

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

November 29, 2021, 9:00 a.m.

Email: StateHouseCommission@treas.nj.gov

****MEETING WILL BE HELD REMOTELY VIA THE FOLLOWING:**

Join Zoom Meeting

<https://us06web.zoom.us/j/82588101906?pwd=TEhGZU9DUUgxanZ6RmRhR0RkN1drQT09>

Meeting ID: 825 8810 1906

Passcode: 516971

Dial In: 1 (646) 558-8656 or 1 (312) 626-6799)

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Jo-Ann Povia, Treasury Chief of Staff
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ Lynn Azarchi, Acting Director Office of Management & Budget
- ~ Senator Bob Smith
- ~ Senator Thomas H. Kean, Jr.
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the June 23, 2021, State House Commission (SHC) Meeting Minutes--The verbatim record of the June 23, 2021, SHC meeting will serve as the official minutes.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

2. Project: Forked River Game Farm, Block, 315, Part of Lot: 14, Lots: 29 & 30, Township of Lacey, Ocean County

Requesting Party: On September 21, 2000, the State House Commission approved the New Jersey Department of Environmental Protection's ("NJDEP") request to sell 503 (+-) acres of the Forked River Game Farm ("Game Farm") to the U.S. Fish and Wildlife Service and 18.53 acres of the Game Farm to Lacey Township. At that time, the NJDEP indicated that

it planned to transfer additional acreage from the Game Farm to the Juvenile Justice Commission ("JJC"), but would seek such approvals separately.

Terms: The NJDEP now requests approval to transfer approximately 10 acres of the former Game Farm, along with a 15-foot wide non-exclusive access easement, to the JJC. This site is currently occupied by JJC. As compensation, the Department of the Treasury, on behalf of the JJC will transfer approximately 92.4 acres to the NJDEP (Block 77, Lot 21 in Monroe Township, Middlesex County) previously approved by the State House Commission at its meeting on October 5, 2000.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

3. Project: RPR 18-04, Trenton Office Complex (Community Health Law Project), Block: 202, Part of Lot: 6, City of Trenton, Mercer County

Requesting Party: The State of New Jersey, Department of the Treasury, requests approval to lease 3,170 (+-) square feet of commercial office space located at the Trenton Office Complex to Community Health Law Project, a non-profit entity, to be used for office space. Community Health Law Project is the current tenant of this space, however the current lease and all renewal options are expiring and a new lease must be approved.

Terms: The lease will be for a term of five (5) years with one (1), five (5) year renewal option. The annual rent for years one (1) and two (2) will remain at the current rent of \$57,000 (\$17.98 per square foot). The rent for years three (3) and four (4) will increase to \$58,645 (\$18.50 per square foot), the rental rate thereafter will increase \$0.50 per square foot every two years. All other terms and conditions of the Lease shall remain the same including that the Lessee will be responsible for all utilities supplied to the leased premises.

4. Project: RPR 21-08, Block: 423, Lot: 18, Ewing Township, Mercer County

Requesting Party: The State of New Jersey, Department of the Treasury, on behalf of the Department of Human Services, is requesting approval for a conveyance of 18.07 (+-) acres of surplus vacant land, in Ewing Township, to the County of Mercer. This parcel of land, Block 423, Lot 18, was originally conveyed by the County of Mercer to the State of New Jersey on March 18, 1975, for a sum of \$1.00 and is restricted under the Farmland Preservation Act. The parcel of land is adjacent to the Trenton-Mercer Airport, located within the Runway Protection Zone, and currently contains part of the runway lighting for air navigation and the approaching of aircrafts for landing.

Terms: The County of Mercer is requesting the parcel be conveyed back to the County for \$1.00 to provide it complete control of this Runway Protection Zone, the approaching lighting system, as well as the ability to maintain the property and address and remedy all critical tree obstructions that can impact the runway.

