

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

June 13, 2022, 9:00 a.m.

Email: StateHouseCommission@treas.nj.gov

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

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

+1 856-338-7074, Phone Conference ID: 492 722 050#

Formal action may be taken at the meeting.

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Aaron Binder, Deputy State Treasurer
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ Lynn Azarchi, Acting Director Office of Management & Budget
- ~ Senator Bob Smith
- ~ Senator Steven V. Oroho
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the February 28, 2022, State House Commission (SHC) Meeting Minutes--The verbatim record of the February 28, 2022, SHC meeting will serve as the official minutes.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUESTS:

2. Project: RPR 22-05, 1600 Brooks Blvd., Block: 65.4, Lot: 2.01, Township of Hillsborough, Somerset County

Requesting Party: The State of New Jersey, Department of the Treasury, on behalf of the Department of Children and Families, requests approval to dispose via direct sale, 4.3 (+-) acres of land and improvements located at Block: 65.4, Lot: 2.01, in the Township of Hillsborough, also known as 1600 Brooks Blvd., to the Township of Hillsborough. If the direct sales does not occur, then Treasury will dispose of the property via internet auction.

Terms: The direct sale will be for the appraised value of \$870,000.00. In the event the direct sale does not occur, Treasury will dispose of the property via internet auction at the minimum bid price of \$870,000.00.

3. Project: RPR 22-06, 50 Burlington Road, Block: 123.01, Part of Lot: 4, Township of Bordentown, Burlington County

Requesting Party: The State of New Jersey, Department of the Treasury, on behalf of the Department of Human Services, requests approval to grant an easement of a 0.88 (+-) acre parcel of vacant land, Block 123.01, Part of Lot 4, on the grounds of the JJC Juvenile Female Secure Care and Intake Facility, in the Township of Bordentown, Burlington County to the adjacent property owner (Block 123.01, Lot 3) for an access road. This adjacent property is landlocked by the State-owned property and this access road is required for the purpose of ingress and egress thereto.

Terms: This easement will be provided to the property owner for the appraised value of \$2,200.00.

4. Project: RPR 22-07, New Jersey Storage Record Storage and Library for the Blind buildings, Block: 322, Lot: 74, Township of Ewing, Mercer County

Requesting Party: The State of New Jersey, Department of the Treasury, requests approval for a permanent easement consisting of 0.335 (+-) acre of land to Public Service Electric and Gas Company (PSE&G) for the installation and maintenance of a new utility main feeder line, which will service the New Jersey Records Storage Facility and the Library for the Blind. The current PSE&G underground main feeder line that services these buildings is defective and continues to fail.

Terms: Since this action directly benefits the State and provides power to life safety equipment, the easement will be granted for \$1.00.

5. Project: RPR 22-09, Perry Street Parking Lot, Block: 7301, Part of Lot: 5, City of Trenton, Mercer County

Requesting Party: The State of New Jersey, Department of the Treasury, requests approval to lease a portion of the Perry Street parking lot located in the City of Trenton, Block 7301, Part of Lot 5, to Isles Inc., a non-profit organization for their Go Green Option Trenton Electric Vehicle (EV) Project. This project will provide EV charging stations with 24/7/365 access to be used by low income residents of Trenton as Car Share, Ride Share and Van Pool services, as well as EV charging stations for the public use at an affordable rate.

Terms: The lease will be for a term of five (5) years, with one (1), five (5) year renewal option. Since this action will benefit the State, the lease will be for \$1.00 per year. The Lessee will be required to pay for the installation, maintenance, repair and replacement of the EV charging stations and for all utility costs arising from its occupancy.

DEPARTMENT OF TRANSPORTATION REQUESTS:

6. Project: Approval of Outdoor Advertising Waiver #77211, Interstate Route 676, City of Camden, Camden County

Requesting Party: The NJDOT, on behalf of New Jersey Transit, requests a waiver from outdoor advertising regulations to allow the issuance of a multi-message outdoor advertising permit for an off-premise sign. The sign would be installed along the western side of Interstate 676 at milepost 1.97 in the City of Camden, Camden County, on property owned by NJ Transit.

A waiver is required because the location of the sign did not meet the following DOT regulatory requirement: N.J.A.C. 16:41C-8.1(d)(2) which provides that no sign shall be located within 500 feet of an interchange, where it would be within 500 feet of the beginning or ending of pavement widening, within 500 feet of the point of gore, or any point between those features where the pavement is widened. In this instance the sign conflicts with this regulation because it is located within interchanges in the northbound and southbound directions of the roadway and is 301 feet from the point of gore in northbound direction and is less than 442 feet of a point of gore in the southbound direction.

