
Commission Meeting

of

STATE HOUSE COMMISSION

LOCATION: Committee Room 7
State House Annex
Trenton, New Jersey

DATE: June 8, 2023
10:00 a.m.

MEMBERS OF COMMITTEE PRESENT:

Assad Akhter, Chair
Senator Bob Smith
Senator Steven V. Oroho
Assemblyman Paul D. Moriarty
Assemblyman John DiMaio
Aaron Binder
Tariq Shabazz



ALSO PRESENT:

Eric D. Brophy
Commission Secretary

Tamara Loatman-Clark, Esq.
Deputy Attorney General for the State House Commission

Brittany Zulla
Acting Secretary
JRS Administrator

Meeting Recorded and Transcribed by
The Office of Legislative Services, Public Information Office,
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MR. BROPHY: All right, OK. Can we bring the meeting to order?

Eric Brophy, Secretary. I just need to read this public notice.

We are in compliance with the Open Public Meetings Act. Notice of this meeting of the State House Commission was given by way of notice on June 5, 2023, filed with the Secretary of State, and distributed to the State House Press Corps and posted in the offices of the State House Commission, as well as the State House Commission's website.

I'll take the roll.

Chairman Akhter is currently on his way.

Mr. Binder.

MR. BINDER: Here.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Here.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Oroho.

SENATOR OROHO: Here.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Here.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Present.

MR. BROPHY: All accounted for with the exception of Chairman Akhter.

SENATOR SMITH: Unfortunately, because we're starting an hour later -- and, I understand the reason why, the air pollution problem we have outside -- unfortunately -- well, fortunately -- I'm chairing a meeting at 10:00 a.m., which is the current time now, for the Senate Environment Committee.

So, I have to go there, but I would like to put on the record that I have thoroughly reviewed our binder and all of the items before the State House Commission today, and I would like my vote to be recorded "yes" on all of the items, with the exception of Number 2, where I understand that's going to be held for a future meeting, awaiting more information.

So, if that would be noted in the record I appreciate it. Other than that, I am going to wish you good day.

MR. BROPHY: Yes, sir. Thank you, Senator.

Why don't we get a few other items out of the way, and then we'll switch to JRS.

OK, old business. Asking the members for a motion to approve the minutes of the March 9 and March 30, 2023 meetings.

Can I have a motion?

ASSEMBLYMAN DiMAIO: So moved.

MR. BROPHY: Sorry about that, doing two jobs.

Mr. Akhter is absent.

Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Oh, I'm sorry, can I get a second on that?

MR. BINDER: Second, and a yes.

MR. BROPHY: Thank you.

Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Abstain.

MR. BROPHY: Senator Smith voted yes.

Senator Oroho.

SENATOR OROHO: I was not here; abstain.

MR. BROPHY: Abstain.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Four yeses and two abstentions.

Also, State House received written comments on June 7 from Jean Public. Those will be noted for the record, and included in the permanent record.

So, we are going to kind of do this backwards, so we're going to move, and I'll ask for a motion to move into JRS first so that, if anyone needs to leave, we don't lose a quorum.

So, can I have a motion to move into JRS?

ASSEMBLYMAN MORIARTY: I'll make that.

SENATOR OROHO: Second.

MR. BROPHY: Thank you.

And, Brittany, you're up.

MS. ZULLA: OK, first on the agenda, is the approval of the minutes of the both March 9 and March 30 meeting.

Can I have a motion?

MR. BINDER: So moved.

MR. BROPHY: Mr. Binder.

ASSEMBLYMAN MORIARTY: Second.

MS. ZULLA: OK, roll call.

Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Shabazz.

MR. SHABAZZ: Yes.

MS. ZULLA: Senator Oroho.

SENATOR OROHO: Yes for the 9th. On the 30th, I have
to abstain.

MS. ZULLA: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MS. ZULLA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MS. ZULLA: OK.

Next, is confirmation of death claims, retirements, and
survivor benefits.

Can I get a motion?

MR. BINDER: So moved.

SENATOR OROHO: Second.

MS. ZULLA: Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Shabazz.

MR. SHABAZZ: Yes.

MS. ZULLA: Senator Oroho.

