM

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I love LSP and think it is the absolute best park in our state. So much to see and do and history. Wow. I have met people from all over the world here. Awe struck at the sights.

Nothing could be worse than to give into a massive boat warehouse. Leave this sacred sight as is. I know the history of the area and it would be very detrimental to disregard what should be done to keep it the very best park in our state and maybe our country.

Thank you for taking the time to read this email and know how much it means to me.

Very much appreciated.  
Melanie Long

320X

**From:** SETH LUBIN  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 12:09:37 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank You  
Seth Lubin

321 X

**From:** Denise Lytle  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 3:03:03 PM

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To Whom It May Concern,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you for your time and kind attention.

Sincerely,  
Denise Lytle

322X

**From:** [Melanie McDermott](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 10:08:56 PM

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Security Risks To [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).**

Dear State House Commission,  
**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Sincerely,  
Melanie McDermott, Ph.D.

Highland Park, NJ

323X

**From:** Deborah McWilliams  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] LSP Warehouse  
**Date:** Wednesday, November 26, 2025 11:20:21 AM

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11-26-25

To Whom It May Concern:

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

The incoming administration of Governor Mikie Sherrill should review the lease and hopefully eliminate the gargantuan commercial building which would damage the character, openness, history, legacy, purpose, and sacredness of Liberty State Park.

Please don't facilitate DEP Commissioner Shawn LaTourette's excessive shoving of this horrific and harmful 60-year marina lease in the last weeks of Governor Murphy's administration for any type of consideration, discussion and/or approval.

Respectfully Submitted,

Deborah McWilliams

324X

**From:** Vin Mehnert  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 2:35:20 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

--  
Vincent Mehnert

325x

**From:** Ashley  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, December 2, 2025 10:29:28 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you,  
Ashley

326x

**From:** [Brendan](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 30, 2025 3:58:35 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

The right answer is clear.

Regards,  
Brendan Meyer

327 X

**From:** [Rebecca Missel](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 9:14:26 AM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you,  
Rebecca Missel  
Jersey City

328 x

**From:** [Lauren Morse](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] NO Huge Boat Warehouse! Don't put LSP marina lease on Agenda!  
**Date:** Monday, November 24, 2025 8:02:26 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Good morning,

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

The people here in Jersey City do not want this. We strongly oppose it. It's a horrible giveaway to the wealthy and would be a scar on one of the only green spaces local residents can enjoy.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

**Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Thank you,  
Lauren Morse  
Jersey City Resident

329 x

**From:** [Barbara Nasto](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 4:56:03 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

*Dear Statehouse Representation.*

Liberty State Park serves many purposes and a large warehouse for boats has no place in it. Placing a 3 acre 75 ft high building to serve the private interests of affluent boat owner and developers in a park that welcome a community to access history, and nature has not place even being considered by the State Legislature.

Corruption has advanced this agenda item and I am urging you to omit it from the upcoming calendar.

Thank you for processing my request,

Regards,

Barbara Nasto

330X

**From:** Amy Neufeld  
**To:** State House Commission [TRFAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:54:48 PM

This message came from an **EXTERNAL** address ( [redacted] n).  
**DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Signed,  
Amy Neufeld

+ ~ + ~ + ~ + ~ + ~ + ~ + ~ + ~ + ~ +  
[www.AmyNeufeld.com](http://www.AmyNeufeld.com)

[www.facebook.com/amyneufeld](http://www.facebook.com/amyneufeld)  
+ ~ + ~ + ~ + ~ + ~ + ~ + ~ + ~ + ~ +

331 x

**From:** [Scott Norwell](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 7:04:47 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

To the NJ State House Commission:

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Does anybody in the NJ State House Commission really think this is the right think to do? A 3-acre building complex to hold 500 boats would effectively create an ugly wall on one side of one of the most beautiful parks in the entire Northeast blocking treasured views.**

**This depiction demonstrates how the building would impact this beautiful park that so compliments our national jewels, the Statue of Liberty and Ellis Island.**

332 x

**From:** Amina O'Kane  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 6:29:02 PM

This message came from an **EXTERNAL** address [REDACTED] **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

**Oil urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

333X

**From:** Tom Paciorkowski <tom@pac...>  
**Sent:** Monday, January 12, 2026 4:46 PM  
**To:** State House Commission [TREAS]  
**Cc:** Thomas Paciorkowski  
**Subject:** [EXTERNAL] Supplemental Opposition Submission – Proposed 60-Year Liberty Landing Marina Lease (Jan. 15, 2026 SHC Meeting)  
**Attachments:** 2026.01.12 - Suppl Opp Letter To SHC w Exs A thru C – LSP Marina .pdf

This message came from an **EXTERNAL** address ( ). **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Dear Members of the State House Commission,

Attached please find my **January 12, 2026 Supplemental Opposition Letter** concerning the proposed 60-year lease of Liberty Landing Marina at Liberty State Park, submitted in connection with the Commission's adjourned meeting scheduled for **January 15, 2026**.

This supplemental submission is intended to update and expand upon my December 12, 2025 opposition. It incorporates three OPRA responses received since that time (attached as **Exhibits A–C**) and addresses additional legal, contractual, and economic defects in the proposed lease, including the loss of post-2046 State revenue, the absence of required valuation, and the reversal of the risk allocation established in the 1996 lease.

I respectfully request that this supplemental letter and its exhibits be included in the official record for the January 15, 2026 meeting and considered by the Commission prior to any action on the proposed lease.

Thank you for your attention to this matter.

Respectfully,

Thomas Paciorkowski, Esq.

334X

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Law Office of Thomas Paciorkowski  
102 Lord Avenue  
Bayonne, N.J. 07002

January 12, 2026

Via Email: StateHouse.Commission@treas.nj.gov

State House Commission  
c/o Department of the Treasury  
125 West State Street  
Trenton, New Jersey 08625

Re: Supplemental Submission in Support of December 12, 2025 Opposition  
Proposed 60-Year Lease of Liberty Landing Marina, Liberty State Park  
Adjourned SHC Meeting: January 15, 2026 at 10:00 a.m.

**Attachments:**

- Exhibit A – DEP OPRA Response (Tracking No. 389321) – No records of SHC submission for 2010 lease / bulkhead
- Exhibit B – DEP OPRA Response (Tracking No. 388448) – No Green Acres valuation for proposed 60-year lease
- Exhibit C – Treasury / DPMC OPRA Response (Request No. W245567) – July 15, 2010 SHC agenda only

Dear Members of the State House Commission:

I submit this letter to supplement my December 12, 2025 opposition to the proposed 60-year lease of Liberty Landing Marina at Liberty State Park. Since my prior submission, I have received three Open Public Records Act (“OPRA”) responses—two from the Department of Environmental Protection (“DEP”) and one from the Department of the Treasury—that materially corroborate the factual and legal concerns raised in my original letter. In addition, further review of the Commission’s own records and the governing lease documents reveals independent and serious defects that warrant deferral or denial of the proposed lease.

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**I. Subsequent OPRA Responses Corroborate the Defects Identified in My December 12, 2025 Opposition**

**A. No DEP Submission of the 2010 Lease or Bulkhead Obligation to the State House Commission**

In response to OPRA Request No. 389321, DEP formally advised that it identified **no records** reflecting any DEP submission to the State House Commission of the December 2010 Liberty State Park / Liberty Landing Marina lease assumption agreement or the marina bulkhead obligation referenced in that agreement, including any transmittal memoranda, agenda submissions, staff summaries, or approval requests for the period 2010–2012. This no-records

335x

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response confirms that the 2010 agreement—and the bulkhead obligation it purported to impose—was never presented to the Commission for review or approval. (See **Exhibit A.**)

### **B. No Green Acres Valuation for the Proposed 60-Year Lease**

In response to OPRA Request No. 388448, DEP confirmed that it possesses **no professional appraisal, valuation, highest-and-best-use analysis, or economic valuation report prepared pursuant to N.J.S.A. 13:1D-56(a)** in connection with the proposed 60-year Liberty Landing Marina lease. DEP's reference to general "economic" materials on a public website does not substitute for the professional valuation required by statute. This response independently confirms that the Commission lacks the valuation record necessary to determine whether the proposed lease provides fair value to the public. (See **Exhibit B.**)

### **C. Treasury / DPMC Records Confirm Absence of SHC Approval**

In response to OPRA Request No. W245567, the Division of Property Management and Construction ("DPMC") produced only a single document: the July 15, 2010 State House Commission meeting agenda. DPMC confirmed that it possesses no other responsive SHC agendas, minutes, or staff briefing materials concerning approval of the December 2010 lease assumption agreement or authorization of marina bulkhead construction during the period 2010–2015. (See **Exhibit C.**)

Taken together, these OPRA responses corroborate that (1) the 2010 lease assumption and bulkhead obligation were never approved by the State House Commission, and (2) the proposed 60-year lease is proceeding without the valuation record required by law.

---

## **II. Independent Economic Defect: The Proposed 60-Year Lease Would Deprive DEP of Substantial Revenue the State Is Otherwise Contractually Positioned to Receive Beginning in 2046**

Separate and apart from the bulkhead approval/validity issues and the Green Acres valuation defect, the Commission's own July 15, 2010 agenda discloses an additional economic concern that bears directly on whether approval of a 60-year lease protects the public interest.

Specifically, the agenda reflects that the State has a significant, time-certain reversionary interest in Liberty Landing's improvements that would vest upon expiration (or termination) of the underlying lease, and that the lease would expire in 2046 if all renewal options are exercised. Extending private control through a new 60-year lease would materially postpone—and effectively alienate—decades of post-2046 public revenue and economic control.

### **A. The July 15, 2010 SHC Agenda Establishes a Defined Reversionary Interest Vesting in 2046**

The July 15, 2010 agenda (produced by DPMC) states that **all improvements constructed by Liberty Landing at Liberty State Park will become the property of DEP upon expiration or**

**termination of the lease, that the lease will expire by its own terms in 2046 if all renewal options are exercised, and that during the lease term DEP receives only 4% of commercial sublease revenues. (See Exhibit C, at p. 11, ¶ 21.)**

**B. The Reversionary Interest Is a Core State Asset With Concrete Economic Value**

A reversionary interest in commercial buildings on State parkland is not speculative. Upon vesting, DEP would own the improvements outright and would be positioned to capture substantially more than a 4% participation share, including the economic control associated with ownership for the benefit of the public.

**C. A New 60-Year Lease Would Deprive the State of the Post-2046 Revenue Upside for Approximately 40 Years**

A 60-year lease approved now would extend private control until approximately the mid-2080s, depriving the State of the economic transition contemplated in the Commission's own 2010 record and postponing the public's ability to realize the benefits of ownership by roughly forty years.

**D. This Defect Exists Independently of the Bulkhead Dispute**

Even assuming, arguendo, the existence of a bulkhead obligation, the proposed lease would still extinguish or defer the State's reversionary ownership and post-2046 revenue position for decades—an economic deprivation that must be valued and justified.

**E. Necessity of Professional Valuation**

Without a professional valuation addressing the present value of the post-2046 reversionary interest and revenue/control opportunity, the Commission cannot determine whether the proposed lease provides fair value to the public. DEP's acknowledgment that no such valuation exists underscores this defect. (See Exhibit B.)

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**III. Independent Legislative Mandate Requiring DEP to Ensure Fair Market Value for Leases of State Parkland**

P.L. 2008, c. 31, § 4

Separate and apart from the Green Acres valuation mandate in N.J.S.A. 13:1D-56, the Legislature has expressly required DEP to ensure that rents, leases, and similar uses of State park and forest lands reflect **current fair market value**, supported by re-appraisal.

337X

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Section 4 of P.L. 2008, c. 31—an uncodified but binding session law—directed DEP to conduct a statewide study of State park and forest revenues. As part of that mandate, the Legislature required DEP to:

“conduct a re-appraisal of the rents and fees charged for all residences and other buildings and structures, and for utility easements and right-of-ways, located on State park or forest lands to ensure they reflect current fair market values and will continue to do so.”

This directive is unambiguous. The Legislature required re-appraisal for the express purpose of ensuring fair market value. A proposed **60-year commercial marina lease of Liberty State Park land** is far more economically significant than the residences or easements expressly referenced in the statute. Absent a professional valuation, DEP cannot demonstrate—and the Commission cannot determine—that the proposed lease reflects fair market value or protects the public interest.

#### **A. Assumption of a \$60+ Million Bulkhead Obligation Further Undermines Any Claim of Fair Market Value**

The conflict with P.L. 2008, c. 31, § 4 is compounded by DEP’s **purported assumption of responsibility for the Liberty Landing Marina bulkhead in the December 2010 lease assumption agreement**, an obligation now estimated by DEP to exceed \$60 million.

Fair market value analysis necessarily considers the **net economic position of the State**, including both revenues received and obligations assumed. By purportedly shifting a major capital obligation from the private operator to the State—without any documented valuation showing offsetting consideration—DEP acted contrary to the Legislature’s mandate that parkland arrangements reflect fair market value and make a reasonable contribution to park operations.

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#### **IV. The 1996 Lease Unambiguously Required the Private Tenant to Bear 100% of the Bulkhead and Waterfront Infrastructure Obligations**

The original 1996 Liberty State Park Marina sublease deliberately allocated all maintenance, repair, and replacement obligations for the marina and its waterfront infrastructure to the private Subtenant, and expressly insulated the State of New Jersey from any such responsibility.

#### **A. Full Maintenance and Repair Obligation at the Subtenant’s Sole Cost and Expense**

Section 12 (“Maintenance and Repair”) of the 1996 lease requires the Subtenant, “**at its sole cost and expense**,” to keep and maintain the Premises in good repair. This places 100% of the maintenance and repair burden on the private operator.

338x

### **B. Obligation Covers All Structural and Non-Structural, Ordinary and Extraordinary Repairs**

Section 12 further provides that the Subtenant must perform:

**“all structural and nonstructural, and ordinary and extraordinary changes and repairs of every kind.”**

This language is intentionally expansive and plainly encompasses capital-level repairs and replacements.

### **C. Express Inclusion of Perimeter Walls (Bulkhead)**

Section 12 expressly includes **“perimeter walls”** within the Subtenant’s maintenance obligation. In the marina context, the perimeter wall constitutes the **bulkhead**, removing any doubt that bulkhead maintenance and reconstruction were the Subtenant’s responsibility.

### **D. Express Inclusion of Pilings and Pile Caps**

The same section requires the Subtenant to undertake the **“monitoring and repair of the pilings and pile caps,”** which are core structural elements of the marina’s waterfront infrastructure.

### **E. Categorical Disclaimer of Any State Obligation**

Finally, Section 12 provides:

**“Landlord and Sublandlord shall not be required to maintain, alter, repair, rebuild or replace the Premises or any part thereof.”**

This is a categorical disclaimer. The State assumed **no obligation whatsoever** to maintain, repair, rebuild, or replace the marina or its components, including the bulkhead.

### **F. Significance**

Accordingly, the 1996 lease unambiguously placed **100% of bulkhead and waterfront infrastructure responsibility on the private tenant** and expressly insulated the State from any such liability. **In turn, the December 2010 purported assumption of a bulkhead obligation was not a clarification or continuation of prior practice, but a fundamental reversal of the economic and risk allocation embodied in the original 1996 lease.** Such a reversal would require explicit authorization, valuation, and oversight—none of which appear in the administrative record.

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339x

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**V. DEP's 2010 Assumption of the Bulkhead Replacement Obligation Effectively Subsidized an Apparent Tenant Breach and Reversed the Core Risk Allocation of the 1996 Lease**

As set forth above, the 1996 Liberty State Park Marina lease placed full responsibility for maintenance, repair, rebuilding, and replacement of the bulkhead and related waterfront infrastructure on the private tenant, at its sole cost and expense. That obligation was continuing, comprehensive, and expressly insulated the State from any duty to maintain, repair, rebuild, or replace the bulkhead or any other portion of the Premises.

Paragraph 49 of the December 2010 lease assumption agreement reflects that, by 2010, the bulkhead had deteriorated to the point that full replacement was required and further states that the State would undertake reconstruction by 2012. To the extent the bulkhead required full replacement by 2010, that condition is consistent with a failure by the tenant to perform its maintenance and repair obligations under the 1996 lease.

