
Commission Meeting

of

STATE HOUSE COMMISSION

LOCATION: Remote Meeting via Zoom

DATE: October 13, 2020
9:00 a.m.

MEMBERS OF COMMISSION PRESENT:

Justin Braz, Chair
Senator Bob Smith
Senator Gerald Cardinale
Assemblyman Paul D. Moriarty
Assemblyman John DiMaio
Catherine Z. Brennan
David Ridolfino



ALSO PRESENT:

Robert J. Shaughnessy Jr.
Commission Secretary

Gary A. Kotler, Esq.
Commission Counsel

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Meeting Transcribed by
**The Office of Legislative Services, Public Information Office,
Hearing Unit, State House Annex, PO 068, Trenton, New Jersey**

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MR. SHAUGHNESSY (Commission Secretary): Good morning.
We're going to begin.

Welcome to the State House Commission meeting of October 13, 2020. It's about 9:10 in the morning.

Once again, due to the pandemic, this meeting is being held remotely via Zoom as previously noticed.

I will now mention that we are in compliance with the Open Public Meetings Act. Notice of this meeting has been given by way of notice filed with the Secretary of State; delivered to the State House Press corps; and posted in the Office of the State House Commission, as well as on the websites of the State House Commission.

I'll now move to the Call to Order; just calling the roll now.

Deputy Chief of Staff Braz.

JUSTIN BRAZ (Chair): Here.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Here.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Here.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Here.

MR. SHAUGHNESSY: Senator Smith, are you with us? I know you noted--

SENATOR SMITH: Present.

MR. SHAUGHNESSY: Okay, thank you.

SENATOR SMITH: I'll be stepping off for a couple of minutes.

MR. SHAUGHNESSY: Okay, just let us know when you do.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Here.

MR. SHAUGHNESSY: And Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Here.

MR. SHAUGHNESSY: Thank you.

We have a quorum, Mr. Chair.

So we begin under Old Business -- approval of the minutes. This is approval of the July 2, 2020, State House Commission meeting minutes. You've all received them and reviewed them.

Are there any comments or questions? (no response)

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Okay; moved.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Okay; moved and seconded.

All in favor? (affirmative responses)

Any opposed?

ASSEMBLYMAN DiMAIO: I'm going to ask for an abstention, because I don't believe I was at that meeting.

MR. SHAUGHNESSY: Okay; Assemblyman DiMaio--

ASSEMBLYMAN DiMAIO: Abstain.

MR. SHAUGHNESSY: Okay, thank you.

Moving on to No. 2--

And let me quickly mention -- items No. 2 through 4 were previously approved by the Commission. Basically they're housekeeping matters to amend the lessor, or landlord, from *DHS* to *DOT*. There's no change to the previously approved lease.

So as I mentioned, Nos. 2 through 4 are basically housekeeping matters. No. 2 is RPR 98-09, Block 36302, formerly 426; Lot 1, formerly Lot 6; Trenton, Mercer County.

The Commission, at its meeting of February 13, approved a lease to AT&T for the operation and maintenance of a cell antenna at Trenton Psychiatric Hospital. Treasury, on behalf of DHS, is requesting that the lessor for the approved lease be changed from *DHS* to the *Department of Health*, as the functions and ownership of property are in the process of transferring to DOH per an MOU signed October 2017.

It should be noted that this MOU is in the members' packets under this item.

The terms of the lease have not changed and are described in the agenda.

Any questions or comments on this matter from the members?

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Just one check before we move.

Any members of the public want to be heard on this matter? (no response)

Hearing none, we have a motion by Senator Smith.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Thank you; I'll take the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

And just to make clear for the members of the public -- this is due to the reorg plan reached between certain divisions of DHS and the Department of Health.

Yes.

MR. SHAUGHNESSY: Thank you, Deputy State Treasurer.
Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith. (no response)

Okay; I note that Senator Smith has noted at the beginning of this meeting that he is in favor; he has reviewed the matters and he is in favor. So he'll be marked in the affirmative.

Assemblyman Moriarty

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: That matter is approved.

We're on to No. 3 -- it's RPR 09-03, Block 6801, part of Lot 1, Township of Winslow, Camden County.