SENATOR OROHO: Yes.

MS. ZULLA: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MS. ZULLA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MS. ZULLA: OK.

And, last, is receiving financial statements for October 2022 through January 2023.

Can I have a motion?

ASSEMBLYMAN MORIARTY: So moved.

MS. ZULLA: Second?

MR. BINDER: Second.

MS. ZULLA: Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Shabazz.

MR. SHABAZZ: Yes.

MS. ZULLA: Senator Oroho.

SENATOR OROHO: Yes.

MS. ZULLA: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MS. ZULLA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MS. ZULLA: Can I have a motion to move back to the State House Commission?

ASSEMBLYMAN MORIARTY: So moved.

ASSEMBLYMAN DiMAIO: Second.

MS. ZULLA: Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Shabazz.

MR. SHABAZZ: Yes.

MS. ZULLA: Senator Oroho.

SENATOR OROHO: Yes.

MS. ZULLA: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MS. ZULLA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: OK, thanks.

And, then, we'll just take a motion to temporarily adjourn.

ASSEMBLYMAN DiMAIO: In the event this goes on for a while, I would like to make a motion on the record, similar to Senator Smith, that because of the change in time today I have my meeting scheduled.

If I were to leave before we reconvene, I just want to put my votes, other than Item 2, which is held, in the affirmative.

MR. BROPHY: Noted. And, then, if we can just take a motion to briefly adjourn.

ASSEMBLYMAN DiMAIO: So moved.

MR. BROPHY: Thank you.

Second?

ASSEMBLYMAN MORIARTY: Second.

MR. BROPHY: All in favor?

ALL: Aye.

MR. BROPHY: We'll be back in a few.

(MEETING ADJOURNS 10:05 a.m.)

(MEETING RECONVENES 10:07 a.m.)

MR. AKHTER: Apologies for my delay. I want to put the meeting back in order.

We are on -- old business, is it?

MR. BROPHY: We're still on old business; agenda item Number 2.

MR. AKHTER: So, agenda item Number 2.

There was some discussion on this item, and I am going to be asked for this item to be pulled so that we can have further discussion with Treasury on the specifics on this.

If I could ask for a motion to pull that item.

SENATOR OROHO: So moved.

ASSEMBLYMAN MORIARTY: Do we need a motion first for us to go back into session?

MR. BROPHY: We do.

MR. AKHTER: Can I ask for a motion to go back into session?

ASSEMBLYMAN MORIARTY: I make that motion.

SENATOR OROHO: Second.

MR. BROPHY: All in favor?

ALL: Aye.

MR. BROPHY: There we go. Now we can.

MR. AKHTER: Now, Senator Oroho had a motion to pull the item from the agenda.

ASSEMBLYMAN MORIARTY: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Senator Moriarty.

ASSEMBLYMAN MORIARTY: Assemblyman.

MR. BROPHY: Assemblyman -- I keep promoting you.

MR. AKHTER: Well, you know--

MR. BROPHY: You're going to get there--

MR. AKHTER: --only in time.

MR. BROPHY: You're going to get there.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All right, so motion to remove from the agenda -- all in favor.

That concludes old business.

We're going to move into new business, beginning with the Department of Treasury. This is item Number 3 on the agenda. This is a lease at the Trenton Office Complex, Lot 202, part of Lot 6, in the City of Trenton in Mercer County.

The State of New Jersey Department of Treasury requests approval to lease approximately 1,400 square feet of retail space located at the Trenton Office Complex to Med Life Pharmacy to be used as a retail pharmacy. The lease will be for an initial term of one year, with three three-year renewal options. The annual rent for the initial year will be \$30,000, which equates to \$21.43 per square foot. The annual rent for the first three-year renewal option will be \$30,600, and the second three-year renewal option will be \$32,200, and the third three-year renewal option will be \$32,800. The lessee will be responsible for all utilities supplied to the leased premises.

Can we have a motion?

SENATOR OROHO: So moved.

ASSEMBLYMAN MORIARTY: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All in favor.

Number 4, RPR 23-27, easements at the Woodbridge Developmental Center, Block 857, Lot 1, in Woodbridge Township in Middlesex County.