Under those circumstances, the State's available and appropriate course of action would have been to enforce the tenant's contractual obligations—through notice of default, cure requirements, or other remedies provided in the lease—rather than to absorb the cost of correcting the condition itself. There is no indication in the administrative record that the tenant was declared in default, required to cure, or otherwise held financially responsible for the bulkhead condition as required by the 1996 lease.

Instead, by assuming responsibility for bulkhead replacement in the December 2010 agreement, the Department effectively relieved the tenant of a major capital liability that arose from its nonperformance under the governing lease. As a practical and economic matter, this conferred a substantial benefit on the tenant that would not have existed had the lease been enforced as written. The assumption of that obligation eliminated a significant cost exposure for the tenant and shifted it to the public, thereby reversing the economic and risk allocation expressly established in the 1996 lease.

In the context of public contracting and State parkland, such an outcome is particularly problematic. A public agency may not waive valuable State contractual rights or subsidize private nonperformance absent clear authority, justification, valuation, and oversight. Yet there is no evidence that the State House Commission approved this reallocation of risk, that the economic consequences were evaluated, or that the public benefit of relieving the tenant of this obligation was ever determined.

Accordingly, the 2010 assumption of the bulkhead replacement obligation cannot reasonably be characterized as a clarification or continuation of prior practice. It represents a material departure from, and reversal of, the contractual framework established in the 1996 lease—one that operated to relieve the tenant of a major capital obligation arising from nonperformance and to impose that burden on the State without the approvals and safeguards required by law.

340 X

## **VI. Request for Commission Action**

For all of the reasons set forth in my December 12, 2025 opposition and this supplemental submission, I respectfully request that the State House Commission:

1. Defer or decline action on the proposed 60-year Liberty Landing Marina lease;
2. Direct a full investigation of how and why the December 2010 lease assumption agreement and bulkhead obligation were executed and without Commission approval;
3. Require disclosure of any appraisal, valuation, or financial analysis prepared in connection with the proposed lease, including any analysis of bulkhead costs and the valuation of the post-2046 reversionary ownership and revenue position; and
4. Ensure that any future lease of Liberty State Park land complies fully with Green Acres law, P.L. 2008, c. 31, and the Commission's oversight responsibilities.

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## **VII. Closing**

The Commission's own records, together with DEP's and Treasury's OPRA responses, confirm that the proposed 60-year lease is proceeding on the basis of unapproved assumptions and without the valuation record required by law. A long-term lease involving public parkland, a purported \$60+ million bulkhead obligation, and the surrender or deferral of significant post-2046 public revenue and control should not proceed under these circumstances.

Thank you for your attention to this matter and for your service to the people of New Jersey.

Respectfully submitted,

Thomas Paciorkowski, Esq.

341X

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Exhibit A

DEP OPRA Response (Tracking No. 389321)  
No records of SHC submission  
for 2010 lease / bulkhead

342X



State of New Jersey  
**Department of Environmental Protection**  
**GOVERNMENT RECORDS REQUEST FORM**



**IMPORTANT NOTICE**

Please read this entire form carefully as it contains important information concerning the response to your record request, accessing records, disputing denials, and your rights concerning government records. For further information, access [WWW.NJ.GOV/DEP/OPRA](http://WWW.NJ.GOV/DEP/OPRA).

**Requestor Information**

First Name:	THOMAS	MI	Last Name	PACIORKOWSKI, ESQ.
Company:				
Mailing Address:	S1			
City:	Jersey City	State:	NJ	Zip: 07305    Email: [redacted]
Business Telephone:	(201) -823-		Extension	0901
Facsimile Telephone:	()-			

**State Use Only**

Tracking #	389321
Received Date	12/15/2025
Access Method	Send Electronic copies
<p>All matters relating to the response and access of any records identified for this request should be directed to:</p> <p><b>NJDEP – Office of Record Access</b>  <b>401 East State Street</b>  <b>PO Box 420 Mail Code 401-06Q</b>  <b>Trenton, New Jersey 08625-0420</b></p> <p>Tele #: (609) 341-3121          Fax #: (609) 292-1177</p>	

**Record Request Details:**

**Scope of Request** This request is limited to final records reflecting actions taken by the NJDEP in connection with the December 6, 2010 Liberty State Park / Liberty Landing Marina lease and the marina bulkhead construction obligation referenced in that lease. DEP submissions to the State House Commission Please produce DEP records, if any, reflecting submission of the Liberty State Park Marina lease or marina bulkhead construction to the State House Commission, including cover memoranda or transmittal letters to the State House Commission, agenda submission forms or briefing memoranda prepared for the Commission, and final staff summaries or approval requests transmitted to the Department of the Treasury or the State House Commission. The applicable time period is January 1, 2010 through December 31, 2012. If no responsive records exist, please provide a no-records response.

Disposition Notes	Record Request Response	
Based on the record request, no responsive records have been identified. Requester should contact the Office of Record Access at 609-341-3121 with any questions.	In Progress	Open
	Filled	Closed <b>X</b>
	Denied	Closed
	Partial	Closed
Addendum Disposition Notes: NONE		
	Custodian Signature	Date 12/23/2025

333X

Exhibit B

DEP OPRA Response (Tracking No. 388448)  
No Green Acres valuation  
for proposed 60-year lease

334X



State of New Jersey  
**Department of Environmental Protection**  
**GOVERNMENT RECORDS REQUEST FORM**



**IMPORTANT NOTICE**

Please read this entire form carefully as it contains important information concerning the response to your record request, accessing records, disputing denials, and your rights concerning government records. For further information, access [WWW.NJ.GOV/DEP/OPRA](http://WWW.NJ.GOV/DEP/OPRA).

**Requestor Information**


First Name: <b>THOMAS</b>	MI	Last Name: <b>PACIORKOWSKI</b>
Company:		
Mailing Address:		
City: <b>Jersey City</b>	State: <b>NJ</b>	Zip: <b>07305</b> Email:
Business Telephone: <b>((201) -823-</b>	Extension <b>0901</b>	
Facsimile Telephone: <b>()-</b>		

**State Use Only**

Tracking #	<b>388448</b>
Received Date	<b>11/28/2025</b>
Access Method	<b>Send Electronic copies</b>
All matters relating to the response and access of any records identified for this request should be directed to: <b>NJDEP – Office of Record Access</b> <b>401 East State Street</b> <b>PO Box 420 Mail Code 401-06Q</b> <b>Trenton, New Jersey 08625-0420</b> <b>Tele #: (609) 341-3121</b> <b>Fax #: (609) 292-1177</b>	

**Record Request Details:**

All formal valuations, appraisals, highest-and-best-use analyses, or economic valuation reports prepared pursuant to N.J.S.A. 13:1D-56(a) for the proposed 60-year lease of Liberty Landing Marina located within Liberty State Park.

<b>Disposition Notes</b>	<b>Record Request Response</b>	
The NJDEP has revised its response to your request. Please see the "Revised Addendum Disposition Notes" on Page 3.	In Progress	Open
	Filled	Closed <b>x</b>
	Denied	Closed
	Partial	Closed
Addendum Disposition Notes: NONE	 <b>01/05/2026</b>	
	Custodian Signature	Date

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**Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)**

Information Regarding the Requested Records	
If your request is in reference to a single facility, please provide the name of the facility, and the name of the operator name of the facility:	Facility Name: <b>Liberty State Park</b> Operator Name:
Please provide the owner name the facility or parcel of land:	Owner Name:
If your request is in reference to a specific parcel of land, please provide the street address, block, lot and property owner of the parcel of land: (Note: if the property in question is over multiple blocks and lots, please list all in the description field below)	Street Address 1: Street Address 2: Block: Lot:
If your request is in reference to a facility, site or parcel of land, please provide the Municipality and County where the facility, site or parcel of land is located:	County: <b>Hudson</b> Municipality: <b>Jersey City</b>
If the request is in reference to a particular permit issued by NJDEP, please provide the type of permit and any identifying numbers such as permit, incident or case numbers. (i.e. Fishing, Hunting, Hazardous Waste, Solid Waste, Land Use, NJPDES, Pesticides, Stream Encroachment, TWA, UST, Water Allocation)	List Permit Type: List ID Numbers:
If your request is in reference to an individual, please provide the individual's name and type, and if the individual is a DEP employee, your relationship with the individual:	Individual's name: Type of Individual: Relationship:
If the an individual was specified above, the individual was DEP Licensed, please specify the license type the individual holds:	License Type:

The New Jersey Department of Environmental Protection has responded to your submitted Open Public Records Act (OPRA) record request. The following information will help you understand the response and your next available actions.

**Tracking #:** This is the Department's assigned Tracking # to your OPRA record request, which should be used in all corresponding matters.

**Record Request Response:**

- In Progress** – Based on the nature of the request, the records sought, and/or the manner to which the records may exist, the Department requires additional time to investigate and respond to the request.
- Filled** – Based on the information provided in your request, the Department was able to investigate and respond to your record request.
- Denied** – Based on the nature of the request and/or the records sought, the Department has denied your request pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.
- Partial** – The Department has identified both responsive government records and records being denied based on the nature of the request and/or the records sought, that do not meet the definition of a government record pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.

**Disposition Notes:** Provides detailed information concerning the Department's response to your request.

**Accessing Records:** Dependent on the volume of records and your interest, there are five (5) methods available to access the responsive government records:

- File Review** – Schedule a file review with the Department to directly access the records and take notes or tag records of interest for copying. Copying can be performed by either the Department's onsite Copying Unit at State duplication fee costs or by the requester employing a Copy Vendor Service. If there are records stored in archives, a five-day processing period will be included prior to scheduling a review.
- Copy Request** – All records of interest will be copied by the Department's onsite Copying Unit at State duplication fee costs unless a Copy Vendor Service is employed.
- Electronic Records Request** – Dependent on the size & nature of the e-records, the Department will email the records or provide a CD or DVD.
- Fax Request** – Based on the number of pages, the Department faxes the responsive records.

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## Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

- **Web Access** – The responsive records can be access directly through the Department’s web site. Web address will be provided.

1. The fees for duplication of a government record are specified below. We will notify you of any special charges, special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by check or money order payable to the State of New Jersey and mailed to the address specified below.

<b>Hard Copies:</b>	Letter & Legal size	= \$0.05 per page	<b>Electronic Records:</b> CDs = \$0.55 per CD DVDs = \$0.55 per DVD
	Oversized Maps (Color)	= \$5.00 per map	
	Oversized Maps (B&W)	= \$3.00 per map	

2. Pursuant to OPRA (C.47:1A-5c & C.47:1A-5d), the Department will apply special service charge for any extraordinary expenditure of time and effort to accommodate a request. The special service charge will be based on the actual direct cost of providing the records. The requester shall have the opportunity to review and object to the charge prior to it being incurred; however, in the event the requester objects to the special service charge, the request will be closed and access to the records will not be granted.
3. By law, the Department must notify you that it grants or denies a request for access to government records within seven business days after the custodian of the record requested receives the request, provided that the record is currently available and not in storage. If the record requested is not currently available or is in storage, the custodian will advise you within seven business days when the record can be made available and the estimated cost. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
4. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
5. If the Department was unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form.
6. Except as otherwise provided by law or by agreement with the requester, if the custodian of the record requested fails to respond to you within seven business days of receiving a request form, the failure to respond will be considered a denial of your request.
7. **Resolution of Disputed Findings:**

In the event that a requester does not agree with the Department’s record response, the requester should:

**No Records** - Reexamined the request details to evaluate if all of the information was provided that could aid the Department in locating records. The Department’s ability to identify records of interest is in direct correlation to matching the Department information with the information provided on the request. Such important identifiers are Facility/Site Name, Address, Case #, Permit #, Block/Lot.

**Denial** - If your request for access to a government record has been denied or unfilled within the time permitted by law, you have a right to challenge the decision by the Department to deny access. The Department denies access to records only when those records do not meet the definition of a government record and/or public access is not allowed pursuant to the law. At your option, you may either:

- a. Contact the Office of Record Access to re-visit the matter or provide further explanation.
- b. Institute a proceeding in the Superior Court of New Jersey
- c. File a complaint in writing with the Government Records Council (GRC). You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at [grc@dca.state.nj.us](mailto:grc@dca.state.nj.us), or at their web site at [www.state.nj.us/grc](http://www.state.nj.us/grc). The Council can also respond to other questions about the law.

8. Information provided on this form may be subject to disclosure under the Open Public Records Act.

**Revised Addendum Disposition Notes:** The intent of this revised response is to clarify the NJDEP’s December 23, 2025 response to your request. The NJDEP has no responsive records regarding the requested “formal valuations, appraisals, highest-and-best-use analyses, or economic valuation reports prepared pursuant to N.J.S.A. 13:1D-56(a)”. The provided website (<https://dep.nj.gov/otpla/llm-lease/>) contains documents related to this matter, and some of the items there are related to economics.

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Exhibit C

Treasury / DPMC OPRA Response  
(Request No. W245567)  
July 15, 2010 SHC agenda only

338X



State of New Jersey

DEPARTMENT OF THE TREASURY  
DIVISION OF ADMINISTRATION  
P. O. BOX 211  
TRENTON, NEW JERSEY 08625-0211

PHILIP D. MURPHY  
Governor

ELIZABETH MAHER MUOIO  
State Treasurer

TAHESHA WAY, ESQ.  
Lt. Governor

AMANDA TRUPPA  
Director

January 9, 2026

Thomas Paciorkowski  
Law Office of Thomas Paciorkowski  
102 Lord Avenue  
Bayonne, NJ 07002  
tom@... st

Date Received: December 15, 2025  
Subject: Release of Records for OPRA Request W245567

Dear Mr. Paciorkowski:

The Department of the Treasury, Division of Property Management & Construction (DPMC) has reviewed your Open Public Records Act (OPRA) Request W245567. You requested "Request No. 1: State House Commission agendas, minutes, and Staff briefing materials for the Liberty State Park / Liberty Landing Marina lease dated December 6, 2010 (also referred to as the 2010 Lease Assumption Agreement). Time period is January 1, 2010 through December 31, 2011. Request No. 2: Paragraph 49 of the December 6, 2010 Liberty State Park Marina lease provides that bulkhead construction will start by June 30, 2012. Please produce State House Commission agendas, minutes, and Staff briefing materials for authorization or approval of marina bulkhead construction at Liberty State Park. Time period is January 1, 2010 through December 31, 2015."

The file attached to this email contains the July 15, 2010 State House Commission meeting agenda. As this is the only record DPMC has responsive to your request, DPMC suggests you redirect the remaining records you are seeking to Department of Environmental Protection (DEP).

As this completes your request, OPRA Request W245567 is closed.

Should you have any questions, please contact the Treasury Government Records Access Unit at (609) 633-1300, by mail at PO Box 215 Trenton, NJ 08625 or by email at [AccessUnit.TreasuryGovernmentRecords@treas.nj.gov](mailto:AccessUnit.TreasuryGovernmentRecords@treas.nj.gov).

Sincerely,

Jacquelyn McCarty  
Manager, Government Records Access Unit

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*State of New Jersey*  
**STATE HOUSE COMMISSION**  
*State House*  
*Trenton, New Jersey 08625*

**MEMORANDUM**

DATE: July 12, 2010  
TO: Kimberly M. Guadagno, Lt. Governor/Secretary of State  
FROM: Robert J. Shaughnessy, Jr., Secretary *RJS*  
SUBJECT: **MEETING NOTICE**

Pursuant to the Open Public Meetings' Act, there will be a regular meeting of the State House Commission on Thursday, July 15, 2010 at 9:00 a.m. in committee room 11, located on the fourth floor of the State House Annex.

Attached is the agenda for this meeting.

/j  
Attachment

c State House Press Row w/attachment

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## STATE HOUSE COMMISSION MEETING AGENDA

July 15, 2010 – 9:00 am  
Committee Room 11, 4<sup>th</sup> Floor  
State House Annex, Trenton, New Jersey.