The Commission, again at its meeting of February 13, approved a lease to Oaks Integrated Care for six, single-family dwellings for residential programs for the residents at Ancora Hospital.

Treasury, on behalf of DHS, is requesting that the lessor for the approved lease be changed from *DHS* to the *Department of Health*. The terms of the lease have not changed, and are described in your agenda.

So that is the matter for consideration.

Any discussion by the members? (no response)

ASSEMBLYMAN MORIARTY: So moved.

MR. SHAUGHNESSY: Okay; any members of the public want to be heard on this matter? (no response)

If not, we have a motion by Assemblyman Moriarty--

MR. BRAZ: Second.

MR. SHAUGHNESSY: --and a second by Justin Braz.

I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith, are you there? (no response)

If not, you are marked in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: And then Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: No. 3 is affirmed; it's been approved.

No. 4 is the last of this type.

RPR 09-11, Block 6801, part of Lot 1, Township of Winslow, Camden County.

The Commission earlier, at its February 13 meeting, approved a lease to Oaks Integrated Care for 1,800 square feet of administrative office space located in Evergreen Hall at Ancora Hospital.

Treasury, on behalf of the Department of Human Services, is further requesting that the lessor for the approved lease be changed from *DHS* to the *Department of Health*. The terms in the lease have not changed from the prior approval and are, again, described in the public agenda.

Any members have any questions or concerns? (no response)

Any members of the public wish to be heard? (no response)

Hearing none on both counts, do I have a motion?

MS. BRENNAN: Motion.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Motion by the Deputy State Treasurer, Deputy Chief of Staff Braz is the second.

I'll take the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith, are you there? (no response)

If not, Senator Smith is in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: No. 4 is approved.

On to No. 5.

No. 5: RPR 11-18, 1240 Highway 77, Block 1201, Lot 2, Bridgeton, Cumberland County.

Treasury, on behalf of DMAVA, recommends the direct sale of 26.7 +/- acres of land and improvements, located at 1240 Highway 77 in Bridgeton, to Poor Boy Pallet, the current tenant of the property.

The project was previously heard at the July 2 meeting of the State House Commission and tabled until its next meeting.

Treasury was asked to assist the Commission, and to have DMAVA provide the current rent for Poor Boy Pallet, which is \$535 monthly. Treasury has further reviewed and confirmed that the fee simple-based appraisal analysis was appropriate based on significant wetlands on the property, and all leases or occupancies are expiring by June 30, 2021.

And for the record, we've confirmed with the Office of Public Finance-- OPF has been consulted and has no objection nor interest in this disposal or its value. So we have confirmed that OPF has been consulted and is comfortable with this matter. But as a result, Poor Boy Pallet wishes to

renew its application for approval of the same purchase price offered at the last Commission meeting.

The property would be sold to Poor Boy Pallet, a current tenant, for the appraised value of \$325,000. In the event the above direct sale does not occur though, Treasury would dispose of the property, via Internet auction, at the minimum bid price of \$325,000.

That's the matter for consideration.

Do any members have any questions on this matter? (no response)

Hearing none, any member of the public wish to comment? (no response)

Hearing none, may I have a motion?

ASSEMBLYMAN MORIARTY: I'll make that motion.

MR. BRAZ: And second.

MR. SHAUGHNESSY: Thank you, Assemblyman Moriarty; and thank you, Deputy Chief of Staff Braz.

If there are no further discussions, I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes; and just thank you, Bob, to you and your staff, for doing the extra diligence on this one.

MR. SHAUGHNESSY: Of course.

Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith. (no response)

Okay, Senator Smith previously noted an affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

No. 5 on the agenda is approved.

We're on to No. 6.

Project: RPR 20-08, Block 159, Lot 11, Marlboro, Monmouth County.

Treasury recommends granting a permanent easement, consisting of 5.09 +/- acres of vacant land, to the Township of Marlboro for the connection, operation, maintenance, monitoring, repair, renewal, and replacement of the water line. This water line will be connected to the existing Township water supply to service the proposed Department of Human Services group homes to be constructed.

This easement was previously approved by the State House Commission at the meeting of July 2, for 4.261 +/- acres of land. Since that time, the location of the easement has been repositioned, expanding the acreage to 5.09 +/- acres of land, per the enclosed or attached revised legal description and survey.

