
Commission Meeting

of

STATE HOUSE COMMISSION

LOCATION: Committee Room 7
State House Annex
Trenton, New Jersey

DATE: December 15, 2025
9:30 a.m.

MEMBERS OF COMMISSION PRESENT:

Assad Akhter, Chair
Senator Bob Smith
Senator Anthony M. Bucco
Assemblywoman Eliana Pintor Marin
Assemblyman John DiMaio
Aaron Binder
David Patella



ALSO PRESENT:

Dominic Rota, Esq.
Commission Secretary

Cynthia Bussell
Government Rep. 3 N.J. Department of Treasury

Brittany Zulla
Acting Secretary
JRS Administrator

Tamara Loatman-Clark, Esq.
Deputy Attorney General for the State House Commission

Joseph Salvo, Esq.
Deputy Attorney General for the Judicial Retirement System

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

TABLE OF CONTENTS

	<u>Page</u>
Jennifer LeBaron, Ph.D. Executive Director Youth Justice Commission New Jersey Office of the Attorney General	10
Robert Tighue Real Estate Specialist Division of Property Management and Construction New Jersey Department of Treasury	17
Mark Cucchiaro Real Estate Appraiser New Jersey Department of Transportation (NJDOT)	32
Robert Moss Private Citizen	37
Judeth Yeany, Esq. Senior Regulatory Officer Office of Transactions and Public Land Administration New Jersey Department of Environmental Protection	38
APPENDIX:	
Letter to the State House Commission submitted by Senator Kristin M. Corrado, Assemblyman Christopher P. DePhillips, and Assemblyman Al Barlas NJ 40 th Legislative District	1x
Testimony submitted by John Coiro Mayor Borough of Totowa	2x

TABLE OF CONTENTS (continued)
APPENDIX (continued)

New Regional Youth Justice Centers: Reimagining Youth Justice Facilities and Transforming Places and Practices submitted by Jennifer LeBaron, Ph.D.	4x
Testimony, and Additional materials submitted by Robert Walden Private Citizen	22x
Testimony submitted by Jean Public Private Citizen	64x
mej: 1-53	

ASSAD AKHTER (Chair): I'm going to call this meeting to order.

Before we call the roll, I just want to acknowledge there has been a revised agenda that was posted online that removed two items from the originally posted agenda. One of which was item Number 7, dealing with Liberty State Park, DEP item; and, the other DEP item was Number 10, dealing with the raceway in New Egypt. So, those items will not be heard today, and they have been taken off the agenda.

So, with that, I will ask for roll to be called.

MR. ROTA: We will have to do the public notice first.

MR. AKHTER: Oh, sorry. Public notice.

MR. ROTA: Good morning.

We are in compliance with the Open Public Meetings Act. Notice of this meeting of the State House Commission was given by way of notice on December 11, 2025, filed with the Secretary of State, distributed to the State House Press Corps, and posted on the State House Commission's website.

I will now call the roll.

Mr. Binder.

MR. BINDER: Here.

MR. ROTA: Mr. Patella.

MR. PATELLA: Here.

MR. ROTA: Senator Smith.

SENATOR SMITH: Here.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Here.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Here.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Here.

MR. ROTA: You have a quorum.

MR. AKHTER: Thank you.

MR. ROTA: The State House Commission received written comments from multiple members of the public. They have been distributed to the members, and will be made part of the public record.

We will now move on to old business.

Agenda item Number 1: Approval of the September 29, 2025 State House Commission meeting minutes. The verbatim record of the September 29, 2025 State House Commission meeting will serve as the official minutes.

May I have a motion to approve the minutes?

MR. BINDER: Motion.

MR. AKHTER: Second.

MR. ROTA: Any abstentions or any opposed?

SENATOR BUCCO: Abstain.

MR. ROTA: OK, thank you Senator.

OK, I will call the roll.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Abstain.

MR. ROTA: Senator Bucco abstains--

SENATOR BUCCO: Abstain.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MS. LOATMAN-CLARK: We don't have the votes for the minutes.

MR. AKHTER: OK, I will--

SENATOR SMITH: Well, let me ask you.

I believe I was not at the meeting, which is why I didn't vote. But, you're saying you need one more--

SENATOR BUCCO: I wasn't either.

SENATOR SMITH: --you need one more vote to get it done?

MR. AKHTER: Yes, we--

SENATOR SMITH: Are we getting-- Counsel, to the-- Are we getting in any trouble if people weren't here for the minutes?

MR. AKHTER: Tamara.

MS. LOATMAN-CLARK: We encourage the members, if you have -- if you have had an opportunity to look at the minutes--

SENATOR SMITH: To read--

MS. LOATMAN-CLARK: And, it's a direct transcript--

SENATOR SMITH: Change my vote to yes.

MR. AKHTER: Thanks.

MS. LOATMAN-CLARK: Thank you, Senator.

MR. ROTA: OK, the motion passes.

Yes, we have five votes; thank you.

The motion passes.

OK, moving on to agenda item Number 2. Seaside Heights Borough carousel project update. The New Jersey State House -- I'm sorry, the New Jersey Historic Preservation Office -- on November 14, 2025, approved the Borough of Seaside Heights' application to list the Floyd L. Moreland Carousel in the New Jersey Register of Historic Places. The application will now be forwarded by the State Historic Preservation Office to the National Park Service for its review.

And, this agenda item does not require any votes; it's just an update for the members.

SENATOR SMITH: A comment, though.

If you haven't been to see it, you've missed out.

ASSEMBLYMAN DiMAIO: I'm going.

SENATOR SMITH: It looks great, and it's not just a museum for the one that was in Seaside Heights -- it's also a museum for carousels in general.

I can tell you, I brought my grandkids there on at least three occasions. So, I'm supporting it with my private funds, this merry-go-round. But, it's a hell of an experience. The music is great; the carousel is beautiful. And, you get a chance to get a little exercise, because it's right on the end of the boardwalk.

So, if you haven't gotten there-- In fact, I recommended it to a young man who said, "I'm having my first date."

(audience reacts)

SENATOR SMITH: I said, "Take her to the merry-go-round."

Now, I haven't heard since, but I'm sure--

(audience reacts)

ASSEMBLYMAN DiMAIO: The other question is, Senator, did you ride?

SENATOR SMITH: Three times.

ASSEMBLYMAN DiMAIO: Good.

I'm going. I have a rule that any carousel I can get to, I'm going to. And, I'm riding.

SENATOR BUCCO: I have been there as well, and rode the carousel with my grandchildren, and it was fabulous.

MR. ROTA: Thank you, members.

OK, we will move on to agenda item Number 3, which is a DEP request. The project is an unnamed parkland on Route 206, Township of Hillsborough, Somerset County.