### CALL TO ORDER:

- ~ Governor's Special Counsel Peter J. Tober  
(on behalf of Governor Chris Christie)
- ~ Director of Administration, Treasury David Ridolfino  
(on behalf of State Treasurer Andrew P. Sidamon-Eristoff)
- ~ Director of the Office of Management & Budget Charlene M. Holzbaur
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Joseph Cryan

### OLD BUSINESS:

1. Approval of the July 2, 2010 State House Commission Meeting Minutes
2. Project: Long Pond Ironworks State Park, Block 4601, Lot 8, Block 6002, Lots 33 & 38, West Milford Township, Passaic County;  
Wawayanda State Park, Block 17401, Lot 1, Block 17302, Lot 7, West Milford Township, Passaic County & Block 210, Lots 5 & 6, Vernon Township, Sussex County; and  
Hamburg Mountain Wildlife Management Area, Block 190, Lot 18.01, 18.02, 20, Vernon Township, Sussex County

Requesting Party: The NJ DEP, Division of Fish & Wildlife and Division of Parks & Forestry, requests approval to lease approximately 19.5233 ± acres of land to the Tennessee Gas Pipeline Company for 24 years for the purpose of constructing, installing, operating and maintaining a 30-inch outside diameter underground loop pipeline facility (325 Loop Segment) to be connected to an existing 24-inch pipeline.

Terms: The lease value will be established through an appraisal prepared by an independent appraiser and reviewed and approved by the DEP. The appraisal has been submitted by Tennessee Gas to the DEP and is currently under review. The approval and execution of the lease is subject to the following:

- 1.) Issuance of a Certificate of Public Convenience and Necessity by Federal Energy Regulatory Commission (FERC) for the proposed route.

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- 2.) Issuance of DEP Land Use (freshwater wetlands and flood hazard area) permits for the project.
  - 3.) Compliance of the project with the No Net Loss Reforestation Act NJSA 13:1L-14.1 et seq.
  - 4.) As applicable, review of the project by the State Historic Preservation Office under Section 106 of the National Historic Preservation Act as amended, for impacts on historic properties.
  - 5.) Issuance of any other required Federal, State or local approvals required for the project to commence construction.
  - 6.) Review and approval of appraisal and survey information by the DEP's Office of Leases with the assistance of the Green Acres Program.
  - 7.) Review of the lease by the Fish and Game Council.
  - 8.) Review and approval of the lease by the Division of Law.
3. Project: Acquired as Route 25, Section 34, (now known as Parcel VXR4A2), Block 5042, Lot 14 (p/o), Newark City, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale an approximately 1.11 acre or 48,352 square foot parcel of surplus vacant land currently in the I-3 Third Industrial District to the only adjoining property owner, 429 Delancy Associates (Summit Assn.).

Terms: The recommended sale amount shall be \$640,000, appraised value.

4. RPR #97-39, Block 159, Lot 11, Marlboro Township, Monmouth County

Requesting Party: The NJ Department of the Treasury requests approval to extend the negotiations period between the State and Marlboro Township for an additional six months from the date of the next held State House Commission meeting. If no agreement is reached between the State and Marlboro Township within six months from the date of today's meeting, the State may hold a public auction with the property being sold to the highest bidder.

At the December 17, 2009 meeting, the State House Commission approved the negotiations period for an additional six months.

5. Project: Zalewski Park, Block 903, Part of Lot 1, Cliffside Park Borough, Bergen County

Requesting Party: The NJ DEP, on behalf of the Borough of Cliffside Park, requests approval to allow the diversion of approximately 0.24 ± acres of the Zalewski Park by conveying a temporary easement to Aurora Development Partners, LLC, a developer planning to construct residential housing towers across the street from the park. The easement will allow Aurora to continue operating a sales office on the park until all units in its development are sold, or January 1, 2014, whichever is sooner.

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Terms: To compensate for the diversion, Aurora will dedicate to the Borough a 0.345± acre permanent access easement at the southern edge of its property and construct a public observation platform overlooking the Manhattan skyline. Aurora is paying to the Borough \$2,000 a month in license fees that will be used for park improvements within the Borough and has also agreed to replace the existing playground equipment on the park and provide other improvements for a cost not to exceed \$150,000. The Borough wishes to retain the sales office building for indoor recreation and museum purposes once the temporary easement expires.

Two public hearings were held with approximately 50 people attending the first hearing. Of the six presenting comments, three were in favor, one voiced concern about parking, one asked questions about removed trees and one asked logistical questions and wanted the Borough to get the best compensation package possible. Of the approximately 10 people who attended the second hearing, five spoke with one also presenting written comments. Of the five, one approved of the project, the attorney for the adjacent condominium community asked questions about buffering, one who presented both verbal and written comments had issues with the new park's security, parking maintenance and negative impacts to the surrounding area, one asked about the timing on the walkway construction and the Mayor expressed disapproval due to security and maintenance issues presented by the walkway and observation deck.

Members of Aurora Development Partners, LLC are Herod Cliffside Park Developers, LLC and Craftex Group, LP. The managers of Aurora Development Partners, LLC are Herod Cliffside Park Developers and Michelle Dryer (an independent manager). The members of Herod Cliffside Park Developers, LLC are Pinnacle Ventures, LLC and JoGlen Holdings, LLC. The sole member of Pinnacle Ventures, LLC is Pinnacle Companies, LLC whose sole member is Brian Stolar. The members of JoGlen Holdings, LLC are Rollo Holding Co., LLC (the membership of which is comprised of 2 trusts); Alan Litt; Jonathan Litt & Drew Barile, Sr. The members of Craftex Group, LP are Tamer Borekciler, Sak Oztopaloglu, John Disciascio and Dave Disciascio.

6. Project: Abbotts Meadow 1; Block 39, Lots 14, 15 & part of 17.01, Block 42, Lots 1, 2, 3 and part of 13, Elsinboro Township, Salem County

Requesting Party: The NJ DEP, Division of Fish & Wildlife requests approval to amend the acreage for the Abbotts Meadow 1 farm lease and service agreement to Joe Ayars approved on October 27, 2009 by the State House Commission. The original approval granted was for 68.1 acres, when it should have been for 94.4 acres.

Terms: The agreement is for five years with an option to renew for an additional five years. This farm lease and service agreement was one of the 44 agreements approved by the SHC on October 27, 2009. The rental rate for each was set by the highest bidder at public auction with the minimum bid established using soil rental rates set by the Farm Service Agency (FSA) of the U.S. Department of Agriculture.

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There will be a deduction in the annual rent for the value of in-kind services on the parcel of property in accordance with the value of those services established by the Division of Fish and Wildlife. The rental rate will be increased at the beginning of the renewal term by the same percentage the FSA has increased the soil rental rate for the soil classifications applicable to each leased parcel. If the soil rental rates have decreased or remain stable, the rent shall remain the same. The rent (high bid) for this property is \$8,124 per year (total lease value) and the value of the in-kind services is \$4,000 per year. The actual cash rental payment will be \$4,124 per year, representing the total rent less the value of the in-kind services.

7. Project: Delaware & Raritan Canal State Park, Block 5, Lot 17, Stockton Borough, Hunterdon County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to amend an existing lease with the Delaware River Mill Society to add 2.343 acres of land and structures to the leased premises. The additional parcel was recently acquired by the Green Acres Program. This parcel is adjacent to a historic site commonly known as Prallsville Mill which the DEP has leased to the Mill Society since 1976. The State House Commission approved a 20 year lease with the Mill Society on September 23, 2004. The lease term will remain the same.

Terms: The new parcel includes a structure known as the Stockton Stone Master's office and most recently referred to as the "Cathers Residence". The original portion of the structure dates back to 1850 when it served as the quarry manager's office associated with the Prallsville Mill Complex. The payment for the lease amendment will be an additional one time payment of \$20.00. Tenant will be responsible for maintenance and upkeep of the land, structures and all utilities. The Mill Society is a non-profit organization and as such, the DEP charges a nominal fee for rent in light of the value of public services and funding provided by the nonprofit in volunteer hours, interpretive programming, improvements, maintenance and operation of the facility. The Mill Society provided volunteer services to the State Park Service at an estimated value of \$40,906 in 2008.

DEPARTMENT OF THE TREASURY REQUESTS:

NEW BUSINESS:

8. RPR #09-06, Former Motor Pool Fueling Station, Block 3703, Lot 1, Trenton City, Mercer County

Requesting Party: The NJ Department of the Treasury requests approval to sell a former Motor Pool fueling station containing approximately .37 ± acres that has been declared surplus to the Department's needs.

Terms: The property will be sold via internet auction with the minimum bid being fair market value, \$355,000, as determined by an appraisal. Real Property Review

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clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action. The DEP has issued a letter stating the facility is in compliance with N.J.A.C. 7:14B, which regulates the construction and use of regulated underground storage tanks.

9. RPR #10-09, Sea Girt Training Center, Block 106, Part of Lot 1, Sea Girt Borough, Monmouth County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Military & Veterans Affairs, requests approval to lease 175 square feet of vacant land located on the grounds of the Sea Girt Training Center to Metro PCS.

Terms: Metro PCS will be collocating a cellular antenna on an existing monopole and their plan requires them to secure a ground lease to support equipment associated with the antenna. The lease will be for a term of five years, with three, five year renewal options. The annual rental shall be \$1,750 with annual increases of 3.5% based on the previous year's rent. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

10. RPR #10-10, Block 158, Lot 7, Wantage Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property located within Lusscroft Farms to Robert and Laurie Lendenmann for \$1,400 per month.

Terms: The property is a three bedroom, two bathroom, two story single family house located at 103 Lusscroft Road. The lease will be for a term of one year, with four, one year renewal options with annual increases based on the CPI. The Lessee is responsible for all necessary repairs up to \$500 per occurrence and routine maintenance of the property at its sole expense. Lessee is also responsible for all utilities associated with the property. The rent is in line with the Market Rental Analysis that was prepared for the State by Lexington Appraisal Group dated May 5, 2006. Real Property Review Clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

11. RPR #10-11, Skillman Farm, Block 27001, Part of Lot 7.01, Montgomery Township, Somerset County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Corrections, requests approval to grant an easement to PSE&G to install and maintain new electric service to Skillman Farm.

Terms: When the Skillman Farm and the North Princeton Developmental Center were both owned and operated by the State, Skillman Farm received their electrical

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power from the State owned electrical power grid that fed power to both facilities. This power grid became the property of Montgomery Township when the NPDC property was sold to them. Skillman Farm has continued to receive their electric through this power grid. As part of the agreement of sale, the State and Montgomery Township agreed to separate all utilities and have them supplied by the local utility company. Montgomery Township would like to start work on the separation of electric and have all the electric supplied directly from PSE&G. Also as part of the sale agreement, the State conveyed a utility and access easement to PSE&G through Skillman Farm to the NPDC sewer plant. PSE&G has asked the State to provide them with an additional 10 foot wide by 1,143 foot long easement next to the existing utility and access easement as it will be unsafe to install new overhead wires next to existing energized overhead wires and to do so is also against OSHA regulations. The installation of the new power lines and switching of power feeds from the existing grid to the new PSE&G power are expected to take at least one month. Without this additional easement, Skillman Farm would be without electrical power for that time frame and would have to rent and install a temporary electric generator at a cost of \$8,500 plus the cost of fuel to run the generator. Since this easement directly benefits the State, it will be granted for \$1.00. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

12. RPR #10-16, Block 53, Part of Lot 11.01, Monroe Township, Middlesex County

Requesting Party: The NJ Department of the Treasury, on behalf of the Juvenile Justice Commission, requests approval to grant an easement to Jersey Central Power & Light for the installation and maintenance of electrical service necessary for a previously approved Verizon Wireless cellular tower that is being constructed at this site (RPR 06-18 which was approved by the State House Commission at its June 15, 2006 meeting).

Terms: The easement will consist of .41 ± acres of vacant land located on the grounds of the New Jersey Training School for Boys. The easement will be granted for the appraised value of \$18,500. Real property review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

13. RPR #10-20, Block 214, Lot 43.03, Marlboro Township, Monmouth County

Requesting Party: The NJ Department of the Treasury requests approval to convey 16.50 ± acres of vacant land located on Boundary Road directly to Monmouth County.

Terms: The property will be sold for fair market value, \$462,500, as determined by appraisals. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

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DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

14. Project: Route 72, Section 6, Parcels VX23 & VX24, Block 120.21, Adjacent to Lots 8, 9 & 10, Stafford Township, Ocean County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell an approximately 576 square foot parcel of property to the only adjoining property owner, Andrew and Marie Davlouros for assemblage to their commercial property (Holiday Inn) thus creating uniform and continuous lots.

Terms: The recommended sale amount is \$864, appraised value. At its December 17, 2009 meeting, the State House Commission approved the sale of parcels VX22 and VX23B to Andrew and Marie Davlouros to create uniform and continuous lots, which cannot occur without the addition of parcels VX23 and VX24.

15. Project: Raritan Valley Railroad, Block 300, Part of Lot 5, Borough of Kenilworth, Union County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to enter into a month to month lease of an approximately 7,000 square foot area to an adjoining property owner, PH Partners, LLC (Principals: Jack Paddock, VP, 36 Boonton Avenue, Boonton, NJ and James Herdman, VP, 4 Hickory Drive, Morris Plains, NJ) for use as additional parking and storage.

Terms: The property is part of the former Raritan Valley Railroad, which the DOT took over in 1992. The recommended lease amount is \$234 plus a \$36 municipal service charge, for a total rental of \$270 per month with an incremental rental increase of 5% per annum on the base rental. Operations at PH Partners, LLC adjoining property include the design and manufacture of size reduction machinery (crushers, shredders, etc.) for manufacturing industries.

16. Project: Raritan Valley Railroad, Block 300, Part of Lot 5, Borough of Kenilworth, Union County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to enter into a month to month lease of an approximately 4,550 square foot area to an adjoining property owner, 130 Market Street Holdings, Inc. (Cindy Zerka of 60 Avalon Drive, Colonia, Middlesex County, NJ, Trustee of the Adrian Zerka Trust which is the sole stockholder of 130 Market Street Holdings, Inc., with its business located at 130 Market Street, Kenilworth, NJ) for use as additional parking and storage.

Terms: The property is part of the former Raritan Valley Railroad, which the DOT took over in 1992. The recommended lease amount is \$151 plus a \$24 municipal

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service charge, for a total rental of \$175 per month with an incremental rental increase of 5% per annum on the base rental. Operations at 130 Market Street Holdings, Inc., adjoining property, include performing work related to it is off site construction and renovation projects.

17. Project: Raritan Valley Railroad, Block 300, Part of Lot 5, Borough of Kenilworth, Union County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to enter into a month to month lease of an approximately 15,610 square foot area to an adjoining property owner, 120 Market Street Associates, (Frank Musto of Palm Coast, Florida and Maryann Carlomusto of Hazlet, NJ, managing partners), for use as additional parking and storage.

Terms: The property is part of the former Raritan Valley Railroad, which the DOT took over in 1992. The recommended lease amount is \$520 plus a \$82 municipal service charge, for a total rental of \$602 per month with an incremental rental increase of 5% per annum on the base rental. The building at 120 Market Street is currently used for cheerleading instruction.

18. Project: Route 46, Section 14M & Route 20, Section 4P, Parcel VX37B2B, Clifton City, Passaic County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by public auction a 0.782 acre or 34,064 square foot vacant lot currently in the B-D business zone. Due to the inability to access Route 46, appraiser posits change to RB-1 mixed residential commercial zone in the City of Clifton.

Terms: The minimum starting bid price will be \$180,000, appraised value.

19. Project: Jackson Street Bridge Project, Section 16, Parcel VX 493B, Block 171, Lots 1, 6 & 8 & Block 2029, Lots 1, 7, 21 & 22, Newark City, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to enable conversion of an irregular shaped parcel containing 2.9 ± acres located at the southwest corner of Jackson Street and Raymond Boulevard. The property is being proposed to be set up as a mitigation bank under an agreement with the City of Newark which would provide for future transfers of land at appraised market value in lieu of providing cash payments for city lands impacted by NJ DOT projects.

Terms: The NJ DOT will also execute a lease as a separate transaction after this mitigation bank is approved to permit the City to operate a park on the mitigation site. This will allow the citizens of the State to benefit from the mitigation site while

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relieving the DOT of maintenance obligations. The mitigation bank will serve both Green Acres encumbered and non-encumbered city lands.

The property will be held in NJ DOT ownership as a mitigation bank. Portions of the property will be divided off and transferred to the City of Newark after SHC approval as mitigation for future highway project impacts.

