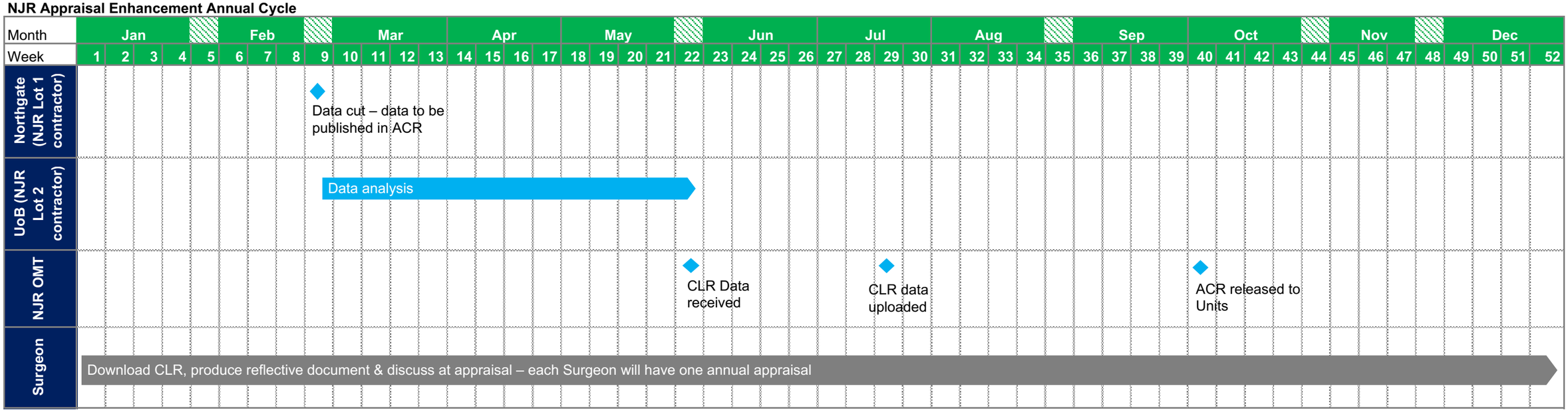NJR Appraisal Enhancement Annual Cycle