DEPARTMENT OF TRANSPORTATION REQUESTS:

5. Project: Approval of Outdoor Advertising Waiver #76982, Port Jarvis Blvd, City of Bayonne, Hudson County

Requesting Party: The New Jersey Department of Transportation ("NJDOT"), on behalf of Matthew Outdoor Advertising and BCP, LLC, ("Matthew Outdoor") request a waiver from outdoor advertising regulations to allow the issuance of a multi-message outdoor advertising permit for an off-premise sign on Port Jarvis Blvd., within 1,250 feet from an official permanent variable electronic sign.

NJDOT had denied the previous waiver application because the distance between signs did not meet the requirements of regulation N.J.A.C. 16:41C-11.1(a)(6), which provides that multiple message signs shall not be located within 1,500 feet of an official permanent variable electronic traffic sign. Regulation N.J.A.C. 16:41C-11.1(a)(6) is scheduled to be changed prior to being re-adopted this year. Under the new proposed regulation, N.J.A.C. 16:41C-8.1(a)(5), the distance between signs would be reduced to 800 feet. Under this new regulation the permit application would be approved by NJDOT. NJDOT has already initiated the approval of the new regulation.

Terms: NJDOT has determined that, because there is a proposed change to the regulation and because the sign has 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 regulations, a waiver is appropriate. The sign will be installed, function and be maintained at no cost to the public. In addition, the sign will be subject to the following conditions:

1. A post construction traffic safety analysis shall be completed.
2. Conformance with all other pertinent outdoor advertising regulations is required.
3. Emergency notices shall conform to established protocols.
4. This waiver is void if it is determined that this sign violated the 1971 Federal Agreement.

6. Project: Approval of Outdoor Advertising Waiver #77157, US Route 1, Miles Post: 16.47, South Brunswick Township, Middlesex County

Requesting Party: The NJDOT, on behalf of Premier Media, LLC, ("Premier"), request a waiver from outdoor advertising regulations to allow the issuance of a multi-message outdoor advertising permit for an off-premise sign on U.S. Route, Milepost 16:47, within 842 feet of an official permanent variable electronic traffic sign.

NJDOT had denied the previous waiver application because the distance between signs did not meet the requirements of regulation N.J.A.C. 16:41C-11.1(a)(6), which provides that multiple message signs shall not be located within 1,500 feet of an official permanent variable electronic traffic sign. Regulation N.J.A.C. 16:41C-11.1(a)(6) is scheduled to be changed prior to being re-adopted this year. Under the new proposed regulation, N.J.A.C. 16:41C-8.1(a)(5), the distance between signs would be reduced to 800 feet. Under this new regulation the permit application would be approved by NJDOT. NJDOT has already initiated the approval of the new regulation.

Terms: NJDOT has determined that, because there is a proposed change to the regulation and because the sign has 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 regulations, a waiver is appropriate. The sign will be installed, function and be maintained at no cost to the public. In addition, the sign will be subject to the following conditions:

1. A post construction traffic safety analysis shall be completed.
2. Conformance with all other pertinent outdoor advertising regulations is required.
3. Emergency notices shall conform to established protocols.
4. This waiver is void if it is determined that this sign violated the 1971 Federal Agreement.

7. Project: Approval of Outdoor Advertising Waiver #77110, Route 600, Woodbridge Township, Middlesex County

Requesting Party: The NJDOT, on behalf of Woodbridge Township, requests a waiver from outdoor advertising regulations to allow the issuance of a multi-message outdoor advertising permit for an off-premise sign. The sign would be installed along New Jersey Route 600 at milepost 90.63, on property owned by the Township of Woodbridge,

Middlesex County. The issuance of an outdoor advertising permit for this sign requires a waiver because the sign is located 220 feet from one point of highway widening and 100 feet from another point of highway widening in the southbound direction. In the northbound direction, the sign is located within an intersection.

NJDOT denied the application because the location of the sign did not meet the following regulatory requirements: N.J.A.C. 16:41C-8.1(d)(2) which provides that no sign shall be located within 500 feet of an interchange, where it would be within 500 feet of the beginning or ending of pavement widening, within 500 feet of the point of gore, or any point between those features where the pavement is widened.