Transfers will utilize a market value rate determined by appraisal and will be subject to transfer ratios set forth with the then current Green Acres regulations (if Green Acres encumbered), or a market value if for other City lands. The agreement provides that the site will be valued as if not subdivided so that market value is not diluted as the site becomes smaller and less viable. Future transfers of land from the mitigation bank will be submitted through the State House Commission.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

20. Project: Dundee Dam Historic River Park, Block 140, Lot 24, 45 & 49, Garfield City, Bergen County

Requesting Party: The NJ DEP, Division of Parks & Forestry, on behalf of the City of Garfield, requests approval to allow the City to dispose of approximately 0.568 ± acre of Dundee Dam Historic River Park to accommodate proposed improvements to River Drive (County Road 507) as part of an overall project to improve the park for public use, including widening, realignment and intersection improvements necessary to upgrade the existing County roadway and improve driver safety.

Terms: The proposed project also involves the release by the DEP of a deed of conservation restriction it holds on Block 140, Lot 45 to accommodate the roadway improvements. As compensation, the City will acquire and dedicate as new parkland four properties totaling 1.216 ± acres. As required, the City of Garfield conducted public hearings on April 27, 2009 (scoping hearing), and January 26, 2010 (final public hearing, including release of conservation restriction on Block 140, Lot 45). No public opposition was voiced at either public hearing.

21. Project: Liberty State Park, Block 2145, Lots 42A & 50N, Jersey City, Hudson County

Requesting Party: The NJ DEP, Division of Parks & Forestry requests approval to enter into a 20 year lease of approximately .15 acre to Public Service Electric and Gas for the purpose of constructing, installing, operating and maintaining an underground gas pipeline and associated structures/equipment for the transmission and distribution of natural gas to a newly constructed public building (Headquarters Building) on a marina managed by the Division of Parks & Forestry and leased to New Liberty Landing Marina, LLC (Liberty Landing). Liberty Landing rents the marina from the DEP pursuant to a 1996 lease. The lease authorized Liberty Landing to construct the Headquarters Building to house restaurants, public bath

349x

facilities and other amenities to serve the visiting public. Liberty Landing recently completed construction of the Headquarters Building and the gas pipeline is necessary to provide an energy supply to the new building.

Terms: The Headquarters Building and all other improvements constructed by Liberty Landing at Liberty State Park will become the property of the DEP upon expiration or termination of the lease. The lease will expire by its own terms in 2046 if all renewal options are exercised. Although the DEP leases this land to Liberty Landing, PSE&G will only enter into an agreement with the land owner for the installation of the pipeline. Liberty Landing, as the tenant, will also sign the lease with PSE&G. The payment for the lease will be a one time payment of \$1.00 as the lease directly benefits the State. The DEP will benefit financially from the PSE&G lease by virtue of a revenue sharing clause in its lease with Liberty Landing and receive 4% of the gross retail/restaurant revenues that Liberty Landing generates from the commercial subleases at the Headquarters Building. The "percentage rent" is in addition to a \$60,000 annual basic rent paid by Liberty Landing to the DEP for the entire leased premises.

22. Project: South Branch Wildlife Management Area, Block 740, Lot 70, Readington Township, Hunterdon County

Requesting Party: The NJ DEP, Division of Fish & Wildlife requests approval to enter into a five year farm lease and service agreement with an option to renew for five years on a 64.6 acre parcel of land located in the South Branch Wildlife Management Area to Steven Zamek.

Terms: On October 27, 2009, the SHC approved 44 farm lease and service agreements that were a result of a new leasing program to establish formal leases on wildlife management areas to provide farmers with the opportunity to farm land in wildlife management areas. This lease is also a result of the new initiative. The new leases were competitively bid at live public auctions held in the northern, southern and central regions of the State. The auctions were advertised in seven newspapers throughout the State and in the NJ Farm Bureau newsletter as well as posted on the websites of the DEP and State Agriculture Development Committee. Every person who attended one of the informational sessions held by the DEP were also personally notified of the release of the bidding packages and the auctions. Although the lease on the South Branch WMA was publicly advertised along with the other parcels, the DEP did not receive any bids on the parcel. A farmer who has been farming the parcel for approximately 10 years under permits issued annually by the Division of Fish & Wildlife recently approached the DEP and expressed a willingness to enter into a farm lease and service agreement for the minimum bid and under the terms that had been advertised. The Attorney General's office has advised that it is acceptable for DEP to enter into an agreement with this farmer as no farmers bid on this lease at the auction or otherwise expressed interest in farming this land.

350X

The rent for this property is \$1,859 per year (total lease value) and the value of the in-kind services is \$1,750 per year. The actual cash rental payment will be \$109 per year, representing the total rent less the value of the in-kind services. The rental rate will be increased at the beginning of the renewal term by the same percentage that the Farm Service Agency of the U.S. Department of Agriculture has increased the soil rental rates for the soil classifications applicable to each leased parcel. If the soil rental rates have decreased or remain stable, the rental shall remain the same.

23. Project: Allamuchy Mountain State Park, Block 901, Lots 2 and 2.01, Allamuchy Township, Warren County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to lease a historic building, the Mahler House, to the Canal Society of New Jersey for 20 years.

Terms: The Society will restore the house and use the property for office space, a public interpretive facility, library and collection storage facility and to establish a trail head for the Morris Canal Greenway. The Society will also be responsible for the upkeep and maintenance of the property in addition to the utilities. The payment will be a one time payment of \$20 as the Society is a non-profit organization and will provide public services through programming and funds invested by the organization including improvements, maintenance and operation of the leased facility. The Society has proposed to invest approximately \$40,000 in the restoration of the Mahler House and has received most of the funding through grants and membership fees. The DEP has reviewed the Society's restoration plans and authorized the work, subject to the Society entering into a lease and receiving the proper permits.

24. Project: Parvin State Park, Block 2801, Part of Lot 3, Pittsgrove Township, Salem County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to lease a building (known as the Danna House) and the surrounding 2.5 acres to the Parvin State Park Appreciation Committee, a non-profit organization, for five years, with an option to renew for another five years for use as its administrative headquarters and as a public interpretive facility.

Terms: Payment for the lease will be a one time payment of \$20 as DEP charges a nominal fee for rent in light of the value of public services and funding provided by the nonprofit in volunteer hours, interpretive programming and improvements, maintenance and operation of the leased facility. The Committee provided volunteer services to the State Park Service at an estimated value of \$100,392 in 2008. Monthly expenses for utilities and maintenance are estimated at \$1,250. The Committee has submitted a five year plan for specific improvements to the house and grounds at an estimated value of \$4,882 in 2010, \$5,621 in 2011, \$4,393 in 2012, \$2,458 in 2013 and \$28,643 in 2014.

351X

25. Project: Cape Island Wildlife Management Area, Block 510, Lot 7.01 (p/o), Lower Township, Cape May County

Requesting Party: The NJ DEP, Division of Fish & Wildlife requests approval to convey a total of  $0.235 \pm$  acres of land in fee and easements and allow the use of an additional  $0.005 \pm$  acres of temporary workspace within the Cape Island Wildlife Management Area (WMA) in connection with roadway improvements by the NJ DOT to US Route 9.

Terms: To compensate for the conveyance and temporary use of  $0.24 \pm$  acres of State parkland, the DOT will provide \$6,700 in materials to be used to improve fishing access points within the Cape Island WMA.

26. Project: Stow Creek State Park, Block 34, Lot 1 (p/o), Stow Creek Township, Cumberland County

Requesting Party: The NJ DEP, Division of Parks & Forestry requests approval to convey a approximately  $0.041 \pm$  acre of State property to Donald & Patricia Table, the owners of an adjacent lot (Block 34, Lot 5):

Terms: In exchange, the private landowners shall convey a  $1.00 \pm$  acre of their vacant land to the DEP to become part of Stow Creek State Park. This land exchange shall eliminate the encroachment of the main residence on Block 34, Lot 5 onto the State property, which encroachment was discovered at the time of acquisition of Block 34, Lot 1.

27. Project: Capik Nature Preserve, Block 24, Lot 1 (p/o), Sayreville Borough, Middlesex County

Requesting Party: The NJ DEP, on behalf of Sayreville Borough, requests approval to allow the conveyance of an easement interest in approximately  $0.20 \pm$  acre of Borough parkland. The 20 foot wide easement is to be conveyed to the Middlesex Regional Educational Services Commission for the construction of a sanitary sewer line to service a new 65,000 square foot school located on Chesequake Road for autistic and handicapped students ranging in age from 3 to 12.

Terms: The school will be constructed by the Middlesex Regional Educational Services Commission, a non-profit cooperative formed by the County's school districts. On November 9, 2009, Sayreville conducted a public hearing on this matter for which no public opposition was voiced. The Borough will accept \$20,000 cash compensation to be dedicated for the future acquisition and/or development of municipal parkland.

352x

28. Project: Kittatiny State Park, Cedar Lake Horse Farm, Block 1402, Lots 10 and 41, Blairstown Township, Warren County

Requesting Party: The NJ DEP, Division of Parks and Forestry requests approval to enter into a 20-year lease with the Good Steed Foundation, Inc., to renovate, operate, maintain and manage a multi-disciplinary public equine facility on State owned land known as Cedar Lake Horse Farm.

Terms: The DEP solicited proposals for the lease through a Request for Proposal and the Good Steed Foundation was the successful bidder. Cedar Lake Horse Farm was purchased by the Green Acres Program in November 2001 and includes infrastructure for a full-service equine facility. The fair market rental value will be established by the bidder's proposal and additional negotiation, if necessary. Rental payments will consist of a fixed annual amount with additional compensation of 15% of annual gross revenue over a threshold amount. Both the fixed amount and threshold amount will be based on the bidder's proposal, with additional negotiations if necessary. The tenant will also be responsible for the renovation, maintenance and upkeep of the land and structures and payment of all utilities.

29. Project: Rancocas State Park, Block 501, Lot 3 (p/o), (formerly Block 9, Lots 3, 5 & 6), Westampton Township, Burlington County

Requesting Party: The NJ DEP, Division of Parks and Forestry seeks approval to enter into a 20-year lease with the New Jersey Audubon Society (Society) to replace the current lease, which has expired. The Society is a non-profit organization and "officially recognized friends organization," which has leased DEP property in Rancocas State Park since 1977 for the purpose of providing interpretative programming. The Society operates a nature center, maintains trails, and sponsors wildlife programs on the leased park land.

Terms: The payment will be a one-time payment of \$20. When a non-profit seeks to lease land for the purpose of providing public services, the DEP charges a nominal fee for rent in light of the value of public services provided through programming, volunteering and funds invested by the non-profit including improvements, maintenance and operation of the leased facility.

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT

353X

**From:** Sam Pesin <p.  
**Sent:** Wednesday, January 14, 2026 2:34 PM  
**To:** DEP Commissioner [DEP]; Cecil, John [DEP]; McCann-Johns, Maggie [DEP]; Madden, Robin [DEP]; Brunatti, Megan [DEP]; Dragon, Elizabeth [DEP]; Sapp, Martha [DEP]; Angarone, Katrina [DEP]; Yeany, Judeth [DEP]; Sapp, Martha [DEP]; State House Commission [TREAS]; Osowski, Joshua [DEP]; Ford, Chris [DEP]  
**Cc:** Jusino, Jennifer [DEP]; Mains, Wendy [DEP]; Pizarro, Max; Friedman, Matt; Bill Matsikoudis  
**Subject:** [EXTERNAL] LSP NJ.COM story on marina battle & quoting lawyer "State's \$30M marina deal sparks outcry over Liberty State Park privatization"

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Shawn and accomplices,

This NJ.COM story came out this morning regarding tomorrow's State House Commission public hearing with LSP again on the chopping block thanks to your wrong-headedness.

<https://www.nj.com/hudson/2026/01/states-30m-marina-deal-sparks-outcry-over-liberty-state-park-privatization.html>

I saw that you sent out a LSP revitalization email today **but you failed to send out a group email about tomorrow's state house commission hearing**, even though most people will be at work. The hearing should've been at LSP and on a Saturday.

**Your plan desecrates Liberty Park and outweighs anything good in the master plan. you could've left a hero for the democratic master plan process and rejecting the sports and complex instead of an enemy of the broad public consensus for the People's Park.**

Where is your respect for democracy? This is your undemocratic, non-transparent plan since last July of **suppressing opposition to the lease and hiding it size** and your pushing this unpopular plan for the sacred park behind the Statue of Liberty, symbolizing democracy.

You are shameful for pushing - without any good reason - **this severely harmful lease 5 days before a new governor** with LSP's character, purpose, openness, sacredness at stake. I'm sure none of you would want a 70 ft (and 55 ft) high buildings in your favorite park.

1  
354x

You continue to push misinformation and it's no surprise that Murphy, who never supported the LSP Protection Act and neither did you, passed the buck to you instead of taking it off the agenda so that the next governor can review and revise it.

Below are corrections to the nj.com story.

- You also says the boat warehouse is 2 acres but the new lease says that the boat warehouse is 2.3 acres (70 feet high instead of original 75) and the "support building" is .3 acres (55 ft high) so the total of the two buildings is **2.6 acres** instead of 3 acres. Not much change!
- You failed to mention the National Park Service limiting the size of a dry rack boat facility to a half acre in its 1990 ruling and reconfirmed in a 2008 letter.
- the informal athletic fields are already happening with construction planning and contractor meetings - new lease or not. The original lease states that lawn was meant for active recreation and the state has the right to establish it.
- The appraisal/valuation was required by Green Acres statute, for the whole marina not just the parcel where the two buildings would be.
- You betrayed your own anti-privatization words against LSP privatization. This is a major privatization expansion from a boat yard to two tall buildings on 2.6 acres.
- the "throwing a bone" of a "Welcome Center" in the 2<sup>nd</sup> building is not needed as park visitors are not going onto marina property for a welcome center, and the **welcome center is in the historic Terminal** where LSP has visitors assistance staff. And what a joke that you're fine with a state park police "sub-station" on marina lease property - which Suntex wants to protect their boats.

Maybe you saw incoming Jersey City Mayor James Solomon's opposition on social media.

Sam

Sam Pesin, president  
Friends of Liberty State Park  
cell 201-341-7300  
www.folsp.org  
on social media

355x

**From:** [info@friendsofhighpointstatepark.org](mailto:info@friendsofhighpointstatepark.org)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] no warehouse at LSP  
**Date:** Monday, November 24, 2025 5:02:43 PM

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Please do not allow a boat warehouse at the Liberty State Park. Its important to keep our parks open and available to everyone.  
Thank you, Lynn Panico

356x

From: Hetal  
To: State House Commission [TREAS]  
Subject: [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
Date: Thursday, November 27, 2025 8:49:12 AM

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Hello!

On this Thanksgiving, I remind us that special interests and capitalism have just gone too far.

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration. NO Huge Boat Warehouse!**

Please consider what is right for the community. It doesn't happen often anymore, I'd love to be surprised this one time.

Thank you  
Hetal Patel

357x

**From:** [john.peana](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:05:52 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

*Sincerely, John Peana*

358x

**From:** Stephen Proctor  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 2:28:22 PM

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Dear Members of the State House Commission,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Regards,  
Stephen Proctor

359X

**From:** Catherine Puglisi  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, December 2, 2025 1:56:03 PM

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Dear Members of the State House Commission,

I am writing to urge you to omit the DEP's 60-year marina lease on the December agenda. A boat storage warehouse at the entrance to the Liberty State Park is the latest outrageous proposal to transfer public space to private interests. The new administration of the Governor Sherrill should review and deny the lease. Why is it necessary for me to write every few months to protest yet another assault on our park? LSP is and must remain a state treasure. The massive dimensions of the warehouse are out of proportion to the site, and such a structure will destroy the openness of a large swath of the park and the views towards NYC. Please do all in your power to prevent the pushing forward of this lease.

Yours sincerely,

Catherine Puglisi

360X

**From:** mavra  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put Liberty State Park marina lease on the agenda!  
**Date:** Sunday, November 23, 2025 8:14:40 PM

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Dear State house Commission:

I am writing to ask that you please not put the DEP's 60 year marina lease on the Dec agenda. The incoming administration should review the lease, it is something with profound consequences for our community and is hugely controversial. No one in Jersey City wants this-- it's going to ruin our park's character and undermine the whole purpose of the park, which is for public enjoyment. I am raising three kids in Jersey City, ages 9-18 and we need this park. Not a 3-acre, 75-foot high marina for the ultra rich.