Since the action will benefit the State, the easement will be granted for \$1.

Any members have any questions or concerns? (no response)

Hearing none, any members of the public want to be heard on this? (no response)

Hearing none, may I have a motion on No. 6, please?

ASSEMBLYMAN DiMAIO: So moved.

MR. SHAUGHNESSY: Thank you; second?

SENATOR SMITH: Second.

MR. SHAUGHNESSY: Okay; motion and second. I think the motion was Assemblyman DiMaio, and the second was by Senator Smith?

Okay; that will be noted, and I'll take the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith has been noted in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: Okay, that is No. 6; that's been approved.

Now we're on to No. 7, under Old Business again; No. 7.

Seaside Heights Borough, Block 99.02, part of Lots 1 and 1.01, Borough of Seaside Heights, Ocean County.

On June 30, 2016, the State House Commission approved DEP'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 State House Commission meeting, the Commission reviewed the Borough's request and agreed only to extend the approval until the end of 2019, and requested the Borough to appear before the Commission.

The Borough did provide a written update submission to the Commission, and requested an appearance at the next available agenda meeting.

The next Commission meeting was held on February 13, at which time the Borough appeared before the Commission and requested a further extension of the Commission's conditions related to the relocation of the Carousel. The request was approved by the Commission, with the condition that the Borough appear before the Commission again at its fall meeting -- here we are -- and in the interim provide an update to the Commission of the decision to approve a permit for the construction of a new building to house the Carousel.

On March 9 of this year, the Borough provided the Commission with a copy of DEP's March 6, 2020, permit approval. The Borough has now

provided a further update letter in your packages that states that the Carousel building should be enclosed by February 11, 2021, and substantially completed by August (*sic*) 26, 2021, with final completion and a certificate of occupancy anticipated by May 10, 2021.

The Carousel is expected to be reassembled in the late summer or fall of 2021.

The Borough is still seeking a further extension until June 30, 2021, and it is our understanding that DEP does not object to this request.

So that's the matter for consideration. The update is in your members' packages with some photographs, I believe.

Are there any members' questions or comments on this? (no response)

Hearing none, any members of the public wish to be heard on this matter?

LAUREN R. STAIGER, Esq.: I'm Lauren Staiger from Rothstein Mandell, on behalf of the Borough.

I just want to advise-- Everything in the letter is what we believe will happen with the timetables. The one concern that the Borough does have is the award of the contract for the repair to the Carousel, mainly because it's not really within our control. We do have oversight by the Historic Trust Program, and we don't know how long that that will take.

I do have the Borough Administrator also available if you have questions specific to that. But I just wanted to note that that is a concern. We will do everything we can to move things forward, but we don't have full control over that timetable.

MR. SHAUGHNESSY: Okay, so the timetable seems to be substantially correct. The one concern is about the actual award of the contract for the rehabilitation for the Carousel itself?

MS. STAIGER: Yes.

MR. SHAUGHNESSY: Do members have any questions for Ms. Staiger or of the Borough representative?

MS. BRENNAN: Bob, I have a question for Ms. Staiger.

Is that historical entity that you just referenced -- is that a municipal body or a State body?

MS. STAIGER: It's the State body. It's the Garden State Historic Trust.

MS. BRENNAN: Okay; got it.

MR. SHAUGHNESSY: Okay; any other questions from members? (no response)

Hearing none, any members of the public wish to be heard?

I appreciate your comments on behalf of the Borough; thank you.

Any members of the public want to be heard?

R O B E R T M O S S: First, when it was read out -- the description of the thing -- the next-to-the-last paragraph was read as "February 11, 2021, and substantially completed by August 26." Now, the document we have says *April 26*, and I believe it was read erroneously.

MR. SHAUGHNESSY: You are correct, Mr. Moss.

Inadvertently -- it should be April 26, 2021, as it was listed in the public agenda. It was my mistake.

MR. MOSS: Yes; fine, thank you.

Now, you'll be less happy with this one.

I'm Robert Moss, M-O-S-S, from Bloomfield.

MR. SHAUGHNESSY: Yes, sir.

MR. MOSS: The funding for these two projects is not authorized by New Jersey law: the Bond Acts, the State Constitution regarding Green Acres and Historic Preservation, and statutes, and regulations.