On June 12, 2017, the State House Commission approved a request by the DEP on behalf of the Township of Hillsborough to allow the disposal/diversion of a total of 1.85 acres of parkland to the New Jersey Department of Transportation in connection with the U.S. 206 bypass, sections 14A and 15A project, located in the Township of Hillsborough. At the time of the approval, the Township and the NJDOT estimated the disposal area as 1.522 acres of additional right of way to allow for the

widening of Route U.S. 206. The approval also allowed the conveyance of a .13 (*sic*)-acre easement to accommodate the relocation of an overhead electric utility line along Route 206, a .312-acre easement to maintain slopes along the widening portions of Route 206, and a .003-acre easement for the construction and maintenance of a noise wall within the new right of way.

Upon project completion, however, NJDOT more precisely delineated the disposal, diversion, and compensation areas. As a result, the total area of disposal decreased to 1.51 acres. The area of diversion via utility easement increased to .0 (*sic*) acre, and the construction and maintenance easement increased to .03 acre. The size of the slope easement did not change; therefore, the total disposal/diversion area increased from 1.85 acres to 1.93 acres.

The terms are as follows: To compensate for the proposed disposal diversion, the Township previously proposed to acquire, for recreation/conservation purposes, a 12.99-acre parcel of land, currently owned by NJDOT, located along Township Line Road in the Township. The compensation parcel was slightly underreported in the original approval. The accurate compensation land figure is 13.071 acres. The NJ DEP now seeks to amend the original approval to correct the acreage of the disposal/diversion areas and compensation land.

Having said all of that, I will ask for a motion.

MR. AKHTER: So moved.

MR. ROTA: Is there a second?

MR. BINDER: Second.

MR. ROTA: Any questions from the members? (no response)

Any questions from members of the public? (no response)

Seeing none, I will now call the roll.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. ROTA: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: The motion carries.

OK, we will now move on to new business, which is item Number 4, a Department of the Treasury request.

Project number RPR 26-03, Block 1.56, part of Lot 1 in Totowa Borough, Passaic County. The Department of the Treasury requests approval to lease a portion of the vacant surplus land owned by the State of New Jersey to the Economic Development Authority for the construction of a new youth justice facility to be located in the northern New Jersey region.

The terms are as follows: Since the project benefits the State of New Jersey, the lease will be for \$1.

Is there a motion?

MR. AKHTER: So moved.

SENATOR SMITH: To do what? Pass it?

MR. ROTA: I'm sorry?

SENATOR SMITH: Are we having any discussion on it?

SENATOR BUCCO: Yes, I would just like to say, I've got something. I have some questions.

MR. AKHTER: Yes, absolutely.

So, do we have to -- do we take the motion first?

MR. ROTA: Yes, do the motion, and I'll do the questions and comments thereafter.

MR. AKHTER: There's no vote. We'll just take the motion, and then we'll-- We have--

SENATOR SMITH: The motion is to do what? What is the motion to do?

SENATOR BUCCO: To open it for discussion--

SENATOR SMITH: To open it to discussion.

So moved.

MR. AKHTER: Second.

MR. ROTA: OK, now, questions, comments?

MR. AKHTER: I'd like to-- If it's OK with the members, Dr. LeBaron is here from the Juvenile Justice Commission to speak on the project and its merits, and then she can take questions.

If that's OK, unless some members want to speak first.

SENATOR BUCCO: Well, I'd like to say--

MR. AKHTER: Go ahead--

SENATOR BUCCO: --a couple of words before we get started.

MR. AKHTER: Sure, go ahead.

Please.

SENATOR BUCCO: I'm happy that we're going to hear testimony today in regard to this, but there was a letter that I received from Senator Corrado and her running mates in the Assembly -- her colleagues in the Assembly -- that suggests that they have been asking for information about this project for months without any response.

And, the agenda is lacking in any type of substantive information that we could have reviewed before we got here. You know, questions like, what's the size of the facility? How much is it going to cost? Where's the money coming from? It's a dollar; why is it a dollar? Who is it being sold to? Who is the entity? I mean, my understanding is, from speaking with Senator Corrado, that this is environmentally sensitive land. Did we receive a report as to the lineation of wetlands, and those types of issues?

This is completely lacking of any of that information. And, my position, until you get to a point where the legislators in that district have at least had an opportunity to be briefed, I would suggest that we table this item until they're satisfied. I don't know how-- I can't vote for this until I understand from my colleagues that the questions that they have have been addressed; that they've got an opportunity to review the site and make a sound decision.

So, when you look at the agenda, it's pretty easy to see that every one of these has three paragraphs, four paragraphs, maybe more. This one has one paragraph, and it's a major decision.

Now, listen, I'm not saying we don't need the facility. But, I'm not going to make-- I'm not going to take a vote on this type of item until all of those things are debated and fleshed out. And, I'm certainly not going-- I'm glad you're here today, but, it's like, you should have been around a couple of months ago when these questions started to come up. Then, I could have felt better as to what I was voting on.

MR. AKHTER: Thank you, Senator.

I'll just say, I can't speak to why the item has exactly this many amount of words, but I think it has something to do with the fact that Treasury here is-- This is a financing mechanism with lease, and EDA, but ultimately it's the Juvenile Justice Commission that will be utilizing the facility. So, I would like -- if it's OK with the members -- I would like Dr. LeBaron to speak to the merits of the process and how we got here, and the facility that would be built.

JENNIFER LeBARON, Ph.D.: Good morning, Commission members.

I do appreciate the opportunity to speak with you. I will say upfront that I can probably answer some of your questions, Senator. Members from the Building Authority and DPMC are also here, so if there are questions that are technicalities around some of the financial arrangements, I may not be the best person to offer those answers, but I am happy to be here with you to talk just a little bit about the Youth Justice Commission's vision for youth justice transformation; who we are; who we are going to be at this location; and, specifically, our vision for the new youth justice centers.

We're deeply committed to the mission of improving outcomes for young people and their families, and, in turn, the communities to which they transition home to. Every day, we're working so hard to bring opportunities for growth and development to young people. We've had great success in that regard. The journey of transformation we're on is about both practices and places, and, obviously, today, the conversation is first and foremost about the places.

Plans *are* underway to close two of the Youth Justice Commission's existing youth facilities, including our largest facility, the New Jersey Training School, which has a design capacity of more than 300 beds, and to replace these facilities with much smaller 48-bed -- maximum of 48 per facility -- state-of-the-art youth justice centers that are grounded in a healing and therapeutic design. So, the southern and central locations were identified a few years back, and construction is actually underway at both of those locations. The northern location was more recently identified, and is the focus today. And, that location is a parcel of State property that currently houses both a State Police headquarters and a DCS school at Minnisink Road and Route 80 in Totowa.

I want to share that the juvenile medium security facility -
-
which is the YJC facility that houses our most challenging youth -- is not closing. So, youth who present serious behavioral concerns and are actively acting out and causing a problem in custody will continue to be housed at that Bordentown facility -- not at one of these three new centers. In fact, a primary goal of these youth justice centers is to prepare youth to step down

into one of our 10 residential group homes around the state where they can best prepare for their transition home.

And, as I assured stakeholders when we met with local elected folks a couple of months back, the YJC is absolutely committed to being a good neighbor. We are, in all of the locations we currently operate, which are multiple dozen around the state, and will create any pathways to keep the lines of communication open once we become a neighbor. As the process of becoming a neighbor, and once we become a neighbor happens-- Which is true in other locations where we operate.

