

ANNUAL REPORT
OF THE
Riparian Commissioners

OF THE
STATE OF NEW JERSEY

FOR THE YEAR

1910

WITH ACCOMPANYING DOCUMENTS



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Riparian Commissioners.

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JOHN C PAYNE, Secretary and Engineer	Jersey City, N J

Commissioners' Report

To His Excellency, John Franklin Fort, Governor of the State of New Jersey, and Chairman of the Board of Riparian Commissioners of the State of New Jersey.

SIR—As required by law, we, the undersigned Riparian Commissioners of the State of New Jersey, herewith submit the annual report of the Commission for the year ending October 31st, 1910.

A detailed statement of the receipts of the Board from all sources will be found in the report of the Secretary and Engineer. They aggregate \$482,797.61, derived from the following sources:

Grants	\$290,617 53
Leases	35,560 00
Licenses	75 00
Conversions	125,380 09
Rentals on leases	31,164 99
Total	\$482,797 61

The revenue from business done by the Commission during the past year is larger than for any preceding year in the history of the Commission, and this, not because of the greater number of grants made or the greater extent of frontage disposed of, but because of the greatly increased prices which the Commission has been able to secure. A number of applications still await determination, as the applicants have not seen their way clear to accept the prices fixed by the Commission.

The revenue from business done by the Commission is one hundred and fifty thousand dollars greater than the average business for the last twelve years, and in view of the loose statements of the cost of administrating the work of the Commission, it feels justified in calling attention to the fact that it is but little over two and one-half per cent.

The Commission, to a greater extent than ever, has continued

its work of making personal examinations in the case of each application, viewing the lands and hearing the testimony and opinions of experts on both sides.

The Commission desires to advert to the statement made in its report of the preceding year to your Excellency on one of the difficulties which confront the Commission in the execution of the duties devolving upon it. It is this difficulty—that while the State is the absolute owner of the lands under water and may dispose of them to any applicant, after giving the riparian owner six months' time within which to apply for the same, the fact remains that the riparian owner is practically the only person who can utilize these lands under water advantageously, for the very obvious reason that he controls the connection between the water and the land; the State is therefore practically restricted to one purchaser or customer and cannot dispose of the State's lands in the open market, nor can prices be determined by sales in such open market, as is the case with other lands or commodities.

When applications are made, where the purpose and intention of the applicant is to establish a bona fide enterprise, increasing the value of the remaining water front lands of the State and increasing the taxable value of the lands themselves, as well as bringing new residents to the State, with all the advantages that this implies, the Commission has felt that it was justified in encouraging these industries, and while securing to the School Fund the actual present value of the lands in question, has averted the lasting injury of discouraging and driving these industries away from the State of New Jersey to find a home and location elsewhere.

This phase of the question is referred to again, as the opinion is sometimes heard that none of the State's lands should be disposed of, but that they should be held, either at a figure that is prohibitive and would absolutely discourage the establishment of any new industries on our shore, or disposed of under very limited term leases.

The Commission has been fortunate in having the advice and co-operation of your Excellency in adopting a policy, as above stated, of making grants for immediate development, thus securing to the School Fund the present value of the lands in question, and to the State and communities the advantage of the establishment

of substantial industries, but have refrained from making grants where the purpose of the applicant is not disclosed, or where it is evident the lands in question are to be held for future development.

The Commission has continued, under Chapter 83 of the Laws of 1906, the work of foreclosing and recovering the title to lands leased by the State which have become forfeited for non-payment of rentals. Details of these cases will be found in the report of the Secretary and Engineer.

The Commission desires to acknowledge the helpful co-operation and advice of your Excellency in the many difficult questions coming before the Board for solution, and feels that a distinct advance has been made in the administration of the riparian interests of the State.

The Commission wishes to acknowledge the helpful services of the Attorney-General and the Assistant Attorney-General in advising the Board in all matters needing their consideration and advice.

Respectfully submitted,

M. F. McLAUGHLIN, *Vice Chairman*,
HENRY T. CAULLET,
JOSEPH A. BIRKHOLOZ,
J. WARD RICHARDSON,

Riparian Commissioners.

October 31st, 1910.

Engineer's Report.

To the Riparian Commission of the State of New Jersey.