Seaside Heights is required by these laws to pay for the provision of this project, which is compensation for the lost beach. Seaside Heights has taken money from our Open Space and Historic Preservation programs. That money is clearly required by law to be spent on projects which increase the inventory of Open Space and/or historic projects. This is not increasing the space, it is not increasing Open Space, it is not increasing -- it's not adding another historic site to our inventory. It's replacing a facility that was lost -- the beach.

Unfortunately, one of our trial courts did rule the other way in a very egregiously and inexcusably wrongly decided decision. The State House Commission -- this is not an excuse for the State House Commission to ignore the law. The State House Commission should, by law, require Seaside Heights to get their own funding for these projects. And I know we have to be practical. If this extends the deadline, that's okay with me. But Green Acres money and Historic Preservation money is to be used for increasing our inventory of facilities, not replacing facilities. So it is the responsibility of this Commission to tell Seaside Heights to go back to their funding program, return the money they've gotten from the State, and raise it themselves or provide it themselves.

Thank you.

MR. SHAUGHNESSY: Thank you, Mr. Moss, for your comments.

Does anyone want to provide any further comment on this matter?

J U D E T H P I C C I N I N I Y E A N Y, Esq.: I just wanted to let you know that our DAG is participating in this meeting, if you want to know about the litigation that Mr. Moss referenced.

MR. SHAUGHNESSY: I appreciate that, Ms. Yeany.

Members, would you like to hear from the DAG?

MS. BRENNAN: I think that might be helpful.

MR. BRAZ: Yes, please.

MR. SHAUGHNESSY: Okay, thank you, Deputy State Treasurer and Deputy Chief of Staff Braz.

Is the DAG on behalf of DEP here? And would you please participate and identify yourself?

J I L L D E N Y E S, Esq.: Yes; this is Jill Denyes. I am the DAG who represented DEP in the litigation that Mr. Moss was referring to.

So Mr. Moss challenged the propriety of the awards from Historic Preservation to the Township, and that matter was dismissed by the trial court. It's currently on appeal to the Appellate Division; and it's been briefed, and we're just sort of-- The status of that is, we're just waiting for arguments to be scheduled by the Appellate Division.

MR. MOSS: May I comment, please?

Ms. Denyes, I think you got mixed up.

Ms. Denyes opposed me on three cases; two of them I appealed. I did not appeal the Seaside Heights one, unless my memory is totally shot.

Could you check that again, Ms. Denyes? In other words, it's too late to appeal it now, so that one settled -- except that it's an unpublished opinion. But if you could check that; only the ones in northern New Jersey were appealed.

MS. DENYES: I'm sorry, I was referring to the challenge to the grant of funds.

MR. MOSS: Yes.

MS. DENYES: So I believe that that was what you were referring to previously, right?

MR. MOSS: Yes.

MS. DENYES: Okay.

MR. MOSS: If you're sure that I appealed that, I'll go back and check. My very, very firm memory is, I did not appeal that one. But we can figure that out later; we don't have to keep everybody waiting.

MS. DENYES: Yes, I'm sorry; I'll go back and check. I don't have that in front of me right now; I'll go back and check that.

MR. BRAZ: Ms. Denyes, just to put a finer point on this -- in order for the State-- Do you feel comfortable with the State House Commission voting on this matter as it stands, given where it stands in litigation?

MS. DENYES: Yes, yes.

MR. BRAZ: Thank you.

MS. STAIGER: I'm sorry, can I just interject for one second?

MR. BRAZ: Of course,

MS. STAIGER: I don't believe that there was an appeal filed. I'm not the one handling it on behalf of my firm, but I don't believe there

was one filed. I don't remember seeing it. I don't think it's necessarily an issue that you need to worry about though, because the Borough did bond for the improvements and for the project. So they do have the money to complete the project. Now, obviously, if they don't have the grant money, maybe they won't be able to do absolutely everything they would love to do. But they have bonded for the project.

MR. SHAUGHNESSY: Any further questions or comments, from either members or the public? (no response)

Hearing none then, is there a motion on this matter?

ASSEMBLYMAN MORIARTY: I'll make a motion.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Okay; motion by Assemblyman Moriarty, second by the Chair.