Terms: NJDOT intends to grant the waiver for this two-sided sign, subject to the approval of the State House Commission, and has determined that the sign has 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 for granting of a waiver for multi-message signs. The sign will be installed, function, and be maintained at no cost to the public. In addition, the sign will be subject to the following conditions:

1. A post construction traffic safety analysis shall be completed.
2. Conformance with all other pertinent outdoor advertising regulations is required.
3. Emergency notices shall conform to established protocols.
4. The sign will not be visible to the Garden State Parkway.
5. This waiver is void if it is determined that any sign violated the 1971 Federal Agreement.

8. Project: County Route 541, Mount Holly Rd., Burlington Township, Burlington County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, on behalf of the developer, proposes replacement and relocation of a jug-handle as part of an integral part of the mixed use redevelopment of the former Burlington Mall. DETAILS TO BE PROVIDED.

Terms: TO BE PROVIDED

DEPARTMENT OF ENVIRONMENTAL REQUESTS:

9. Project: Farm Lease Agreements (Multiple), Statewide

Requesting Party: NJDEP, is requesting approval to execute fifty four (54) farm lease agreements on wildlife management areas and park lands throughout the State.

Terms: The initial term for each lease is for five (5) years with an option to renew for an additional three (3), five (5) year terms. The rental rate for each parcel was set by the highest bidder at a public auction, with the minimum bid established using soil rental rates set by the Farm Service Agency ("FSA") of the United States Department of Agriculture. For leases with an in-kind component, there will be a deduction in the annual rent for the value of in-kind services on each parcel. The rental rate will be increased at the beginning of each renewal term to reflect the current fair market value of the leased premises based on the Consumer Price Index ("CPI"), FSA soil rental rates or value of similar real estate rentals. However if the CPI and value of similar real estate rentals decreased or remained stable the Rent shall not decrease.

10. Project: Dennis Creek Wildlife Management Area, Block: 1, Part of Lots: 5.02 and 6.02, Middle Township, Cape May County

Requesting Party: The NJDEP, requests approval to execute a farm lease agreement on lands located at the Dennis Creek Wildlife and Management Area to James E. Meyers, the Tenant on the land adjacent to the leased premises. The leased premises consists of approximately 6.8 acres with no direct access to the leased premises from NJDEP lands from a public road, nor is the leased premises accessible through other lands managed by NJDEP. NJDEP was previously advised by the Attorney General's Office that it is acceptable for NJDEP to enter into agreement on properties where access is available by Tenant through their own adjacent land to access the leased premises. Without access, the NJDEP is not able to include the leased premises in a public auction.

Terms: The initial term of the Agreement is for five (5) years with an option to renew for an additional three (3), five (5) year terms. The rental rate was set by the minimum bid established using soil rental rates set by the FSA of the United States Department of Agriculture. There will be a deduction in the annual rent for the value of in-kind services on each parcel. The rental rate will be increased at the beginning of each renewal term to reflect the current fair market value of the leased premises based on the CPI, FSA soil rental rates or value of similar real estate rentals. However, if the CPI and value of similar real estate rentals decreased or remained stable, the rent shall not decrease.

11. Project: Vass Farmstead/White Lake WMA, Block: 902, Part of Lot: 10, Township of Hardwick, Warren County

Requesting Party: The NJDEP, requests approval to enter into a lease agreement with the Township of Hardwick for the restoration, preservation, development, improvement, maintenance, operation and interpretation of the Vass Farmstead as a historic site and making it available for public visitation and recreational uses. The NJDEP has determined that leasing the property to the Township of Hardwick will not interfere with reasonably anticipated plans for development of the property for recreation and conservation purposes as part of White Lake Wildlife Management Area and will be in the best interest of the people of the State of New Jersey. In addition, the Township is prepared to provide enhanced public interpretive programming for this historic site listed on the New Jersey and National Registers of Historic Places that cannot be provided by NJDEP.

Terms: The initial term of the lease is for five (5) years with an option to renew for an additional three (3) five (5) year terms. Because the Township is taking a direct role in the future development, maintenance, management, operation and investment in the property which eliminates the oversight and those costs by NJDEP the rent will be a one-time payment of twenty (\$20) dollars.