Do not make yourself part of the DEP Commissioner's efforts to push this through in the last weeks of an outgoing administration. You will potentially strip a community of its right to enjoy this space, give the issue proper consideration when the new governor has come.

Thank you for your consideration.  
Mayra Quintero-Pasdar

361 X

**From:** [Paul Rinear](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Cc:** [DEP Commissioner \[DEP\]](#)  
**Subject:** [EXTERNAL] Enough is enough! Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 2:45:18 PM

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Mr. LaTourette,

We have met a few times at various environmental conferences and I greatly respect the work you have been doing, but allowing this boat warehouse at Liberty State Park is a mistake.

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Please don't facilitate fast tracking this lease in the last weeks of Governor Murphy's administration. We have a new governor who will be better for the environment and the people than was the disappointment known as Phil Murphy.

Governor elect Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate this lease in the last weeks of Governor Murphy's administration.

Sincerely,

Paul Rinear  
Aberdeen Township

362 X

**From:** [Karen Ripkey](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 6:31:35 PM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Respectful and extremely frustrated,  
Karen Ripkey

Sent from Gmail Mobile

363x

**From:** Donna Ristorucci  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Reject boat warehouse at Liberty State Park  
**Date:** Monday, November 24, 2025 7:26:30 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda and to reject it altogether.

This is privatization of a section of a state park, a park for the public, not for wealthy boat owners or a private company like Suntext.

I agree with the Jersey City Times editorial:

*"Next to the now-rejected 'mini-Meadowlands' that the billionaire Paul Fireman tried to foist on the park two years ago, the construction of a 500-unit boat storage facility at the entrance to the park is one of the worst ideas we can imagine."*

And with State Senator Raj Mukherji:

*"I don't know where we got this idea that state parks should have to sustain themselves through revenue. Fundamentally, what should be driving all decision-making about Liberty State Park is what does the community, which owns the park, want to see there?"*

As the Jersey City Times editorial goes on to say:

*"And, of course, where does this stop? Are we to sell off a piece of the park each time lawmakers fail to adequately fund it, or will we force Trenton to get its priorities straight? The question answers itself."*

I have spoken out during the planning for developing Liberty State Park and have been very impressed with DEP Commissioner Shawn Latourette's leadership in beating back the privatization proposals by developers (in his diplomatic way), so I am surprised and very disappointed with his support for this monstrous privatization proposal.

364X

Please reject this privatization boat warehouse proposal—and at the very least, don't rush it through during the last days of Governor Murphy's administration.

Sincerely,  
Donna Ristirucci

365 X

**From:** [Lucy Rovetto](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Do not put LSP marina lease on Agendal  
**Date:** Monday, November 24, 2025 9:19:10 AM

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Please NO Boat Warehouse!

[Governor Philip D. Murphy](#)  
Assad Akhter, Senior Director of Government Affairs (first alternate)

[Elizabeth Maher Muoio, State Treasurer](#)  
[Aaron Binder, Deputy State Treasurer \(designee\)](#)  
[Jo-Ann Povia, Treasurer's Office Chief of Staff \(alternate\)](#)  
Tariq Shabazz, Acting Director, Office of Management and Budget, Treasury

[Senator Bob Smith, Democrat](#)  
[Senator Anthony M. Bucco, Republican](#)  
[Senator Vin Gopal, Democrat, \(Alternate\)](#)  
[Senator Michael L. Testa, Jr., Republican, \(Alternate\)](#)  
[Assemblyman John DiMaio, Republican](#)  
[Assemblywoman Eliana Pintor Marin, Democrat](#)  
[Assemblyman Robert J. Karabinchak, Democrat, \(Alternate\)](#)  
[Assemblywoman Nancy Munoz, Republican, \(Alternate\)](#)

**Commission Staff:**  
Dominic Rota (Secretary) [609-292-5535](tel:609-292-5535) [statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov)

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**"An oversized 'Home Depot' Has no Place in Liberty State Park" stated, "Next**

366X

to the now-rejected “mini-Meadowlands” that the billionaire Paul Fireman tried to foist on the park two years ago, the construction of a 500-unit boat storage facility at the entrance to the park is one of the worst ideas we can imagine.”

-Jersey City Times editorial

367X

**From:** Corey Schade  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Please Save Liberty State Park!  
**Date:** Monday, November 24, 2025 11:10:20 AM

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**Dear Sir/Madam**

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration. !**

**Thank you.**

**Corey Schade**

368 X

**From:** Ayla Schermer  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Liberty State Park: NO Marina Lease! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 10:01:51 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Dear NJ State House Commission,

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Moving forward with this plan would be a slap in the face to those like me who use and love Liberty State Park. It is a real shame that we keep having to fight bad plans like this which would negatively and permanently alter the crown jewel of New Jersey parks. I truly hope you will scrap this disastrous plan. **Keep Liberty State Park free and green!**

Sincerely,

Ayla Schermer  
Jersey City resident

--

Ayla Schermer

369 X

**From:** Alex Schkrutz  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] No huge boathouse in LSP!  
**Date:** Monday, November 24, 2025 9:56:56 AM

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**urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

370X

**From:** Judith Schteingart  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Resident concern regarding marina warehouse  
**Date:** Tuesday, November 25, 2025 10:19:03 PM

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Please **DO NOT** approve plans for a massive boat warehouse in Liberty State Park. State Parks are meant for people to enjoy. The one in Jersey City is especially crucial since it is an urban area with little green space which is essential for both the mental and physical health of all who live here. It may be hard to appreciate by those in other parts of the state, but in an urban area with little access to grass, trees and open sky these things are precious.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

With appreciation,

Judith Schteingart  
Jersey City Resident

Get [Outlook for Android](#)

371X

**From:** Jill Scipione  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, December 1, 2025 5:49:41 PM

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To the Commission:

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

The push to ram through a blatant corporate giveaway of public lands at the last possible moment before a new governor is sworn in is a betrayal of the people of the state and of the Democratic process. This is a grotesque bending to the will of the oligarchs over the will of the people. The race to get it passed indicates just how deceitful and corrupt this deal is.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

This warehouse clearly only benefits the few to the detriment of everyone else. Privileged boat owners and out of state developers should not dictate the destruction of our park. More than ever before legislators' legacy will be dictated by what they did and didn't do to protect our environment. Our land is our common heritage. Do not give it away.

Sincerely,

Jill Scipione  
James Pustorino

Morris Park Neighborhood Association

372 X

**From:** Rosa Serena  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 10:28:38 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

Dear Governor Murphy,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

I am 60 years old and have fond memories playing at LSP, and now share same with my three grandsons. Please keep the beautiful natural landscape!!

Regards,  
Rosa Serena

373x

**From:** [Vikram Sikand](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:04:16 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Vikram Sikand MD**  
**Weehawken, NJ**

Sent from my iPhone

374X

**From:** [Lisa Simms](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Let's skip voting on the Liberty State Park Marina Lease  
**Date:** Monday, December 1, 2025 1:52:32 PM

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Employees Should Forward Messages That May Be Cyber Security Risks To [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).

Good Afternoon,

Please do NOT vote on the Liberty State Park 60-year marina lease in December. We can do so much better than allowing 3-acres of land to be used for a boat storage facility in return for some bulk head money! Who gets a 60-year lease? That is crazy!

New Governor Mikie Sherrill's staff should review the lease BEFORE it gets rammed through during this lame duck season. Building a 75-foot tall boat storage facility across the street from New Jersey's Living Memorial - A Grove of Remembrance, which honors through trees the NJ residents that we lost on 9/11, is unconscionable. Did you all see the protest turnout against the lease and boat storage monstrosity? Jersey City folks don't want this, NJ park goers don't want it, and you should not want it too!

Represent us, not wealthy yacht owners!

Thank you,

--

Lisa Simms  
Jackson, NJ

375X

**From:** [Joann R](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 5:54:10 PM

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I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Sincerely,

Joan Sparta  
Woodbridge, NJ

376 X

**From:** Diane Stein  
**To:** State House Commission [TRFAS]  
**Subject:** [EXTERNAL] Liberty State Park  
**Date:** Tuesday, November 25, 2025 8:35:52 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

**Diane Stein**

377X

**From:** Michael Stubblefield  
**To:** State House Commission [TREAS]  
**Cc:** Elyn Stubblefield  
**Subject:** [EXTERNAL] Liberty State Park Marina Lease  
**Date:** Saturday, November 29, 2025 5:15:18 PM

This message came from an **EXTERNAL** address ([REDACTED]) **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

I am reaching out on behalf of myself, and my wife Elyn. We are Jersey City residents and frequent visitors to Liberty State Park (LSP). We have grown progressively annoyed at the constant battles to save LSP. The pervasive, insidious, tiresome, hairbrained ideas that keep being floated are remarkable. A golf course? A stadium? Perhaps next to a racetrack? And now, a giant eyesore of a boat storage facility? We would like to think that the DEP is on the side of the citizens but I have trouble seeing evidence that you are. This facility, in addition to being grotesque, flies in the face of everything public space is meant to be and the idea should be abandoned - preferably with an apology for even bringing the idea up...

LSP is a jewel and should be treated as such. It is a major migratory bird area and hosts large numbers of rare and endangered species among the 304 total species that have been seen there. Any additions to the park should maintain it as a natural area for the people, not Suntext or any other private entity.

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Our ability to sign these communications "respectfully" is being severely strained. I grow tired of continually advocating for basic common sense ideas like not building corporate monstrosities in LSP. Please abandon this idea immediately.

378X

Michael and Elyn Stubblefield

379X

**From:** [Victor Sytzko](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Liberty State Park Marina  
**Date:** Monday, November 24, 2025 9:25:23 AM

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**I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

380 X

**From:** Mishka Time  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, December 2, 2025 1:25:04 PM

This message came from an **EXTERNAL** address ([REDACTED]). **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

Hello there,

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thank you,

Michelle Timenovich.

381X

**From:** Maureen Z. Trzepla  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Please do NOT put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, December 1, 2025 7:25:44 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

**I urge you NOT to include the DEP's 60-year marina lease on your December agenda, as it would allow the extremely harmful and overwhelmingly unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.**

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

**Please do NOT facilitate DEP Commissioner Shawn LaTourette's ramrodding of this horrific lease in the last weeks of Governor Murphy's administration.**

Thank you,  
Maureen Trzepla & family  
Longtime Jersey City residents

382x

**From:** Kate Valenta  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] No boat warehouse @ LSP!  
**Date:** Monday, November 24, 2025 5:16:27 PM

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Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.

The park is for the people. Please do not support this lengthy lease for a gigantic boat warehouse. Decades of  
advocacy led to the creation of LSP, and for some reason it remains under constant threat. It's shameful how long it  
has taken to turn this into a park that the people of NJ can be proud of. The gateway to Ellis Island and the Statue of  
Liberty deserves much more respect.

Kate Valenta, Hoboken

Sent from my iPhone

383X

**From:** Bex Vanderway  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Tuesday, November 25, 2025 10:37:43 AM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

keep lsp beautiful and green please

Bex Vanderway

<http://www.vanderway.com/>

384X

**From:** AOL Mail  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Do not sign the lease  
**Date:** Wednesday, November 26, 2025 4:22:59 PM

This message came from an **EXTERNAL** address ( [REDACTED] ) **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Please do not include the 60 years lease for the marina at Liberty State Park  
No overside Home Depot for 500-unit out storage facility at the entrance of the park,  
Please allowed the new Governor to elect Mikie Sherill to review the lease before any final decision.

Please Governor Murphy and DEP commissioner Mr. Latourette give the people of a crowd city

the green space that they need

Commissioner, please don't ruined all the good work you had done facilitating the constructions

of the monstrous building on the park grounds.

Governor Murphy let one of your legacies be the preservation of the unique open space on the Hudson

LIBERY STATE PARK

Thanks for your consideration a grateful citizen

Gladys E. Vasques

gardener and member of the Friends of Liberty Park

385X

**From:** bob  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Sunday, November 23, 2025 6:11:21 PM

This message came from an **EXTERNAL** address (n [redacted]) **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Dear NJ State House Commission Members,

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

**Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

Thank you for your consideration and Happy Thanksgiving.

Sincerely,

Robert Walden

386x

**From:** Tammy Walters  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!  
**Date:** Monday, November 24, 2025 2:32:34 PM

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To Whom It May Concern:

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance.

Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness.

Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.

Thanks you for your time and consideration.

Tammy Walters  
Jersey City Resident

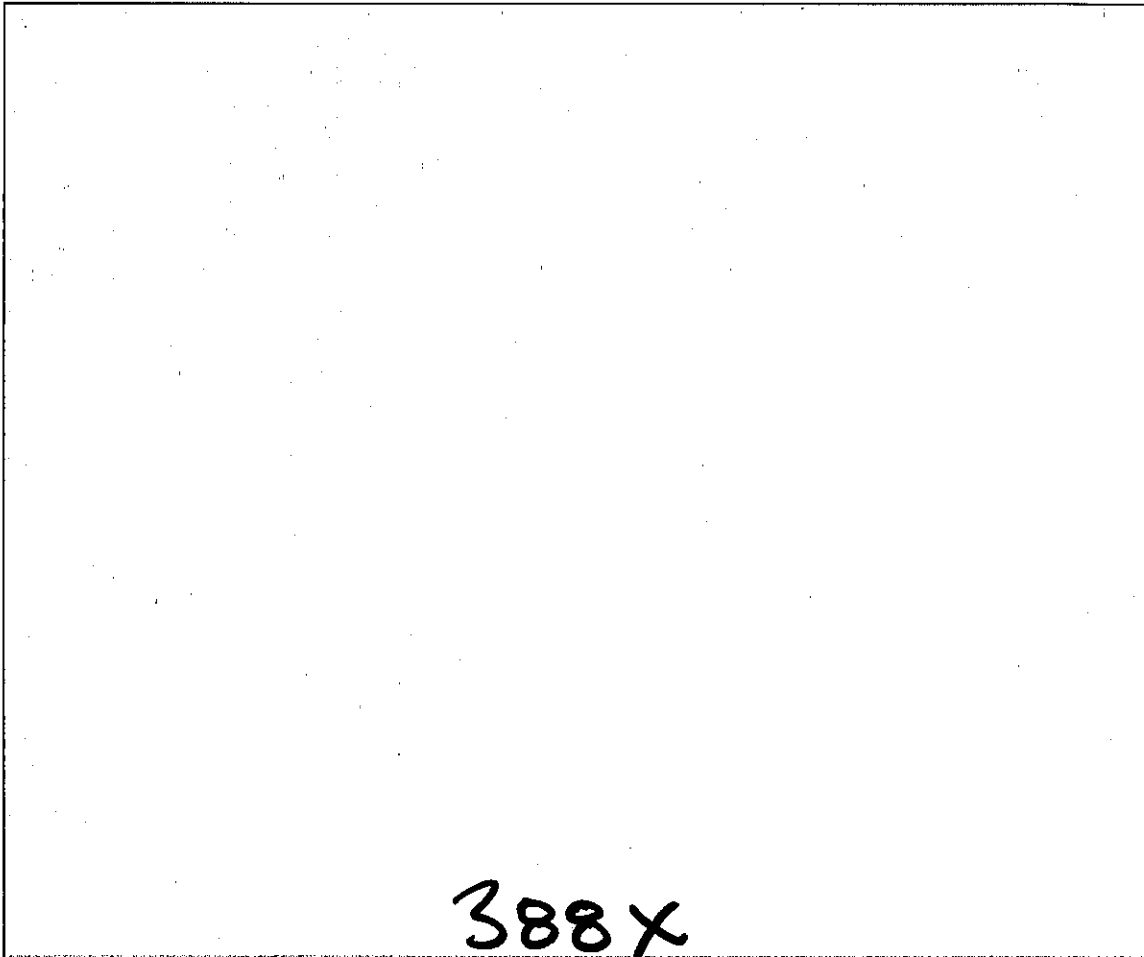
387x

**From:** [REDACTED]  
**To:** [Senate House Commission \(IREAS\)](#)  
**Cc:** [ROSALYN WATERS-MAXWELL](#)  
**Subject:** [EXTERNAL] Review the statement about the marina.  
**Date:** Sunday, November 23, 2025 5:27:58 PM

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**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).**

----- Forwarded Message -----

**From:** Friends of Liberty State Park <[friendsoflibertystatepark@pesinlibertyearthlink.ccsend.com](mailto:friendsoflibertystatepark@pesinlibertyearthlink.ccsend.com)>  
**To:** Rosalyn  
**Sent:** Sunday, November 23, 2025 at 05:01:31 PM EST  
**Subject:** Review the statement about the marina.