GENTLEMEN—The following tabular statement shows the grants, leases and licenses made by the Riparian Commissioners during the year ending October 31st, 1910, the names of grantees or lessees, dates, localities and amounts paid or secured to be paid to the State:

(6)

GRANTS.

Date.	To Whom Made.	Locality.	County.	Amount.
May 31, 1906	William H Connors	Raritan Bay or Shrewsbury River	Monmouth	\$ 50 00
September 23, 1909	Katharine G Bagley.	North Shrewsbury River	Monmouth	220 00
September 23, 1909	C E Conover Company	North Shrewsbury River	Monmouth	424 00
September 23, 1909	James Enright, Jr	North Shrewsbury River	Monmouth	100 00
September 23, 1909	James E Robinson	Manasquan River	Ocean	216 00
September 23, 1909	Mary Strauss	Sandy Hook Bay or Shrewsbury River	Monmouth	50 00
September 23, 1909	Clement J Adams	Inside Thoroughfare	Atlantic	718 00
September 23, 1909	Emma Schmitt	Shrewsbury River	Monmouth	25 00
September 23, 1909	Catherine Mount	Shrewsbury River	Monmouth	25 00
September 23, 1909	William J Wheeler	Manasquan River	Ocean	565 98
September 23, 1909	Benjamin G Barnett	Great Egg Harbor Bay	Cape May	196 35
October 21, 1909	Alfonse Lettieri	Mill Creek and Branch Creek	Hudson	50 00
October 21, 1909	Fred J Clark	Inside Thoroughfare	Atlantic	100 00
November 9, 1909	The Cox & Sons Company	Cohansey River	Cumberland	800 00
November 24, 1909	Louise Urich	Shrewsbury River	Monmouth	105 87
November 24, 1909	Ellen Lucinda De Nyse	Navesink and Shrewsbury Rivers and Black Point Creek	Monmouth	2,000 00
November 24, 1909	Mengel Box Company	Hackensack River	Hudson	12,858 75
December 14, 1909	Nelson J Graves	Taylor's Sound and tributaries	Cape May	400 00
December 14, 1909	Frederick Goodwin	Black Point Creek	Monmouth	100 00
December 22, 1909	Vineyard Railroad Company	Cobansy Creek	Cumberland	274.50
December 22, 1909	United States of America	Sandy Hook Bay	Monmouth	100 00
December 22, 1909	The American Agricultural Chemical Co	Staten Island Sound	Middlesex	4,912 50
January 20, 1910	William V V. Powers and others	Mill Creek	Hudson	25 00
February 17, 1910	J Ogden Armour Trustee	Staten Island Sound	Middlesex	12,500 00
February 17, 1910	Raymond Hoagland	North Shrewsbury River	Monmouth	598 80
February 17, 1910	Raymond Hoagland	North Shrewsbury River	Monmouth	622 92
March 1, 1910	Indian Refining Company	Passaic River	Hudson	9,000 00
March 24, 1910	Isaac Bacharach and John L Kelly	Atlantic Ocean	Atlantic.	9,095 00

GRANTS---Continued.