State of New Jersey Department of Treasury, on behalf of the Department of Corrections, requests approval for a permanent easement and two temporary construction easements located on the grounds of the Woodbridge Training Center, to the County of Middlesex for the purpose of replacement and maintenance of the culvert 1-C-28. The permanent easement area consists of 0.189 acres of land, and the two temporary construction easements will consist of 0.0361 acres of land. The easements will be provided to the County of Middlesex for the appraised value of \$230.

Can we have a motion?

MR. BINDER: Motion.

ASSEMBLYMAN MORIARTY: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All in favor.

Number 5, moving to DEP requests.

This is Number 5: Delaware and Raritan Canal State Park, lease part of Block 2506, Lot 23, and part of Block 2507, Lot 2, in the Township of Hamilton in Mercer County.

The New Jersey DEP requests approval of a 20-year lease with PSE&G for the operation, maintenance, and repair of an existing 230-kV aerial electrical transmission line and service road. The lease premises consists of 0.738 acres for the aerial electrical transmission line and service road on part of Block 2506, Lot 23, and part of Block 2507, Lot 2, in the County of Mercer, Township of Hamilton, within the Delaware and Raritan Canal State Park.

This lease will replace and supersede a 20-year easement agreement that was executed in 2002. The proposed rent for the first year of this lease is \$9,040, with a 3% annual escalation for each subsequent year of the lease. The rate was established by an appraisal dated April 13, 2023, which valued the area at 28 cents per acre -- I'm sorry, per square foot -- over the 20-year term of the lease agreement that DEP will receive \$259,235.43.

Can we have a motion?

ASSEMBLYMAN MORIARTY: I make that motion.

SENATOR OROHO: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All in favor.

Item Number 6, Delaware Raritan Canal State Park, Lease part Block 4001, Lot 28, in the Township of Lawrence in Mercer County.

The NJ DEP requests approval of a 20-year lease with PSE&G for access, operation, maintenance, and repair of an existing gas main crossing beneath the Delaware and Raritan Canal, adjacent to New Jersey Route 1. The lease premises consists of 0.098 acres on part of Lot 4001, Lot 28, in the County of Mercer, Township of Lawrence, within the Delaware and Raritan Canal State Park.

This lease will replace and supersede a permit executed in 1947 between DEP's predecessor and PSE&G, granting permission for the installation of the gas main. Given the existing gas main's potential to impact

the structural integrity of the canal, which crosses beneath the New Jersey Water Supply Authority will administer the agreement and receive all compensation associated with the lease. The DEP will be a co-lessor with the NJWSA and the Delaware Raritan Canal Commission.

The proposed rent for the first year of the lease is \$1,540, with an annual increase of 3%. This rate was established by an appraisal dated January 31, 2023, which valued the lease area at \$1,540 per acre.

Over the 20-year term of the lease agreement, the NJWSA will receive \$44,161.79.

Can we have a motion?

ASSEMBLYMAN MORIARTY: I make that motion.

ASSEMBLYMAN DiMAIO: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

And, you had mentioned \$1,540 per year. Not per acre.

MR. BROPHY: That's per year, sorry about that.

SENATOR OROHO: Per year, per year, yes.

MR. BROPHY: Thank you; appreciate that.

SENATOR OROHO: Yes.

MR. BROPHY: Thank you.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All in favor.

Number 7, Jenny Jump State Forest easement, Block 61, part of Lot 75.02 in the Township of Liberty in Warren County.

The DEP requests approval to formalize access to a residential property adjacent to Jenny Jump State Forest, in Liberty Township, Warren County, by conveying a permanent, non-exclusive easement -- access easement -- over an existing driveway to Ann G. Quade. NJDEP estimates the driveway easement will be 20 feet wide by approximately 125 feet long.

In April and May 1995, the DEP purchased, on behalf of the State of New Jersey, approximately 200 acres of land from Mountain Lake Properties as an addition to the Jenny Jump State Forest. The acquisition involved multiple tax lots in Hope, Liberty, and White townships in Warren County, including Block 61, Lot 75.02; Block 61, Lot 75 -- oh, I'm sorry, Block 61, Lot 75.02 is a 4.32-acre tax lot connected to Lakeside Drive West, a public street, by a paved driveway that turns into an unpaved farm lane, approximately 125 feet from the public street.

