

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

October 21, 2024 – 10:00 a.m.
Committee Room 7 - Second Floor
State House Annex, Trenton, NJ
Email: StateHouseCommission@treas.nj.gov

Formal action may be taken at the meeting.

CALL TO ORDER:

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

OLD BUSINESS:

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

1. Project: Atlantic City Public Beach, Pete Pallitto Field and Bader Field, Multiple Blocks and Lots, City of Atlantic City, Atlantic County

Requesting Party: The NJDEP on behalf of the City of Atlantic City, requests approval to allow the acquisition of four 10-foot wide underground electric utility easements across the Atlantic City Public Beach and Boardwalk and two 10-foot wide underground electric utility easements across both Bader Field, in-water Boathouse property, and Pete Pallitto Field, by Atlantic Shores Offshore Wind Project 1 LLC (Atlantic Shores) as part of the Atlantic Shores Offshore Wind Project 1 (Project). Atlantic Shores is proposing to develop a 1,510 MW offshore wind generation project within the BOEM Lease Area

OCS-A 0499 and to connect to the electric grid via a series of underground electric utility cables. The crossing of the City's parks will require the establishment of permanent non-exclusive utility easements for the proposed electric transmission cables. The 10-foot wide permanent non-exclusive easements total approximately 2,100 (+-) linear feet through the Beach, 590 (+-) linear feet through Pete Pallitto Field and 460 (+-) linear feet through Bader Field and in total will encompass approximately 1.803 (+-) acres of Green Acres encumbered parkland.

This project is proposed to assist with meeting the thresholds established by Executive Order 8 (2018), which set a goal of 3,500 megawatts (MW) of renewable energy by 2030, Executive Order 92 (2019), which increased the goal to 7,500 MW by 2035, and Executive Order 307 (2022), which further increased the goal to 11,000 MW by 2040 of which all are in furtherance of the State's Offshore Wind Economic Development Act (OWEDA), P.L. 2010, c. 57.

Terms: Atlantic Shores is currently working with the City to identify appropriate compensation for the proposed diversion. The City has tentatively agreed to encumber approximately 46.35 (+-) acres of City-owned property for recreation and conservation purposes. Appraisals are in the process of being prepared for the proposed compensation parcels to determine if they meet the requirements outlined in N.J.A.C. 7:36.10. If the NJDEP determines that the appraised market value of the Replacement Land is lower than estimated, Atlantic Shores agrees to work collaboratively with the NJDEP and the City to address the difference pursuant to N.J.A.C. 7:36-26.10(d)7. Any land proposed as compensation will need to be deemed acceptable by the NJDEP to satisfy the compensation requirements of the Green Acres rules at N.J.S.A. 7:36-26.10.

The public beach and parks above the proposed diversion area will remain accessible to the public, and the City will not be allowed to place permanent structures on or within the permanent easement areas without first having obtained Atlantic Shore's approval in writing, which approval shall not be unreasonably withheld.

ADJOURNMENT