

FORM L1-A
Reporting For Calendar Year 2009

ANNUAL REPORT
OF
GOVERNMENTAL AFFAIRS AGENT



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NEW JERSEY ELECTION LAW ENFORCEMENT COMMISSION

P.O. Box 185, Trenton, NJ 08625-0185
609) 292-8700 or Toll Free Within NJ 1-888-313-ELEC (3532)
Website: www.elec.state.nj.us

FOR STATE USE ONLY

Amendment

Name of Governmental Affairs Agent or Governmental Affairs Agent Firm

Wolff & Samson PC

RECEIVED
VIA FAX

Business Address One Boland Drive

City West Orange State NJ Zip Code 07052

*(Area Code) Telephone Number (973) 325-1500

1. Provide the following information regarding the Governmental Affairs Agent(s) on whose behalf this report is filed.

1 Name Lori E. Grifa, Esq

Registration Number 1666-1 Occupation or Business Lawyer

Business Address Wolff & Samson PC, One Boland Drive

City West Orange State NJ Zip Code 07052

*(Area Code) Telephone Number (973) 325-1500

2 Name Dennis M. Toft, Esq

Registration Number 1666-2 Occupation or Business Lawyer

Business Address Wolff & Samson PC, One Boland Drive

City West Orange State NJ Zip Code 07052

*(Area Code) Telephone Number (973) 325-1500

3 Name John A. McKinney, Jr., Esq.

Registration Number 1666-3 Occupation or Business Lawyer

Business Address Wolff & Samson PC, One Boland Drive

City West Orange State NJ Zip Code 07052

*(Area Code) Telephone Number

4 Name

Registration Number Occupation or Business

Business Address

City State Zip Code

*(Area Code) Telephone Number

() Lobbying was the only lobbying

2. REPRESENTED ENTITIES DESIGNATING THIS REPORT TO INCLUDE ALL THEIR ACTIVITY

Provide the following information concerning those Represented Entities who have designated this report to include their activity

Note: For each Represented Entity, Form L-2 must be filed

1 Name of Represented Entity New York Susquehanna and Western Railway CorpBusiness Address One Railroad Avenue
 Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity
City Cooperstown State NY Zip Code 13326Type of Business Railroad2 Name of Represented Entity Pinnacle Communities, Ltd.Business Address 26 Main Street
Suite 200
 Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.
City Chatham State NJ Zip Code 07928Type of Business Real Estate Development3 Name of Represented Entity Viridian Partners, LLCBusiness Address 1745 Shea Center Drive
Suite 190
 Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.
City Highland Beach State CO Zip Code 80129Type of Business Real Estate Development4 Name of Represented Entity Quincy Place Associates, LLCBusiness Address 107 Trumbull Street
 Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.
City Elizabeth State NJ Zip Code 07206Type of Business Professional Association5 Name of Represented Entity IMTT - BayonneBusiness Address 321 St. Charles Avenue
10th Floor
 Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.
City New Orleans State LA Zip Code 70130Type of Business Affordable Housing Developer/Real Estate

2a. OTHER REPRESENTED ENTITIES

Provide the following information concerning other Represented Entities

1 Name of Represented Entity Earthmark NJ Mitigation LLC

Business Address 1960 Derita Road

Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.

City Concord State NC Zip Code 28027

Type of Business Wetlands Mitigation Banking

2. Name of Represented Entity _____

Business Address _____

Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.

City _____ State _____ Zip Code _____

Type of Business _____

3 Name of Represented Entity _____

Business Address _____

Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.

City _____ State _____ Zip Code _____

Type of Business _____

4. Name of Represented Entity _____

Business Address _____

Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.

City _____ State _____ Zip Code _____

Type of Business _____

5 Name of Represented Entity _____

Business Address _____

Check if communication with the general public ("Grassroots Lobbying") was the **only** lobbying activity for this entity.

City _____ State _____ Zip Code _____

Type of Business _____

SCHEDULE A

1 Did any Governmental Affairs Agent named in this Annual Report serve as a member of

- > any independent State authority.
- > any county improvement authority.
- > any municipal utilities authority.
- > any inter-State or bi-State authority as a member from New Jersey, or,
- > any board or commission established by statute or resolution, or by executive order of the Governor, or by the Legislature, or by any Agency, Department or other instrumentality of the State?

