

STATE HOUSE COMMISSION PROPOSED MEETING AGENDA May 9, 2019– 9:00 a.m. Committee Room 1– First Floor	
State House Annex, Trenton, New Jersey	
Email: StateHouseCommission@treas.nj.gov	

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Catherine Brennan, Deputy State Treasurer,
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Robert Karabinchak
- ~ Assemblyman John DiMaio

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OLD BUSINESS:

1. Approval of the December 10, 2018, State House Commission (SHC) Meeting Minutes--The verbatim record of the December 10, 2018 SHC meeting will serve as the official minutes.
2. Project: RPR 16-03C, 541 North Main Road, Block: 2501, Part of Lot: 44, Vineland City, Cumberland County

Requesting Party: The State of NJ, Department of Treasury, on behalf of the Department of Human Services, recommends the disposal of a single family dwelling located at 541 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the Department's needs. The State House Commission previously approved the Department's request to auction this property via an Internet Auction for the appraised value of \$122,500, at its meeting of June 12, 2017. After an unsuccessful auction and deterioration of the building, the Department is requesting approval to dispose of the property via Internet Auction for the re-appraised liquidation value.

Terms: The property will be sold via Internet Auction with the minimum bid being the re-appraised liquidation value of \$86,000.

3. Project: Route 21, Section 4, Parcel VX202B2, Adjoining Block: 1086, Lot: 9, City of Passaic, Passaic County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit is requesting approval to convey a vacant piece of excess land identified as Parcel VX202B2 of the Route 21, Section 4, Project, having an area of approximately 1,975 square feet, to the only adjoining property owners Felix and Carmen Sanchez, for assemblage to their adjoining commercial property. This matter was presented at the December 10, 2018 State House Commission Meeting, but was tabled pending additional information from the NJDOT. That information has been obtained in support of the reduced appraisal due to a reserved construction and maintenance easement now being required by NJDOT. The matter is being re-presented to the Commission for consideration.

Terms: The property will be conveyed to Felix and Carmen Sanchez for Twenty Three Thousand Dollars (\$23,000), which is the current appraised value.

4. Project: Seaside Heights Borough Public Beach, Block 99.02, Part of Lots 1 and 1.01, Borough of Seaside Heights, Ocean County

Requesting Party: On June 30, 2016 the State House Commission approved the NJDEP's request to allow the Borough of Seaside Heights to transfer (dispose of) approximately 1.37 (+-) acres of Borough-owned parkland, located on the Borough's public beach, to the adjacent private owner of the Casino Pier amusement pier. The Commission's approval required the Borough to house the Carousel in a sheltered location in which it can be made available as a public recreation amenity no later than June 30, 2019, either by constructing a new building on the boardwalk replacement parcel, or if that is not feasible, then locating the Carousel somewhere else on or adjacent to the public boardwalk.

Terms: The Borough now seeks a 2 year extension of time, to June 30, 2021, to comply with the Commission's condition to house the Carousel and the DEP's condition to file a formal nomination form to seek the listing of the Carousel on the National Register of Historic Places. The DEP does not object to either of these requests.

5. Project: Parker Press Park, Block: 542, Lots: 1 through 16 and 32 (1996); Block: 542, Part of Lot: 1 (2019), Township of Woodbridge, Middlesex County

Requesting Party: The NJDEP on behalf of the Township of Woodbridge (Township), seeks clarification of a March 19, 1996 State House Commission approval that allowed the Township to divert a 0.48 acre portion of Parker Press Park for use by New Jersey Transit as a commuter parking lot. While, at the time, the Township presented the diversion as a 30-year lease, NJDEP's review of the documentation underlying the request has established that both sides of the original transaction were valued in fee, rather than for the lease value, which was sufficient to meet the standards for a release of the Green Acres restrictions from the parking lot in perpetuity (not just for the duration of the lease) under the then-existing rules.

Terms: On this basis, the NJDEP recommends approval of the Township's request.

DEPARTMENT OF TREASURY REQUESTS:

6. Project: RPR 18-15, Block: 225, Lot: 10, Township of Secaucus, Hudson County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Children and Families, is requesting approval to dispose of 3.36(+/-) acres of surplus land and improvements located at 40 Mill Ridge Road in Secaucus via direct sale to either the Township of Secaucus or the Secaucus Board of Education as they determine.

Terms: The property will be sold for the negotiated sale price of \$1,800,000. In the event the above direct sale does not occur, Treasury will dispose of the property via internet auction at the minimum bid price of \$1,800,000.