We're excited to be at this moment. It's the result of two decades of youth justice reform, where we have drastically reduced the number of young people held in secure facilities -- both at the county level and at the state level -- coincides with two decades of decrease in youth crime, decreasing recidivism rates for the young people who we do care for and who return to the community. And, so, we're capitalizing on that opportunity to transform the places and the practices that do serve the smaller number of young people who do wind up in State care, and to focus on the quality of that care now that the numbers really allow us to provide that kind of intervention and intention.

It is, from a quality perspective, the YJC's ambition to set nationally a new standard of excellence in providing care, healing, and opportunity for the small number of youth placed in our custody to help them to grow and thrive; to support their families and the communities to which they return.

So, there is some information in the handout about the practice changes we've made, including offering college courses, putting kids

on path to an Associate degree -- we've graduated our first two young people in the history of the state with Associate degrees; vocational training and a track entrepreneurship broadband infrastructure; and so much more. Intensive healing circles with community-based partners; staff training on therapeutic communities-- We have started a program where we hire back young people who have been in our care as youth workers to work with young people who are committed to us by the courts. We've launched new housing programs; forums for youth and family voice; a State youth advisory board; a family advisory board; and, we've funded more than a dozen community-based providers to come in and work with young people to expose them to new pro-social activities and connect them with positive mentors.

In terms of transforming the places, we are replacing our antiquated 150-year-old massive, run-down facilities with smaller regional state-of-the-art youth justice centers that, by design, look like a school; look and feel like an opportunity center for young people. Maximum bed, 48. Young people live together and program together in groups of eight, which is optimal for achieving sort of a therapeutic and cohesive approach to working with young people. The architectural firm we've worked with on the design for the central and southern facilities that this facility will share incorporated -- have incorporated -- so many design features that help us achieve that vision we're striving for: an inspirational and aspirational place for young people.

I mentioned we're using the same design model; so, since the southern and central youth centers are already underway, the design is generally complete. It's about the siting of the facility that gets tailored to each of the pieces of the parcels of property. It's a small, compact campus

layout, so the facility we're closing sits on 900 acres -- 100 of which we use. This is a 5-acre design model, which achieves all sorts of efficiencies. So, we have a campus center that houses a small school, our administrative spaces; medical spaces; administrative offices. Then we have a free-standing gymnasium -- much like a school -- a free-standing gymnasium and activity center. And, there are three small cottages, each with two eight-bed living spaces. And, then, to round out the campus, we have horticultural programs, so we'll have a greenhouse and gardens, and we'll have a sports field and a fitness area.

As I shared, these centers will *not* house our most challenging youth. JMSF in Bordentown will remain open for that purpose. But, these facilities are secure. Young people can't just walk off the campus; there is a secure perimeter and fencing, and there are other security features employed on the campus, including how we use staff for supervision; supervision of both the property and of young people; and how the buildings themselves can lock.

So, again, in your handouts there are some images. First, there are some visuals that represent some of the many existing spaces we've reviewed and visited around the country to help develop our vision. From those visuals, I think you'll get an idea of how the design features are being used to create a positive, enriching environment that allows young people to feel inspired to grow and take advantage of the opportunities we're bringing to them. And, the remaining images are actual renderings of the youth justice centers created during the design process we underwent for the southern and central facilities.

With that, I do want to thank our partners at the New Jersey Building Authority, who are really the technical experts on the building process, and who are doing incredible work advancing the three-facility project forward.

I would like to thank you for your time. I hope I've painted a bit of a picture of the YJC's vision for these youth justice centers, and made clear our commitment to young people in this state as they go through their transformational journey.

And, of course, I am happy to try to answer any additional questions you all have.

MR. AKHTER: Senator Bucco.

SENATOR BUCCO: So, I appreciate your enthusiasm for the new regional youth justice centers, and I'm glad that you are reimagining youth justice.

But, I'm just concerned with the lack of transparency here. I mean, today, you come with this entire booklet. Why couldn't anybody answer the Senator's letter? Why couldn't someone have met with them before today?

MR. AKHTER: Senator, they were given a briefing. They *were* given a briefing with the same information.

SENATOR BUCCO: When?

MR. AKHTER: Two months ago, I believe.

SENATOR BUCCO: Two months ago, and then they sent a letter asking for additional information. And, it was never replied to.

MR. AKHTER: Sure, I--

SENATOR BUCCO: OK, I mean-- We should not be going about ignoring the legislators who represent the district in which this facility is going to be placed. That's bad practice. Bad practice.

And, I'll tell you, I'm angry about it. Because, if you did it to me, I'd be screaming today. It's not right. It's just not right.

Now, this facility abuts a residential -- residential neighborhood, correct?

DR. LeBARON: Yes, the parcel of land is -- has residential on one side, a highway on another, and State Police, other State--

SENATOR BUCCO: A school--

DR. LeBARON: --facilities.

SENATOR BUCCO: Right, there's another school--

DR. LeBARON: There's a--

SENATOR BUCCO: --for developmentally disabled residents?

DR. LeBARON: I'm not sure that is for developmentally disabled residents, but it is for, yes, behaviorally challenged young people.

SENATOR BUCCO: I'm looking through this thing, it looks like there's barbed wire fence that goes around this--

DR. LeBARON: There isn't; we don't use barbed wire or razor wire.

SENATOR BUCCO: OK, well, it sure looks like it--

DR. LeBARON: We use the kind of fencing you would see-- It's 12 feet tall with an angle at the top to be climb resistant. It has motion sensors, but it looks like a standard black chain-link fence--

SENATOR BUCCO: And, this is going to abut--

DR. LeBARON: --you'd see--

SENATOR BUCCO: --a neighborhood--

DR. LeBARON: --you'd see at a school, yes.

SENATOR BUCCO: This is going to abut a residential neighborhood?

DR. LeBARON: The exact distance between the fence and the neighborhood, I can't tell you. I do know, because the local elected officials that we did meet with described there being residences on, I think -- I'm directionally challenged with this -- on one of the four sides of the property, yes.

MR. AKHTER: Is there someone from DPMC here to--

SENATOR BUCCO: Was there an appraisal of this property?

DR. LeBARON: I don't know how -- if and how appraisals are done for State properties in this situation, so--

MR. AKHTER: If you wanted to speak to that--

DR. LeBARON: --I can't--

ROBERT TIGHUE: Hi, Robert Tighue, Department of Treasury.

So, the property does abut the residence. This is-- We-- If we did an appraisal, it wasn't recent, but I believe we did.

The \$1 a year is for EDA, for basically-- It's a financing mechanism for bonding. So, it's a transfer, but it's not a transfer. So, that's how we came up with that; that's typical of what we've done in the other projects that were similar.

What other question can I answer?

SENATOR BUCCO: How much is the facility going to cost, and where is the money coming from?

