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# *Committee Meeting*

of

## STATE LEASING AND SPACE UTILIZATION COMMITTEE

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**LOCATION:** Committee Room 1  
State House Annex  
Trenton, New Jersey

**DATE:** January 8, 2026  
11:30 a.m.

### **MEMBERS OF COMMITTEE PRESENT:**

Senator Nicholas P. Scutari, Chair  
Assemblyman Craig J. Coughlin  
Jeffrey DeCicco

### **ALSO PRESENT:**

Charles Buono  
*Director of Administrative Unit  
Office of Legislative Services*

Melinda Chance  
*Committee Secretary  
Office of Legislative Services*

Tamara Loatman-Clark, Esq.  
*Office of the Attorney General  
Division of Law  
Counsel to the Committee*



***Meeting Recorded and Transcribed by  
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Hearing Unit, State House Annex, PO 068, Trenton, New Jersey***

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## TABLE OF CONTENTS

	<b><u>Page</u></b>
Thomas Edenbaum, J.D. Director Division of Property Management and Construction New Jersey Department of Treasury	2
 mj 1-17	

SENATOR NICHOLAS P. SCUTARI (Chair): OK, everyone, I call this meeting to order, and I'll ask for a roll call.

MR. BUONO: Senate President Scutari.

SENATOR SCUTARI: Here.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Here.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Here.

MR. BUONO: You have a quorum.

Notice of this meeting of the State Leasing and Space Utilization Committee was provided to the Secretary of the State, the *Trentonian*, and the State House Press on January 5, 2026 as part of the Open Public Meetings Act.

SENATOR SCUTARI: Thank you. I guess the first order of business because it's 2026 is the reorganization of Committee; I'll call on the Treasurer.

Can I get a motion to, I guess--

ASSEMBLYMAN COUGHLIN: You want to be Chair?

MR. DeCICCO: Second.

ASSEMBLYMAN COUGHLIN: I'll nominate Senate President to be Chair.

SENATOR SCUTARI: Thank you, Mr. Speaker.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call.

MR. BUONO: On the roll call to elect the Senate President as the Chairman, Senate President Scutari.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative and zero in the negative; motion carries. Chairman Scutari is hereby elected to serve as Committee Chairman until the next annual election.

SENATOR SCUTARI: OK, thank you.

The first order of business is the removal of Tab 17, NPL 4791; we're going to remove that from consideration for further discussions regarding that. So, we'll move right into the NPLs and we'll start with the Department of Community Affairs.

**THOMAS EDENBAUM, J.D.:** Good afternoon and Happy New Year. I'm Tom Edenbaum, the Director of the Division of Property Management and Construction.

I am accompanied today by Deena Greble, the Deputy Director of Property Management for DPMC. Thank you to the Committee members for agreeing to meet today, and specifically to the Chairman's staff for working with DPMC to hold this meeting. Finally, a special thanks to those employees at DPMC who worked to pull this meeting together even when many were on vacation at the time.

If the Chair is ready, I'm ready to present the first NPL; that's NPL 4360. This proposed lease extension is for the Department of Community Affairs, Division of Codes and Standards. This office is a client-

services facility serving Warren County. This office is located at 171 State Street, 173, Asbury, and is for 5,979 square feet. The extension term is for two years. Advertisement was waived as the public interest is best served with a short-term lease. The two-year extension allows this agency to remain without disruption while DPMC completes, through a procurement process, to consolidate the Asbury and Meadowlands location. Thank you.

SENATOR SCUTARI: Thank you.

Any questions on NPL 4360?

ASSEMBLYMAN COUGHLIN: No.

SENATOR SCUTARI: Seeing none, I'll ask for a motion.

MR. DeCICCO: So moved.

ASSEMBLYMAN COUGHLIN: Second.

SENATOR SCUTARI: Roll call.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Chairman, you have three votes in the affirmative, zero votes in the negative; motion carries.

SENATOR SCUTARI: OK.

Next order of business is the Department of Law and Public Safety. There are several proposed leases, and you can take those one at a time.

MR. EDENBAUM: OK.

NPL 0413. This proposed lease extension is for State Police. In addition to its Troop D duties, as troop stations serves local towns that do not have their own police departments, this station is located at 1722 Route 206, Southampton, and is for 5,387 square feet. The NPL is for a two-year extension; includes two additional one-year renewal options. Advertisement was waived as public interest is best served with a short-term lease. This short-term extension of this lease will allow time for the construction of a new facility for New Jersey State Police in this general area, and we'll talk about that under NPL 4785.

That's all I have for that one, do you want me to continue to the next?