Terms: NJDOT intends to grant the waiver for this two-sided sign, subject to the approval of the State House Commission, and has determined that the sign has a demonstrated a)

public benefit; b) need for the sign; c) assurance of highway safety; and d) lack of conflict with federal regulations and the 1971 Federal Agreement regarding outdoor advertising regulations. The sign will be installed, function, and be maintained at no cost to the public. In addition, the sign will be subject to the following conditions:

1. A post construction traffic safety analysis shall be completed.
2. Conformance with all other pertinent outdoor advertising regulations is required.
3. Emergency notices shall conform to established protocols.
4. This waiver is void if it is determined that this sign violates the 1971 Federal Agreement.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

7. Project: Scotts Corner Conservation Area, Block: 2, Part of Lot: 2.042, Township of South Brunswick, Middlesex County

Requesting Party: The NJDEP, on behalf of the County of Middlesex, requests approval to allow the minor diversion of 0.291(+/-) acre of parkland within Scotts Corner Conservation Area in connection with the relocation of the Township of South Brunswick's SB-11 potable well. The County proposes to convey a 0.291(+/-) acre permanent easement to the Township of South Brunswick for the construction, installation, operation, and maintenance of a new public water supply well, well house, and distribution connections.

Terms: To compensate for the proposed diversion, the Township will acquire 11.010 acres of replacement land in Block 1, Lots 3.01 and 4.01 having an appraised value of \$92,000 to be transferred in fee simple to the County and permanently restricted for recreation and conservation purposes and will serve as an extension of the existing easement area.

8. Project: Fortescue State Marina, Block: 63, Lots: 1, 2 and 3 & Block: 67, Part of Lots: 1, 2, 3 and 4, Township of Downe, Cumberland County

Requesting Party: The NJDEP, requests approval to enter into a lease with the Township of

Downe. The Township of Downe will utilize the leased premises for the improvement, maintenance, management and operation of the Fortescue State Marina as a public marina. If the lease is not approved, the Marina would revert back to NJDEP management and NJDEP does not currently have the staff or resources to operate the Marina.

Terms: The initial term of the lease is five (5) years, with an option to renew for three (3) additional five (5) year terms. Since operation of the Marina by the Township will save the NJDEP money on staffing and Marina operations, and the Township will invest money to improve the Marina for public use, the proposed rental is a one-time payment of five (\$5.00) dollars for the initial term and for each renewal term.

9. Project: Fortescue State Marina, Block: 67, Part of Lot: 4 & Block: 71, Part of Lot: 3, Township of Downe, Cumberland County

Requesting Party: The NJDEP, requests approval to enter into a twenty (20) year lease with the Township of Downe. The Township of Downe will utilize the leased premises consisting of 0.0002 acres on Block 67, Lot 4 and .0046 acres on Block 71, Lot 3 for the purpose of the installation of one sanitary pipe and outfall and one low-pressure sewer main and individual laterals as part of a \$15 million project to replace failing septic systems in the Fortescue and Gandy's Beach areas of the Township with sewer service to serve the Fortescue State Marina.

Terms: The proposed annual rent for year one (1) of the lease is Two Thousand Dollars (\$2,000) with a two and a half percent (2.5%) annual escalation for years two (2) through twenty (20) of the lease. The compensation is calculated as \$1,000 per contract year for each section of the line. The year one (1) rental rate is the Departments adjusted minimum lease fee for linear leases and was derived from the 2011 Interagency State Land Lease Valuation Report for Linear Corridor Projects (updated to 2022 values by applying the 2.5% per year escalator) Over the twenty year term of the lease agreement, the NJDEP will receive Fifty-One Thousand Eighty-Nine (\$51,089.00) Dollars.

10. Project: Delaware and Raritan Canal State Park, Block: 259, Part of Lot: 43, Township of Franklin, Somerset County

Requesting Party: The NJDEP, requests approval of a twenty (20) year lease with Public Service Electric & Gas ("PSE&G") for the installation by Rutgers University of a fiber optic cable on an existing PSE&G tower within an existing permanent easement, and for the placement of an electric transmission line and pole adjacent to the existing line. The new

pole cannot be combined with the existing pole line due to engineering constraints which will serve to maintain and update the infrastructure. The proposed lease will serve the public's benefit by maintaining infrastructure and electrical service for residents in the surrounding area.

Terms: The proposed rent for the first year of the lease is Three Thousand Three Hundred and Forty-Five Dollars and Zero Cents (\$3,345.00) with a two and a half percent (2.5%) annual escalation. This rate was established by an appraisal dated December 20, 2021, which valued the area at \$0.21 per square foot. This rate exceeds the \$0.15 per square foot for private sector projects established in the August 18, 2011 Interagency State Land Lease Valuation Report. Over the twenty year term of the lease the NJDEP will receive Eighty-Five Thousand Four-Hundred and Forty Seven (\$85,447.00) Dollars.

