

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

October 13, 2020 9:00 a.m.

Email: StateHouseCommission@treas.nj.gov

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

Join Zoom Meeting:

<https://zoom.us/j/96856448349?pwd=RThqdzdwekptaDFnRTIBWUpaZmJvdz09>

Meeting ID: 968 5644 8349

Passcode: 366405

Dial in: =1 (646) 558-8656 or +1 (312) 626-6799

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Catherine Brennan, Deputy State Treasurer,
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ David Ridolfino, Acting Director Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the July 2, 2020, State House Commission (SHC) Meeting Minutes--The verbatim record of the July 2, 2020 SHC meeting will serve as the official minutes.
2. Project: RPR 98-09, Block: 36302 (formerly 426), Lot 1, (formerly 6), City of Trenton, Mercer County

Requesting Party: The Commission at its meeting on February 13, 2020 approved a lease to AT&T for the operation and maintenance of a cell antenna at Trenton Psychiatric Hospital. The State of NJ, Department of the Treasury, on behalf of the Department of Human Services (DHS), is requesting that the lessor for the approved lease be changed from DHS to the Department of Health (DOH) as the functions and ownership of the property are in the process of transferring to DOH per an MOU signed October 2017. The terms of the lease have not changed.

Terms: The cell antenna lease will be for an initial term of five (5) years. The annual rent for year one will be \$35,000 annually, with three (3) successive, five (5) year renewal options with a 3% annual rent increase each year.

3. Project: RPR 09-03, Block: 6801, Part of Lot: 1, Township of Winslow, Camden County

Requesting Party: The Commission at its meeting on February 13, 2020 approved a lease to Oaks Integrated Care for six (6) single family dwellings for residential programs for the residents at Ancora Psychiatric Hospital. The State of NJ, Department of the Treasury, on behalf of the Department of Human Services (DHS) is requesting that the lessor for the approved lease be changed from DHS to the Department of Health (DOH) as the functions and ownership of the property are in the process of transferring to DOH per an MOU signed October 2017. The terms of the lease have not changed.

Terms: The residential dwellings lease will be for a term of three (3) years commencing as of July 1, 2019, with two (2) three (3) year renewal options. Since this action will benefit the State the lease will be for \$1.00 per year. The Lessee will be required to pay for utilities, services and maintenance costs arising from their occupancy.

4. Project: RPR 09-11, Block: 6801, Part of Lot: 1, Township of Winslow, Camden County

Requesting Party: The Commission at its meeting on February 13, 2020 approved a lease to Oaks Integrated Care for 1,800 sf of administrative office space located in Evergreen Hall at Ancora Psychiatric Hospital. The State of NJ, Department of the Treasury, on behalf of the Department of Human Services (DHS) is requesting that the lessor for the approved lease be changed from DHS to the Department of Health (DOH) as the functions and ownership of the property are in the process of transferring to DOH per an MOU signed October 2017. The terms of the lease have not changed.

Terms: The administrative office lease will be for a term of three (3) years commencing as of July 1, 2019, with two (2) three (3) year renewal options. Since this action will benefit the State the lease will be for \$1.00 per year. The Lessee will be required to pay for utilities, services and maintenance costs arising from their occupancy.

5. Project: RPR 11-18, 1240 Highway 77, Block: 1201, Lot: 2, Bridgeton, Cumberland County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Military and Veterans Affairs (DMAVA), recommends the direct sale of 26.7 (+-) acres of land and improvements located at 1240 Highway 77, Bridgeton, Cumberland County to Poor Boy Pallet, the current tenant of the property. This project was previously heard at the July 2, 2020 meeting of the State House Commission and tabled until its next

meeting. Treasury was asked by the Commission 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 expiring by June 30, 2021. As a result, Poor Boy Pallet wishes to renew its application for approval of the same purchase price offered at the last Commission meeting.

Terms: The property will 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 Treasury will dispose of the property via internet auction at the minimum bid price of \$325,000.

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

Requesting Party: The State of NJ, Department of the 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 or replacement of the water line. This waterline will be connected to the existing Township water supply to service the proposed Department of Human Services Group Homes. This easement was previously approved by the State House Commission at its meeting of July 2, 2020 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 attached revised legal description and survey.

Terms: Since this action will benefit the State the easement will be granted for \$1.00.