DR. LeBARON: The facilities -- based on the winning bids for the southern and central facility -- we anticipate it's between \$50-55 million, and the funding is already in place. It was bonded-- I think part of the reason this body votes is because the bonds need to be amended to name this location, and last year's State budget included money to cover any shortfalls from the original bonding.

MR. TIGHUE: That is correct. So, there is bonding that has already been taken place that will -- for the two facilities that are already under construction. There's excess that we need to include with this project.

SENATOR BUCCO: Who did you meet with at the local level?

DR. LeBARON: I didn't call the meeting, so I don't know who all was in attendance--

MR. AKHTER: Mayor Coiro was-- Mayor Coiro was there, I believe the surrounding communities were also there. I think a number of local mayors were there.

SENATOR BUCCO: You only think, or we know?

MR. AKHTER: I can double check exactly, the names, but I'm certain that Mayor Coiro was on there, along with the legislative district.

SENATOR BUCCO: Anybody meet with the residents -- the neighborhood folks? The people who this is going to abut?

MR. AKHTER: This process-- The construction process hasn't started yet, Senator. This is just for the financing--

SENATOR BUCCO: I know, you're missing my point.

MR. AKHTER: I understand.

SENATOR BUCCO: Has anybody met with the residential neighborhood that this is going to abut?

MR. AKHTER: I can't speak to that. Is that--

DR. LeBARON: We have not.

SENATOR BUCCO: OK, here is my motion. I motion -- make a motion that we table this item until the legislators and the local officials can be fully appraised, as well as the neighborhood, of this project. And, the impact that it's going to have on the infrastructure in that area.

MR. AKHTER: Thank you, Senator--

SENATOR BUCCO: That's a motion.

MR. AKHTER: I believe the Assemblywoman -- we are currently in -- I believe we are currently in a motion--

SENATOR BUCCO: I've got a right to make a motion.

MR. AKHTER: Do I have to recognize--

SENATOR BUCCO: That takes precedent over any other motion--

MR. AKHTER: I believe that -- I believe the Assemblywoman wants to ask some questions, if that's OK.

ASSEMBLYMAN DiMAIO: I'm seconding the motion.

SENATOR BUCCO: That's OK.

I'll yield. I'll hold my motion 'til-- That's motion and seconded, but, we'll hold it. I'll yield.

ASSEMBLYWOMAN PINTOR MARIN: Senator, I think you'll appreciate this.

SENATOR BUCCO: I'll yield to the Assemblywoman.

ASSEMBLYWOMAN PINTOR MARIN: So, I think--
Here's the issue.

It doesn't matter what side of the line you are, whether you're Republican or Democratic. I'm very disappointed that-- On the administration side, there needs to be a meeting with legislators who represent that area.

SENATOR BUCCO: Thank you.

ASSEMBLYWOMAN PINTOR MARIN: And, not only the legislators who represent that area, but, obviously, the elected officials in the same meeting as -- to discuss exactly some of the issues that we're talking about. Whether they're residents; whether there's going to be a problem with this; what's going to happen with the wetlands.

I think that I'm just disappointed in how this went about. Whether-- Whether I support the tabling or not, right now that's not my question. But, the problem is this: I even have some questions.

So, the facilities are about 48 beds, correct?

DR. LeBARON: Maximum 48.

ASSEMBLYWOMAN PINTOR MARIN: Some of those juveniles that are currently in the county facilities waiting to be adjudicated, the numbers are much larger, obviously, than let's just say if -- obviously if they're innocent, it's one thing; if they're guilty, then it would depend, and they would go to you guys and to these facilities.

In the northern based, do you feel, or is there-- Is there enough bedding for 48? Because, it seems pretty low when you encompass the northern region as a whole.

DR. LeBARON: Yes, that's a good question.

Currently, the population that we have in custody that would need the 144 beds that come out of the three-facility process, we have about 120 young people, and we're building 144 beds. And, those numbers have remained stable, so the initial population projections that were completed at the beginning of the journey have held. And, so, we remain confident that the 48 times 3 is the right number, given that there is a big goal in downsizing and achieving efficiencies to meet where we are today.

ASSEMBLYWOMAN PINTOR MARIN: And, I feel-- I actually feel sorry for the Juvenile Justice Commission, because it is not on you in the things that needed to happen before today's meeting. But, it is on others that they should have had an appropriate meeting, because we are all privileged, and we're voted into office, and there's very few of us. But, the fact that that was not respected by those legislators to have a meeting to fully talk about their concerns--

Because, I think a lot of the concerns that they are bringing up are very valid points. Because, in the end, then that could affect your facility being built. Whether the residents know about; what the cause is; and even building this on a wetland, and can it even be done? The cost of it, because as Treasury here knows, if you're building on wetlands, you're going to have--

MR. TIGHUE: We're not building on wetlands.

ASSEMBLYWOMAN PINTOR MARIN: Sorry?

MR. TIGHUE: We're not building on wetlands.

ASSEMBLYWOMAN PINTOR MARIN: So, this facility is not going to be built in an area where there is wetlands--

MR. TIGHUE: No--

ASSEMBLYWOMAN PINTOR MARIN: --where designated certain parts of it as wetlands?

MR. TIGHUE: Correct.

It is a very large site. The reason why the 5 acres were picked where they were is because the environmentally sensitive areas are away from where this is. And, it's mostly not a wetlands issue; it's mostly a sloping issue -- basically, a side of a hill, that made it very difficult to build on.

We had an engineering study done by a company called Mott MacDonald, who is very respected, and have done a lot of work for the State. They configured the site the way -- the only way possible that this facility could fit, and where it would not be impacted by any environmental issues.

SENATOR BUCCO: Which lends me to believe that it's smack up against the residential neighborhood.

ASSEMBLYWOMAN PINTOR MARIN: I think that, obviously, those are the concerns.

So, thank you.

ASSEMBLYMAN DiMAIO: And, we have a letter that was left on the dais today, and it came from the delegation in the 40th, that they put in formal requests beginning on September 17 to have a briefing on this, and-

-

MR. AKHTER: They have had a briefing, Senator.

ASSEMBLYMAN DiMAIO: Well, they indicated they have-- This is dated December 14.

MR. AKHTER: They did-- That's how they found out about the entire project. Dr. LeBaron, were you in that briefing?

DR. LeBARON: Yes, I was.

MR. AKHTER: So, this same information in this packet you have was provided to them at that meeting with the mayor and with other local officials.

ASSEMBLYMAN DiMAIO: But, were there three legislators there?

MR. AKHTER: Three legislators were there. The three legislators were there.

SENATOR BUCCO: But, they asked for--

MR. AKHTER: That's when they found out--

SENATOR BUCCO: --additional information. And, they were ignored since September.

ASSEMBLYMAN DiMAIO: I'm a little confused by the letter.

MR. AKHTER: Are there further questions, or we can--

SENATOR SMITH: Yes.

My understanding -- and, I need to be corrected -- is that the reason we're doing this is that, apparently earlier in the Governor's term, the public indicated to him that they wanted the juvenile population to be spread around the state so that there would be greater opportunity for moms and dads if they wished to remain in their kid's life to visit. It's a little harder for North Jersey to go to South Jersey to visit the kids. Am I wrong on that?

