THE CORRIDOR

International Right of Way Association

Garden State Chapter 15 Issue No. 3, September 2005
Website: WWW.IRWANJ.ORG

EXECUTIVE BOARD

Dave Kook, President

Stephanie Rankin, SR/WA Vice President & Education /Professional Development

Doug Anderson, SR/WA Secretary & Arrangements

Walter Scharfenberg, SR/WA Treasurer

Lorraine Gorman, SR/WA Assistant Secretary/Treasurer & Membership

Kristina Hofmann Director – 2 years

Nick Arocha Director – 2 years
Terms expire at the end of this year.

President's Message

I am pleased to announce our upcoming elections and the installation ceremony to be held immediately afterwards. This will take place at our Dec. 7th meeting. Details about the election are provided below. If you are at all interested in running for office, please feel free to submit your name, or to talk with myself or one of the other officers about the duties. Being an office is work, but it is also a chance to make a positive contribution for our fellow members. Even if you would like to "start out small" by helping with a meeting, providing a speaker, or a meeting location, you are making an important contribution and your efforts are greatly appreciated.

Next Meeting Our next meeting will be held on December 7th, 2005 in Mount Laurel, followed by a visit to historic Smithville. For information, please visit the website at www.irwanj.org and click on meeting.

New members A warm welcome to our newest members:
Linda Beyer is a new agency member from FHWA.
Nancy Pino. She is from Miami, Florida, but is working with O.R. Colan in Newark as a Relocation Agent
Georgie Exy Louis is a Relocation Agent with O.R. Colan Associates
Linda Englehardt is a Lead Real Estate Representative with PSE&G
Alice J. Schiano is an Analyst with Integra Realty Resources/Atlantic Coast, NJ

International Right of Way Annual Conference was held in Denver. Kristina Hofmann represented our Chapter as a Director. The Directors confirmed the slate of International officers for the next term. Details can be found on the Chapter website under http://www.irwanj.org/2005IRWAInternationalReport.pdf.

Last Meeting September 15, 2005. The meeting was held at Jester's Cafe in Bordentown. Overall the food and location seemed popular.

Our presenter was Doug Anderson (Williams Pipeline). He had a great PowerPoint presentation and discussed the installation of a 3 mile long 36" diameter pipeline adjacent to the Turnpike crossing Rt. 206. Doug explained the welding process, steps needed to protect topsoil along the pipeline corridor and wetlands preservation techniques used during construction. Another interesting aspect was the cement encased pipes used where the water table is high to prevent the pipes from floating to the surface. This pipeline parallels an existing 30' corridor and required the purchase of additional right of way to accommodate a 25' safety buffer between the two lines. Since this is an interstate pipeline, Williams used federal eminent domain powers and thus was able to overcome substantial political resistance and the impediment of NJ farmland preservation in order to build the pipeline on schedule. The pipeline construction was nearly completed by the time of our meeting and combined with tropical rain bands and high humidity most did not visit the site.

This is Doug's second attempt to show an active pipeline installation. If he does find a third installation site, we may have to pitch tents and eat lunch on site in order to guarantee we finally get to see what is going in that ditch.

Persons in attendance were Tim Allen, Doug Anderson, Bruce Blair, Linda Beyer, Colleen Billek, Cesar Brea, Adam Carden, Helen Cautin, Rich Flint, Bob Fuller, Lorraine Gorman, James Goudreau, Don Hawkin, Theresa Healey, Kristina Hofmann, David Kook, R.J. Krueger, Doreen Owsiany, Bill Perry, Bob RaVell, Dennis Ridgeway, Mike Rutter, Nick Salvatore, Walter Scharfenberg, Doug Web

If I misspelled any names, please let me know.

Elections We will be holding elections for officers at our December 7th meeting and installing the new officers for 2006-2007 as well. The Executive Board has proposed the following slate of candidates:

President Lorraine Gorman, SR/WA
Vice President Stephanie Rankin, SR/WA
Treasurer Walter Scharfenberg, SR/WA
Secretary R.J. Krueger
Membership Cesar Brea
Professional Development William (Bill) Perry
Professional Development Robert RaVell (Assistant)
Meeting Arrangements Linda Beyer

Director Kristina Hofmann
Director David Kook

All members of Chapter 15 are encouraged to participate in chapter affairs, including holding office. If you are interested in serving in a position, please forward your name prior to the meeting so that we can add you to the ballot. The office of President requires prior service in one of the lesser titles first to gain exposure, so if you are interested in President, you will need to indicate which office you have held in the Chapter.

The office of Director is an automatic position which the former President moves into after leaving office. Directors represent the chapters at the International Board of Directors meetings which are held during the Annual Education Forums.

Regional Fall Forum Our Regional Fall Forum was held in Portland Maine. The regional meeting consists of the Chapter Presidents and the Regional Chair and Vice Chair along with the Regional Treasurer/Secretary. The Region discussed several issues in particular. First was the need to assist those members of the Region International committee Reps with travel expenses. The Regional Chair, Ken Davis noted that other regions have undertaken a number of innovative methods to assist with funding, including holding regional seminars and training during forums to raise funds toward that expense. The general consensus was that seeking funding through such events would be a good long term solution. As a short term solution, it was agreed that the Chapters would be requested to make a voluntary contribution of $5.00 per

member toward funding our regional representatives in attending International Committee meetings. Since this is a voluntary matter, Chapter 15 will look into this matter and determine our level of participation at a later time. The region will continue to explore long term funding mechanisms.
As a corollary, many persons felt that the Region should be more involved in planning regional forums. At present the host chapter puts together most of the events on its own.
There was spirited debate on the need to consider what the true function of a regional forum is. Several thoughts were voiced, among them the concept of having one of the two meetings be more of an educational meeting. It was good to hear that many felt that the forums need to be more focused on the needs of the members.

