

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA  
February 13, 2020 – 9:00 a.m.  
Committee Room 10 – Third 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)
- ~ Jacki Stevens, Associate Director, Office of Management & Budget
- ~ Senator Michael J. Doherty
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the September 23, 2019, State House Commission (SHC) Meeting Minutes--  
The verbatim record of the September 23, 2019 SHC meeting will serve as the official minutes.
  
2. Project: RPR 98-09, Block: 36302 (formerly 426), Lot: 1 (formerly 6), City of Trenton, Mercer County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to lease a portion of the water tower located at 100 Sullivan Way, also known as Trenton Psychiatric Hospital, to AT&T Wireless PCS of Philadelphia LLC, d/b/a AT&T Wireless Services for the operation and maintenance of a cellular antenna. AT&T Wireless PCS of Philadelphia LLC, d/b/a AT&T Wireless Services is the current tenant of this space, however the current lease and all renewal options are expiring and a new lease must be approved. The current annual rent is \$43,319.04. The prior annual rent increases have resulted in the current annual rent being in excess of the market rate, requiring adjustment. This matter was heard and subsequently tabled at the September 23, 2019 State House Commission meeting because the Commission is requesting the Department of the Treasury provide an inventory of all State owned cell tower leases prior to making their decision. Treasury thereafter conducted the inventory and determined that each Department manages and negotiates leases

differently. Treasury lease rates fall within the range of both DOT and DEP lease rates. As a result, AT&T Wireless wishes to renew its application for approval of the same reduced rental offered at the last Commission meeting.

Terms: The lease will be for a term of five (5) years commencing on August 25, 2020, at \$35,000 annually, with three (3) successive five (5) year renewal options, with a 3% annual rent increase during each renewal option.

3. Project: RPR 09-03, Block: 6801, Part of Lot: 1, Winslow Township, Camden County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Human Services, requests approval to lease six (6) single family dwellings located on the grounds of the Ancora Psychiatric Hospital to Oaks Integrated Care, a private nonprofit agency with a service contract with the Department of Human Services. This agency was awarded the service contract with the Division of Mental Health Services based on a Request for Proposal. The property will be used for residential programs for the mentally ill. Oaks Integrated Care is the current tenant, however the current \$1.00 per year lease and all renewal options have expired and a new lease must be approved.

Terms: The lease will be for a term of three (3) years commencing as of July 1, 2019, with two (2) three (3) year renewal options for \$1.00 per year. The Lessee will be required to pay for utilities, services and maintenance costs arising from their occupancy.

4. Project: RPR 09-11, Block: 6801, Part of Lot: 1, Winslow Township, Camden County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Human Services, requests approval to lease 1,800 square feet of office space located in the Evergreen Hall on the grounds of the Ancora Psychiatric Hospital to Oaks Integrated Care, a private nonprofit agency with a service contract with the Department of Human Services. This agency was awarded the service contract with the Division of Mental Health Services based on a Request for Proposal. The use of office space for administrative functions will support the agency's residential programs at Ancora. Oaks Integrated Care is the current tenant, however the current \$1.00 per year lease and all renewal options are expiring and a new lease must be approved.

Terms: The lease will be for a term of three (3) years commencing as of July 1, 2019, with two (2) three (3) year renewal options for \$1.00 per year. The Lessee will be required to pay for utilities, services and maintenance costs arising from their occupancy.

5. Project: Route 24 Freeway, Section 9, Parcels: VX2R40A1, VX40B, VX41, VX42A, VX42B, VX43A, VX43B, VX44, VX45, VX47, VX48, VX49, VX53A, VX53B, VX54, VX55A, VX55B, VX56, VX58A2, Blocks: Adjoining Multiple, Lots: Adjoining Multiple, Township of Hanover, Morris County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, on behalf of Hanover Township, is requesting approval to convey 63.956 (+-) acres of the former Route 24 Freeway, Section 9, which are no longer needed by the Department for transportation purposes, to Hanover Township for general public use without a conservation restriction. This matter was originally presented and approved at the September 23, 2019 State House Commission as a direct sale to Hanover Township for public use and included a conservation restriction. This change will enable Hanover Township to consider other potential uses for parts of the property that are not conservation.

Terms: The purchase price remains the same at Four Hundred Seventy Three Thousand, Nine Hundred Five Dollars (\$473,905), which is based upon the original acquisition cost of the underlying land.

6. 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 approximately 1.37 (+-) acres of Borough-owned parkland to the adjacent private owner of the Casino Pier amusement pier in exchange for ownership of the historic Dentzel-Loof Carousel and additional compensation. Part of the Commission's approval required that the Borough house the Carousel in a sheltered location no later than June 30, 2019. At the May 9, 2019 State House Commission meeting the Borough requested an extension of time until June 30, 2021 to arrange for funding and house the Carousel. The Commission reviewed the Borough's request and agreed only to extend the approval until the end of 2019 and instructed the Borough to appear before the Commission on or before December 31, 2019, with a more detailed plan for financing and constructing the building to house the Carousel. A Commission meeting was not held in December prompting the matter to be heard at the next scheduled meeting. Borough counsel has advised that Seaside Heights passed a municipal bond ordinance in the amount of \$2,850,000 and had been approved by the Garden State Preservation Trust to receive a \$750,000 Green Acres matching grant. Borough counsel also advised that a CAFRA permit application was submitted and deemed complete and that the Borough has now complied with all other outstanding approval conditions, including those pertaining to the filing of a National Register nomination form and the assumption of ownership of the Carousel.