DR. LeBARON: That's correct. There was a task force that was appointed early in the administration to study this issue, and to make recommendations regarding what to do about youth requiring services of the Youth Justice Commission. And, part of the goal was to move away from the centralized large facility that has existed for 150 years to three smaller regional facilities to be -- to get kids closer to home.

SENATOR SMITH: OK.

I think our Treasury official mentioned there may need to be changes to bonding.

MR. TIGHUE: Right. So, the bond right now only covers the two facilities that are currently under construction--

SENATOR SMITH: So, you're saying a new bond?

MR. TIGHUE: It would be an amendment to the existing bond. So, it wouldn't be more money, it would just be able to use the excess money for this project.

SENATOR SMITH: Does that require any legislative activity?

MR. TIGHUE: I'm not a bond person, I don't know how that works.

MR. AKHTER: The Leasing-- The State Utilization and Leasing Committee will also need to vote on this to approve this.

MR. TIGHUE: Right, because it's a--

MR. AKHTER: The Space Utilization and -- I forgot the whole acronym, but the Space Utilization and Authorization Committee--

MR. TIGHUE: It's State Leasing Utilization Space--

MR. AKHTER: Yes. (laughter)

DR. LeBARON: Committee.

SENATOR SMITH: They have to--

MR. AKHTER: They also have to approve it.

MR. TIGHUE: Yes, so it's-- Because it's a lease, lease (indiscernible) we're leasing to EDA and they're leasing back to us for the payments.

SENATOR SMITH: Does that require any legislative activity?

MR. AKHTER: Beyond that, no, it does not require any bills if that's what you're asking, Senator.

SENATOR SMITH: Strictly a no. OK.

MR. AKHTER: Yes, it's a Legislative committee, yes.

SENATOR SMITH: We don't often agree, but I think dissing legislators is a really bad precedent. And, remember, too, government's not always going to be one team; it could be two teams. And, everybody -- every senator, every assemblyperson -- should be respected.

So, I think on that end there should be a little follow up, why there was not a meeting? But, in terms of the reasons to do this, it sounds like the reasons are correct. When you tell me there's no environmental issues -- and, I'm holding you to it--

MR. TIGHUE: You can.

SENATOR SMITH: I got a call from Senator Corrado, said, "We think there are wetlands issues." It would be a great idea to have-

MR. TIGHUE: The study--

SENATOR SMITH: --engineer available as well to the legislators.

But, you should follow up and give them the information they need to properly represent their constituents. Whether I agree with the location, I did agree with the policy. I mean, I think, I think it's a good idea that you don't have to travel 140 miles to see your son or your daughter. So,

I think it's the right thing to do. I just think it was not handled as well as it should be.

You really don't want to have mad legislators, no matter what team they're on.

SENATOR BUCCO: I don't disagree with the policy--

SENATOR SMITH: Yes--

SENATOR BUCCO: I think the policy is right on, and, like I said, I appreciate your enthusiasm. But, the way this was handled was wrong. And, it doesn't matter what party we're from -- if they do it to the Republicans on one day, they can do it to you on another. And, it's just not right.

And, my understanding-- Has a survey been done of the property?

MR. TIGHUE: It's in the process.

SENATOR BUCCO: It's in the process.

MR. TIGHUE: Yes. Actually--

SENATOR BUCCO: So, we don't know where the wetlands are.

DR. LeBARON: It's complete.

MR. TIGHUE: No, no, no, the survey--

DR. LeBARON: The survey is complete--

MR. TIGHUE: The wetland study was done; the environmental study has been done for over a year. The survey has been completed as well.

SENATOR BUCCO: So, why was it such a difficult thing to provide that to the legislators? Because my understanding, as Totowa is

saying, is that this is definitely going to be located in the wetlands. That they wanted to utilize this property as a park at one point in time, and they couldn't because it was encumbered with the wetlands.

So, I think we're going down a slippery slope here, and I-- Look, I read this stuff, and I support it, because it's good for the State. But, I can't support this because we-- We've been given nothing, other than testimony today, to make a decision on. And, that's wrong. That's wrong.

So, my motion stands, and it's been seconded.

ASSEMBLYMAN DiMAIO: Second.

SENATOR BUCCO: To table.

MR. AKHTER: We'll take a vote to table the vote.

MR. ROTA: OK, I'll be doing a roll call to -- on Senator Bucco's motion, which has been seconded by Assemblyman DiMaio, to table this agenda item.

Mr. Binder.

MR. BINDER: No.

MR. ROTA: Mr. Patella.

MR. PATELLA: No.

MR. ROTA: Senator Smith.

SENATOR SMITH: So, I'm going to vote no.

But, I'm demanding that whoever is running this project meets with the Senator and the assembly people from this district. It's the right thing to do. And, do it in the next two weeks, so the information is provided. And, if it turns out there is something going on with wetlands, that's near and dear. Or, other wrong thing that we're doing; I think the Legislature can reverse stuff, too.

But, this project is going on how long?

DR. LeBARON: The whole project? (laughter)

SENATOR SMITH: Yes, the whole project. Getting--

DR. LeBARON: Eight years.

SENATOR SMITH: And, it's gotten this far in the process. Sounds to me like you're well down the road on engineering, and figuring out the financing. So, I don't want to see this project stop. But, you've got to be courteous.

So, I'm going to vote no on the tabling.

MR. ROTA: Thank you, Senator.

Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

And, if I could, something like this should have been distributed to this group earlier, so it was in our packet. Because, I'm looking at it now; it's multiple pages. To scan through it is really not fair for us to be able to do a vote in two minutes while you're speaking.

Yes.

MR. ROTA: Thank you.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: So, I second what Senator Smith said.

And, I agree with you, Senator Bucco, because what's done to one, at times, are done to others. And, I think all of us agree that as a state, we've been regarded as -- the way we treat each other is very different

than what we see federally. So, I would never want someone to do that to us.

I vote no to table.

There is still one more commission -- committee -- that this has to go through. So, I would suggest that everyone meet with those legislators; answer those questions; have DEP there if they need to be; and the engineers to make sure this is viable. Because not only that, then you still have the hurdle to make sure that the residents are aware of this and what's going to be put up against their backyard to make sure that they are OK with this.

Because, trust me, we've had to deal with many things locally that, at times, we wanted things to build. But, when those residents get together, they're full force. So, make sure that they all know what's coming; that it's medium security; that it's for the best; and what it is that they're going to be enforced.

So, I vote no to table the motion.

MR. ROTA: Thank you.

Mr. Chairman.

MR. AKHTER: I vote no to table the motion.

I do want to say, as a representative of the administration, that there will be a briefing for legislators as well as any other -- any members here who want to partake -- to further answer the questions.

And, I will say that the construction here is not slated to end until 2028. There is an extensive process by which they work with the local community; there's a lot of steps still to go before shovels go in the ground before construction is complete. So, there was always intended to be

an extensive process with the local community dealing with issues like traffic and dealing with issues like -- other community issues. So, that was always intended.