**Dear Liberty State Park advocates,**

Thanks to all longtime and new LSP advocates who joined the 11/15 Protest against the massive boat warehouse and to Stop the Marina Lease from being signed before Gov. Murphy leaves. Photos, two excellent news stories, and the edited protest video by the terrific videographer Andreas Wagner are below.

DEP Commissioner LaTourette is undemocratically ignoring 49 years of overwhelming privatization/commercialization opposition and the 645 Aug/Sept. public comments. He is shamefully betraying his own LSP anti-privatization statements when he rejected Paul Fireman's stadiums plan.

**Please take this crucial action of emailing the State House Commission by Sunday December 7, but as soon as possible, to help stop the extremely harmful LSP marina lease from going**

389X

forward before Gov. Murphy's term ends!

**Email address:** [statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov)

**Subject:**

**Don't put LSP marina lease on Agenda! NO Huge Boat Warehouse!**

*Please use this sample template message below or your own words. If you still have the public comment you submitted in Aug./Sept., please paste it in also.*

**Main Email Text:**

**I urge you not to include the DEP's 60-year marina lease on your December agenda** because it would allow the extremely harmful and overwhelming unpopular massive 3 acre, 75 ft. high boat storage warehouse at LSP's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the gargantuan commercial building which would damage Liberty State Park's character, openness, history, legacy, purpose, and sacredness. **Please don't facilitate DEP Commissioner Shawn LaTourette's ramrodding this horrific lease in the last weeks of Governor Murphy's administration.**

-----  
*The QR code below goes to our [marina battle webpage](#) with the State House Commission email information there also.*

*We'll keep you informed by email, and please check our social media.*

**We also thank the elected officials** who spoke at the protest against this and any other privatization/commercialization plan robbing LSP's true purposes: State Sen. Raj Mukherji and Hudson County Commissioner Bill O'Dea are in the video. Congressman Rob Menendez and JC Councilman James Solomon spoke in the protest gathering area before our march due to their schedule and before the wonderful volunteer videographer Andreas Wagner started.

**11/15/25 Video of Stop the Warehouse Protest Video (edited to 9:23 minutes) - ["Stop the Marina Massive Boat Storage Warehouse"](#)**

**11/17/25 Jersey City Times by E. Assata Wright ["Liberty State Park Advocates Rally to Oppose Boat Warehouse"](#)** (by subscription)

**11/15/25 Hudson County View by Daniel Ulloa ["Friends of LSP, activists & electeds protest proposed marina"](#)**

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**Our marina battle webpage** with opposition bullet points, excerpts from 645 emails in late summer, warehouse renderings, link to the proposed lease, the powerful Jersey City Times editorial etc. [is here](#).

**The boat warehouse shouldn't exceed the half acre limit** in the National Park Service 1990 Decision for this land funded for "public outdoor recreation".

390X

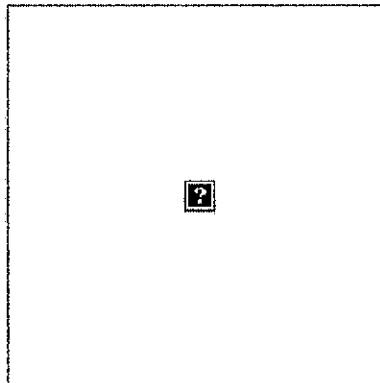
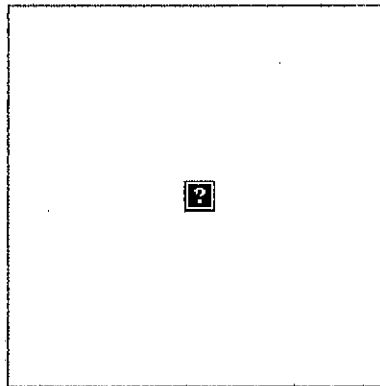
As the Jersey City Times editorial "An oversized 'Home Depot' Has no Place in Liberty State Park" stated, "Next to the now-rejected "mini-Meadowlands" that the billionaire Paul Fireman tried to foist on the park two years ago, the construction of a 500-unit boat storage facility at the entrance to the park is one of the worst ideas we can imagine."

-----  
Thanks very much to all who have contributed to the Friends in our fiscal year which started on 7/1 ! Info for donating is [here](#).

Thanks for your activism for LSP's future! Your Park - Your Voice!

***Liberty Park's open vistas, history, and beauty and its urban open space make the park sacred ground.***

*Sam Pesin, President. Eliza Wright & Rafael Torres, Co-Vice Presidents. Alison Cucco, Secretary. Rick Cordner, Treasurer. Trustees Gladys Vasques, Roberta Fluellen, and Sara Schultzer.*



391 X

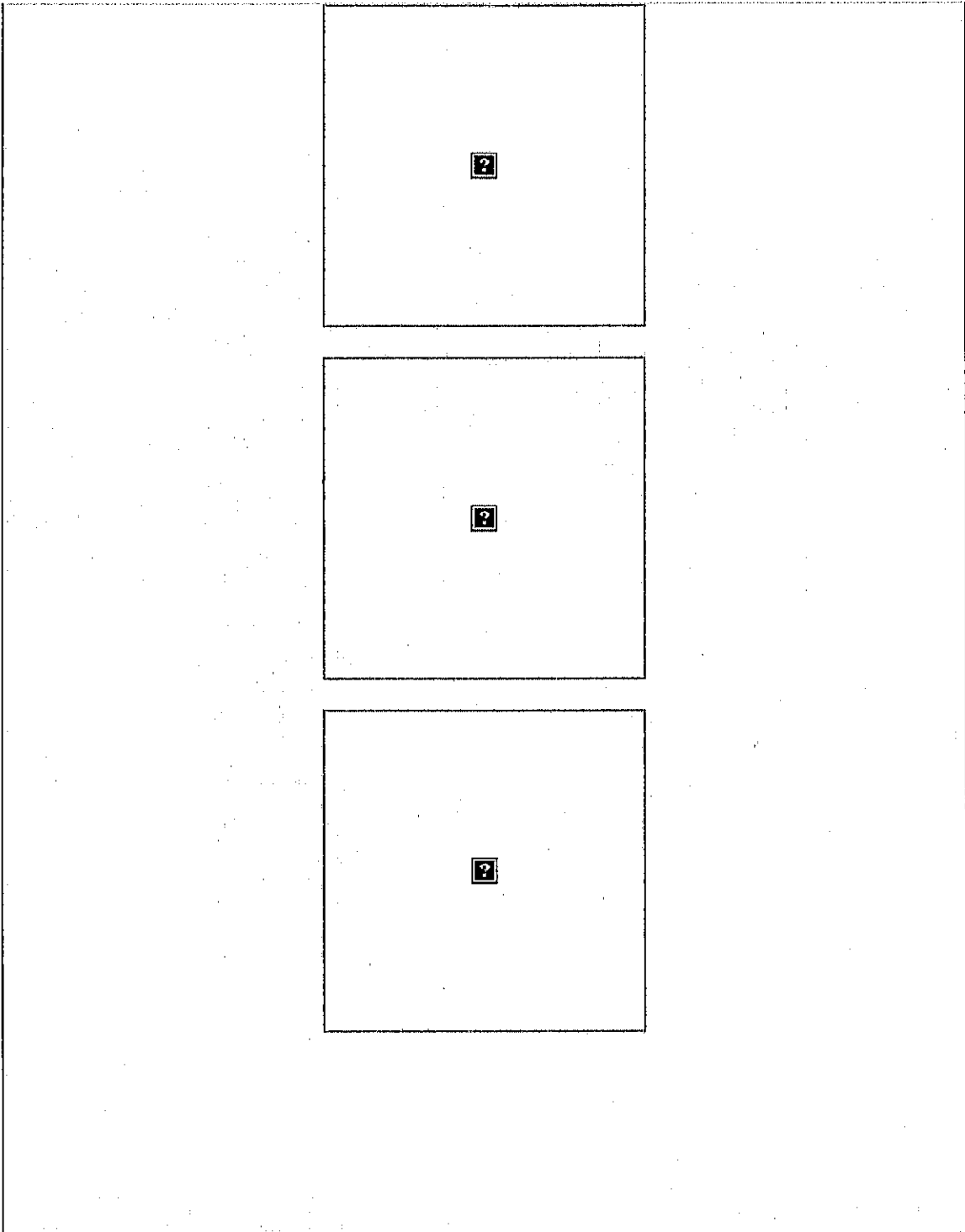
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392x



Call Us: 201-792-1993

[pesinliberty@earthlink.net](mailto:pesinliberty@earthlink.net)



Friends of Liberty State Park | P O Box 3407 | Jersey City, NJ 07302 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)

393X

Constant Contact



3947

**From:** Jennie Wasserman  
**To:** State House Commission [TREAS]  
**Subject:** [EXTERNAL] Stop the Liberty State Park Marina Lease  
**Date:** Monday, November 24, 2025 4:46:17 PM

This message came from an **EXTERNAL** address ( [redacted] .com). **DO NOT** click on links or attachments unless you know the sender and the content is safe.  
**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To** PhishReport@cyber.nj.gov.

Dear State House Commission:

I urge you not to include the DEP's 60-year marina lease on your December agenda because it would allow the extremely harmful and overwhelmingly unpopular massive 3-acre, 75 ft. high boat storage warehouse at Liberty State Park's northern entrance. Governor Mikie Sherrill's administration should review the lease and hopefully eliminate the out-of-scale commercial building, which would damage Liberty State Park's character, openness, history, legacy, and purpose. In addition, the length of the lease, which I understand includes a fixed rate for 60 years, is a bad deal for our community. Please don't facilitate DEP Commissioner Shawn LaTourette's rush to approve this terrible lease in the last weeks of Governor Murphy's administration.

Thank you for your attention to this very important issue for Jersey City residents.

Sincerely,

Jennie Wasserman (she/her)

[redacted]  
[redacted]

395x



**State of New Jersey**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JON S. CORZINE  
Governor

LISA P. JACKSON  
Commissioner

Green Acres Program  
P.O. Box 412  
Trenton, New Jersey 08625  
Tel.# 609-984-0631 / Fax # 609-984-0608  
[www.state.nj.us/dep/greenacres](http://www.state.nj.us/dep/greenacres)

December 12, 2007

Jack Howard, Manager  
Recreation, Conservation and Grants Assistance  
National Park Service  
Mid-Atlantic Regional Office  
200 Chestnut Street  
Philadelphia, PA 19106

RE: City of Jersey City, Hudson County  
Liberty State Park, LWCF Project # 34-00333  
Liberty Landing Marina Expansion Plan

Dear Mr. Howard,

Pursuant to the Land and Water Conservation Fund Act, 16 U.S.C. §4601, I am writing to request your guidance about whether the proposed expansion and enhancement of the Liberty Landing Marina located at Liberty State Park would constitute a conversion of parkland requiring approval by the National Park Service under 36 CFR §59.3. As depicted on the enclosed construction plans, the proposed expansion will support the overall public recreation opportunities provided by the marina. However, as you are aware, the marina property is encumbered by Land and Water Conservation Fund restrictions under Project # 34-00333 and is subject to a Record of Decision ("ROD") issued by the National Park Service on April 18, 1990 and supplemented on April 20, 1990.

The April 18, 1990 ROD was issued as a result of litigation initiated by the Friends of Liberty State Park, who alleged that the original development of the marina constituted an unauthorized conversion of parkland under the LWCF. The ROD incorporates the National Park Service's comments on the marina as it was proposed to be constructed in 1990, and concludes that those plans would not constitute a conversion of parkland under the LWCF. The ROD was supplemented by an April 20, 1990 letter from Mr. James W. Coleman, Jr., Regional Director, U.S. Department of the Interior, National Park Service ("NPS"), to then-Commissioner Yaskin, in which Mr. Coleman summarized and clarified the issues in the ROD.

396 X

The tax lots within Liberty State Park that are located within the 6(f)(3) boundary map, included in the Record of Decision and impacted by the proposed marina development plans are Block 2145, Lots 17, 20 through 37, and 40 through 43. These lots are highlighted for your convenience on the attached tax map.

In the ROD, the NPS stated that it recognized marinas as public outdoor recreational facilities and acknowledged that marinas in state parks are often managed through lease arrangements with private organizations. However, the NPS also expressed a number of concerns and imposed a number of conditions related to ensuring that there would be adequate public access to the marina proposed for Liberty State Park. With this context in mind, we reviewed the marina expansion plans and have identified the following issues for which we require further guidance from your office:

1. Under the construction plan, "dockside lifts" and "travel lift ways" are proposed to be installed in the marina area. The ROD calls for the installation of four boat ramps in this part of the park. According to the ROD, the ramps are intended to provide recreational opportunities to members of the public that cannot afford a slip or storage space. The ramps were supposed to accommodate all boat sizes so that people can launch their own boats. The construction plans do not delineate any public access ramps.

We believe the dockside lifts will achieve the same objective, in terms of both volume and time, as the boat ramps originally required by the ROD. The lifts would also negate the potential for human contact with known contaminated waters in the vicinity of a municipal combined sewer outfall pipe. A walkway will still be provided along the waterfront for public enjoyment. It is also important to note that a public boat ramp already exists in the southern end of the Park.

2. The proposed plans provide for the construction of a ferry landing to serve the Liberty Science Center. The landing would be constructed at the west end of the marina area. The ROD is silent on this issue.
3. The proposed indoor boat storage building will house boats that are 30 feet and under. According to the ROD, the storage of boats indoors is to be restricted to 26 feet and under.

Boater registration for the harbor area indicates that the average size of the boats has increased significantly from the time of the issuance of the ROD. Therefore, we believe the objective of reaching a broad spectrum of the

397X

boating public will still be maintained even if an increase in maximum size is allowed. We have attached for your information and review a supporting economic analysis and explanation for this change provided by our marina operator, Liberty Landing Marina.

4. The April 20, 1990 letter from the NPS to former Commissioner Yaskin limits the size of the indoor boat storage building, including maintenance offices, to no more than one-half acre. The area on the proposed construction plan that is labeled "equipment way" and "enclosed boat storage rack" totals 37,915 square feet or 0.870 acre. The proposed facility is designed for 288 boat racks, but the ROD does not contain any limits on the total number of boat racks.

It is our understanding that the proposed increase in the size of the indoor boat storage structure is driven by the market demand for such a facility. The marina operator is seeking to accommodate the anticipated volume of recreational boaters while also providing appropriate landscaping and an architectural design that will compliment the park. Construction of a building that complements the architecture of the historic terminal complex and other nearby structures will be considerably more expensive than installing a prefabricated metal structure or other type of building. We have attached for your information and review a supporting economic analysis and explanation for this change provided by our marina operator, Liberty Landing Marina.

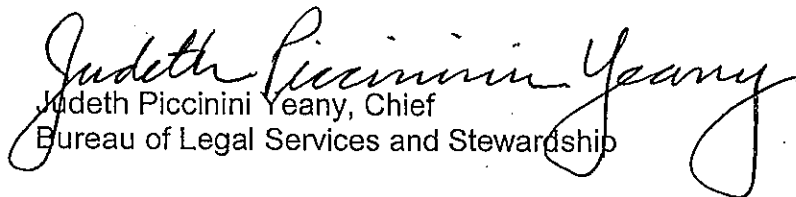
5. According to the ROD, the size of the repair/maintenance shop is limited to 2,500 square feet and two stories high. In addition, the ROD restricts the primary uses of the facility to minor and emergency repairs. The proposed "marine service building" depicted on the enclosed plans will serve as a year round full service maintenance/repair shop. This building will include a small mixed retail/commercial space as well as a park welcome center. The plans show the marine service building as two separate areas attached to each end of the indoor storage building, with a total area of 28,880 square feet or 0.662 acre. Due to the limited available area and necessity to limit impacts to the surrounding park, the Department supports the proposal to attach the maintenance/repair facility to the indoor boat storage facility.