Okay, I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith. (no response)

Senator Smith is noted in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: Okay, that matter is approved -- No. 7 under Old Business.

Now on to new Business; and thank you for your patience in working with this remote meeting.

These are DOT requests.

No. 8 on the agenda is Route 280, Section 5, Parcels VX330A2, VX330B2, VX331B2, and VX153A2; Block 2804, Lots 8, 9, and 10, in the City of Orange, Essex County.

DOT is requesting approval to convey the above parcels, consisting of approximately 0.0412 +/- acre of surplus vacant land, to the City of Orange, consisting of approximately the above-mentioned acreage. The land is to be redeveloped by PEEK Reock I Owner Urban Renewal LLC. The size of this parcel is not sufficient -- or insufficient to be utilized for independent development.

The property will be conveyed to the City of Orange for \$143,000, which is the appraised value for redevelopment.

That's the matter for consideration.

Do any members have any questions? (no response)

Hearing none--

ASSEMBLYMAN MORIARTY: I have one; I have a question.

MR. SHAUGHNESSY: Okay; Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: So we're conveying it to this municipality, and then they're going to convey it to a private developer. Is that correct?

MR. SHAUGHNESSY: That's my understanding.

But is there someone from DOT here to verify that?

DAVID KOOK: That is correct.

MR. SHAUGHNESSY: Mr. Kook; okay, Mr. Kook -- thank you -- from DOT.

So yes--

ASSEMBLYMAN MORIARTY: So is there some legal reason for the middle person? And are they selling it to the developer for the same price, or are they selling it for more, or are they donating it?

MR. KOOK: I believe that there's -- they have a contract to sell it at the same price. There is one of the parcels, that isn't needed by the developer, that they wanted to add on for future things that they want to do. And they -- I believe they applied for the property thinking that, as a municipality, they would get quicker consideration.

ASSEMBLYMAN MORIARTY: Understood; thank you.

MR. SHAUGHNESSY: Okay; thank you, Assemblyman Moriarty, for those questions; and thank you, Mr. Kook, for the answers.

Any other members have any questions on No. 8? (no response)

Hearing none, any members of the public wish to comment on this matter? (no response)

None as well.

May I have a motion on No. 8?

MR. BRAZ: So moved.

MR. SHAUGHNESSY: Okay; Mr. Braz.

A second, please?

SENATOR CARDINALE: I'll second it.

MR. SHAUGHNESSY: Senator Cardinale, thank you very much.

Motion and second -- I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith. (no response)

Senator Smith's previous noting is in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

No. 8, under New Business, is approved.

On to No. 9. This is Route 440, Section 1, Parcels VX20B, VX22C, VX24C, Block 190.04, Lots 29, 30, and 32, in Perth Amboy, Middlesex County.

DOT is requesting approval to convey the above-mentioned parcels -- they consist of 2,520 +/- square feet of vacant surplus property -- to Murilo and Sandra Souza, the only adjoining property owners.

The property will be conveyed to the Souzas for \$14,000, which is the appraised value.

Do members have any questions or concerns about this matter?

(no response)

Hearing none, any member of the public want to be heard on this matter? (no response)

None as well; may I have a motion?

SENATOR CARDINALE: So moved.

MR. SHAUGHNESSY: Thank you, Senator.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Thank you, Mr. Braz.

I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith; he's been marked in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: And Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: That matter is approved.

So we're on to No. 10: Route 130, Section 4, Parcel XUE3E, Block 305, Lot 17, Township of Logan, Gloucester County.

DOT is requesting approval to convey to New Jersey-American Water a water utility easement for the construction of a water pipeline across vacant land, consisting of approximately 1,120 +/- square feet.

The easement will be conveyed to New Jersey-American Water Inc. for \$500, which is the administratively determined value from the Department of Transportation.

Any members have any questions or concerns about this matter?
(no response)

Hearing none, any member of the public wish to be heard on this utility easement? (no response)

Hearing none, may I have a motion, please?

MS. BRENNAN: Motion.

MR. SHAUGHNESSY: Thank you.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Motion and second; I'll call the roll.
Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith. (no response)

Okay; Senator Smith is marked in the affirmative. Thank you for reminding me, Counsel.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: That matter is approved.

We are now moving to DEP requests. No. 11 on our agenda, Rockport Wildlife Management Area, Block 1201, part of Lot 1, Township of Mansfield, Warren County.