No If "no," continue on to the next question Yes If "yes," please provide the following information

Name of Governmental Affairs Agent John A. McKinney, Jr., Esq.

Name of Authority, Board, or Commission New Jersey Historic Sites Council

Date When Term of Service Expires March 14, 2008 (holdover)

Name of Governmental Affairs Agent Lori E. Grifa, Esq

Name of Authority, Board, or Commission Advisory Counsel to NJ Juvenile Justice Commission

Date When Term of Service Expires December 2009

Name of Governmental Affairs Agent Dennis M. Toft, Esq

Name of Authority, Board, or Commission NJ Brownsfields Commission

Date When Term of Service Expires No expiration date

Name of Governmental Affairs Agent _____

Name of Authority, Board, or Commission _____

Date When Term of Service Expires _____

2. Did all Governmental Affairs Agent(s) named in this Annual Report file all Notices of Representation and Quarterly Reports required during the calendar year covered by this Annual Report?

Yes If "yes," continue on to Schedule B No If "no," please file the necessary reports immediately

SCHEDULE B - SALARY & COMPENSATION

PURPOSE: To report the salary and compensation paid to the Governmental Affairs Agents on whose behalf this report is filed. Include the reimbursement of an Agent's expenses in amounts reported.

NOTE: Only the pro rata share of each Governmental Affairs Agent's salary and compensation need to be included if the Agent spends only a portion of his/her time on lobbying activity.

NAME OF GOVERNMENTAL AFFAIRS AGENT	AMOUNT
John A. McKinney, Jr., Esq.	\$ 7,120.00
Dennis M. Toft, Esq.	35,942.00
Lori E. Grifa, Esq.	0.00
SCHEDULE B TOTAL \$	43,062.00

SCHEDULE C - SUPPORT PERSONNEL

PURPOSE: To report the costs of support personnel who, over the course of the reporting year, individually spend 450 or more hours supporting the activities of the Governmental Affairs Agent(s).

After determining to which person(s) this applies, report the pro rata share of those costs which are attributable to supporting the activities of the Governmental Affairs Agent(s) in influencing legislation, regulations, governmental processes, or communicating with the general public.

SCHEDULE C TOTAL \$ _____

NO SCHEDULE D FOR GOVERNMENTAL AFFAIRS AGENTS

SCHEDULE E - COMMUNICATION EXPENSES

PURPOSE: To report the costs of the preparation and distribution of materials related to influencing legislation, regulations, governmental processes, and conducting communications with the general public.

EXPENSE	AMOUNT
Printed Materials	\$
Film, Slides, Video, Audio, TV, Radio, Other Broadcast Medium, including the Internet	
Postage	
Telephone, Telegram, Facsimile	
Pro Rata Overhead Costs of Specific Events Over \$100 (please identify name and date of event)	
Other (please describe)	

SCHEDULE E TOTAL \$ _____

SCHEDULE F - TRAVEL/LODGING

PURPOSE: To report the travel and lodging costs of the Governmental Affairs Agents on whose behalf this report is filed related to influencing legislation, regulations, governmental processes, or communicating with the general public.

NAME OF GOVERNMENTAL AFFAIRS AGENT	AMOUNT
	\$

SCHEDULE F TOTAL \$ _____

SCHEDULE G-1

ITEMIZATION OF BENEFITS WHICH EXCEEDED \$25 PER DAY OR \$200 PER CALENDAR YEAR TO STATE OFFICIALS AND THEIR IMMEDIATE FAMILY MEMBERS

PURPOSE: To report detailed information concerning benefits passed to State officials covered by the Act, as well as the immediate family members of these officials. If the value of a benefit exceeded \$25 per day or \$200 per calendar year, report below.

(Select one description item for each entry from the drop down list. When selecting "Other", enter a description in the space provided.)