So, I will make that commitment as well.

MR. ROTA: Thank you.

So, Senator Bucco's motion to table has received two votes in the affirmative, and five no votes. So, the motion fails.

MR. AKHTER: Are there further questions here, or public comment? We'll hear public comment at this point. (no response)

If there is no public comment, I move to approve the item.

MR. ROTA: OK, so, we have the motion to approve the item.

MR. AKHTER: Second?

MR. BINDER: Second.

MR. ROTA: Second.

OK, I will do the roll.

ASSEMBLYMAN DiMAIO: And, if I could just make one comment here, on the motion.

When that meeting is scheduled, I think the entire Commission should be made aware of that.

MR. AKHTER: Yes--

ASSEMBLYMAN DiMAIO: And have all the materials--

MR. AKHTER: I will-- As I said, I will make the members aware.

ASSEMBLYMAN DiMAIO: OK.

Thank you.

MR. ROTA: OK, roll call on the motion to approve the project.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: No.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: No.

MR. ROTA: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes, with-- Yes, but noted, once again, that both legislators need to be briefed.

MR. ROTA: And, Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: Thank you.

The motion carries.

MR. AKHTER: Item Number 5, dealing with Asbury Park. Treasury has requested to pull this item, so I am going to pull that item from the agenda.

So, we can go to item Number 6.

MR. ROTA: OK, agenda item Number 6 is a Department of Transportation request for Project Route 280, Section 6, Parcels VX300B,

VX333B, VX334B, VX335B, VX336B, VX337B, Block 1867, Lot 1, tax map Number 32, in the City of Newark, Essex County.

The NJDOT requests approval to dispose of NJDOT-owned excess land that was reviewed by various experts within the Department who deemed the property to be of no further use to the Department, and can be auctioned without conditions. The parcels consist of approximately 8,505 square feet of buildable, vacant land in the R-4 low-rise multi-family residential zone, located at 34-48 Gould Avenue, in the City of Newark.

The original request to purchase this land was submitted by an adjacent property owner requesting a direct sale; however, because the requester is no longer an adjacent owner, the property will be sold at auction. The City of Newark and the County of Essex have expressed no interest in acquiring this property for public or transportation purposes.

The terms are that the property will be sold via internet auction, with a minimum starting bid of \$640,000, which is the appraised value.

I will ask for a motion to proceed to discussion.

SENATOR SMITH: So moved.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. ROTA: Any members have any questions on this project?

ASSEMBLYWOMAN PINTOR MARIN: So, just a quick-- So, this is-- When I was reading it over the weekend, because the owner no longer is adjacent to it-- So, this is going to be put up for auction, correct?

MR. AKHTER: Is there someone from DOT who can respond?

MARK CUCCHIARO: Yes, this will be put up for auction. It's a buildable lot, so we'll be auctioning it off.

ASSEMBLYWOMAN PINTOR MARIN: And, it's buildable, correct?

MR. CUCCHIARO: Yes.

ASSEMBLYWOMAN PINTOR MARIN: OK.

MS. LOATMAN-CLARK: Hi, can you please state your name and--

MR. CUCCHIARO: Oh, I'm sorry.

Mark Cucchiaro; Department of Transportation.

MR. AKHTER: Any other questions? (no response)

MR. ROTA: Seeing none, I will take a roll call--

MR. AKHTER: Public comment -- did we ask for public comment?

MR. ROTA: Yes.

MR. AKHTER: OK, sorry.

MR. ROTA: Any questions or comments from members of the public? (no response)

SENATOR SMITH: Move it.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. ROTA: OK, I will call the roll on the project.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. ROTA: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: The motion carries.

OK, agenda item Number 7, the Clyde Avenue Park Project, Block 3.02, Lot 1, in the Township of Woodbridge, Middlesex County.

The NJDEP, on behalf of the Township of Woodbridge, requests approval to dispose of plus or minus 4.429 acres of Clyde Avenue Park in connection with the construction of a proposed elementary school. As compensation for the proposed disposal, the Township proposes to dedicate, as parkland, approximately 12.85 acres of Board of Education-owned land, located at the Lynn Crest School Number 22 in Colonia; the former Ford Avenue School Number 14 in Fords; and, a privately owned parcel next to the existing Clyde Avenue Park.

As compensation for the loss of recreational facilities at Clyde Avenue Park, the Township proposes to place recreational facilities on

the adjacent -- the adjacent replacement parcel, and at portions of the Fords Middle School property on Fanning Street in Fords.

Is there a motion to continue to discussion?

SENATOR SMITH: Yes.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. ROTA: Any questions or comments from the members? (no response)

Seeing none, any questions or comments from members of the public?

MR. AKHTER: Mayor, did you want to speak on this, or - You're not required to, but if you want to.

MAYOR McCORMAC: (indiscernible) no questions, I'm good.

(laughter)

MR. AKHTER: You made the trip, so I wanted to know--

MAYOR McCORMAC: No, it's OK.

MR. ROTA: Thank you.

ASSEMBLYWOMAN PINTOR MARIN: Mayor, you normally have a lot to say.

MR. AKHTER: Yes, that's--

(laughter)

MAYOR McCORMAC: If you have questions, I'm happy to answer them.

SENATOR SMITH: Move the resolution.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. ROTA: OK, roll call on the project.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. ROTA: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: OK, the motion carries.

Agenda item Number 8. South Broad Street Playground, Block 3905, Lot 19, in the Village of Ridgewood, Bergen County.

The NJDEP, on behalf of the Village of Ridgewood, requests approval to legalize the unauthorized conveyance of approximately .38 acre of parkland to legalize a previously unapproved diversion. The parkland proposed for disposal -- the disposal area -- is located at 308-316 South Broad Street in Ridgewood, and was formally known as the South Broad Street Playground. The disposal area is identified on the Village's tax map as Block 3905, Lot 19. The property measures .38 acres -- approximately 16,550 square feet.

The disposal area was used as recreational space by the Village since the early 1940s. In 1977, the Village established its recreation and open space inventory. At that time, the South Broadstreet Playground was listed on the ROSI -- The Recreation and Open Space Inventory -- as unfunded parkland. That is, land encumbered with Green Acres restrictions, but not directly funded by Green Acres.

Following community concerns regarding unsafe behavior at the South Broad Street Playground, the playground was closed and playground equipment was moved to an alternative municipal park. In or about 1982, the disposal area was sold to the Bergen County Housing Authority without any NJDEP authorization. The disposal area was later developed into two condominium buildings containing four affordable condominium units, which are all owner-occupied, and which remain today under the ownership of the Broadwood Condominium Association.

To compensate for the loss of parkland, the Village proposes the dedication of 1.088 acres of replacement land, appraised at \$436,000; a financial contribution of \$314,000 to the Garden State Preservation Trust; and a development of new recreational facilities.

May I have a motion to proceed to discussion?

SENATOR SMITH: So moved.

ASSEMBLYMAN DiMAIO: Second.

