

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

September 29, 2025 – 9:30 a.m.

Committee Room 7 – 2<sup>nd</sup> Floor

State House Annex, Trenton, NJ

Email: [StateHouseCommission@treas.nj.gov](mailto:StateHouseCommission@treas.nj.gov)

Formal action may be taken at the meeting.

CALL TO ORDER:

- ~ Assad Akhter, Deputy Chief of Staff, Legislative Affairs  
(on behalf of Governor Philip D. Murphy)
- ~ Aaron Binder, Deputy State Treasurer  
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ Tariq Shabazz, Acting Director Office of Management & Budget
- ~ Senator Bob Smith
- ~ Senator Anthony Bucco
- ~ Assemblyman John DiMaio
- ~ Assemblywoman Eliana Pintor Marin

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NEW BUSINESS:

1. Nomination and vote on Dominic Rota as State House Commission Secretary

OLD BUSINESS:

2. Approval of the June 23, 2025 State House Commission (SHC) Meeting Minutes--The verbatim record of the June 23, 2025 SHC meeting, will serve as the official minutes.

3. SEASIDE HEIGHTS BOROUGH CAROUSEL PROJECT – UPDATE:

On July 3, 2024, after a five-year \$2.5 million dollar restoration project, the Carousel opened to the public. While most of the conditions have been met, the application to list the Carousel on the National Register could not be completed while the Carousel was

dismantled and undergoing restoration and remains open. Andrea Tingey of the New Jersey Historical Preservation office (NJHPO) has advised that the carousel should be reviewed at the July 17, 2025 review meeting.

UPDATE: The Carousel project was not on the July agenda as previously advised. The Borough has submitted application for state and federal history site designation and is hoping to be on the November agenda. As evidenced by the work previously stated to the Commission, the Borough has succeeded in repairing and relocating the Carousel and reopening the Carousel to the public.

The Borough has taken significant steps towards meeting the Commission's conditions and requests that it be granted an extension to meet said conditions.

4. DEPARTMENT OF THE TREASURY REQUEST:

Project: RPR 21-07, Lodi Armory, Block: 286, Lot: 1.01, Borough of Lodi, Bergen County

Requesting Party: The Department of the Treasury. On April 8, 2024 the State House Commission approved a lease on the grounds of Lodi Armory to the County of Bergen. The lease was approved subject to approval by the State Leasing Utilization Committee.

Terms: The department would like to clarify that Legislation will be used to approve the lease terms for Central Motor Pool, not the State Leasing Utilization Committee.

NEW BUSINESS:

5. DEPARTMENT OF THE TREASURY REQUESTS:

Project: RPR 26-06, Trenton Office Complex, Block: 202, Part of Lot: 6, City of Trenton, Mercer County

Requesting Party: The Department of the Treasury, requests approval to lease 1,526 (+/-) square feet of retail space located at the Trenton Office Complex to Passage Theatre, to be used as storage space. Since the construction of the building over 25 years ago, this space has not been occupied due to the unusual configuration, making it difficult to lease for anything other than storage space.

Terms: The lease will be for a term of one (1) year, with three (3) one (1) year renewal options. The annual rent for year one (1) will be \$12,000. The tenant will also receive three (3) months free rent from October 1, 2025, to December 31, 2025, to allow for moving. The Lessee will be responsible for all utilities supplied to the leased premises.

DEPARTMENT OF TRANSPORTATION REQUESTS:

6. Project: Route 78, Section 5F, Parcels X177B, X178B, X354B, Block: 3061, Lot: 65, Tax Map 120, City of Newark, Essex County

Requesting Party: The NJDOT is requesting approval for the sale of NJDOT owned excess land located in the City of Newark, Essex County that was acquired as Route 78, Section 5F, Parcels X177B, X178B and X354B. NJDOT has determined that these parcels have no current or future use by the Department for the improvement, reconstruction, or maintenance of any State highway. Title has been vested in the State of NJ for more than 10 years. The County of Essex and City of Newark have expressed no interest in acquiring the parcels for public use. The property contains 0.079 (+-) acre (3,430 (+-) sf.) of buildable, formerly residential property and now is triangular vacant land.

The original request to purchase this land was submitted by an adjacent owner requesting a direct sale, however because the requestor is no longer an adjacent owner, the property will be sold via Public Auction.

Terms: The property will be sold at auction with a minimum starting bid of Two Hundred Thousand Dollars (\$200,000), which is the appraised value.

7. Project: Route 1 & 9, Section 2, Parcel VE29B2, Block: 5038.01, Lot: 102, City of Newark, Essex County

Requesting Party: The NJDOT requests approval for the sale of NJDOT owned excess land, acquired as Route 1 & 9, Section 2, Parcel E29B (a slope easement), in the City of Newark Essex County, and now known as Parcel VE29B2, to the only adjoining property owner, Carlos Firmino for private use to enhance his current business operation. NJDOT has indicated that the land is no longer required for the use by the Department in the improvement, reconstruction, or maintenance of any State highway and title has been vested in the State for more than 10 years. Parcel VE29B2 (which is a portion of the slope easement), contains 0.073 (+-) acre (3,198 (+-) sf.).