Name of Benefit Recipient (Not applicable.) None

Date _____ Description _____ Amount \$ _____

Name and Address of Payee/Vendor

Name _____

Address _____

City _____ State _____ Zip Code _____

If benefit was reimbursed, please report the date, the description, and the amount of the reimbursement

Date _____ Amount \$ _____

Description _____

Name of Benefit Recipient _____

Date _____ Description _____ Amount \$ _____

Name and Address of Payee/Vendor

Name _____

Address _____

City _____ State _____ Zip Code _____

If benefit was reimbursed, please report the date, the description, and the amount of the reimbursement

Date _____ Amount \$ _____

Description _____

Name of Benefit Recipient _____

Date _____ Description _____ Amount \$ _____

Name and Address of Payee/Vendor

Name _____

Address _____

City _____ State _____ Zip Code _____

If benefit was reimbursed, please report the date, the description, and the amount of the reimbursement

Date _____ Amount \$ _____

Description _____

Name of Benefit Recipient _____

Date _____ Description _____ Amount \$ _____

Name and Address of Payee/Vendor

Name _____

Address _____

City _____ State _____ Zip Code _____

If benefit was reimbursed, please report the date, the description, and the amount of the reimbursement

Date _____ Amount \$ _____

Description _____

SUMMARY OF BENEFIT PASSING

PURPOSE: To report the total amount of providing benefits to State officials covered by the Act and their immediate family members

	SCHEDULE G-1*		SCHEDULE G-2**	=	AMOUNT
Entertainment	\$ _____	+	\$ _____	=	\$ _____ 0.00
Food and Beverage	_____	+	_____	=	_____ 0.00
Travel	_____	+	_____	=	_____ 0.00
Lodging	_____	+	_____	=	_____ 0.00
Honoraria	_____	+	_____	=	_____ 0.00
Loans	_____	+	_____	=	_____ 0.00
Gifts	_____	+	_____	=	_____ 0.00
Other (specify) _____	_____	+	_____	=	_____ 0.00
Total	\$ _____	+	\$ _____	=	\$ _____ 0.00

**SCHEDULE G-1 AND
SCHEDULE G-2 TOTAL**

* After completing all entries on Schedule G-1, provide totals by category

** Enter, by category, the value of benefit passing where the expenditure did NOT exceed the \$25/day or \$200/calendar year thresholds.

**ENTER THE TOTAL AMOUNT OF REIMBURSED BENEFITS, IF ANY.
DO NOT DEDUCT THIS AMOUNT FROM BENEFIT PASSING AMOUNTS.**

\$ _____

SUMMARY OF LOBBYING EXPENDITURES

EXPENDITURES

1 Salary and Compensation	Schedule B Total	\$ _____	43,062.00
2 Support Personnel	Schedule C Total	_____	
3 Communication Expenses	Schedule E Total	_____	
4 Travel and Lodging	Schedule F Total	_____	
5. Benefit Passing	Schedule G-1 and Schedule G-2 Total	_____	
Total Lobbying Expenditures		\$ _____	43,062.00

RECEIPTS TABLE

PURPOSE: To report all fees, retainers, allowances, reimbursement of expenses, or other compensation received from Represented Entities for the purpose of influencing legislation, regulations, governmental processes, or communicating with the general public

NOTE: Report only the pro rata share of each receipt which is related to influencing legislation, regulations, governmental processes, or communicating with the general public.

REPRESENTED ENTITY	AMOUNT
1 The New York Susquehanna and Western Railway Corp	\$ 7,120.00
2 Virldian Partners, LLC	13,582.00
3 Quincy Place Associates	3,796.00
4. Pinnacle Communities, Ltc.	0.00
5. IMTT/Bayonne	17,108.00
6. Earthmark NJ Mitigation LLC	1,456.00
7	
8	
9	
10	
11.	
12.	
13	
14	
15.	
16.	
17.	
18	
TOTAL RECEIPTS	\$ 43,062.00

CERTIFICATION

This certification shall be signed by either the Governmental Affairs Agent filing this Annual Report on his/her own behalf, or by the Managing or Principal Partner or Chief Executive Officer of the Governmental Affairs Agent Firm

I, David L. Schlossberg, Vice President

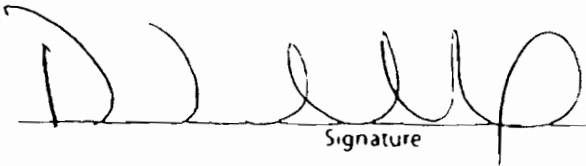
(print name)

hereby certify that I am duly authorized by

Wolff & Samson PC

(print name of firm)

to file and certify the accuracy and correctness of this Annual Report of Lobbying Activity for calendar year 2009
I certify that the statements made herein are true and accurate. I am aware that if any of the foregoing statements are willfully false, I may be subject to punishment


Signature

February 18, 2010
Date