DEP requests approval of a new 20-year lease agreement with the Township of Mansfield for a barn and surrounding area on a portion of the Rockport Game Farm -- approximately 0.285 +/- acre -- for the storage of recreation field equipment and other Township-owned resources

The rent will be a one-time payment of \$20. The Township will accept responsibility for maintenance, security, and operation of the structure, therefore reducing the oversight needs and costs of the DEP.

Any members have any questions or concerns about this matter?
(no response)

Hearing none, any members of the public wish to be heard on this matter? (no response)

I know there were some representatives from Mansfield; but no need, unless you feel the need, to comment. (no response)

Okay; thank you for your participation.

May I have a motion on No. 11, please?

ASSEMBLYMAN DiMAIO: I'll move this one.

MR. SHAUGHNESSY: Okay, thank you very much.

And a second?

SENATOR CARDINALE: Second.

MR. SHAUGHNESSY: Thank you very much; I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith is in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: That matter is approved.

On to No. 12, another DEP request.

This project is Long Pond Iron Works, Block 300, part of Lot 2, Borough of Ringwood, Passaic County.

DEP requests approval of a new 20-year lease with AT&T for the purpose of co-locating a cellular antenna and associated equipment within the footprint of an existing electric transmission tower, located within a permanent easement with PSE&G.

The lease consists of 0.013 +/- acre.

This new agreement will allow for AT&T to co-locate on the existing tower and expand the cellular service area while minimizing the environmental impacts, and therefore is in the public's benefit.

Consistent with similar co-location agreements approved by the State House Commission, the initial annual rent will be \$25,000, with annual increases of 3 percent.

Does any member have any questions about this matter? (no response)

Hearing none, any member of the public wish to be heard on this, or comment upon it? (no response)

Hearing none, may I have a motion on No. 12, please?

MR. BRAZ: So moved.

MR. SHAUGHNESSY: Thank you; second?

SENATOR CARDINALE: I'll second it.

MR. SHAUGHNESSY: Thank you, Senator; I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith is in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: And Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: Okay, that matter is approved.

So we're on to-- Yes, we're on to No. 13 on our agenda.

Mad Horse Creek Wildlife Management Area, Block 26, part of Lot 3, Township of Lower Alloways Creek, Salem County.

DEP requests approval of a new 20-year lease with AT&T for the construction, maintenance, and operation of a cellular monopole and associated equipment compound that will serve the FirstNet network. FirstNet is a cellular network that provides priority access to first responders.

This agreement will serve the public's benefit by expanding the cellular service area for first responders in the surrounding area.

The proposed terms are as follows: The initial annual rent will be \$48,277, with 3 percent annual increases going forward

Any members have questions or concerns about this matter? (no response)

Hearing none, any member of the public wish to comment on this matter? (no response)

Hearing none, may I have a motion on No. 13?

MS. BRENNAN: Motion.

MR. BRAZ: Second.

MR. SHAUGHNESSY: Okay, motion, Deputy State Treasurer; Deputy Chief of Staff, second.

Thank you; I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith is in the affirmative.
Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: No. 13 is approved.

Moving on to No. 14, the last item on the primary agenda before me move to the Judicial Retirement System.

Nature Trail Park, Block 129.02, part of Lot 71, Borough of Somerdale, Camden County.

DEP requests approval to allow the disposal of 0.039 +/- acres of parkland -- approximately 1,700 square feet -- within Nature Trail Park in the Borough of Somerdale to Ruth Burke, the adjacent private property owner, to resolve a pre-existing residential encroachment.

So to compensate for the proposed disposal and fix this pre-existing residential encroachment, the Borough will remit \$5,000 monetary compensation it receives from Ruth Burke to the Green Acres Program for deposit into the local/nonprofit account for the Garden State Preservation Trust Fund.

That's the matter for consideration.

Do any members have any questions about this matter? (no response)

None; do any members of the public wish to be heard on No. 14 on the agenda? (no response)

None as well.

May I have a motion, please?

ASSEMBLYMAN DiMAIO: Motion.

MR. SHAUGHNESSY: Second?

MR. BRAZ: Second.

MR. SHAUGHNESSY: Okay; Assemblyman DiMaio made the motion, seconded by the Chair.