Terms: The Borough is still seeking a further extension until June 30, 2021. The NJDEP does not object to this request.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

7. Project: RPR 15-08, Ramapo College of NJ, Block: 135, Lot: 62, Township of Mahwah, Bergen County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to transfer 18.60 (+-) acres of vacant land within Ramapo College of New Jersey ("Ramapo"), and separated from the remainder of the campus by an extension of Route 287, which has been declared surplus to the State's needs.

Terms: The Department of the Treasury, on behalf of Ramapo, requests a direct sale to Ramapo for \$1.00. Ramapo will then simultaneously sell the property directly to a third party, CF MARMOSSET TEB LLC, a Delaware limited liability company, for the negotiated price of \$1,325,000. The appraised value of the property is \$1,250,000. Upon this closing, all proceeds from the transaction will be delivered to the State, less any transaction fees, including but not limited to legal fees and survey costs, expended by Ramapo for the conveyance. This transaction shall also be subject to legislative approval.

8. Project: RPR 20-04, Trenton Office Complex, Block 202, Part of Lot: 6, City of Trenton, Mercer County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to lease 2,700 (+-) square feet of retail space located at the Trenton Office Complex to A-100 Food LLC, to be used for food services, more specifically a Blimpies.

Terms: The lease will be for a term of five (5) years. The annual rent for year one (1) will be \$54,000 (\$20.00 per sf.), with a 2.5% annual increase. The annual rent for year two (2) will be \$55,530 (\$20.50 per sf.), annual rent for year three (3) will be \$56,727 (\$21.01 per sf.) annual rent for year four (4) will be \$58,158 (\$21.54 per sf.), and the annual rent for year five (5) will be \$59,616 (\$22.08 per sf.). The Lessee will be responsible for all utilities supplied to the leased premises as well as generally all minor repairs and preventative maintenance.

9. Project: RPR 20-05, 33 Kilmer Road, Block: 3, Part of Lot: 1, Edison Township, Middlesex County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the NJ Motor Vehicle Commission, requests approval to lease approximately .40 (+-) acre of land located at 33 Kilmer Road to 45 Kilmer Inc., for use as additional parking. 45 Kilmer Inc., the adjacent property owner is currently under contract with the United States Transportation Command (USTC) under the Department of Defense to temporarily store and/or prepare vehicles for shipment overseas for our US Government and members of our Armed Forces.

Terms: The lease will be for a term of ten (10) years, with two (2), five (5) year renewal options. Either party can cancel the lease upon six (6) months prior notice. The rent for the initial ten (10) year term will be \$15,000 for years one (1) through five (5). The annual rent for years six (6) through ten (10) will be \$16,200. The annual rent for the first five (5) year renewal option will be \$17,400, and the rent for the second five (5) year renewal option will be \$18,000.

DEPARTMENT OF TRANSPORTATION REQUESTS:

10. Project: Route 35, Section 8, Parcels: VX22B, VX23B, VX25B, Block: 21, Lot: 19, Township of Middletown, Monmouth County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, on behalf of the developer, Village 35 L.P., is requesting approval to exchange Parcels VX22B, VX23B & VX25B Route 35, containing approximately 0.504 (+-) acre, for adjoining properties, Parcels 332A, E332B, 332C and 333, containing approximately 2.212 (+-) acres. The VX parcels reflect a small existing ramp, acquired by NJDOT more than 10 years ago. The ramp is substandard in size and has several driveways directly connecting to it from two commercial retail buildings located on the privately owned infield, which together with the proximity to Kanen Lane represents an impediment to traffic flow. The developer has proposed a replacement ramp that provides a larger jughandle system utilizing the local street system. This street system will be privately maintained by the developer although the Township will also have the authority to do so as well and will be contained in public Right-of-Way and or easements dedicated to the Township of Middletown by the developer to serve as a local street and connection to Route 35. In addition, the developer proposes a new ramp (Jughandle A-Parcel 332A) which will be conveyed to the NJDOT and service Kings Highway East and Route 35. Parcels E332B, 332C and 333 will also be conveyed to NJDOT to align Route 35 with the new Shoppes Drive and Woodland Drive ramp system.

The developer, at its own expense, will remove, the original ramp and construct the Ramp A Jughandle and new Shoppes Drive and Woodland Drive.

Terms: The exchange will be for a dollar (\$1.00), based upon the value to the citizens of New Jersey of an improved traffic scenario and because there is a larger area of land being given to the Department versus the area of the existing ramp being transferred to the adjoining property.