MR. ROTA: Any questions or comments from the members? (no response)

Seeing none, any questions or comments from members of the public?

MR. AKHTER: Please come up to the table.

ASSEMBLYMAN DiMAIO: Chair, I need to step out.

MR. AKHTER: OK; thanks.

(indiscernible) votes.

Thank you.

MR. ROTA: Thank you, sir.

Please identify yourself.

R O B E R T M O S S: Robert Moss of Bloomfield.

And, I've been here many times. Judeth knows who I am.

I want to make this quick. We've had a lot of stuff. My comments apply generally to so many Green Acres diversions, and I'm not speaking here on-- For example, the last one, I submitted written comments previously; there was no need to speak here. But, they have to do with informed comments from the public, that's the basic thing.

You've got 1.088 acres of replacement land. The agenda does not tell us where it is located. We don't know what it looks like; where it is; and we can't visit it. And, we are not able to form an opinion on whether it is reasonably equivalent to what is being diverted. And, people should be familiar with that expression -- reasonably equivalent.

The other thing is Garden State Preservation Trust. I'm not sure I heard you mention it -- \$314,000 for that, the other part of the compensation. That, in general, should not be allowed, because there is no mechanism -- and, I don't believe it would be practical to have a mechanism to find out if the money from, in this case -- it was Ridgewood, right -- if the money from Ridgewood found its way into a parcel with reasonably equivalent. There's just no way to do that.

I recommend this be tabled until a better compensation package is presented.

Thank you.

MR. AKHTER: Judeth, do you want to speak to that?

MR. MOSS: Thank you.

J U D E T H Y E A N Y, Esq.: Good morning.

I'm Judeth Yeany; I'm a Regulatory Officer with the DEP's Office of Transactions and Public Land Administration.

On the first point of the public not being sufficiently informed as to the location and the quality of the replacement land -- as an after-the-fact application -- this required two public hearings, and there was both a preliminary compensation proposal and a final proposal that was made available as part of those hearings. At the hearings, the public *was* informed as to the location and the attributes of the replacement land.

We also require the applicant to make the entire application available to the public, both at its library and its clerk's office, and it can be requested from us.

As far as the dollar contribution to the GSPT, that represents a shortfall in real estate value for this particular parcel. So, we have vetted the parcel as far as the location and the size and the qualities of the replacement being sufficient. But, on paper, from a real estate perspective, the properties were not equivalent. And, one of our objectives in these diversions is to prevent the public from losing out on the real estate side of the transaction. So, we require one-to-one real estate value, but a multiple of size for the replacement land. So, that money goes back into the

portion of the Garden State Preservation Trust Fund that's administered by Green Acres that *does* go back out for future acquisitions.

From our perspective, that acquisition doesn't have to be entirely equivalent to the what is being diverted here because the municipality has already satisfied those requirements for this diversion.

MR. AKHTER: Any questions from members? (no response)

Any further comment from the public? (no response)

MR. ROTA: Seeing none, we'll do a roll call on the project.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. AKHTER: Assemblyman DiMaio has left a vote.

MR. ROTA: Assemblyman DiMaio has left a vote in the affirmative.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: The motion carries.

(audience applauds)

MR. AKHTER: Order, order.

(laughter)

MR. ROTA: Moving on to agenda item Number 9. Castleton Park, Block 383, Lot 43-01, Township of Franklin, Somerset County.

The NJDEP, on behalf of the Township of Franklin, requests approval to allow the Township to convey a surface utility easement on approximately .141 acre of Castleton Park in the Township of Franklin to Sunoco Pipeline, L.P., for the purpose of installing a valve and associated equipment on the existing Sunoco Pipeline, which traverses the park property.

The Green Acres rules for major diversions of parkland generally require that the applicant can compensate for both the fair market value and the area of the land being diverted through the dedication of replacement land or the dedication of funds for the future purchase of replacement land, codified at N.J.A.C 7:36-26.10. If compensation is to be provided in the form of monetary compensation, the minimum ratio of monetary compensation to be offered to the market value of the land to be diverted is 10 to 1.

The fair market value of the proposed .141-acre surface easement was determined to be \$15,800 based on an appraisal commissioned by the Township and accepted by the Green Acres Review Appraiser for the purposes of this application. At a 10-to-1 ratio, Sunoco will provide the required monetary compensation of \$158,000 to the Township for a future acquisition of at least .56 acres of land for the recreation/conservation purposes located within the Township.

May I have a motion to proceed to discussion?

MR. BINDER: Motion.

MR. AKHTER: Second.

MR. ROTA: Any questions or comments from the members?

SENATOR SMITH: Yes.

What-- I'm trying to see. I didn't even notice this was Franklin Township.

But, is this part of the Compressor Station Project? I think it's Compressor Station 206. And, this is saying the DEP is requesting it. So, I'm trying to figure that out.

MR. AKHTER: Judeth can.

MS. YEANY: Senator, it's not part of the Compressor Station Project. It's merely upgrading equipment on the existing pipeline.

SENATOR SMITH: OK.

Thank you.

MR. ROTA: Any other questions, comments from the members? (no response)

Seeing none, any questions or comments from the public?
(no response)

Seeing none, I will do a roll call on the project.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio has left a vote in the affirmative.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: The motion carries.

Moving on to agenda item Number 10. 43rd Street Park, Block 103, Lot 127, in North Bergen Township, Hudson County.

The NJDEP, on behalf of North Bergen Township, requests approval to legalize the unauthorized diversion of plus or minus .138 acre of parkland within 43rd Street Park in the Township, used for the construction and continued use of a building -- the EMS South building -- that houses one of the two North Bergen EMS companies and the North Bergen Community Assistance Relief Events and Support.

43rd Street Park was originally .627 acres, and consisted of Blocks 103, Lot 7, .301 acre, and Block 103, Lot 127, .326 acre. The Township received Green Acres funding in the mid-1980s for the development of two basketball courts at the park under Green Acres project Number 098-13-229. As a result of this funding, the park became permanently encumbered with Green Acres restrictions as funded parkland.

In October 1999, the Hudson County Improvement Authority and the Township entered into a lease for construction of a

firehouse at 1814 43rd Street in North Bergen, which is a part of 43rd Street Park. The lease acknowledges that the 43rd Street site was subject to Green Acres restrictions that would have to be removed to allow construction of the firehouse. In 2005, construction of the firehouse was completed, and it became home to the new North Bergen EMS South unit. However, the NJDEP does not have any record of the Township pursuing removal of the Green Acres restrictions prior to the completion of the construction. Subsequent to the construction of the EMS South building, the Township revised its tax map to create a new 30-foot-by-200-foot, .13-acre tax lot for the new building, now designated as Block 103, Lot 127. The remainder of the park is now designated as Block 103, Lot 107.

No recreational facilities and/or activities were displaced by the firehouse construction, and none will be affected by approval of the diversion. For a major diversion associated with an after-the-fact fee conveyance for a public purpose, the minimum ratio by area of the diverted land to replacement land is 5-to-1. Therefore, the minimum compensation requirement is .835 acre for the major diversion involving the EMS South building. To compensate for the after-the-fact diversion, the Township proposes to dedicate a 1.55-acre parcel of land for recreation and conservation purposes.