In 2021, Ann Quade purchased Block 61, Lot 72, a .229-acre lot, on which a small single-family home is located that is surrounded by either DEP land or private land on all sides, and the only physical connection to a public street is the driveway/farm lane/wood road on Block 61, Lot 75.02,

that appears to have been in use since at least 1939. The deed by which Ms. Quade acquired Lot 72 does not confer or reference any formal access rights for her use of the driveway, and she has requested that DEP convey her a permanent driveway easement to legalize this use.

Under New Jersey law, landlocked parcels are entitled to some form of access in order for the land owner to make some beneficial use of the property. Access easements may be created by implication, express conveyance, or prescription. Given the above facts and the litigation costs, that will be avoided by voluntarily granting the requested easement. The DEP recommends granting this access easement request. No additional compensation is proposed for the real estate value of the easement; however, the DEP has requested and Ms. Quade has agreed to pay a \$5,000 administrative fee to cover the staff time involved in researching, obtaining approval for, drafting, and executing their requested easement.

In addition, any additional technical costs will be borne by the proposed grantee.

Can we have a motion?

ASSEMBLYMAN MORIARTY: I make that motion.

SENATOR OROHO: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All in favor.

Number 8, Heislerville Wildlife Management Area conveyance, Block 316, parts of Lots 44.01, 44.02, 44.03, 44.04, and Block 294, part of Lot 1, in Maurice River Township in Cumberland County.

DEP requests approval to convey 5.58 acres of developed land, known locally as Matt's Landing, and currently part of the Heislerville Wildlife Management Area, located in Maurice Township -- Maurice River Township, Cumberland County, to Maurice River Township.

The area to be conveyed was occupied with a privately-owned marina structures at the time of the State acquisition in 1956, making it unsuitable for public fish and wildlife-related activities. The Township seeks to acquire this land, and an associated access easement, as part of its plan to revitalize the marine area. The proposed conveyance of the property to the Township will relieve the DEP of their responsibility of managing the tenants and overseeing the leases, allowing them to focus more of its resources on the management of the remainder of the Heislerville WMA.

The proposed conveyance will allow the Township to pursue its goal of revitalizing the Matt's Landing area, and transforming it into a commercial and recreational destination, similar to what was accomplished across the Maurice River at Bivalve and Shellpile. Under

Township ownership and with increased economic activity, the Township will be able to generate much-needed revenue from business taxes and property taxes -- not sure what that means.

In anticipation of a sale of the property to the Township, DEP obtained an appraisal that valued the proposed conveyance at \$185,000. The DEP and the Township agreed on the purchase price, and the Township issued bonds in the amount of \$185,000 in reliance on the agreement. DEP intends to return the proceeds of the proposed conveyance to the programs that originally funded the purchase. Seventy-five percent of the value of the property will be returned to the U.S. Fish and Wildlife Service, and the service will apply these funds to Fish and Wildlife statewide land acquisition grant under the Wildlife and Sport Fish Restoration Program. The remaining proceeds of the sale will be returned to Fish and Wildlife's Hunters and Anglers Fund, to be used for the purposes authorized by N.J.S.A 23:3-11.

Can I have a motion?

ASSEMBLYMAN MORIARTY: I make that motion.

SENATOR OROHO: Second.

MR. AKHTER: Before we take--

MR. BROPHY: I got it.

MR. AKHTER: OK.

We have a motion and a second. I understand there are members of the public who would like to speak on this matter.

Come on up, sir.

K E N W H I L D I N: Good morning.

My name is Ken Whildin, I am the current Mayor of Marsh River Township.

ASSEMBLYMAN MORIARTY: What township?

MAYOR WHILDIN: Marsh River -- well, if you're local, it's Marsh River; otherwise it's Maurice River.

ASSEMBLYMAN MORIARTY: I know. I'm from Gloucester County, so I know Maurice--

MAYOR WHILDIN: You got it -- right, right.