Terms: The property will be sold to Mr. Firmino, who is the sole owner of the adjacent property, for One Hundred Sixty Thousand Dollars (\$160,000), which is the appraised value based upon a recent appraisal report.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

8. Project: Warinanco Park, Block 7106, Lot: 1, Borough of Roselle, Union County

Requesting Party: The NJDEP, on behalf of the County of Union ("County"), requests approval to change the Green Acres encumbrance classification from "funded" to "unfunded" for a 1.14 (+-) acre portion of the County's Warinanco Park (Block 7106, Lot 1) ("Diversion Area"). The proposed diversion will allow the County to construct a new, fully enclosed indoor ice-skating rink, which would allow for ice skating throughout the entire year, next to an existing partially enclosed ice rink. The existing ice rink has been in its current location since 1961, with a partial roof added in 1969. In 2016 and 2017, the rink underwent a significant multimillion dollar modernization and renovation, doubling the complex's overall space and renamed the Warinanco Sports Center. During warmer months when skating is not possible, turf is installed over the rink to provide additional recreational opportunities for the public. The current Sports Center occupies approximately 54,000 square feet (1.25 acres).

Warinanco Park has been encumbered with Green Acres restrictions since the early 1960s when the County first received Green Acres funding. Subsequent Green Acres funding projects (Project #2000-94-ADA, and Project #2000-07-054) established the Green Acres encumbrance status of Warinanco Park as "funded" parkland.

Because Warinanco Park is classified as funded parkland, under N.J.A.C. 7:36-25.7(a), which is based on the statutory definition of "recreation and conservation purposes" being limited to public outdoor recreation, construction of indoor recreational facilities is considered a diversion of parkland. Under N.J.A.C. 7:36-26.2(b)5, a local unit may propose a minor diversion for the construction of a building for public indoor recreation on funded parkland, provided the following criteria are met: 1) the proposed diversion will involve less than 50,000 square feet of disturbance or occupy no more than five percent of the total area of the parkland parcel not already occupied by structures from January 3, 2006; 2) the proposed diversion will not have a significant adverse impact on the use by the applicant or the public of the parkland parcel or surrounding parkland and will not result in any permanent net loss of recreation and conservation facilities; 3) the proposed diversion will not have a significant adverse impact on the natural resource values of the parkland parcel and of any surrounding parkland. Given the substantial

costs associated with tree planting or a monetary contribution, the County has elected to propose comparable wooded replacement land.

Terms: As compensation, the County proposes to place Green Acres funded parkland restrictions on a 6.15 (+-) acre wooded parcel of replacement land (part of Block 202, Lot 26 in the Township of Cranford to meet the minimum 1:1 replacement land requirement for the Diverted Area (based on size), a portion of the 1:1 replacement value requirement for the Diverted Area (based on value) and the tree compensation requirements (based on the comparable attributes of the proposed Replacement Land and the trees to be removed). The replacement land is owned by Union County and is located directly adjacent to the County's Nomahegan Park.

9. Project: Nami Tract, Block: 2732, Lot: 3.01, Township of Hamilton, Mercer County

Requesting Party: The NJDEP on behalf of the County of Mercer ("County"), requests approval to allow the conveyance of a 0.106 (+-) acre access easement, across unfunded parkland known as the Nami Tract, to Chong II Kim and Sung Tae Kim ("the Kims"), owners of an adjacent preserved farm on Block 2732, Lot 6 (the Kim Farm"). The access easement is needed due to the acquisition by the former New Jersey Turnpike Authority (now the New Jersey Highway Authority) ("Authority") of the former access road to the Kim Farm in connection with the New Jersey Turnpike Exit 6 to Exit 9 widening project.

As part of the Turnpike widening project, the Authority needed to acquire certain parklands from the County, including interest in Block 2732, Lot 3.01 in Hamilton Township. These parkland interests were acquired pursuant to a prior diversion application that received State House Commission approval on October 27, 2010. At that time, all parties acknowledged the existence of an access road, which provided the County and the Kims with access to and from their respective parcels and Crosswicks-Hamilton Square Road. However, the County and the Kims and the Authority had not fully worked out the details of formalizing a new access road and conveying a new access easement to the Kims, so the prior Authority did not seek approval for the access easement that is now proposed.

Terms: To compensate the County for the conveyance of the access easement, the Authority proposes to convey to the County, in fee, 0.45 acre of lands owned by the Authority (parcels X324C and X324B) adjacent to the Nami Tract. The appraised value for the proposed access easement is \$1,590. The total appraised value of the replacement parcels X324C and X324B is \$6,750. The ratio of both the value and size of the proposed replacement land to the value and size of the access easement exceed the 4 to 1 requirement, therefore, proposed compensation is consistent with N.J.A.C. 7:36-26(b)4.

10. Project: Delaware & Raritan Canal State Park, Block: 5201.01, Lot: 5.01, Township of Lawrence, Mercer County

Requesting Party: The NJDEP requests approval to grant a permanent sewer line easement to the Ewing-Lawrence Sewerage Authority to serve the historic Port Mercer Canal House, located on Block 5201, Lot 5.01 in Lawrence Township, Mercer County. The proposed easement is needed to allow the house to be connected to the public sewer system after the failure of the on-site septic system.

Terms: Because the proposed easement will benefit the State, the proposed compensation is \$1.00.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

11. 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 meeting held on June 23, 2025.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receipt of Financial Statements from January 2025 through April 2025.
4. Presentation of JRS Experience Study by Cheiron

OTHER BUSINESS (as necessary)

ADJOURNMENT