11. Project: Delaware & Raritan Canal State Park, Block: 4001, Part of Lot: 28, Township of Lawrence, Mercer County

Requesting Party: The NJDEP, requests approval to enter into a twenty (20) year lease between the NJDEP, the New Jersey Water Supply Authority ("NJWSA") and the Delaware and Raritan Canal Commission ("Commission") and the Ewing-Lawrence Sewerage Authority for the purpose of installing, removing, repairing, maintaining, and operating one existing 20" diameter cast iron force main sewer line and one existing 30" diameter reinforced concrete gravity sewer line under and adjacent to the Delaware and Raritan Canal consisting of .055 acres (2,400 square feet) within the Delaware and Raritan Canal State Park at a point directly downstream of the Bakers Basin Road bridge in the Township of Lawrence, Mercer County, NJ to ensure the Canal water supply ("Pipeline Facilities"). The existing Pipeline Facilities were installed in 1971. The NJWSA is responsible to administer agreements for pipeline crossings of the Canal.

Terms: Since the existing Pipeline Facilities are entirely within the Delaware and Raritan Canal Transmission Complex at the Delaware and Raritan Canal State Park the lease will be administered entirely by the NJWSA and all compensation will go to the NJWSA. The proposed compensation is a one-time payment, at commencement of the Lease, of the total present value of the Lease for the twenty year term, in the amount of Eleven Thousand Two Hundred Forty-Three Dollars and Twenty Three Cents (\$11,243.23). The NJWSA will reserve the right to review the charges at the end of the first ten-year period for the purpose of adjusting the lease rate to conform to the present value at that time.

12. Project: Delaware & Raritan Canal State Parks, Multiple Blocks and Lots: Hopewell, Princeton and West Windsor Townships, Mercer County, Plainsboro and South Brunswick Townships, Middlesex County, Franklin Township, Somerset County

Requesting Party: The NJDEP request approval to enter into a twenty (20) year lease between the NJDEP, the New Jersey Water Supply Authority ("NJWSA") and the Delaware and Raritan Canal Commission ("Commission") (collectively "Lessors") and Sunoco Logistic Partners, L.P. ("Sunoco"), for the installation, removal, maintenance, repair and operation of petroleum pipeline facilities under and adjacent to the Delaware & Raritan State Parks in Mercer, Middlesex and Somerset Counties. This lease will replace and supersede a lease that was executed in 1956. A portion of the existing pipeline under the 1956 lease has become exposed and must be replaced.

The leased premises consist of approximately 0.007 acre on Block 137, Lots 1, 1.01, 3, 7 & 8 in Hopewell Township, Mercer County ("Area 1"), approximately 0.10 acre on Block 1.02, Lots 13, 34 and 38.01 and Block 259, Lot 43 in Franklin Township, Somerset County ("Area 2"), and approximately 0.63 acre on Block 10101, Lot 1 in Princeton Township, Mercer County, Block 1, Lot 5, and Block 3, Lot 16 in West Windsor Township, Mercer County and approximately 0.56 acre on Block 101, Lots 2, 9 and 10 in Plainsboro Township, Middlesex County and Block 101, Lots 2 and 2.01 in South Brunswick Township, Middlesex County ("Area 3").

Terms: Since the existing Pipeline Facilities are entirely within the Delaware and Raritan Canal Transmission Complex at the Delaware and Raritan Canal State Park the lease will be administered entirely by the NJWSA and all compensation will go to the NJWSA.

The proposed year one (1) rental for Area 1 and Area 2 is \$1,000.00 for each area and was derived from the 2011 Interagency State Land Lease Valuation Report for Linear Corridor Projects. The proposed year one (1) rental for Area 3 was established by an appraisal dated March 26, 2022, which valued portions of the area at \$0.70 per square foot and \$0.55 per square foot. In total the proposed annual rent for the first year of this lease is Three Thousand Nine Hundred (\$3,900.00) Dollars with a two and a half (2.5%) annual escalation for each subsequent year of the lease. Over the twenty (20) year term of the lease agreement, the NJWSA will receive Ninety-Nine Thousand Six Hundred Twenty-Four (\$99,624.00) Dollars.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

13. 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 February 28, 2022.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statement for August 2021 through January 2022
4. Presentation by the actuary of the July 1, 2021 JRS Valuation Report and Experience Study.

OTHER BUSINESS (as necessary)

ADJOURNMENT