SENATOR SCUTARI: Yeah, you can go right on to the next, and if there's any questions, please feel free to interrupt.

MR. EDENBAUM: OK, all right.

NPL 4419. This proposed lease extension is also for State Police. This office is located at 2511 Fire Road, Egg Harbor, and it's for 5,224 square feet. State Police have asked for this month-to-month lease to be extended. The NPL extension is for five years with cost savings, and includes new carpeting. Advertising was waived because it results in cost savings.

The next NPL is 4691, another State Police extension. This office is for Motor Vehicle Crime South. This office is located at 2 Executive Campus, Suite 300, 2370 Route 70, Cherry Hill, and is for 3,967 square feet. The NPL is for a 10-year extension with cost savings, and includes new carpet, paint, and a tenant approval allowance of \$10 per square foot. Advertising was waived because it results in cost savings.

The next NPL is 4782, another State Police matter. This is a new lease. This office is for the Crime Suppression Unit, and the office will be located at 221 West Hanover Street in Trenton. And, this is for 11,400 square feet. The proposed lease term is for 10 years, and the State holds two options of five years each. This proposed lease was the result of an advertised procurement and the award was made to the lowest responsive bidder.

Now, this is 4783, and this is a proposed new lease for State Police, as well, in addition to its Troop D-- Let me try that again. In addition to its Troop D duties, this troop station serves local towns that do not have their own police departments. This troop station was built to suit by the Cumberland County Improvement Authority partnering with Hunterdon County. The site of the station is 719 Pitts Road -- excuse me -- Pittstown Road, Franklin, and will be for 20,000 square feet. You may recall that previously, this Committee approved a lease for Cumberland County in Commercial Township, and that site just opened up in the last month. This troop station, and the one proposed for Burlington County will be very similar in design to the new troop station in Commercial Township. This lease is structured in the same manner as Commercial Township Police with a 30-year term, and an option to purchase the facility for \$1 at the end of the lease term, and it also includes a capital reserve account as part of the bond issuance. Advertising was waived because it fits within the government-to-government exception for advertising included within DPMC's regulations.

Next is 4785, which is another proposed new lease for State Police. This is the replacement troop station for the one already mentioned under lease 0413. This station will also be built by Cumberland County Improvement Authority, and the location is 123 Eayrestown Road in

Southampton, and it will also be for 20,000 square feet. And, it has the same term of the 30 years with the purchase at the end for a dollar. And, advertising was also waived because it fits within the government-to-government exception practice.

And, the last one for State Police in this bundle here is a new proposed lease for State Police. It is a storage space for State Police Evidence Management Unit. This space is located at 8861 Highland Street in Port Norris, and is for 5,850 square feet. And, this location is across the street from the new troop station that we mentioned before. State Police will be able to utilize this facility after some demolition is completed by State Police, and the Cumberland County Improvement Authority make certain improvements including roof work, mechanical work, electrical work, plumbing, and security. The term is for 10 years, but the purchase option for \$1 at the end, and advertising, again, is waived because of the government-to-government exception. Thank you.

SENATOR SCUTARI: Thank you for that presentation.

And, according-- And, I've had multiple conversations with the State Police regarding the extension of their leases -- especially given the consideration to the conversation the Speaker and I had at the November 18 meeting with regard to the extension of leases for the people who are actually at the location. State Police have never been on work-from-home duty, so that certainly meets with that and comports with what we had discussed at that point. In addition to that, there's several of these that will become the property of the State at the conclusion of their leases, which we're certainly happy about, and I've seen -- talked about this for decades on this Committee -- and even, I reviewed the minutes before I got on here, and saw the

Committee members Sweeney and Cryan who were on this Committee before I was, talked about that even back then, that the State should try to be in the business of owning rather than leasing, though we understand there's a lot of setbacks and fallbacks because we need places all of a sudden. I don't have any other comments or questions regarding those NPLs--

ASSEMBLYMAN COUGHLIN: I don't have any questions.

SENATOR SCUTARI: OK, so we have-- Well, I guess we've got to do them individually.

UNIDENTIFIED SPEAKER: --Bundle them.

SENATOR SCUTARI: We can bundle them; we'll bundle the NPLs together, the ones for the Department of Public Safety.

There'll be a motion for NPL 0413, 4419, 4691, 4782, 4783, 4785, and 4789. Can I get a motion?

ASSEMBLYMAN COUGHLIN: I'll move that the NPLs as they're cited by the Senate President be approved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call.

MR. BUONO: On the motion, Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero votes in the negative; the motion carries.

SENATOR SCUTARI: Thank you.