11. Project: Route 73, Section 3, Parcels: VXR8A, VX8B, Block: N/A, Lot: N/A, Township of Mount Laurel, Burlington County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, on behalf of the developer of an adjacent property being developed by Walmart, is requesting approval to exchange Parcel VXR8A and VX8B on the Route 73, Section 3 Project containing approximately 37,115 (+-) square feet, for Parcels 137A, 137B, E137C and 137D on a portion of Lot 1.05 in Block 1311, containing approximately 37,811 (+-) square feet, in Mount Laurel Township. The VXR8A and VXR8B parcels reflect a small existing ramp acquired by NJDOT more than 10 years ago. The ramp is substandard in size and is an impediment to current traffic flow. The developer has proposed a replacement ramp that provides a larger jug handle system which will allow for more traffic storage and a safer interaction with Route 73. The developer will remove the original ramp, at its own expense, and construct the new ramp system. The land being transferred to NJDOT is from a Marriott site owned by Remainder-Yard 1 LP and the State will convey the existing state ramp (VXR8A and VXR8B) which is adjacent to the Marriott property to the developer.

Terms: The exchange will be for a dollar (\$1.00), based upon the value to the citizens of New Jersey of an improved traffic scenario due to a substantially larger jughandle and because there is also a larger area of land being conveyed to the Department versus the area of land being transferred to the adjoining property owner.

12. Project: Route 195, Section 3, Parcel: V3R4A2, Block: N/A, Lot: N/A, Township of Jackson, Ocean County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, on behalf of the developer, Cardinale & Jackson Crossing #2, is requesting approval to exchange Parcel V3R4A2 on Route 537, containing approximately 0.634 (+-) acre, for the adjoining property, Parcel 1, Block 3001, Lots 2 and 3, currently owned by Great Adventure, containing approximately 2.246 (+-) acres of land. The V3R4A2 parcel reflects a small existing ramp acquired by NJDOT more than 10 years ago. The ramp is substandard in size and is an impediment to current traffic flow. The developer has proposed a replacement ramp that provides a larger jug handle system on Parcel 1 which will allow for more traffic

storage and a safer interaction with Route 537. The exchange will also allow for development to support the local municipality. This request has support from both Monmouth County (which has jurisdiction over County Route 537 at this location) and Ocean County. The developer will remove the existing ramp and construct the replacement ramp at its own expense.

Terms: The exchange will be for a dollar (\$1.00), based upon the value to the citizens of New Jersey of an improved traffic scenario and also a larger area of land being conveyed to the Department versus the area of land being transferred to the adjoining property owner.

DEPARTMENT OF ENVIRONMENTAL PROTECTIONS REQUESTS:

13. Project: Campbell Park, Block: 89, Part of Lot: 16, Township of Lakewood, Ocean County

Requesting Party: The NJDEP, on behalf of the Township of Lakewood, requests approval to allow the disposal of approximately 0.016 (+-) acre of Green Acres encumbered unfunded parkland to the NJ Department of Transportation for improvements to U.S. Route 9 in the Township of Lakewood, Ocean County. The disposal is required for roadway and intersection improvements proposed by the NJDOT along a 6.87-mile section of U.S. Route 9.

Terms: To compensate for the proposed disposal, the NJDOT will provide \$30,897.00 to the Green Acres Program for deposit in the Garden State Preservation Trust Fund, to be used for the future acquisition of open space through the Green Acres Local/Nonprofit Program.

14. Project: Liberty State Park, Block: 24306, Part of Lot: 7, Jersey City, Hudson County

Requesting Party: The NJDEP, Division of Parks and Forestry ("Department"), requests approval to enter into a ten (10) year lease agreement with WA Residential Company, L.L.C. ("WA Residential") for a dock to support operation of Liberty National Golf Course. This lease will replace and supersede an expired lease agreement that was executed in 2008 and expired in August 2014. WA Residential has obtained a revocable tidelands license for the property from the Bureau of Tidelands Management effective August 1, 2014 to August 1, 2024. The tidelands License is a renewal of a prior tidelands license that authorized the construction, use and maintenance of a dock. In the event that the tidelands license is not renewed the lease shall automatically terminate and the dock shall be removed by the Tenant. All costs for dock removal shall be the responsibility of the Tenant.

Terms: The annual rent for the first year will be \$10,500.00, with three percent (3%) annual escalation. The rate was determined through appraisals and negotiations between the Department and WA Residential. Over the twenty (20) year term of the lease agreement (including 1-10 year renewal option if exercised) the Department will receive \$282,183.93. Any expansion of the use of the Property and/or Ferry Dock or Ferry Service must be approved in advance by the Department and will result in the renegotiation of an increased rental rate.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

15. 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 September 23, 2019.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for July to August 2019.
4. Presentation by the actuary of the July 1, 2018 JRS Valuation Report
5. Honorable Vincent Falcetano appeals the administrative decision to deny the purchase of temporary and/or uncredited service.

OTHER BUSINESS (as necessary)

ADJOURNMENT