Another matter brought up was reporting chapter and regional income and expenses for tax and audit purposes. The International Executive Committee has reviewed the matter and found that this required special attention. To that end, they have acquired Quicken software which will allow all chapter and regional treasurers to enter their accounts in a simplified system using the internet to log on. Several persons commented that they had used Quicken and that it was as easy as using a checkbook. Mr. Davis noted that there would be training available. This method will make reporting taxes and audits almost automatic and will make it easier for new treasurers to take over the books when they enter office. This new system will be phased in with the regions first followed by the chapters. The new system was paid for by International and will be kept up to date, freeing chapters from the expense and bother of having their own accounting software. Each chapter will have its own unique account and only that chapter will be able to post information on their portion of the system.

A dues increase in 2007 was also mentioned, although details were not available.

Next regional forum will be hosted in Washington, PA by Chapter #55.

New Jersey News. The recent US Supreme Court ruling as spawned a number of condemnation related bills in the legislature.

A997 Establishes irrebuttable presumption of validity of use of Eminent domain by local government units to acquire open space in certain circumstances. Identical Bill Number: S324
http://www.njleg.state.nj.us/2004/Bills/A1000/997_I1.PDF

A2336 Authorizes the State, with prior approval by the State House Commission, to use Eminent domain power to acquire lands for recreation and conservation purposes provided lands are protective of drinking water sources.
Identical Bill Number: S196
http://www.njleg.state.nj.us/2004/Bills/A2500/2336_R1.PDF

A4089 Requires contamination be considered in property valuation in Condemnation proceeding; requires remediation be performed by condemnor.
Identical Bill Number: S2621
http://www.njleg.state.nj.us/2004/Bills/A3500/4089_R1.PDF

A4224 Applies certain conflicts of interest restrictions on legislators to county, municipal and local authority Condemnation proceedings and project contracts funded directly or indirectly by State monies. Identical Bill Number: S2677 http://www.njleg.state.nj.us/2004/Bills/A3500/4224_I1.PDF

A4331 Requires "just compensation" for condemnation of single-family residence to be based on cost of comparable relocation properties.
http://www.njleg.state.nj.us/2004/Bills/A3500/4331_I1.PDF

A4392 Prevents use of Condemnation to acquire residential property under redevelopment laws. Identical Bill Number: S2739 S2775
http://www.njleg.state.nj.us/2004/Bills/S3000/2739_I1.PDF

S2815 Requires "just compensation" for Condemnation of single-family residence to be based on cost of comparable relocation properties within 20 mile radius. Identical Bill Number: A4331 w/c
http://www.njleg.state.nj.us/2004/Bills/A3500/4331_I1.PDF

ACR255 Proposes Constitutional amendment to limit exercise of Eminent domain to acquisition of land for essential public purposes.
Identical Bill Number: SCR139

ACR256 Proposes constitutional amendment to limit use of condemnation to traditional public purposes; repeals constitutional provision allowing condemnation and long-term tax exemptions for redevelopment projects.

SCR136 Applies certain Legislative Code of Ethics restrictions to county, municipal and local authority Condemnation proceedings and project contracts

funded directly or indirectly by State monies. Identical Bill Number: ACR248
http://www.njleg.state.nj.us/2004/Bills/SCR/136_I1.PDF

SCR140 Proposes constitutional amendment to restrict use of Condemnation power against non-blighted property for private economic development purposes.

S177 Specifies bona fide negotiations in Eminent domain proceedings and clarifies establishment of compensation for business owners.
http://www.njleg.state.nj.us/2004/Bills/S0500/177_I1.PDF

S2621 Requires contamination be considered in property valuation in Condemnation proceeding; requires remediation be performed by condemnor.
http://www.njleg.state.nj.us/2004/Bills/S3000/2621_I1.PDF

NOTE The NJ Legislative website did not provide bills for SCR140
ACR256 ACR255 / SCR139

EMAIL One of these days you may not receive meeting notices or newsletters. Its not that we don't like you, perhaps you have retired and don't have a work email, maybe you switched internet providers. Whatever the reason, we don't know your new email address until you tell us. Thanks.

Crab Cakes

1/2 cup Green Onions - Chopped
2 tablespoons Parsley - Chopped
1 tablespoon Fat Free Mayonnaise
1/2 teaspoon Paprika ~
1/4 teaspoon Dry Mustard
1 1/4 cup Fresh Bread Crumbs
2 tablespoons Fat Free Plain Yogurt
1 tablespoon Lemon Juice
1 teaspoon Worcestershire sauce
1/4 teaspoon Red Pepper
1 pound Crab Meat - Flaked

Directions: Combine the scallions, parsley, yogurt, lemon juice, mayonnaise, Worcestershire, and mustard in a large bowl. Add the crab and 1/4 cup of the breadcrumbs. Lightly toss to coat the crab. Form 8 patties; coat them with the remaining bread crumbs, pressing the crumbs into place. Place cakes on a plate lined with wax paper and refrigerate for 30 minutes. Coat a baking sheet with non-stick spray. Place the patties on the sheet and bake at *350* F until cakes are golden, about 10-15 min.