Is there a motion to proceed to discussion?

ASSEMBLYWOMAN PINTOR MARIN: Motion.

SENATOR SMITH: Second.

MR. ROTA: Any questions or comments from the members? (no response)

Seeing none, any questions or comments from members of the public? (no response)

Seeing none, on the project.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio has left a vote in the affirmative.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: The motion carries.

OK, item Number 11. Amherst Avenue Waterfront Park, Block 526, Lots -- part of 4.01 and 4.02, in the City of Margate, Atlantic County.

The NJDEP, on behalf of the City of Margate, requests approval to allow the diversion of an approximately .014-acre portion of Amherst Avenue Waterfront Park, in connection with a Federal Emergency Management Agency, FEMA-funded flood-mitigation project.

The proposed diversion will consist of the creation of approximately plus or minus .014-acre subsurface utility easement by the City for the installation, operation, and maintenance of a storm water pump station beneath the parking lot area of the park.

To compensate for the proposed diversion, the City, pursuant to N.J.A.C. 7:36-26.5(c) will deposit \$19,177.01 into a dedicated account to be used for future park improvements. The monetary value for the proposed subsurface easement was established based on the comparative land tax assessed values of surrounding properties at a percentage of 50% of the fee value of the land. The proposed compensation exceeds the regulatory minimum of \$300,500 for a subsurface easement of up to .2 acres, which is codified at N.J.A.C. 7:36-26.5(a)1. The proposed diversion will not impact any trees, and thus no tree compensation is required.

Is there a motion to proceed to discussion?

SENATOR SMITH: So moved.

MR. AKHTER: Second.

MR. ROTA: Any questions from any of the members? (no response)

Any questions from anyone from the public? (no response)

Seeing none, on the motion.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio has left a vote in the affirmative.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: The motion carries.

OK, moving on to agenda item Number 12.

I am going to ask for a motion for the Committee to now sit as the Judicial Retirement System Board of Trustees.

MR. AKHTER: So moved.

MR. BINDER: Second.

MR. ROTA: OK, roll call on the motion to sit as Judicial Retirement.

Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio has left a vote in the affirmative.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: OK.

MS. ZULLA: Number 1 on the agenda, approval of the minutes of the meeting held on September 29, 2025.

Can I have a motion?

MR. PATELLA: Motion.

MR. BINDER: Second.

MS. ZULLA: Thank you.

Mr. Akhter.

MR. AKHTER: Yes.

MS. ZULLA: Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Patella.

MR. PATELLA: I'm going to abstain, because I haven't read these notes.

MS. ZULLA: OK.

Senator Smith.

SENATOR SMITH: Abstain.

MS. ZULLA: Senator Bucco is a yes--

MR. AKHTER: No, Senator Bucco is--

SENATOR BUCCO: Abstain.

MS. ZULLA: I'm sorry.

SENATOR BUCCO: Abstain.

MS. ZULLA: So, everyone is--

SENATOR SMITH: Are you short again?

MR. AKHTER: We need four votes--

MS. ZULLA: Yes--

SENATOR SMITH: I of course -- I wasn't at that meeting.
On the advice of counsel, that I'm not getting into any
trouble, pass.

MS. ZULLA: (laughter)

OK.

So, Assemblyman DiMaio, he's out, right?

MR. AKHTER: He's a yes.

MS. ZULLA: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MS. ZULLA: Thank you.

Number 2 on the agenda is confirmation of death claims,
retirements, and survivor benefits.

Can I have a motion?

MR. AKHTER: So moved.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MS. ZULLA: Thank you.

Mr. Akhter.

MR. AKHTER: Yes.

MS. ZULLA: Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Patella.

MR. PATELLA: Yes.

MS. ZULLA: Senator Smith.

SENATOR SMITH: Yes.

MS. ZULLA: Senator Bucco.

SENATOR BUCCO: Yes.

MS. ZULLA: Assemblyman DiMaio is yes.

And, Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MS. ZULLA: Thank you.

The next item, Number 3, is the receipt of financial statements from May 2025 through June 2025.

There is just--

MR. AKHTER: I think that's just a comment--

MS. ZULLA: Yes, there's no vote.

And, then, Number 4, this also is just for the record. The Appellate Division decision. The Court affirmed the Board's forfeiture of Judge Carlia M. Brady's retirement benefits.

Thank you.

MR. AKHTER: I'll make a motion to resume as the State House Commission.

ASSEMBLYWOMAN PINTOR MARIN: Motion.

Oh, second.

(laughter)

ASSEMBLYWOMAN PINTOR MARIN: Oh, sorry--

MS. ZULLA: Mr. Akhter--

MR. AKHTER: You can double it-- Yes.

MS. ZULLA: Mr. Binder.

MR. BINDER: Yes.

MS. ZULLA: Mr. Patella.

MR. PATELLA: Yes.

MS. ZULLA: Senator Smith.

SENATOR SMITH: Yes.

MS. ZULLA: Senator Bucco.

SENATOR BUCCO: Yes.

MS. ZULLA: Assemblyman DiMaio is yes.

And, Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MS. ZULLA: Thank you.

MR. AKHTER: Before we take a motion to adjournment, I just want to-- This may be our last meeting in person -- or may not.

But, in case it is, I just want to thank all the members of the State House Commission for making the time in their incredibly busy schedules, their lives, to come down here and deal with this.

I just want to acknowledge the staff. Dominic Rota, who stepped in as secretary. Tamara, who has been counsel. And, Brittany, who has been here with JRS. But, most and foremost-- And, thank you to Judeth, who has been here from DEP. And, Bob Tighue is always here from Treasury.

But, mostly, I want to thank Cindy Bussell, for who this would not be possible. She does everything behind the scenes to make these meetings possible, and she's one of those people who will never ask for the

credit, but, without her, these things could not run and the wheels would fall off, and I would look even sillier than usual.

So, thank you, Cindy, and all the people who make these meetings possible.

And, I'll make a motion to adjourn.

SENATOR SMITH: Second.

ASSEMBLYWOMAN PINTOR MARIN: Second.

Thank you, everyone.

SENATOR SMITH: Good holidays to all.

Thank you.

ASSEMBLYWOMAN PINTOR MARIN: Because, we all know Assad needs a lot of help looking good.

MR. ROTA: Just a call -- just roll call for adjourning. Roll call.
Mr. Binder.

MR. BINDER: Yes.

MR. ROTA: Mr. Patella.

MR. PATELLA: Yes.

MR. ROTA: Senator Smith.

SENATOR SMITH: Yes.

MR. ROTA: Senator Bucco.

SENATOR BUCCO: Yes.

MR. ROTA: Assemblyman DiMaio has left a vote in the affirmative.

Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. ROTA: Mr. Chairman.

MR. AKHTER: Yes.

MR. ROTA: We are adjourned.

(MEETING CONCLUDED)