Before we move on to the Department of Corrections, I failed to discuss the approval of the minutes for the November 18, 2024 meeting. Having had an opportunity to review those, any discussion on the approval of the minutes?

ASSEMBLYMAN COUGHLIN: None.

SENATOR SCUTARI: Seeing none, can I get a motion to approve the minutes?

ASSEMBLYMAN COUGHLIN: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: On the motion to approve the minutes, Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero in the negative; the motion carries.

SENATOR SCUTARI: Great, going back to the NPLs, can we go over the two from the Department of Corrections?

MR. EDENBAUM: OK.

Next is NPL 4359. This is a proposed lease extension for parole. This office serves as a district office for parole, and is located at 55 Jersey Avenue, New Brunswick, and is for 7,374 square feet. Current lease is month to month, and the extension term is for 10 years. Advertising was waived

because it results in a cost savings, and the landlord has agreed to spend \$148,358 on improvements to this leased space. And then, there's NPL 4778. This is a proposed new lease for parole. This office will serve as a replacement for the current district office. The current office is not well suited for parole because it's on the fourth floor rather than the ground floor, and the size of the office is too small. This office will be located at 171 Jersey Street, Building 3A in the first floor, in Trenton, and is for 12,721 square feet. The proposed term is for 10 years, and the State holds two options of five years each. This proposed lease was the result of an advertisement procurement, and the award was made to the lowest responsive bidder. Thank you.

SENATOR SCUTARI: Thank you.

Thank you, any questions on the NPLs regarding the Department of Corrections? (no response)

Seeing none, I'll ask for a motion for NPL 4359 and 4778.

ASSEMBLYMAN COUGHLIN: I'll move.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero votes in the negative; the motion carries.

SENATOR SCUTARI: Thank you; Department of Transportation.

MR. EDENBAUM: Next is NPL 43 -- excuse me -- 4531.

This proposed lease extension is for Motor Vehicle Commission. This site serves as a vehicle center for MVC, and the office is located at 520 Route 42 North, Turnersville, and is for 4,730 square feet. That's 4,730. The proposed lease extension is for five years with cost savings, and advertising was waived because of those cost savings. And then, there is NPL 4764, which is a proposed new lease for the Motor Vehicle Commission. This site will serve as a vehicle center for MVC and will replace the MVC agency currently located at 10 Roosevelt Place in Somerville. The Somerville site is undersized and does not have adequate parking. The new office is to be located at 200 U.S. Highway Route 22 West, Green Brook, and it's for 9,600 square feet. The proposed lease term is for 10 years, and the State holds two options of five years each. This was an advertised procurement, and awarded to the lowest bidder. And, just a quick note, this NPL was presented and approved at the last meeting, but it was later determined there were certain omissions in that NPL, so that's why it's being presented again.

SENATOR SCUTARI: OK.

Thank you. Any questions on the Department of Transportation leases? (no response)

Seeing none, I'll entertain a motion for NPL 4531 and 4764.

ASSEMBLYMAN COUGHLIN: Move they be approved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero votes in the negative; motion carries.

SENATOR SCUTARI: Next is the Lottery Commission.

MR. EDENBAUM: NPL 3665. This proposed lease extension is for Lottery.

This site serves as the Lottery Headquarters and is located at One Lawrence Park, which is 1333 Brunswick Avenue in Lawrenceville, and is 39,732 square feet. The NPL is for a 10-year extension with cost savings and includes certain improvements to all of the following: the HVAC; lighting; bathroom; and parking lot. Advertisement was waived because it results in cost savings. Thank you.

SENATOR SCUTARI: Thank you, any questions on the Lottery Commission Headquarters?

MR. DeCICCO: No.

SENATOR SCUTARI: Seeing none, I'll entertain a motion to approve NPL 3665.

ASSEMBLYMAN COUGHLIN: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero in the negative; motion carries.

SENATOR SCUTARI: Thank you, the next is the Department of Labor.

MR. EDENBAUM: NPL 4746. This proposed new lease is for Department of Labor.

This site will serve as the station's portion of the labor One-Stop for the City of Newark. The State will be a subtenant of Newark, which already has occupied its space at this location, which is located at 375 McCarter Highway, Newark, and the size of this space is 23,580 square feet. The term is for 10 years and includes options. Advertising was waived because it fits within the government-to-government exception for advertising included within DPMC's regulations. Thank you.

SENATOR SCUTARI: Thank you, any questions on the Department of Labor lease?

ASSEMBLYMAN COUGHLIN: Nope.

SENATOR SCUTARI: Seeing none, I'll entertain a motion for NPL 4746.

MR. DeCICCO: So moved.

ASSEMBLYMAN COUGHLIN: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero votes in the negative; motion carries.