12. Project: Hopatcong State Park, Block: 11101, Lot: 1, Township of Roxbury, Morris County

Requesting Party: The NJDEP requests approval to enter into a twenty (20) year lease with the Township of Roxbury for the development, maintenance and operation of outdoor recreational facilities of approximately 0.47 acres in Hopatcong State Park for the benefit of the public. NJDEP has determined that leasing the property to the Township of Roxbury will not interfere with reasonably anticipated plans or development of the property for recreation and conservation purposes as part of Hopatcong State Park and will be in the best interest of the people of the State of New Jersey.

Terms: A one-time payment of twenty (\$20) dollars and the investment being made by the Township of Roxbury for development and maintenance of outdoor recreational facilities, which eliminates NJDEP's costs. The Township will enhance public access and amenities including placement of benches and construction of a gazebo consistent with municipal master plan.

13. Project: Thundergut Pond WMA, Block 29, Lot: 9 and Part of Block: 64, Lot: 11, Township of Alloway, Salem County

Requesting Party: The NJDEP is requesting approval to enter into a twenty (20) year lease

with Ranch Hope, Inc. ("Tenant") on approximately 71 acres in the Thundergut Wildlife Management Area for the continued development, maintenance and operation of outdoor recreational facilities for the benefit of the public. The Tenant has leased a portion of the property since 1999 but that lease has expired. In March 2021, NJDEP had issued a Request for Expression of Interest ("RFEI") to solicit recommendations for economically self-sustaining programming or services to promote responsible wildlife management. The Tenant was the only respondent to the RFEI and has proposed to continue to provide an outdoor experience to foster positive co-existence between humans and wildlife through education. NJDEP has determined that leasing the property to the Tenant will not interfere with reasonably anticipated plans for development of the property as part of Thundergut Pond Wildlife Management Area and the best interest of the State will be served by leasing the property to the Tenant.

Terms: A one-time payment of twenty (\$20) dollars and the investment being made by the Tenant for the development and maintenance of outdoor recreational facilities on the leased premises which eliminates NJDEP's costs. The Tenant will also commit to demolition and removal of all existing structures and restoration of the lands at the end of the lease.

14. Project: Colliers Mills Wildlife Management Area, Block: 17601, Lots: 1, 3, 4 and Parts of Lot: 7, Jackson Township, Ocean County

Requesting Party: The NJDEP requests approval to convey approximately 43.05 acres of undeveloped land within Colliers Mills Wildlife Management Area ("WMA") in Jackson Township, Ocean County ("the NJDEP Tract"), in exchange for approximately 86.8 acres of undeveloped land owned by the Central Jersey Rifle and Pistol Club, Inc. in Upper Freehold Township, Monmouth County ("the Club Tract"). The Club operates a private shooting club on property located adjacent to the Collier's Mills WMA. Due to lack of property boundaries in this part of the State, portions of the WMA are contaminated from lead shot from overshooting of the Club's ranges. The proposed land exchange will allow the Club to clean up the contaminated area (at its sole considerable expense) and establish new shotfall and safety areas to avoid future encroachment on the WMA.

Terms: If the proposed land exchange is approved, the result will be 86.8 acres of land being added to the Pleasant Run WMA, which is just over twice as much acreage being gained by the NJDEP than is being disposed of. The Club has also agreed to clean up the NJDEP Tract within 18 months of the exchange, install a shot curtain (or curtains) to prevent future overshoot onto the WMA, accept a conservation restriction on the NJDEP Tract and provide advance notice to the Department if it decides to sell its property in the future.

15. Project: Laurel Hill Park, Block: 1, Part of Lot: 3, Town of Secaucus, Hudson County

Requesting Party: The NJDEP, on behalf of the County of Hudson, requests approval to allow the conveyance of a bridge easement to New Jersey Transit Corporation ("NJT") on 2.445 acres of parkland within Laurel Hill Park in the Town of Secaucus as part of the Portal North Bridge Project to replace the existing and aging Portal Bridge with a new railroad bridge crossing the Hackensack River. NJT is proposing a permanent bridge easement on and over an undeveloped wetland area within Laurel Hill Park, which is not currently accessible to the public except by water. The proposed bridge easement would be used to construct, maintain, operate and reconstruct bridge piers and foundations to support the new bridge structure and platform and to operate passenger rail service within the bridge easement area. The area beneath the bridge and viaduct will remain part of Laurel Hill Park, and will remain accessible to the public so long as such use does not interfere with the use and integrity of the bridge, the viaduct structure above, and those below.