The New Jersey Department of Environmental Protection feels that the proposed development and enhancement of the marina will encourage and provide more public access to the Hudson River. We have found that water recreation activities are an essential part of the overall services that Liberty State Park provides to millions of visitors a year. Therefore, we hope that NPS can concur that the proposed plans are not a conversion of parkland and advise whether amendment of the ROD is necessary.

398 X

We look forward to your response and appreciate the continued cooperation between our agencies. Any questions on this request may be directed to Robert Rodriguez at the Green Acres Program at (609) 341-2056.

Sincerely,

  
Judith Piccinini Yeany, Chief  
Bureau of Legal Services and Stewardship

Enclosures

- c: John Flynn, Administrator, Green Acres Program (w/o enclosures)  
Robert Rodriguez, Green Acres Program (w/o enclosures)  
Jeanne Mroczko, Acting Director, Div. of Parks and Forestry (w/o enclosures)  
Frank Gallagher, Administrator, Liberty State Park (w/o enclosures)  
Helene Chudzik, DAG (w/o enclosures)

399 x

Liberty Landing  
Marina

ROD

L32(MAR-PD)  
#34-00333

APR 20 1990

Judith A. Yaskin, Commissioner  
Department of Environmental Protection  
CN 402  
Trenton, New Jersey 08625

Dear Ms. Yaskin:

The National Park Service has reviewed the latest proposal submitted by the New Jersey Department of Environmental Protection (DEP) dated February 7, 1990 for the Liberty State Park marina and found that such a marina would not constitute a conversion under the Land and Water Conservation Fund (L&WCF) Act.

The National Park Service has been working with your Department on this project for several years, most recently through State Park Director Gregory Marshall and Deputy Assistant Commissioner Jim Hall. In this regard, below is a summary of the eight issues the National Park Service identified as being central to resolving the conversion issue and which the state has agreed to implement (see enclosed correspondence between our agencies on this matter). These changes to the proposed marina must be incorporated into all project documents including the pending Army Corps of Engineers permit, leases, plans, management agreements, etc. In addition, L&WCF Manual Sections concerning marinas (640.3.6.E), control and tenure (640.1.8), leased land (640.1.9), and post-completion compliance (675.9) must also be incorporated into all the above documents. Copies of all revised project documentation reflecting the above changes should be submitted for review to the National Park Service once available.

1. Boat Slip Distribution

In-water boat slips will be built in the following percentages:

<u>Slip size</u>	<u>Percentage</u>
30' and under	40%
35'	20%
40'	22%
45'	11%

400 X

894

- 50' 5%
- 60' and over 2%

2. Parking Facilities

There will be no reserved parking spaces. All parking areas will be open to the public.

3. Boat Ramps

Four public boat ramps will be constructed. These facilities will be available for free, or for a minimal, competitive fee, to those with the ability to launch their own boats.

4. Indoor Boat Storage Building

Will be for boats 26' and under. This facility, including the maintenance offices, will be no more than one-half acre in size.

5. Outdoor Boat Storage Yard

Will be no more than one acre and be used for boat storage during the winter, and for parking the rest of the year.

6. Repair/Maintenance Shop

Will be no more than 2500 square feet and two stories high. Primary uses will be for minor and emergency repairs.

7. Paint Shop

Eliminate as a separate facility and incorporate into the repair/maintenance shop.

8. Laundry and Shower Facilities

Will be open and available for the park's entire boating public.

An approved Army Corps of Engineers Section 10 Permit is still required for this marina.

Should you have any questions or like additional information on our decision please feel free to contact me at 215/597-7013. Attached is a copy of our record of decision on this matter.

Congratulations on your recent appointment as DEP Commissioner. The National Park Service looks forward to working with you and your staff in the coming years.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Enclosures

- cc:
- Cassell-Justice
- Hall-DEP
- Holstein-Jersey City
- Zangari-Green Acres
- Epstein-Interior
- Hayden-Rutgers
- Hall-WASO
- Seebode-ACOE
- Marshall-NJ Parks
- Rockwell-F&WS
- JC reading file copy
- PGA reading file copy
- b:marina90/herling/4.16.90

401 x

L32(MAR-PD)  
#34-00333

APR 20 1990

Margaret M. Hayden, Esq.  
Rutgers Environmental Law Clinic  
15 Washington Street, Suite 334  
Newark, New Jersey 07102

Dear Ms. Hayden:

This letter is in keeping with Judge Lee Sarokin's decision of June 8, 1989 regarding the proposed Liberty State Park marina (Civil Case No. 88-3944, City of Jersey City et al. versus Donald P. Hodel et al.).

Attached is correspondence from the National Park Service to the New Jersey Department of Environmental Protection on the conversion issue, including our record of decision. The state of New Jersey has agreed to develop a public marina consistent with the policies and regulations of the Land and Water Conservation Fund Act. The National Park Service has determined that this proposal would not be a conversion under the L&WCF Act.

Before construction of this project can begin an approved Army Corps of Engineers Section 10 Permit must be secured.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Enclosures

cc:  
Susan Cassell-Dept. of Justice  
James Epstein-Dept. of Interior  
Hall  
Hall  
Margaret Hayden  
Zang  
Seebode-ACOE  
Holstein-Jersey City

b:hayden/herling/4.16.90.

402 X

L32(MAR-PD)  
#34-00333

APR 20 1990

Frank Holstein  
Attorney At Law  
39 Hudson Street  
Hackensack, New Jersey 07601

Dear Mr. Holstein:

This letter is in keeping with Judge Lee Sarokin's decision of June 8, 1989 regarding the proposed Liberty State Park marina (Civil Case No. 88-3944, City of Jersey City et al. versus Donald P. Hodel et al.).

Attached is correspondence from the National Park Service to the New Jersey Department of Environmental Protection on the conversion issue, including our record of decision. The state of New Jersey has agreed to develop a public marina consistent with the policies and regulations of the Land and Water Conservation Fund (LWCF). The National Park Service has determined that this proposal would not be a conversion under the LWCF Act.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Enclosures

cc:  
Susan Cassell-Dept. of Justice  
James Epstein-Dept. of Interior  
Hall-WASO  
Hall-NJ DEP  
Marshall-NJ Parks  
Zangari-Span Area  
Seebode-Adm  
Hayden-Guide

b:holstein90/herling/4.16.90

403 X

Liberty State Park Marina: Record of Decision  
National Park Service - April 18, 1990

Conversion Issue: Whether the proposed Liberty State Park marina is a public outdoor recreation facility or whether it would constitute a conversion subject to Section 6(f) under the Land and Water Conservation Fund (L&WCF) Act.

Discussion: At a meeting in Philadelphia held on July 25, 1989, National Park Service representatives discussed the then current marina proposal with State of New Jersey officials. The Service emphasized that any new marina at Liberty State Park must constitute a public outdoor recreation use of the area; if not it would constitute a conversion under Section 6(f) of the L&WCF Act. A conversion, as identified in L&WCF Manual Section 675.9.3, exists when one or more of the following conditions occur:

- \*property interests are conveyed for non-public outdoor recreation uses.
- \*non-recreation uses (public or private) are made of the project area, or a portion thereof.
- \*non-eligible indoor recreation facilities are developed within the project area without NPS approval.
- \*public outdoor recreation use of property acquired or developed with L&WCF assistance is terminated.

Specifically, with respect to the proposed marina, 1) all portions of the marina grounds must be open to general public use (excluding areas where public access might be limited for safety, health, security reasons, or for park maintenance/office space); and 2) marina facilities must be of such a scale and design that they would provide for the entire spectrum of recreational boaters, as well as the park visitors there to enjoy the waterfront amenities. This includes the transient recreationist with a small boat, the long term user with a much larger boat, the fisherman there to spend his afternoon, and the family strolling along the waterfront trail.

At the July 25 meeting, the Service was asked to provide its views on what a marina would have to look like at the park for it not to be considered a conversion from public outdoor recreation use. In this regard, the L&WCF recognizes marinas as public outdoor recreation facilities. Marinas are found in many state parks, and are managed either through lease arrangements with private organizations, or directly by state park and recreation agencies. Marinas and their many associated support facilities are eligible to receive L&WCF funding assistance, as is identified in Manual Section 640.3.6.

The Service provided its views in a September 28, 1989 letter to the State, incorporated by reference into this record of decision. In preparing this information for the State, the Service reviewed applicable L&WCF laws, regulations and policies, and conducted a survey of existing state park marinas in the Mid-Atlantic Region.

404X

The survey was conducted in order to confirm the general make up of public marinas in state parks with respect to such issues as: size, design, support facility requirements, marina clientele, scope of services provided for boaters, and access and availability to the public.

The September 28, 1989 letter identified eight elements of the then current marina proposal requiring design or operational changes in order that the marina constitute a public outdoor recreation facility. With these changes no conversion from such use would occur. The changes have the effect, in total, of providing 1) public use and access to the marina for people visiting the park, and 2) facilities for the entire spectrum of the boating public.

The state of New Jersey officially notified the Service of its support for the changes in a letter from Helen Fenske, Assistant Commissioner for Natural Resources, received by the National Park Service February 28, 1990. Those changes, now incorporated into the marina plans, are identified and explained below:

**1. Boat Slip Distribution**

The prior boat distribution plan, if it were to be implemented, led the Service to initially conclude at the July 25, 1989 meeting that a conversion might result. This was because the slip distribution was heavily skewed towards mid to large sized boats with few spaces for those with smaller boats or for transient, one-day boaters using the park.

In the current proposal, the vast percentage of slips are for smaller sized boats. In addition, the boat storage facility and the boat ramps are geared primarily for those who cannot afford a slip, or simply for people who have a small boat they can hitch to the back of their vehicle and launch themselves.

<u>Slip Size</u>	<u>Boat Slip Distribution</u>		
	<u>Initial LSP Plan</u>	<u>MARO Survey</u>	<u>Current Proposal</u>
30' and under	11%	61%	40%
35'	28%	16%	20%
40'	12%	15%	22%
45'	--	--	11%
50'	35%	7%	5%
60' and above	14%	2%	2%

The overall changes on the slip distribution issue have been dramatically improved in favor of small boat owners and users. The distribution plan in place last June 8 included only 11% of the slips 30 feet and under, 51% for boats 40 feet and under, while 49% of the slips were 50 feet and over. The current plan, which is right in line with public marinas throughout the region, has a distribution plan that has 40% of the slips for boats 30 feet and under, 82% for those 40 feet and under, and only 7% for boats 50 feet and larger. In essence, the marina has been refocused to one which will meet the recreation needs of the entire boating public.

405X

## 2. Parking Facilities

The plan originally restricted over 80% of the parking spaces within the marina area to those who were renting boat slips. The current plan eliminates all reserved or restricted parking. All parking areas will be open and available to the general public.

## 3. Boat Ramps

Initially, there were no public boat ramps planned for the site. Four ramps will now be constructed. This facility will provide recreation opportunities to the public that cannot afford a slip or storage space. It will be for boats of all sizes, and for people with the capability of launching their own boats. There will be a minimal cost for using the boat ramps, which is consistent with most public marinas in the region.

## 4. Indoor Boat Storage Building

Boat storage facilities are almost seen as a necessary component of any type of marina being developed. The economics of boating dictates the need to provide affordable storage and quick access to the water for those who cannot haul their own boats. Most all marinas in state parks in the region currently provide boat storage or are planning to add such a facility. It is a support facility which can be funded under the L&WCF. Balancing the need for boat storage versus the need for open space led to our position that the size of this facility needed to be scaled back considerably.

Its size will be reduced in half. This smaller building will be consistent with boat storage buildings at L&WCF-assisted marinas. It will provide a important service to those with the smallest boats. It will be exclusively for boats 26 feet and under and will cost less than half the price of an in-water slip.

## 5 Outdoor Boat Storage Yard

Again, this is a marina facility very common in public facilities, fundable under the L&WCF, but at the same time utilizing valuable open space. The size of this facility has been reduced by 50%, again in keeping with the idea of providing for as much open space as possible while permitting for marina support facilities consistent with the L&WCF.

The original plan was for this to be a 2 acre boat storage yard. The uses will now be as a parking facility throughout the year, except for the winter months when it will be for boat storage. This change will reduce substantially the land needed for parking.

## 6. Repair/Maintenance Yard

Previously a nearly one-half acre complex, the current plan limits the building to 2500 square feet, and will serve as an emergency/minor repair center. Maintenance facilities are L&WCF-eligible, public recreation support facilities. It is been reduced from a large, commercially-oriented complex to a basic support facility.

406X

7. **Paint Shop.**

Instead of being a large, separate facility the paint shop will be incorporated into the repair/ maintenance facility described above.

8. **Laundry and Shower Facility**

Under the original plan this facility was restricted to those with boat slips only. The current proposal will permit the entire boating public, including those with slips, boat storage space and those using the boat ramps to use this facility.

In addition to these specific public recreation use and access issues being incorporated into the project documents identified below, all other applicable L&WCF laws, policies and regulations which may trigger a conversion must be incorporated into any and all project leases, plans, management agreements, advertising literature, etc. Included are L&WCF provisions on control and tenure (L&WCF Manual Section 640.1.8), leased land (640.1.9), marina operation (640.3.6), and post-completion compliance (675.9).

**Conclusion:** The current marina proposal:

- 1) Does not convey any property interests in this Fund-assisted area to non-public outdoor recreation.
- 2) Does not include non-recreation uses.
- 3) Does not include non-eligible indoor recreation facilities.
- 4) Provides for continued public outdoor recreation use of the park.

No conversion would occur under the current marina proposal at Liberty State Park.

407X

L32(MAR-PD)

SEP 28 1989

Gregory A. Marshall  
New Jersey State Parks Director  
Department of Environmental Protection  
CN 402  
Trenton, NJ 08625

Dear Greg:

As promised, attached is our view on what a marina would look  
at Liberty State Park, in order not to be a Section 6(f)  
Conversion.

Sincerely,

James W. Coleman, Jr.  
Regional Director

Attachment

MG/pw 9/21/89:LibPark

408X

**LIBERTY STATE PARK MARINA:  
CHANGES REQUIRED FOR NO CONVERSION DECISION**

In general, the entire site and all facilities should be operated to allow for unrestricted public use and access. Only those areas for which there might be safety or health considerations, such as along the piers, should have restrictions.

1988 Boating Statistics compiled by the United States Coast Guard indicate the following distribution of registered motor boats:

<u>Class Size</u>	<u>Nationwide %</u>	<u>States in MARO %</u>
up to 16'	54	48
16' to < 26'	42	41
26' to < 40'	3	7
40' to < 65'	0.4	3
65' and more	0.1	0.1

**1. Redistribution of Boat Slips**

The statistics below provides a breakdown of boat slips, by percentage, for (1) the current 503 slip proposal, (2) the NPS revision, and (3) comparable marinas in the Mid-Atlantic Region. In addition to the boat slips, the Liberty State Park (LSP) marina will be able to accommodate a number of additional large boats by utilizing the footage along the T-heads of the piers.

<u>Size</u>	<u>(1) LSP Current %</u>	<u>(2) NPS Revision %</u>	<u>(3) MARO Comparables %</u>
25'	--	20	20'-30' 61
30'	11	40	35' 16
35'	28	15	40' 15
40'	12	15	50' 6
50'	35	7	50'+ 2
60'	12	3	
80'	2	--	

**2. Parking Facilities**

There will be no reserved parking spaces. All parking areas must be open to the public. Develop an alternative parking plan to meet this requirement, and the parking needs for the entire site.

**3. Boat Ramps**

The marina should include four boat ramps. This will provide public boat access for free or at a minimal charge to those who can tow and launch their own boats.

**4. Indoor Boat Storage Building**

Reduce the size of this structure, including the maintenance offices, to no more than one-half acre. It should remain as a facility for boats 26 feet and under.

469 X

**5. Outdoor Boat Storage Yard**

This facility should be reduced in size to no more than one acre. Since this yard is for dry, winter storage, it should also be used as a parking facility during the rest of the year.