Date.	To Whom Made.	Locality.	County.	Amount.
March 24, 1910	Mary A. Riddle Company	Atlantic Ocean	Atlantic	8,713 40
April 21, 1910	Jenny Royce Meeker	Shrewsbury River	Monmouth	590 00
April 21, 1910	Joseph and Isabella L Thompson	Inside Thoroughfare	Atlantic.	10 00
April 21, 1910	Margate Company	Atlantic Ocean	Atlantic	20,000 00
April 21, 1910	Clement J. Adams	Inside Thoroughfare	Atlantic.	10 00
April 21, 1910	Elmer R Ayers	Inside Thoroughfare	Atlantic	10.00
April 21, 1910	Robert H Ingersoll	Inside Thoroughfare	Atlantic	10.00
April 21, 1910	John P Tompkins	Inside Thoroughfare	Atlantic	10.00
April 21, 1910	Lincoln Van Gilder	Inside Thoroughfare	Atlantic	10 00
April 21, 1910	Robert E Henderson	Inside Thoroughfare	Atlantic	10 00
April 21, 1910	Philip I Marvel	Inside Thoroughfare	Atlantic.	10.00
April 21, 1910	Randolph S Young and Bertha M Young	Inside Thoroughfare	Atlantic	10 00
April 21, 1910	Armand T. Nichols	Inside Thoroughfare	Atlantic	10.00
April 21, 1910	Thomas Pennington Endicott	Inside Thoroughfare	Atlantic	10.00
April 21, 1910	Frances E Melville	Inside Thoroughfare	Atlantic	10 00
April 21, 1910	Edwin W Saunders	Inside Thoroughfare	Atlantic	10 00
May 26, 1910	Ventnor Syndicate	Atlantic Ocean	Atlantic	2,250 00
May 26, 1910	Robert O'Neill and Mary J. O'Neill.	Atlantic Ocean	Atlantic	2,262 00
May 26, 1910	David B Ogden and Allan McLane, Surviving Trustees	Hudson River	Hudson	176,905 00
May 26, 1910	Caroline S Horne and others	Atlantic Ocean	Atlantic	4,000.00
May 26, 1910	Donatello Lamponi and Wilham Riddle	Atlantic Ocean	Atlantic	2,789.28
May 26, 1910	Foundation Company	Passaic River	Hudson	4,200 00
June 10, 1910	Ventnor Syndicate	Atlantic Ocean	Atlantic	1,125 00
June 23, 1910	Ocean City Association	Atlantic Ocean	Cape May	1,500 00
June 23, 1910	Raymond Hoagland	North Shrewsbury River	Monmouth	Nominal
June 23, 1910	American Dredging Company.	Delaware River	Camden	2,775 63
June 23, 1910	City of Camden	Delaware River	Camden	725 00

GRANTS---Continued.

Date.	To Whom Made.	Locality.	County.	Amount.
June 23, 1910.	Frank D Covert and others	North Shrewsbury River	Monmouth	Nominal
July 7, 1910	Joseph W. Cooper and Joseph W. Cooper, Trustee	Delaware River	Camden	Nominal
July 7, 1910	Joseph W Cooper and Joseph W. Cooper, Trustee	Delaware River	Camden	2,062 50
July 7, 1910	Lyon & Son Brewing Company	Passaic River	Essex	350.00
July 7, 1910	Wood Manufacturing Company	Delaware River	Camden	578 55
July 21, 1910	Percival K Gable	Corson's Inlet	Cape May	52 50
July 21, 1910	Margate Company	Beach Thoroughfare	Atlantic	3,050 00
August 25, 1910	May Elizabeth Tucker	Oceanport Creek	Monmouth	250 00
August 25, 1910	Catherine Mount	Shrewsbury River & Sandy Hook Bay	Monmouth	25.00
August 25, 1910	New Point Comfort Beach Company.	Raritan Bay	Monmouth	150 00
			Total	\$290,617 53

LEASES.

Date.	To Whom Made.	Locality.	County.	Principal Sum.
August 5, 1909	Emma Down and others	Shrewsbury River	Monmouth	\$2,010.00
January 18, 1910	C Stuart Patterson	Atlantic Ocean	Atlantic	4,500.00
January 20, 1910	Julia B Malcomson	Toms River	Ocean	500 00
March 24, 1910	Jacob F. Huber	Hackensack River	Hudson	750 00
April 21, 1910	Charles Carr	Raritan Bay and Waycake Creek	Monmouth	6,000 00
May 26, 1910	Newark Meadows Improvement Co.	Passaic River	Hudson	16,800 00
July 7, 1910	City of Camden	Delaware River	Camden	5,000 00
			Total.	\$35,560 00

LICENSES.

Date.	To Whom Made.	Locality.	County.	Amount.
March 24, 1910	Jersey Central Realty Company (Yearly, revocable)	Raritan Bay	Middlesex	\$25.00
May 1, 1910	New Point Comfort Beach Company (Six months license to dredge sand).	Tidal waters in	Monmouth.	50 00
			Total	\$75 00

CONVERSIONS.

Date.	To Whom Made.	Locality.	County.	Amount.
September 23, 1909	The Riverside & Fort Lee Ferry Company (Conversion of lease to Harry K Stevens of July 2, 1900)	Hudson River	Bergen	\$4,332 71
September 23, 1909	The Riverside & Fort Lee Ferry Company (Conversion of lease to N J. & H River Ry & Ferry Co, dated August 30, 1896)	Hudson River	Bergen	13,260 00

CONVERSIONS---Continued.