ARTS INCLUSION PROJECTS:

7. Arts Inclusion Projects

Requesting Party: The NJ Department of the Treasury, Division of Property Management & Construction

Terms: N.J.S.A. 52:16A-29 et seq requires that expenditures for recommendations concerning the inclusion of artistic designs in State buildings shall be approved by the State House Commission:

1.) New Jersey Economic Development Authority - Trenton State Office Building Project - **Health Building** – 55 North Willow Street, City of Trenton, Mercer County. The proposed art budget is \$351,000.00 for site appropriate artwork, a terrazzo floor and stipend for shortlisted artists to prepare their presentation.

2.) New Jersey Economic Development Authority - Trenton State Office Building Project - **Taxation Building** – 3 John Fitch Way, City of Trenton, Mercer County. The proposed art budget is \$399,000.00 for site appropriate artwork, relocation of existing “New Jersey on Parade” installation from NJ Transit and stipend for shortlisted artists to prepare their presentation.

DEPARTMENT OF TRANSPORTATION REQUESTS:

8. (a.) Project: Approval of Outdoor Advertising Waiver, Block: 159, Lot: 1, Town of Secaucus Hudson County

Requesting Party: The NJDOT, on behalf of the Town of Secaucus requests a waiver from outdoor advertising regulations to allow the issuance of a one-sided digital multi-message outdoor advertising permit for an off-premise sign. The Town of Secaucus's application proposes the erection of a single-sided multi-message sign, 60 feet wide and 16 feet high with 960 sf. of advertising space. The sign would be installed along NJ Route 3, in the median, at mile post 8.57, facing westbound traffic. The proposed location of the sign is 942 feet from a ramp coming from the Meadowlands Parkway and 827 feet from variable message signs. The NJDOT denied the application for the sign because the location of the sign did not meet New Jersey regulatory requirements. N.J.A.C. 16:41C-8.1(d)(2)(i), requires that when an interchange lacks a point of pavement widening, a sign shall not be located in that direction within 1,000 feet of the point of gore and N.J.A.C. 16:41C-8.1(d)(2)(i) which requires that multiple message signs be placed more than 1,500 from an official permanent variable electronic traffic sign.

Terms: A waiver is required from these spacing requirements to issue a permit for this sign. The NJDOT has granted the waiver, subject to the approval of the State House Commission, based on its findings that the signs would offer a benefit to the town of Secaucus, as well as additional services, at no cost to the taxpayers. In addition to the general revenue purposes, a digital sign at this location gives the Town of Secaucus the instant ability to notify motorists of any emergency and traffic situations that arise as well as amber alerts, silver alerts and other emergencies that may affect the town and the region.

8. (b.) Project: Approval of Outdoor Advertising Waiver, Block: 107.02, Lot: 1.01, East Rutherford, Bergen County

Requesting Party: The NJDOT has determined that it is in the public interest to waive certain outdoor advertising regulations in order to issue seven (7) outdoor advertising permits. The signs would be located on Block 107.02, Lot 1.01, in East Rutherford, Bergen County on land owned by the New Jersey Sports and Exposition Authority. This waiver would permit multi-message signs within 3000 feet of another sign as required by N.J.A.C. 16:41C-11.1(a)(5); would allow wall signs with a height more than 30 feet, a width more than 60 feet or a size (area) more than 1,200 square feet as required by N.J.A.C. 16:41C-8.79(d)(2); and would permit signs within 1,500 feet from variable message signs as required by N.J.A.C. 16:41C-11(a)(6).

Terms: Issuance of the waiver is recommended because there is a demonstrated a) public

benefit; b) need for the sign; c) assurance of highway safety; and d) lack of conflict with federal regulations and the 1971 Federal Agreement regarding outdoor advertising regulation and subject to the following conditions:

1. A before and after crash analysis.
2. A driver distraction survey.
3. NJSEA shall develop a plan to address complaints.
4. All digital signs shall comply with all applicable regulations.

NJDOT has granted the waiver, subject to the approval of the State House Commission.

9. Project: Route 46, Section 52, Parcel VX94, Block: 4801, Lot: 10, Township of Fairfield Essex County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to sell a property identified as Parcel VX94 of the Route 46, Section 52 project to the only interested adjoining owner Hob Realty II, LLC. The property is a vacant triangle shaped lot containing an area of approximately 0.230 acres (10,000 square feet) that is adjacent to Hob Realty II, LLC's property, Lot 8.02, Block 4801 in the Township of Fairfield, Essex County. Hob Realty II, LLC has expressed an interest to acquire the property for assemblage to their adjacent business property to allow them to have additional parking spaces for their clients.