So, just a real quick history. These marinas, as stated in the paragraph, are on State land. Now, this started in the '50s, I guess, when the State took over -- 1956, I think it was -- when the State took over ownership of this area and made it a Fish and Wildlife area.

So, there was a lease agreement with the State. In all honesty, it hasn't been a good marriage between the private owners and the State. There's a lot of complications involved, and (indiscernible) people changing -- the marinas changing hands, and people in the State changing hands -- it really seemed like the left hand didn't know what the right hand was doing sometimes. It was just really complicated.

There's a lot of problems with getting funding for the marinas, because if they don't own the property, it's not like they can go to the bank and get a loan on it. So, any of the funding had to be private -- privately provided. Which is tough to do.

So, this has been an ongoing project for probably-- I've been in office for seven, well over seven years. It was before my tenure. So, this has been an ongoing process. We weren't sure about the right way to go,

but with Assistant Commissioner Golden's help over the last three to five years -- and Judith also -- we've gotten it this far.

So, we really think this is a good thing for our Township. Recreation-- These are the only recreational marinas left at the lower end of the Marsh River. The ones that used to be on the commercial township side have been sold for industry. So, we are the only recreation to get to the Delaware Bay within a mile and a half. So, this will be great for the whole area.

DAVID GOLDEN: Yes, I think the Mayor really covered it.

Dave Golden, Assistant Commissioner for New Jersey Fish and Wildlife.

The only thing I'll say in addition is what has always been a complicated relationship, because when the State purchased the land in 1956, it was 2,000 acres. The small marina section, we -- the State -- owned the property, but not the structures, and so that has always complicated things, as the mayor pointed out.

And, so, we are totally in support of this. We really have been trying for about a decade to make this conveyance. Fish and Wildlife was moving towards demolishing the structures, just to settle things and make it a cleaner relationship down there. And, then, the Township expressed some interest in ownership; then we engaged in discussions.

So, it's been a long road. We're, I think, at the final stage here, so we hope that the Committee will see to support it.

MR. BROPHY: Thank you.

MAYOR WHILDIN: Thank you.

MR. AKHTER: Thank you.

MR. BROPHY: Any--

ASSEMBLYMAN MORIARTY: I'm very supportive, also, that they're taking it as-is, which is always good.

MR. BROPHY: Yes.

ASSEMBLYMAN MORIARTY: There are some problems there.

MR. BROPHY: Any other comments, questions? (no response)

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio left the meeting, but left votes in the affirmative on the remaining matters.

OK, we're moving onto the Department of Transportation requests. This is agenda item Number 9.

Route 4, currently Route 9, amendment to lease for portion of parcel 9A, Block 18.01, Lot 1.03, in Manalapan Township in Monmouth County.

The DOT is seeking approval to amend a month-to-month lease they currently have with PMG NJ, LLC for a portion of the existing footing and base of a business identification sign. PMG LLC would like to amend the lease to a fixed term. The parcel is currently used for footing for a business identification sign.

The lease would be for five years, with the monthly lease amount of \$13.68 per month, inclusive of the municipal in lieu of taxes, for a yearly rental of \$164, which is the appraised value of the approximately 25-square-foot parcel.

Can we have a motion?

ASSEMBLYMAN MORIARTY: I have a question.

MR. BROPHY: Yes, sir.

ASSEMBLYMAN MORIARTY: Is anyone from transportation here?

DAVID KOOK: Yes.

ASSEMBLYMAN MORIARTY: So, this is a minor item, but I just want to know: Is there any-- I looked at it, I didn't see quite what I'm looking for.

This is a sign for a Shell station; it's supposed to be just for identification. Is there any prohibition there that they can add other types of signs to it? Do we have any, you know, assurance that they don't start hanging other signs down below that say, you know, "Buy your CBD here," or, "Buy," I don't know, other things that we may not want them to advertise?

MR. KOOK: David Kook, Department of Transportation.

No, there aren't any specific things like that. We do put in the lease that it can't be used for billboard purposes, but all we're doing is

legitimizing where they actually have one of their (indiscernible) sitting partly on our property, and eventually, if we need that, they'll have to remove the sign altogether.

ASSEMBLYMAN MORIARTY: OK.