Thank you very much; I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith has been marked in the affirmative, as noted previously.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: Okay, thank you, Assemblyman; I appreciate it.

That concludes No. 14, and that is approved.

Now we're on to the Pensions and Benefits requests.

First I'll need a motion to adjourn as the State House Commission and convene as the Judicial Retirement Board of Trustees.

May I have that motion?

ASSEMBLYMAN DiMAIO: So moved.

MR. SHAUGHNESSY: Thank you.

ASSEMBLYMAN MORIARTY: Second.

MR. SHAUGHNESSY: Motion and second.

All in favor? (affirmative responses)

Any opposed? (no response)

No one opposed; any abstentions? (no response)

Okay, so now we are sitting as the Judicial Retirement System Board of Trustees.

This is No. 15 on the agenda. The first item that we're going to consider is approving the minutes of the meeting held on July 2, 2020.

May have a motion on that?

MS. BRENNAN: Motion.

MR. SHAUGHNESSY: Thank you; second?

MR. BRAZ: Second.

MR. SHAUGHNESSY: Motion and second.

All in favor? (affirmative responses)

ASSEMBLYMAN DiMAIO: I'm an abstention on this as well; similarly as in the main minutes.

MR. SHAUGHNESSY: Thank you, Assemblyman; we appreciate it.

ASSEMBLYMAN MORIARTY: Excuse me.

Actually I should be abstaining as well, because although I left votes for the last Judicial meeting, I had to leave so I didn't actually participate in anything that took place.

MR. SHAUGHNESSY: Fair enough; so Assemblyman Moriarty will be abstaining as well.

So I believe that we have five affirmatives; we'll call the roll.

All in favor of No. 1? (affirmative responses)

And I will note that Senator Bob Smith has reviewed this and previously voted in the affirmative.

So I believe the minutes are approved.

No. 2 is the confirmation of death claims, retirements and survivors' benefits.

Any questions or comments on that? (no response)

If not, may I have a motion on No. 2?

ASSEMBLYMAN DiMAIO: So moved.

MR. SHAUGHNESSY: Okay, motion by Assemblyman DiMaio; second on No. 2?

ASSEMBLYMAN MORIARTY: Second.

MR. SHAUGHNESSY: Second by Assemblyman Moriarty.

So I'll call the roll on this one.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith has been marked in the affirmative.

Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: No. 2 has been approved.

On to No. 3 on the Judicial Retirement System Board of Trustees agenda, the receipt of -- or to receive the financial statement for January to June, 2020.

Any questions or comments with regard to this matter? (no response)

Hearing none, may I have a motion?

MR. BRAZ: So moved.

MR. SHAUGHNESSY: Second?

SENATOR CARDINALE: Second.

MR. SHAUGHNESSY: Okay, motion and second.

I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Acting Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith is in the affirmative.
Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: Okay, No. 3 is approved to receive those statements.

Finally, we're on to No. 4.

No. 4, as I understand, are proposed amendments to N.J.A.C. 17:10. This is for publication, to go out for public comment in *The New Jersey Register*. The proposed amendments govern the administration, enrollment and purchases, insurance and death benefits, membership and retirement within the Judicial Retirement System.

I would just ask that-- I believe Shirlene Scott from Pensions and Benefits is here.

S H I R L E N E S C O T T: Yes.

MR. SHAUGHNESSY: Hi, Shirlene.

MS. SCOTT: Hello; how are you?

MR. SHAUGHNESSY: Doing well.

Would you just be so kind as to introduce yourself; and could you at least, just briefly, introduce these proposed amendments?

MS. SCOTT: Yes; good morning, everyone.

My name is Shirlene Scott. I am the Administrator of the Judicial Retirement System.

With me is Saretta Dudley, and attached are the amendments -- the proposed amendments to the New Jersey Administrative Codes. As you can see, anything in boldface is an addition, and any deletions are in brackets.

MR. SHAUGHNESSY: Okay; thank you very much.

And I do note someone better than I had mentioned there is just one inadvertent typo, which I'll just point out. And this is actually -- I paper clipped it, I know, on page 2.

ROBERT KELLY, Esq.: The bottom of page 2, yes.