Terms: The property will be sold by direct sale to Hob Realty II, LLC for \$130,000.00, which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

10. Project: Wawayanda State Park, Block: 42, Part of Lot: 5, Township of Vernon, Sussex County

Requesting Party: The NJDEP, Division of Parks and Forestry, requests approval to extinguish an ancient easement that may provide access to a DEP property within Wawayanda State Park. The access easement extinguishment has been requested by The Land Conservancy of New Jersey, a nonprofit land trust, to enable it to buy a portion of an adjacent property (Block 42, Lot 2) as Appalachian Trail buffer and then transfer the buffer parcel to the National Park Service free and clear of any encumbrances to title. The DEP does not object to this request since (1) it was not aware of the existence of the easement, (2) the affected DEP property (Block 42, Lot 5) adjoins other State property with road frontage

and (3) it does not appear that DEP staff or the public have used Block 42, Lot 2 to access Block 42, Lot 5.

Terms: Since this request involves extinguishment of a previously unknown and presently unplottable access easement, and will facilitate the acquisition of additional buffer to the Appalachian Trail, no compensation is proposed. All technical costs of the easement extinguishment (document preparation and recording costs) will be borne by The Land Conservancy.

11. Project: Park Place, Block: 14, Part of Lot: 30, Borough of Butler, Morris County

Requesting Party: The NJDEP, on behalf of the Borough of Butler, requests approval to allow the diversion of a total of 0.038 (+-) acre of Green Acres encumbered parkland at Park Place, in connection with the installation by the Pequannock River Basin Regional Sewerage Authority (PRBRSA) of a new gravity fed sanitary sewer line. The PRBRSA project consists of replacing 240 feet of a 16-inch diameter gravity fed sanitary sewer line (originally installed in 1921) with approximately 400 feet of 18-inch diameter gravity fed sewer line in the Borough, of which approximately 140 feet of the new line will be located under Park Place.

Terms: To compensate for the diversion of this underground utility easement, the PRBRSA proposes to offer \$2,781.45 to the Borough of Butler for parkland improvements within Park Place.

12. Project: Humus Tract, Block: 296, Lots: 33 and 34, Township of Stafford, Ocean County

Requesting Party: The NJDEP seeks the concurrence of the State House Commission in a proposed sale of land to the U.S. Fish and Wildlife Service via special legislation now pending as S3470 (Smith) and A5034 (Pinkin). This agenda item cannot wait until the June Commission meeting due to the pending expiration of the federal funding commitment.

Terms: The pending legislation would exempt the proposed sale from the usual statutory and regulatory requirements for such transfers, including the "Ogden Rooney" process at N.J.S.A. 13:1D-51 et seq., to allow the DEP to accomplish the sale before the expiration of the federal funding commitment for the sale. The pending legislation would also allow the transfer to occur without the deed restrictions that are normally required by N.J.S.A. 13:1D-56 (pertaining to future rezoning of the property.) The pending legislation would still require the proceeds of the sale to be returned to the Green Acres bond fund, not the General fund.

13. Project: Unnamed Conservation Easement, Block: 5, Part of Lot: 1.01, Township of Warren, Somerset County

Requesting Party: The NJDEP, on behalf of the Township of Warren, requests approval to allow the release of a 3.605(+/-) acre Township-held conservation easement on private

property. The easement release is necessary to allow Jersey Central Power and Light to construct the Martinsville 230/34.5 kV Substation Project on the property. The project consists of the construction of an electric substation as well as transmission and distribution lines.

Terms: To compensate for the proposed disposal of the Township's easement interest, including the associated tree removal, the Township proposes to: (1) acquire from JCP&L a fee interest in a 16.5-acre parcel of land to be added to the Dead River Greenway and (2) accept \$110,000 in monetary compensation from JCP&L for a future acquisition of land for recreation/conservation purposes to be located within the Township.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

14. Judicial Retirement System –

Requesting Party: The NJ Department of the Treasury, Division of Pensions & Benefits

Terms: The SHC shall sit as the Board of Trustees for the Judicial Retirement System to approve the following:

1. Approval of the Minutes of the Meeting held on December 10, 2018.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for July 2018 through December 2018.
4. Request that the appeal of the total forfeiture of service and final salary credit for Honorable Liliana DeAvila-Silebi M/S#6-1084 be referred to the Office of Administrative Law

OTHER BUSINESS (as necessary)

ADJOURNMENT