Look, I'll vote for it today. It seems minor, but I would hope in the future that when we give people a contract like this for a sign, that we put some stipulation that they tell us what the sign is going to say and what it's going to be used for, and that they stick to it or we can remove -- or void the contract.

Because, you never know when you give people the right to put a sign, a banner, or whatever, what comes down the pike next.

SENATOR OROHO: It's true. It could be inappropriate.

ASSEMBLYMAN MORIARTY: Yes.

SENATOR OROHO: Good point.

ASSEMBLYMAN MORIARTY: Can you bring that back to the Transportation Department and ask them, in the Law Department, to add that in the future when it comes to signage or billboards or posters--

MR. KOOK: We will be happy to add that to our manual.

ASSEMBLYMAN MORIARTY: Thank you.

MR. BROPHY: OK, looking for a motion on this matter.

SENATOR OROHO: So moved.

MR. BROPHY: Second?

MR. SHABAZZ: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio is a yes.

All in favor.

Item Number 10 is Route 23, section 12, is a direct sale of Parcel VXR58, Block 1401, Lot 12, in the Township of Wayne, in Passaic County.

The DOT is requesting approval of a direct sale of Parcel VXR58, an excess parcel of partially-wooded vacant land located within Block 1401, Lot 12, having an area of 1,075 square feet -- or, 0.0246 acres -- to adjoining property owner Bolla -- B-O-L-L-A -- Markets, LLC, as an assemblage parcel for the intended use of their proposed improvement with the condition to maintain the existing 15-foot Sanitary and Water easement for the release of the parcel.

Originally, Bolla Markets, the owner of Block 1401, Lot 12, and Jam Realty Wayne, LLC, the owner of Block 1401, Lot 13, both expressed interest in acquiring Parcel VXR58, requiring the parcel to be disposed via an online auction. When DOT notified both parties of the minimum bid of \$175,000, Jam Realty Wayne, LLC no longer expressed

interest and backed out, leaving Bolla Markets LLC as the only adjoining property owner interested in purchasing the parcel.

The VX parcel R58 lot is a paper street not officially assigned to either lot. The sale is for the amount of \$175,000, which is the appraised value.

So, any questions or comments? (no response)

Can I have a motion?

MR. BINDER: So moved.

SENATOR ORHO: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio is a yes.

All in favor.

Number 11: Route 17, Section 5, Parcels VR21A1, VR21A2, VR22B1, VR22B2, in Paramus Township in Bergen County.

The DOT requests approval of the direct sale of excess land, containing an area of 7,927 square feet, or 0.182 acres of land, that has

been declared surplus to the Department, to adjoining property owner Tiger Buying Group, for assemblage. The property owned by DOT is a strip of unusable land consisting of former Glenn Avenue right of way, which accrued to the State once Glenn Avenue was vacated, and an adjoining right of way located between the former Glenn Avenue and the relocated Glenn Avenue. The combined land is adjacent to Block 6811, Lot 2, and located between the relocated Glenn Avenue and the adjoining property owner's property.

The Commissioner of Transportation has determined that the listed parcel is no longer required for use by the Department of Transportation in the improvement, reconstruction, or maintenance of any State highway. The land to be sold to Tiger Buying Group for the appraised value of \$515,300.

Any questions?

SENATOR OROHO: So moved.

MR. BROPHY: Senator Oroho.

Second?

MR. SHABAZZ: Second.

MR. BROPHY: Mr. Shabazz second.

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio is a yes.

All in favor.

Any other matters that the Committee would like to discuss? (no response)

Do we have any members of the public who have any comments, questions? (no response)

Just to reiterate, we did get one public comment that was sent via email on June 7 from Jean Public, and it's extensive. We'll make it part of the record.

All right, can we have a motion to close? Motion to adjourn?

ASSEMBLYMAN MORIARTY: I make that motion.

SENATOR OROHO: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is a yes.

Senator Oroho.

SENATOR OROHO: Yes.

MR. BROPHY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. BROPHY: Assemblyman DiMaio is a yes.

OK, thank you.

MR. AKHTER: Thank you, all.

(MEETING CONCLUDED)