Terms: To compensate for the proposed major diversion, the County proposes to accept a total of \$233,800 cash compensation from NJT. The County will deposit \$54,800 (four times the \$13,700 appraised value of the bridge easement area) into the Garden State Preservation Trust Fund for future land acquisition and use the remaining \$179,000 for the rehabilitation of Laurel Hill Park. No trees will be removed from the bridge easement area.

16. Project: Hartshorne Woods Park, Block: 786, Part of Lot: 1, Township of Middletown, Monmouth County

Requesting Party: The NJDEP, on behalf of the County of Monmouth, requests approval to allow the diversion of a 0.3538 acre portion of Hartshorne Woods Park, in connection with Monmouth County's Intersection Improvements at County Route 8A (Locust Avenue and Valley Drive) and County Route 8B (Navesink Avenue) Monmouth Avenue and Oakdale Run Project. The proposed diversion involves the dedication of 0.3538 acre of Hartshorne Woods Park, in fee, as road right-of-way to allow for the construction of a roundabout to address public safety concerns at the intersection.

Terms: To compensate for the proposed diversion, including the associated tree removal, the County proposes to dedicate for recreation and conservation purposes a total of 1.8519 acres of replacement land. The proposed replacement land consists of (1) a 1.2559-acre parcel purchased from JCP&L, to be added to Hartshorne Woods Park, located south and east of the diverted area in the Township of Middletown (Block 786, part of Lot 2) and (2) a 0.596-acre parcel to be added to Crosswicks Creek Greenway in the Township of Upper Freehold (Block 49, part of Lot 3).

17. Project: Smith Road Sheep Farm, Block: 736, Part of Lot: 9.01, Township of Parsippany-Troy Hills, Morris County

Requesting Party: The NJDEP, on behalf of the Township of Parsippany-Troy Hills, requests approval to allow the diversion of a total of 0.164 (+-) acre of Green Acres encumbered parkland, known as the Smith Road Sheep Farm property, in connection with the Township's Well 20 Replacement Project. The proposed diversion is needed to allow for the construction and maintenance of a production well and pump house to replace the Township's decommissioned Well 20.

Terms: To compensate for the proposed minor diversion, the Township proposes to remit \$19,311.22 to Green Acres for deposit into the Garden State Preservation Trust Fund. The proposed easement will not result in any tree removal.

18. Project: Jumping Point Park, Block: 143, Lot: 2, Borough of Rumson, Monmouth County

Requesting Party: The NJDEP, on behalf of the Borough of Rumson, requests approval to allow the diversion of a total of 0.01 acre of parkland within Jumping Point Park in connection with the New Jersey Natural Gas (NJNG) Sea Bright Reinforcement Project and the New Jersey American Water (NJAW) Shrewsbury River-Rumson to Sea Bright Water Main Crossing Project, both located in the Borough of Rumson, Monmouth County. The diversion will consist of the conveyance of a two-foot-wide subsurface easement to NJNG for the operation and maintenance of a natural gas main and a two-foot-wide subsurface easement to NJAW for the operation and maintenance of a drinking water main.

Terms: To compensate for the proposed diversion, the Borough will receive \$35,000.00 in monetary compensation from both NJNG and NJAW for a total of \$70,000.00 in monetary compensation. The Borough will use the monetary compensation for the acquisition of at least 0.02 acre of land in the Borough for recreation/conservation. If the acquisition is not complete within two (2) years of State House Commission approval, with the possibility of a six-month extension by the NJDEP for good cause shown, the Borough will remit the compensation to the Department for deposit into the Garden State Preservation Trust Fund.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

19. Judicial Retirement System --

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

NEW BUSINESS CONT'D:

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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 June 23, 2021.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statement for February to June 2021.

OTHER BUSINESS (as necessary)

ADJOURNMENT