7. Project: Seaside Heights Borough Public Beach, Block: 99.02, Part of Lots: 1 and 1.01, Borough of Seaside Heights, Ocean County

Requesting Party: On June 30, 2016, the State House Commission approved the NJDEP'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, 2019 State House Commission meeting the Borough requested an extension of time until June 30, 2021 to arrange for funding and to house the Carousel. The Commission reviewed the Borough's request and agreed only to extend the approval until the end of 2019 and required the Borough to appear before the Commission at its December 2019 meeting. Unfortunately the Commission did not meet prior to the end of 2019, however the Borough did provide a written update submission to the Commission and requested an appearance at the next

available agenda. The next Commission meeting was held on February 13, 2020, 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 in nine months, or at its Fall meeting, and in the interim provide an update to the Commission of the decision to approve a permit for construction of a new building to house the Carousel. On March 9, 2020 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 stating that the carousel building should be enclosed by February 11, 2021 and substantially completed by April 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.

Terms: The Borough is still seeking a further extension until June 30, 2021. The NJDEP does not object to this request.

NEW BUSINESS:

DEPARTMENT OF TRANSPORTATION REQUESTS:

8. Project: Route 280, Section 5, Parcels VX330A2, VX330B2, VX331B2, VX153A2, Block: 2804, Lots: 8, 9 & 10, City of Orange, Essex County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to convey Parcels, VX330A2, VX330B2, VX331B2 and VX153A2, consisting of approximately 0.0412 (+-) acre of surplus vacant land, to the City of Orange for the purpose of redevelopment. This land is to be redeveloped by PEEK Reock I Owner Urban Renewal LLC. The size of this parcel is not sufficient to be utilized for independent Development.

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

9. Project: Route 440, Section 1, Parcels: VX20B, VX22C, VX24C, Block 190.04, Lots: 29, 30 & 32, Municipality of Perth Amboy, Middlesex County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to convey Parcels VX20B, VX22C and VX24C of the Route 440,

Section 1 Project, in the municipality of Perth Amboy, Middlesex County, consisting of approximately 2520 (+-) square feet of vacant surplus land to Murilo and Sandra Souza, the only adjoining property owners.

Terms: The property will be conveyed to Murilo and Sandra Souza for \$14,000.00, which is the appraised value.

10. Project: Route 130, Section 4, Parcel XUE3E, Block: 305, Lot: 17, Township of Logan, Gloucester County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to convey to New Jersey-American Water Company, Inc. a water utility easement for the construction of a water pipeline across vacant land known as Parcel XUE3E of the Route 130, Section 4 Project, in the Township of Logan, Gloucester County, consisting of approximately 1,120 (+-) square feet.

Terms: The easement will be conveyed to New Jersey-American Water Company, Inc. for \$500, which is the administratively determined value.

DEPARTMENT OF ENVIRONMENTAL PROTECTIONS REQUESTS:

11. Project: Rockport Wildlife Management Area, Block: 1201, Part of Lot: 1, Township of Mansfield, Warren County

Requesting Party: The NJDEP, Division of Fish and Wildlife, 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.

Terms: 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 by the NJDEP.

12. Project: Long Pond Iron Works, Block: 300, Part of Lot: 2, Borough of Ringwood, Passaic County

Requesting Party: The NJDEP, Division of Parks and Forestry, is requesting 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 leased area 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.

Terms: 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%.

13. Project: Mad Horse Creek Wildlife Management Area, Block: 26, Part of Lot: 3, Township Of Lower Alloways Creek, Salem County

Requesting Party: The NJDEP, Division of Fish and Wildlife 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.

Terms: The proposed initial annual rent is \$48,277 with 3% annual increases.

14. Nature Trail Park, Block: 129.02, Part of Lot: 71, Borough of Somerdale, Camden County

Requesting Party: The NJDEP, on behalf of the Borough of Somerdale, requests approval to allow the disposal of 0.039 (+-) acre of parkland (approximately 1,700 square feet) within Nature Trail Park in the Borough of Somerdale, Camden County to Ruth Burke, the adjacent private property owner, to resolve a pre-existing residential encroachment.

Terms: To compensate for the proposed disposal, the Borough will remit the \$5,000.00 monetary compensation it receives from Ruth Burke to the Green Acres Program for deposit into the local/nonprofit account of the Garden State Preservation Trust Fund.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

15. Judicial Retirement System –

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

Terms: The SHC shall sit as the Board of Trustees for the Judicial Retirement System to approve the following:

1. Approval of the Minutes of the Meeting held on July 2, 2020.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statement for January to June 2020.
4. Proposed Amendments to N.J.A.C. 17:10 for Publication in New Jersey Register. The proposed amendments govern the administration, enrollment and purchases, insurance and death benefits, membership and retirement within the Judicial Retirement System.

OTHER BUSINESS (*as necessary*)

ADJOURNMENT