SENATOR SCUTARI: Thank you.

The next are entitled under various departments.

MR. EDENBAUM: All right, OK.

NPL 4346. This proposed lease extension is for Treasury, as well as Law and Public Safety. This office includes space for a Casino Control Commission, Gaming Enforcement, and Criminal Justice. This office is located at 1325 Tennessee Avenue and Boardwalk, Atlantic City, and is for 63,677 square feet. The term of the lease is for four years with cost savings. While this NPL provides for only nominal cost savings, it's much better for the State than having to pursue a new, very costly, emergency move as the State was in danger of being evicted here. NPL is-- Excuse me, DPMC is currently advertising for a new lease for this requirement. Previously, the agency faced a quit-and-demand, and potential eviction precedence, which-- Excuse me, I said that already. Advertising was waived because it results in cost savings, thank you.

SENATOR SCUTARI: Thank you.

Any questions on the NPL 4346 or 4423?

ASSEMBLYMAN COUGHLIN: Move they be approved.

SENATOR SCUTARI: Can I get a second?

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero votes in the negative; the motions carry.

SENATOR SCUTARI: Thank you.

As stated previously, NPL 4791 will be held, and then we have three for various multiple agencies.

MR. EDENBAUM: Sorry, I missed a presentation for 4423, that was at Tab 16.

SENATOR SCUTARI: Yes, it was.

MR. EDENBAUM: Should I go ahead and do that, then?

SENATOR SCUTARI: Sure, yes please.

MR. EDENBAUM: The proposed lease extension is for Law and Public Safety, Human Services, and Treasury.

This office includes space for Gaming Enforcement, Commission for the Blind and Visually Impaired, as well as OIT, which is the Office of Information Technology. This office is located at 1300 Atlantic Avenue, Atlantic City, and is for 39,743 square feet. The term is only two years, and advertisement was waived as the public interest is best served by the this short-term lease.

SENATOR SCUTARI: Thank you, that's already approved; I appreciate the insight on that, and you can move on to the final three.

MR. EDENBAUM: OK, so the next one is NPL 4722.

This proposed lease extension is for parking associated with leases 4738 and 4739, which I'll present after this one. This parking deck is located at 261 University Avenue, Newark. The proposed term is 20 years, and includes a State-controlled option of 10 years. The lease includes 800 parking spaces and the ability of the State to issue up to 1,000 parking passes. Advertising was waived for this lease because DPMC regulations include an exception for leasing for parking.

NPL 4738. This proposed lease extension is for DCF Banking; OLS Human Services; Labor; Health; Education; Law and Public Safety; Transportation; and Treasury. The space included in this lease is primarily office space. The office is located at 153 Halsey Street, Newark, and is for 271,192 square feet. The term of this lease is 20 years with one State-controlled renewal option of 10 years. The initial 20-year term was created by essentially adding nine years to the existing lease term. The exercise of the renewal option for this lease, and for the lease 4739 triggers a purchase option for the State of all the leased space at 153 Halsey Street, that is the entire building but for the first floor. And, then, the--

SENATOR SCUTARI: On the first floor, that was a cafeteria or something?

MR. EDENBAUM: Yes, some retail space there, yes.

And, advertising was waived because it results in cost savings, and the landlord has agreed to complete significant improvements to the building that will result in additional cost savings due to increased efficiency.

And then, the final one is lease 4739, and this proposed lease extension is for Labor, Corrections, and Law and Public Safety. This space is also primarily office space, and it's located at 124 Halsey Street, Newark, and is for 315,006 square feet, plus 600 square feet of storage. And, has the same setup; it's a 20-year term with a 10-year renewal option. In this lease, the terms are staggered between two leases, so this is essentially adding 11 years to the existing term. And, advertising again was waived because of the cost savings.

Thank you.

SENATOR SCUTARI: Thank you. Any questions on those proposed leases?

ASSEMBLYMAN COUGHLIN: None.

SENATOR SCUTARI: Thank you, can I get a motion on NPL 4722, 4738, 4739?

MR. DeCICCO: So moved.

ASSEMBLYMAN COUGHLIN: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. BUONO: Mr. Chairman, you have three votes in the affirmative, zero votes in the negative; the motion carries.

SENATOR SCUTARI: Thank you.

Seeing no further business?

ASSEMBLYMAN COUGHLIN: Move to adjourn.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. BUONO: On the motion to adjourn, Senate President --  
Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. BUONO: Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. BUONO: Mr. DeCicco.

MR. DeCICCO: Yes.

SENATOR SCUTARI: Thank you, everybody.

**(MEETING CONCLUDED)**