**6. Repair/Maintenance Shop**

Reduce the size of the building to a 2500 square foot, two-story structure. Services provided should be primarily for minor or emergency repairs.

**7. Paint Shop**

Eliminate this item as a separate facility. Incorporate this service into the revised Repair/Maintenance Shop.

**8. Laundry and Shower Facilities**

These facilities must be open and available for the entire boating public at the park.

410 Y

510 Walnut Street  
Penn Mutual Tower  
Suite 1800  
Philadelphia, PA 19106

215-925-9700



Waterfront  
Developers Corporation

James W. Coleman, Jr.  
Regional Director  
United States Department of the Interior  
National Park Service  
Mid-Atlantic Region  
143 S. Third Street  
Philadelphia, PA 19106

RE: Liberty Park Marina

Dear Jim:

Greg Marshall has shared with me your letter to him dated September 28, 1989, in regards to what the National Park Service (NPS) believes the marina should look like at Liberty State Park (LSP) in order not to be a Section 6(f) conversion.

While we have not been able to find any regulation which supports the changes NPS wishes and while we do not believe that the role of government is to dictate what it thinks marina market conditions are, in order to bring this costly and painful four year process to a closure and in order to allow the NPS to render a decision prior to the upcoming final meeting of the Army Corps of Engineers on our Section 10 Permit on Wednesday, October 25, 1989, we agree to the following:

1. Redistribution of Boat Slips. We are in agreement subject to being able to review with NPS the need to change the sizing based on market conditions. Previously the configuration of the marina was subject to approval of the New Jersey Department of Environmental Resources thru their State Park Service. I can assure you that your recommendation does not reflect the market demand for the market area at Liberty State Park. 1988 Boating Statistics compiled by the United States Coast Guard for marinas nationally and in the Mid-Atlantic Region has little bearing on what the demand is in our market. However, we will proceed with the configuration you requested with the understanding that if we are able to demonstrate that there are no market needs for portions of your configuration, that NPS would be willing in good faith to review our request. There is no sense to having slips in sizes which cannot be filled, when other size boats have waiting lists. Likewise the assumption that additional large boats can be docked on T-heads is incorrect in that it interferes with the navigational channel.

MID-ATLANTIC REGION Rcd RD's Office		Initials and Date
OCT 18 1989		
cc - 10/18 ✓	Director	<i>[Signature]</i>
	Deputy Director	
	EEO	
	Public Affairs	
	Mgmt & Opns	
	CRM	
	Plan. & Develop	<i>[Signature]</i>
	Admin. Serv.	
	<i>[Signature]</i>	

October 16, 1989

- who - Let's discuss  
as ap. -  
*[Signature]*

411 X

James W. Coleman, Jr.  
October 16, 1989  
Page Two

2. Parking Facilities. We agree.

3. Boat Ramps. A boat ramp costs \$200,000. Presently there is a twin boat ramp at LSP which is underutilized. We do not understand why we should be required to build additional unnecessary four ramps. We are unaware of any market study that supports that there is a demand for four boat ramps at LSP and unaware of any federal regulation that would require us to provide access for free or at a minimum charge. We are also unaware of any public marina in the nation that has more than a twin ramp. However, in the spirit of accomodation, we are willing to build the four boat ramps if there is sufficient market demand.

4. Indoor Boat Storage Building. We agree.

5. Outdoor Boat Storage Yard. We agree.

6. Repair/Maintenance Shop. We agree.

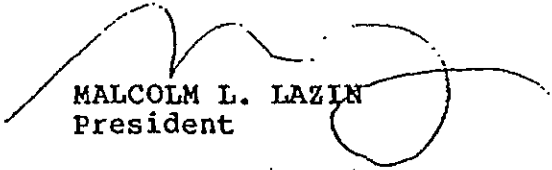
7. Paint Shop. We agree.

8. Laundry & Shower Facilities. We agree.

Therefore, since we are in agreement with all of your point we would appreciate your promptly informing the Army Corps of Engineers of your decision that this is not a conversion prior to our final Corps meeting on October 25th.

Thank you for your kindness in that regard.

Very truly yours,

  
MALCOLM L. LAZIN  
President

/jmc

cc: Gregory A. Marshall  
James Hall  
Peter Ylvisaker  
Bennett Blum

4127

Let's protect our earth



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
HELEN C. FENSKE, ASSISTANT COMMISSIONER  
CN 402  
TRENTON, N.J. 08625-0402  
(609) 292-3541

*Tommy*  
*See me*  
*Jim* February 7, 1990

James W. Coleman, Jr.  
Regional Director  
United State Department of Interior  
National Park Service  
Mid-Atlantic Region  
143 South Third Street  
Philadelphia, Pennsylvania 19106

MID-ATLANTIC REGION Recd RD's Office		Initials and Date
MAR 11 1990		
<input checked="" type="checkbox"/>	Director	<i>JWC</i>
<input type="checkbox"/>	Deputy Director	
<input type="checkbox"/>	INFO	<i>BC</i>
<input type="checkbox"/>	Public Affairs	
<input type="checkbox"/>	Regul & Cons	<i>MA</i>
<input type="checkbox"/>	CM	
<input checked="" type="checkbox"/>	PLANS DEV	

Dear Jim:

I am writing to summarize the understanding reached yesterday at a meeting attended by our respective staffs regarding the marina at Liberty State Park.

On September 28, 1989, you provided us with a list of changes required by the National Park Service in order for the marina not to be considered a conversion. You then received a letter from the marina developer dated October 13, 1989 stating his agreement to all of your changes numbered 2-8. NJDEP approves the changes stated therein. The first issue, redistribution of boat slips, was the subject of yesterday's meeting and the remaining issue.

The agreement reached yesterday provided for the following allocation for in-water boats:

<u>Size</u>	<u>Percentage</u>
30' and under	40%
35'	20%
40'	22%
45'	11%
50'	5%
60' and over	2%

If a phased implementation plan is approved by the state, each phase will be built with the same slip mix. It was also agreed that the developer and DEP would have the right to request revisions to this slip layout in the future for National Park

413 X

Service consideration. Any requests to adjust the size class distribution would be based upon a lack of demand or ability to fill slips over a given period of time. This flexibility will assure that the marina being built will best fulfill the needs of the boating public.

As your letter of November 14, 1989 stated that the National Park Service's review of the project has concluded that it does not contravene the purpose of the Fund grant, I now believe we have finalized all outstanding issues with respect to the question of conversion on this project.

I look forward to hearing from you shortly with your formal decision.

Sincerely,



Helen C. Fenske  
Assistant Commissioner  
Natural and Historic Resources

ATTACHMENTS

414X

# LIBERTY STATE PARK

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## MARINA LEASES

---

SUB LEASE  
LIBERTY STATE PARK DEVELOPMENT CORPORATION  
AND  
DIMELING, SCHREIBER & PARK

---

This lease became  
the primary lease in 2003.  
Suntex became the tenant in 2010

415X

MARCH 1996

Sublease and Subtenant's rights and interest in and to the Jersey Ave. Extension are subject and subordinate to the exercise by any governmental authority having jurisdiction to create a public street across or using all or any portion of the Jersey Ave. Extension. Landlord and, to the extent applicable, Sublandlord hereby reserve unto themselves, their successors and assigns an easement and such licenses as may be necessary or appropriate for ingress and egress over the Jersey Ave. Extension. Subtenant agrees that immediately upon the creation of a public street on or across all or any portion of the Jersey Ave. Extension, any and all of Subtenant's right and interest in and to said portion shall immediately cease and terminate and said portion shall no longer be a part of the Premises.

5. Use of Premises; Covenants to Operate Marina.

(a) Subtenant shall only occupy and use the Premises for any lawful purpose permitted by Section C, Exhibit "B" hereto, provided, however, the Generic Use for any structure, building or other improvement constructed on the Premises shall not be changed without the prior written consent of Landlord and Sublandlord which Landlord and Sublandlord may refuse to grant in their sole discretion. Subtenant shall faithfully observe all rules and regulations for the operations and use of marinas generally promulgated by the Department or other governmental authority having jurisdiction in the proper exercise of any police power vested in it. To the extent reasonably necessary, Sublandlord will, at Subtenant's expense, join in any applications with Subtenant for licenses to do business as permitted herein as may be required by the governmental authority issuing such permits.

(b) The Premises is located within Liberty State Park, a State park acquired and developed by Landlord, in part, with funds provided under the New Jersey Green Acres Acquisition Act and the Land and Water Conservation Fund Act. Subtenant covenants and agrees to operate and maintain the Marina Complex during the entire Term hereof in a spirit and manner consistent with the Acts. In particular, and not by way of limitation, Subtenant covenants and agrees to operate the Marina Complex in a manner consistent with the public interest and with services and facilities available to the boating public. Such services and facilities shall include, without limitations transient, overnight boat slips, boat access ramp(s) and parking therefor, dry rack storage, upland boat storage area, a fuel dock, a repair and maintenance facility, pump-out facilities and wet slips to accommodate boats of varying sizes.

(c) Subtenant shall operate the Marina Complex in accordance with paragraphs 12 and 19 hereinbelow and the Management Plan approved by Landlord and Sublandlord and attached hereto as Exhibit "D". The Management Plan may be revised by Subtenant from time to time with the prior written approval of Landlord and Sublandlord. In addition, Subtenant shall coordinate and cooperate with Landlord and Sublandlord with respect to promotion, special events and coordinated operating practices and shall join and

participate in any subtenants' association hereafter created with respect thereto.

5. (d) During the term of this Sublease, should the Landlord, by means of a letter from the Commissioner of Environmental Protection to the Subtenant and the Sublandlord, authorize the construction, operation and maintenance of active recreation facilities, available for use by both the boating and the non-boating public, the Subtenant shall construct or provide capital costs for, and shall maintain and operate (except to the extent otherwise directed by the Landlord), such facilities that are subsequently approved by the Landlord and incorporated into the section of Exhibit B-1 of the development Plan currently designated "Active Recreation, Reserved". Unless otherwise agreed in writing between Subtenant, Landlord and Sublandlord, the foregoing obligations of Subtenant shall be limited as follows:

(i) "Active recreation facilities" as used herein refers only to facilities to be located on (i) the Premises or (ii) the Restricted Area, that Landlord makes available for the purposes of active recreation by special use permit or otherwise.

(ii) Subtenant shall be obliged to construct or provide capital costs for up to \$60,000.00. The type and nature of such facilities shall be mutually acceptable to Landlord, Sublandlord and Subtenant..

(iii) Subtenant will endeavor to respond promptly to any authorizations for such facilities by the Landlord, but shall be entitled to up to a year in which to implement such authorization.

(iv) Subtenant will endeavor to cooperate with Landlord and Sublandlord in the flexible implementation of the foregoing options.

#### 6. Term.

(a) In consideration of the rents hereinafter reserved, and subject to the terms, covenants and conditions herein contained, Subtenant shall have and hold the Premises for an interim term ("Interim Term") commencing upon the execution of this Sublease and expiring upon the earlier of (i) completion of the Improvements in Stage 1, identified on Exhibit "B-1" attached hereto and receipt by Sublandlord of the materials described in Paragraph 3(d)(iv) with respect to said improvements, or (ii) May 1, 1996, and a primary term ("Primary Term") of twenty-five (25) years commencing upon the expiration of the Interim Term and expiring at midnight on the date preceding the twenty-fifth (25th) anniversary of the commencement date of the Primary Term. The date set forth for the expiration of the Interim Term shall be extended by one (1) day for each day of Force Majeure occurring during the Interim Term. All of the terms and conditions of this Sublease

**From:** [kirk frost](#)  
**To:** [State House Commission \[TREAS\]](#)  
**Subject:** [EXTERNAL] Franklin Township Sunoco LP Castleton Diversion to add new valve and remove old valve  
**Date:** Monday, November 3, 2025 6:20:00 PM

This message came from an **EXTERNAL** address ( [REDACTED] ), **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To [PhishReport@cyber.nj.gov](mailto:PhishReport@cyber.nj.gov).**

Dear State House Commission,

Franklin Township states they have sent the full documentation for the Sunoco liquid petroleum type 1 pipeline installation of new valve on Castleton Park (requiring a diversion from Green Acres) and removal of old valve adjacent to Raritan River at the Delaware and Raritan Canal. NJDEP informed me that there were 3 applications associated with this package. NJDEP's application for the green acres diversion and also an application to Delaware and Raritan Canal organization. There was a third component that I am not aware of. I am having difficulty receiving these documents from Franklin Township and wondering if you could forward me the entire application that the State House Commission received?

I very much appreciate your consideration.

Sincerely,

Kirk Frost

----- Forwarded Message -----

**From:** kirk frost  
**To:** [NancyZumbana@franklinnj.gov](mailto:NancyZumbana@franklinnj.gov) <[nancyzumbana@franklinnj.gov](mailto:nancyzumbana@franklinnj.gov)>  
**Sent:** Monday, November 3, 2025 at 06:10:04 PM EST  
**Subject:** Fw: Public Records Request :: T001074-102225 - no attachment as referenced in update

Hi Nancy,

I responded to the OPRA response since there was no attachment. The update states there is an attachment, but there wasn't in the email nor on the Public Records website, it too just lists the email with no attachment.

Could you please send me the full application that Franklin Township submitted to the State House Commission?

I would greatly appreciate it.

4181

Sincerely,

Kirk Frost

----- Forwarded Message -----

**From:** Franklin Township OPRA <franklintwpnj@govqa.us>  
**To:** kirka frost@yahoo.com <  
**Sent:** Thursday, October 30, 2025 at 12:11:02 PM EDT  
**Subject:** Public Records Request :: T001074-102225

--- Please respond above this line ---



RE: Public Records Request of October 22, 2025, Reference # T001074-102225

Dear Kirk Frost,

Franklin Township, Somerset County received a public records request from you on October 22, 2025. Your request was for the following record(s):

**Following records pertaining to the diversion of Castleton Park for Sunoco (Energy Transfer LP) for installation of valve:**

- 1. Full package submitted to DEP for approval (contact is Jessica Patterson Compliance Officer | Office Of Transactions and Public Land Administration),**
- 2. Full application submitted to Dominic Rota, 609-292-5535 statehouse.commission@treas.nj.gov;**

Please see attached for the links to the records requested.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Franklin to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at [grc@dca.state.nj.us](mailto:grc@dca.state.nj.us), or at their web site at [www.state.nj.us/grc](http://www.state.nj.us/grc). The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

For questions or additional information, please reply to this email.

Sincerely,

Nancy Zumbana  
Clerk's Office

To monitor the progress or update this request please log into the [OPRA Center](#)



419 x

**From:** [State House Commission \[TREAS\]](#)  
**To:** [kirk frost](#); [State House Commission \[TREAS\]](#)  
**Subject:** RE: [EXTERNAL] Franklin Township Sunoco LP Castleton Diversion to add new valve and remove old valve  
**Date:** Thursday, November 6, 2025 8:33:56 AM

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As I stated in my previous response, the information you are looking for (application submitted to the State House Commission) has yet to be received from DEP. You will need to reach out to DEP.

Thank you,

*Cindy Bussell, Div. of Property Mgmt. & Construction  
State of New Jersey, Department of Treasury  
Office of Real Property Acquisition & Disposition  
33 West State Street, 9th floor, P O Box 229, Trenton, NJ 08625-0229  
Phone: (609) 292-2519  
[Cynthia.Bussell@treas.nj.gov](mailto:Cynthia.Bussell@treas.nj.gov)*

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**From:** kirk frost <  
**Sent:** Monday, November 3, 2025 6:18 PM  
**To:** State House Commission [TREAS] <[StateHouse.Commission@treas.nj.gov](mailto:StateHouse.Commission@treas.nj.gov)>  
**Subject:** [EXTERNAL] Franklin Township Sunoco LP Castleton Diversion to add new valve and remove old valve

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Kirk Frost

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Kirk Frost

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**To:**

**Sent:** Thursday, October 30, 2025 at 12:11:02 PM EDT

**Subject:** Public Records Request :: T001074-102225

--- Please respond above this line ---


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42/x

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[statehouse.commission@treas.nj.gov](mailto:statehouse.commission@treas.nj.gov);**

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Sincerely,

Nancy Zumbana  
Clerk's Office

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To monitor the progress or update this request please log into the [OPRA Center](#)



422x