MR. SHAUGHNESSY: Okay. Yes; actually, DAG Kelly focused our attention. It's non-substantive, but it's important to note. It's on page 2, which is also marked as page 21 in handwriting, and it's just the last sentence. It says, "Therefore, language has been added to make members aware that if they return to a position eligible for JRS after being granted deferred retirement" -- it says *that*. *That* should be "*they* must be re-enrolled with a new account." That's simply one editorial comment.

MS. SCOTT: I will make a note of that.

MR. SHAUGHNESSY: Okay, thank you very much; and thanks to DAG Kelly for reading that with such a fine-tooth comb.

Does anyone have any questions or comments on these proposed amendments that are going to go out for public comment?

SENATOR SMITH: No; but I'd like to note my re-entry into the meeting.

MR. SHAUGHNESSY: Great; Senator Smith is back. Thank you for your participation.

So are there any comments on these proposed amendments? (no response)

If not, any members of the public want to comment on these proposed amendments? (no response)

Hearing none, may I have a motion?

MR. BRAZ: So moved.

ASSEMBLYMAN MORIARTY: Second.

MR. SHAUGHNESSY: Okay, motion by Deputy Chief of Staff Braz; seconded by Assemblyman Moriarty.

Any further discussion? (no response)

None; I'll call the roll.

Deputy Chief of Staff Braz.

MR. BRAZ: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Brennan.

MS. BRENNAN: Yes.

MR. SHAUGHNESSY: Director Ridolfino.

MR. RIDOLFINO: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith is back.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SHAUGHNESSY: Okay, receipt of those proposed amendments is approved.

I think that concludes our main agenda.

Oh, I need to return to State House Commission; so may I have a motion to return--

MR. BRAZ: So moved.

MR. SHAUGHNESSY: Thank you.

All in favor? (affirmative responses)

Okay; we're now sitting back as the State House Commission.

If there is no other further business--

MS. BRENNAN: Bob?

MR. SHAUGHNESSY: Yes, Deputy State Treasurer Brennan.

MS. BRENNAN: Bob, I just want to make the other members aware that this will be David Ridolfino's last meeting with us.

Dave, as I think some folks are aware, is retiring after 34 years of service with the Department of Treasury. And he's held a number of positions over his career with Treasury, including serving as Assistant Treasurer, and now he serves as the Acting Director of OMB.

I personally want to thank him for his guidance and his counsel over -- since the beginning of the Administration. But I also just wanted to make the members aware Dave's been a really valued member of the Treasury team.

So I just wanted to make everybody aware this is his last State House Commission meeting.

MR. BRAZ: I would also note that there's plenty of time to convince Dave to change his mind and stay with the Administration. (laughter) So hopefully--

MS. BRENNAN: He would be most grateful. (laughter)

ASSEMBLYMAN MORIARTY: Best wishes, Dave.

MR. RIDOLFINO: Thanks, Cathy.

ASSEMBLYMAN MORIARTY: Best wishes, Dave. I don't know why you wouldn't want to make it 35; it's just a better number.

MS. BRENNAN: I think three budgets in six months was enough for Dave. (laughter)

MR. BRAZ: That could break anybody.

MR. RIDOLFINO: Thank you very much; I appreciate it. It's been a pleasure.

ASSEMBLYMAN DiMAIO: Congratulations.

MR. SHAUGHNESSY: Thank you very much for those important other items of business and further comments.

And Dave, it's going to be a big hole for the State House Commission. We appreciate you very much, and all you've helped us with.

Thank you so much, and good luck.

MR. RIDOLFINO: Thank you very much, Bob; I much appreciate it.

MR. SHAUGHNESSY: Okay; is there other important business to be heard by this Commission? (no response)

Hearing none, may I have a motion to adjourn this remote meeting?

ASSEMBLYMAN MORIARTY: So moved.

MR. SHAUGHNESSY: Second?

MS. BRENNAN: Second.

MR. SHAUGHNESSY: All in favor? (affirmative responses)

And no one opposed, correct? (laughter)

Thank you so much for your time; we appreciate it very much.

MR. BRAZ: Thank you, Bob and team.

ASSEMBLYMAN MORIARTY: Thank you; see you all.

MR. SHAUGHNESSY: Goodbye, members.

(MEETING CONCLUDED)