




40

es E. McGreevey
Governor

State of New Jersey
Department of Environmental Protection
D&R Canal State Park
625 Canal Road
Somerset, NJ 08873
(732) 873-3050

Bradley M. Camp
Commissioner

TO: Joe Winnicki, Acting Regional Superintendent
Central Region Office

FROM: Susan Herron, Superintendent
D&R Canal State Park 

DATE: December 10, 2002

SUBJECT: Leases at D&R Canal State Park

Attached you will find a list of all leases that involve money transactions at the D&R Canal State Park. We have other leases/agreements with Friends groups etc.. but they do not involve the direct payment of money to the park so I have not added them to this list.

As you examine the following list, please note the following:

- Of 91 leases only 17 are current in their rental payments.
- Only 15 out of the 91 have current leases. Most of them have leases that are expired. Some leasees have a draft lease and have never gotten a final lease; others have expired Special Use Permits and have never been issued even a draft lease.
- Tenants in residences on the list were allowed to occupy the buildings with the agreement that they would receive a rental abatement for renovation work they completed to the buildings. Those listed with outstanding rents have not provided any receipts or evidence of work they completed to the park office. (See attached letters to tenants).
- Most of the easement leases are very low rental amounts that have accumulated over many years.

In addition to the leases, a concessionaire has operated in the park for over 12 years without any kind of agreement. He operates a canoe rental in Princeton and Griggstown. This year he has added a Christmas tree business to our property in Griggstown.

As you can tell by the attached letters, I have made many efforts to collect rents as Paul Stern tried to do before me. However, I believe that I have no credibility when I write a letter that says the tenant faces eviction and two years later no action has been taken.

If you have any questions regarding the list or letters, please let me know.

Leasee	Current Lease on File	Type of Lease	Amt. Of Rent Owed
PSEG	YES	Easement	\$ 6,990.00
Res Control Corp	NO	Easement	\$ 180.00
James Suita	NO	Easement	\$ 1,200.00
Oak Crest School	NO	Easement	\$ 500.00
Chevron	YES	Easement	\$ 54.00
Elizabethtown Gas	YES	Easement	\$ 164.00
Elizabethtown Gas	YES	Easement	\$ 2,550.00
PSEG	NO	Easement	\$ 8,820.00
PSEG	NO	Easement	\$ 1,700.00
PSEG	NO	Easement	\$ 3,300.00
PSEG	NO	Easement	\$ 300.00
Sun Oil Pipeline	NO	Easement	\$ 101,140.00
City of Trenton	NO	Easement	\$ 504.00
Bound Brook Water Co.	NO	Easement	\$ 455.00
Bound Brook Water Co.	NO	Easement	\$ 533.00
Transcont. Gas Pipeline	NO	Easement	\$ 2,886.00
Transcont. Gas Pipeline	NO	Easement	\$ 1,504.00
Transcont. Gas Pipeline	NO	Easement	\$ 1,584.00
Transcont. Gas Pipeline	NO	Easement	\$ 3,060.00
McGruther	NO	Easement	\$ 3,900.00
McGruther	NO	Easement	\$ 4,800.00
Public Opinion Survey	NO	Easement	\$ 1,050.00
Pillar of Fire	NO	Easement	\$ 510.00
So. Brunswick MUA	NO	Easement	\$ 555.00
US Navy	NO	Easement	\$ 925.00
EL Kerns	NO	Easement	\$ 1,590.00
AT&T	NO	Easement	\$ 2,475.00
Middlesex Pipeline	NO	Easement	\$ 2,100.00
Peter Errico	NO	Easement	\$ 1,936.00
Crown Paper	NO	Easement	\$ 1,800.00
AT&T	NO	Easement	\$ 9,000.00
USGS	YES	Easement	\$ 1,900.00
		Easement	\$ 250.00
		Subtotal	\$ 170,215.00

As of 2002

Leasee	Current Lease on File	Type of Lease	Amt. Of Rent Owed
Princeton Water Co.	NO	Easement	\$ 720.00
Princeton Water Co.	NO	Easement	\$ 12,375.00
Elizabethtown Water Co	NO	Easement	\$ 544.00
Elizabethtown Water Co.	NO	Easement	\$ 1,050.00
Elizabethtown Water Co.	NO	Easement	\$ 16,900.00
PSEG	NO	Easement	\$ 3,100.00
PSEG	NO	Easement	\$ 4,500.00
PSEG	NO	Easement	\$ 2,900.00
PSEG	YES	Easement	\$ 1,700.00
PSEG	NO	Easement	\$ 3,900.00
PSEG	NO	Easement	\$ 3,150.00
PSEG	NO	Easement	\$ 1,700.00
PSEG	YES	Easement	\$ 1,800.00
PSEG	YES	Easement	\$ 1,260.00
Ewing Law Sewer	NO	Easement	\$ 500.00
Ewing Law Sewer	NO	Easement	\$ 4,452.00
Ewing Law Sewer	NO	Easement	\$ 45,864.00
Texas Eastern Trans	NO	Easement	\$ 4,120.00
Texas Eastern Trans	NO	Easement	\$ 3,150.00
Texas Eastern Trans	NO	Easement	\$ 2,886.00
Buckeye Pipeline	NO	Easement	\$ 25,200.00
Buckeye Pipeline	NO	Easement	\$ 3,200.00
Middlesex Co Sewer	NO	Easement	\$ 1,677.00
JCP&L	NO	Easement	\$ 11,145.60
Franklin Twp Sewer	NO	Easement	\$ 24,969.00
E Millstone First Aid	NO	Easement	\$ 1,175.00
Trenton Dist Energy	NO	Easement	\$ 18,900.00
Middlesex Co Sewer	NO	Easement	\$ 7,500.00
Heineman Elect.	NO	Easement	\$ 7,056.00
Finkle Hardware	NO	Easement	\$ 450.00
Faherty's Bar	NO	Easement	\$ 450.00
City Gas Co.	NO	Easement	\$ 168.00
US Navy	NO	Easement	\$ 1,590.00
Peroni's Deli	NO	Easement	\$ 1,725.00
		Subtotal	\$ 221,776.60

Leasee	Current Lease on File	Type of Lease
Dickerson/LaCourt	NO	Residence
Ruvolo	NO	Residence
Kraus	YES	Residence
Pasternack	NO	Residence
Fertanodo	NO	Residence
Higgins	NO	Residence
Pajak	YES	AG
Van Cleef	NO	AG

Amt. Of Rent Owed
\$ 81,900.00
\$ 77,000.00
\$ 108,000.00
\$ 4,667.00
\$ 71,600.00
\$ 783.00
\$ 879.00
\$ 17,000.00
361,829.00 Subtotal
753,820.60 Total
Outstanding Rents

15

Lease	Current Lease on File	Type of Lease	Amt of Rent Owed
Niece Lumber	NO	Easement	0
Dzialo	YES	Residence	0
Haley & Haldrich	NO	Easement	0
Lambertville Mkt.	NO	Easement	0
Bridge Cafe	NO	Easement	0
Suydam	Yes	Residence	0
Terhune	NO	AG	0
Berenyi	YES	AG	0
Dragon Agro	NO	AG	0
Golaszewski	NO	AG	0
Jersey Knights	YES	AG	0
Middlebush Farms	NO	AG	0
Nemeth	NO	AG	0
Abe Suydam	NO	AG	0
Falk	NO	Residence	0
Rowland	NO	Residence	0
NJRPA	YES	Residence	0