Date.	To Whom Made.	Locality.	County.	Amount.
September 23, 1909	The Riverside & Fort Lee Ferry Company, (Conversion of lease to Ed H Coffin dated May 20th, 1882)	Hudson River	Bergen	2,349 70
September 23, 1909	The Riverside & Fort Lee Ferry Company, (Conversion of lease to Riverside & Fort Lee Ferry Company of October 28, 1895)	Hudson River	Bergen	9,110 00
September 23, 1909	The Riverside & Fort Lee Ferry Company, (Conversion of lease to Riverside & Fort Lee Ferry Company, dated May 29, 1900)	Hudson River	Bergen	3,080 00
November 24, 1909	Ocean City Association, (Conversion of 3rd Tract in Lease of November 29, 1905)	Great Egg Harbor Bay	Cape May	275 43
May 26, 1910	Frederica Gore Davis and others, (Conversion of lease of September 27, 1906)	Hudson River	Hudson	70,762 00
June 23, 1910	George F Crane, Trustee, (Conversion of lease of A G King of July 1, 1882)	Hudson River	Hudson	17,690 00
June 23, 1910	The Holland Company, (Conversion of Lease to Arthur Buell of July 5, 1888)	Staten Island Sound	Middlesex	681 70
July 21, 1910	Port Reading Railroad Company, (Conversion of lease to Sound Short Front Improvement Company of May 23, 1907)	Staten Island Sound	Middlesex	625 00
August 25, 1910	Ocean City Gardens Company, (Conversion of lease to Ocean City Association of February 27, 1902)	Atlantic Ocean and Great Egg Harbor Bay	Cape May	3,213 55
			Total	\$125,380 09

Under the provisions of Chapter 83 of the Laws of 1906, the State Treasurer reported six leases as being in arrears for rentals, whereupon the Commission took up the matter with the lessees and in all cases but one, secured the payment of the rentals due. In one case it was necessary for the Commission to foreclose and enter upon and recover the lands in question, the lease being as follows:

Date of Lease.	Lessee.	Locality.
Sept 16, 1897.	John H McDonald . .	Kill von Kull, City of Bayonne, Hudson County

Respectfully submitted,

JOHN C. PAYNE,
Secretary and Engineer.

October 31st, 1910.

Financial Statement.

Of Amount Received and Paid by the Riparian Commissioners For Salaries of Employes and Office Expenses of the Commission For the Year Ending October 31st, 1910.

1909	Dr.	
November.	To amount received from State Treasurer	\$5,944 52
1910.	Cr.	
	By amount paid for salary of Secretary and Engineer	\$3,500.00
	By rent of offices for 1910...	600.00
	By maps, stationery and office expenses	1,844 52
		\$5,944 52

JOHN C. PAYNE,
Secretary.

Appendix.

DIRECTIONS FOR APPLICANTS TO THE RIPARIAN COMMISSION OF THE STATE OF NEW JERSEY FOR LANDS UNDER WATER

Applicants for lands of the State under tide-water will observe the following directions:

First. Furnish a description by metes and bounds of the lands owned by the applicant in front of which the lands applied for lie, accompanied by a map and survey of the same, made by a competent surveyor, showing the exact frontage of said lands on the shore at mean high-water mark, and the names of the owners of the adjacent lands.

Second. State whether the lands under water applied for are now or are hereafter to be used for commercial or other purposes, and if so, what; whether they have been improved in whole or in part, or are authorized to be improved under any grant or license protected by the provisions of the supplement of the Riparian Act of March 31st, 1869; also, if any oyster land, fishery or privilege therefor is embraced within the limits of the land under water applied for.

Third. State whether a grant in fee simple, or a lease in perpetuity, with privilege to convert the same into a fee, is desired

(*Note.*—For a grant in fee simple, the principal sum is required to be paid. For a lease, a rental at the rate of seven per cent. per annum on the principal sum is payable semi-annually in advance to the State Treasurer.)

Fourth. An abstract of title to the land owned by the applicant, prepared by a practitioner of the law of this State, or by the clerk of the county in which the land is situated, must be furnished with the application before the same will be considered by the Commissioners.

Blank forms for application and all further information required will be furnished by John C Payne, Secretary of the Commission Office, Commercial Trust Building, Jersey City, N J