
Commission Meeting

of

STATE HOUSE COMMISSION

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

DATE: June 23, 2025
9:30 a.m.

MEMBERS OF COMMITTEE PRESENT:

Assad Akhter, Chair
Senator Bob Smith
Senator Michael L. Testa, Jr.
Assemblywoman Eliana Pintor Marin
Assemblyman John DiMaio
Aaron Binder
Tariq Shabazz



ALSO PRESENT:

Eric D. Brophy
Commission Secretary

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

Rafael Soto-Irizaray
Pension Benefit Specialist 2

Elizabeth Marshall, 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,
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ASSAD AKHTER (Chair): Good morning everybody, I'll call the meeting to order.

MR. BROPHY: We're in compliance with the Open Public Meetings Act of this meeting of the State House Commission.

Notice was given by way of notice on June 17, 2025, filed with the Secretary of State; distributed to the State House Press Corps; and posted on the State House Commission's website.

Roll call. Mr. Akhter.

MR. AKHTER: Here.

MR. BROPHY: Mr. Binder.

MR. BINDER: Here.

MR. BROPHY: Mr. Shabazz is not here yet.

Senator Smith.

SENATOR SMITH: Yup.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

UNIDENTIFIED SPEAKER: Here.

MR. BROPHY: Not here yet.

We do have a quorum. We did receive some comments dated June -- Saturday, June 21, from Jean Public; those will be entered into the record and included as part of this transcript. Number 1 on the agenda; can we get a motion to approve the minutes from March 24, 2025?

SENATOR SMITH: So moved.

ASSEMBLYMAN DiMAIO: Second.

MR. BROPHY: Senator Smith, Assemblyman DiMaio.

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: I believe I have to abstain, I wasn't here.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: All right.

Number 2: Seaside Heights Borough Carousel Project; there's an update. On June 30, 2016, the State House Commission approved the New Jersey Department of Environmental Protection's request to allow the Borough of Seaside Heights to transport -- to dispose of approximately 1.37 acres of Borough-owned parkland, located on the borough's public beach to the adjacent, private owner of the Casino Amusement Pier, with certain conditions imposed. On July 3, 2024, after a five-year, \$2.5 million restoration project, the carousel opened to the public. While most of the conditions have been met, the application to list the carousel on the National Register could not be completed while the carousel was dismantled and undergoing restoration, and remains open.

The update: In January of 2025, the State House Commission received a letter from Rothstein, Mandell, Strohm, Halm & Cipriani on

behalf of the Borough regarding the further delayment -- further delay -- to list the carousel on the National Register of Historic Places. According to the letter, before the application could be filed, the borough's museum consultant and carousel historian -- didn't know a person existed -- Barbara Fash Charles of Staples & Charles suffered a death in her family. That resulted in her moving from Washington, D.C. to an island off the coast of Maine.

(laughter)

Ms. Fash Charles has now returned to work and started actively working on the application. Andrea Tingey of the New Jersey Historical (*sic*) Preservation Office has advised that the Carousel should be reviewed at the July 17, 2025 review meeting. And, presumably working towards the posting on the -- historic places. That was an update, nothing to vote on there.

Number 3.

SENATOR SMITH: So, woah, woah, woah.

If you remember, I had requested that we do the update. (indiscernible) this building, at the very end of the boardwalk, empty, but with a carousel inside of it. So, I'm happy to report, to give you a personal report, I've already been on the merry-go-round; the ride is stunning.

(laughter)

It's very inexpensive, a couple of dollars to get on, and my grandchildren went, enjoying it. So, if you haven't been down to Seaside Heights at the boardwalk, you should go down to see what you have -- *you* -- have done. Because, remember, if we hadn't agreed to that exchange of property, we would not have been (indiscernible) with this transaction and work. So, we have this treasure, and it looks really good, and the ride's a lot of fun.

ASSEMBLYMAN DiMAIO: I looked at the article and saw the pictures.

And, I have something in my life about carousels. If I see one, I have to ride one.

UNIDENTIFIED SPEAKER: Me too.

SENATOR TESTA: Did you reach for the brass ring, Senator?

SENATOR SMITH: I didn't see a brass ring.

I don't think (indiscernible)

(laughter)

Are they coming in in July?

MR. BROPHY: Potentially.

Well, not here. But, our next meeting they may.

SENATOR SMITH: OK, we'll ask that question: Where's the brass ring?

(laughter)

ASSEMBLYMAN DiMAIO: At the end of the rainbow.

MR. BROPHY: All right, Number 3 on the agenda.

And, just for the record, Assemblywoman Pintor Marin is now seated. Project RPR 01-41, the Albert C. Wagner Youth Correctional Facility, Block: 104, Lot 2, in Chesterfield Township; that's in Burlington County. The New Jersey State Department of Treasury on behalf of the Department of Corrections requests approval to lease 19 acres of vacant land, located on the grounds of the Albert C. Wagner Youth Correctional Facility to the Bordentown Soccer Association for the continued use as recreational fields. The Association is the current tenant; however, the current lease and all renewal options are expiring, and a new lease must be approved. The lease

shall be for a term of three years with two additional three-year renewal options and annual rent of \$1. The Association will continue to be responsible for all maintenance, utilities, and services provided to the leased property.

Can we have a motion?

MR. AKHTER: So moved.

MR. BROPHY: Mr. Akhter.

MR. BINDER: Second.

MR. BROPHY: Mr. Binder.

Any questions, comments? (no response)

Any questions, comments from anyone here? (no response)

Seeing none. Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz is not here.

Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

That was Number 3, right?

Number 4: Project is RPR 23-26, which is at 139 to 141 Alexander Street, Block 4059, on Lot 26, in the City of Newark in Essex County. The State Department of Treasury on behalf of the Department of Law and Public Safety requests approval to dispose of a residential property located at 139 to 141 Alexander Street in the City of Newark in Essex County, that was acquired through forfeiture. This property was previously approved by the State House Commission at its September 23, 2024 meeting to be sold via internet auction at a minimum bid of \$150,000. After two unsuccessful auctions and based on response of the market, the Department is requesting approval to dispose of the property via internet auction, for a minimum price of \$75,000.

Any questions, comments -- I'm sorry -- I need a motion on that.

SENATOR TESTA: So moved.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. BROPHY: Any questions, comments? (no response)

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 5 is-- Project is RPR 06-18, New Jersey Training School for Boys, which is Block 53, part of Lot 11.01 in Monroe Township in Middlesex County. The State Department of Treasury requests approval to lease a portion of land located on the grounds of the New Jersey Training School for Boys to American Tower Corporation, Limited Power of Attorney for the Verizon Corporation -- Communication Corporation -- for the continued maintenance and operation of a cellular tower and related equipment, together with access to the site. Verizon is the current tenant; however, the current lease and all renewal options are expiring and a new lease must be approved. The lease will be for a term of five years with three successive five-year renewal options. The annual rent for the first year shall be \$56,961.85 with a 3.5% annual increase based off the previous year's rent. There will be a co-location fee of 50% of any fees, rent, and/or other income American Tower/Verizon receives from a co-locator. Lessee is responsible for all utilities and real estate taxes if they apply.

SENATOR SMITH: So, on my agenda, it says 35%, on the co-location--

MR. BROPHY: Did I read that wrong?

SENATOR SMITH: --because, I thought you said 50.

MR. BROPHY: It says--

MS. MARSHALL: No, there was a typo.

MR. BROPHY: It was a typo, this says 3.5 on mine.

Is that an older version?

SENATOR SMITH: No, no, no.

On the co-location of it. The 3.5% is the increase in the annual rent, a little further down in the paragraph--

MR. BROPHY: It says--

SENATOR SMITH: --it says there'll be a co-location to 35%, and I thought you said 50.

MR. BROPHY: That's what it says in the notes here.

MR. AKHTER: I think you might have a slightly--

SENATOR SMITH: Older version?

MR. AKHTER: --outdated, older version.

(indiscernible)

Yes-- I think that was another--

SENATOR SMITH: So, what is it really?

Is it 35 or 50?

MR. BROPHY: Do we know?

SENATOR SMITH: What's that?

MR. BROPHY: I have--

UNIDENTIFIED SPEAKER: It's 50.

I think you're looking (indiscernible) It's 50% for item Number 5. Fifty percent co-locator fee. For item Number 6, it's 35%.

SENATOR TESTA: So--

SENATOR SMITH: So, it's 35%?

UNIDENTIFIED SPEAKER: Fifty.

SENATOR TESTA: What -- Eric -- What I'm seeing the--

MR. BROPHY: Yep, I think you're at-- Maybe--

SENATOR TESTA: --difference is, in the paragraph itself of the summary, it says 35%, as is seen by Senator Smith.

But, on the State of New Jersey Asset Disposition Form, it says there will be a co-location fee, subletting towers based to other cell phone companies of 50%. So, there is a--

MR. BROPHY: I think that the versions you have of the explanation are probably-- That's where the misprint is.

SENATOR SMITH: Just so we know, we're running on a 50% co-location fee?

MR. BROPHY: Correct.

ASSEMBLYWOMAN PINTOR MARIN: Because, I know this was printed-- I know my office printed this out last week and gave it to me, so that's what it is.

There's an updated version.

UNIDENTIFIED SPEAKER: Yes, higher version, yes.

MR. AKHTER: This must be-- Yes-- It was an updated version that was sent out.

ASSEMBLYWOMAN PINTOR MARIN: OK.

UNIDENTIFIED SPEAKER: (Indiscernible)

MR. AKHTER: Fifty.

UNIDENTIFIED SPEAKER: Yes.

MR. BROPHY: OK.

All right. Can we have a motion on that?

SENATOR SMITH: Motion.

MR. BROPHY: Senator Smith.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. BROPHY: Assemblywoman.

OK. Other questions, comments? (no response)

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 6: Project is RPR 23-04 at the Sea Girt Training Center, Block 106, part of Lot 1, in the Borough of Sea Girt in Monmouth County. On November 20, 2023, the State House Commission approved a temporary easement consisting of 24,893.65 square feet, located on the grounds of the Sea Girt National Training Center to Confluence Networks LLC, for the utilization of an existing underground telecom infrastructure, and for the installation of a new submarine cable system. Since that time, Confluence has requested conditions be added to the easement. The State of New Jersey on behalf of the Department of Military and Veteran's Affairs is now requesting approval to be given to Confluence to enter into agreements with co-locators, use of the second conduit within the infrastructure, to other companies for a fee of 35% of any fees, rent, and/or other income.

Confluence receives from each co-locator, as well as the ability to assign the easement throughout the term.

All terms previously approved by the State House Commission will remain in effect. The approved term of this temporary easement is 30 years with a one-time fee of \$1,140,230. Any assignment and co-location agreements will be subject to State House Commission approval.

SENATOR SMITH: So, question.

What is the basis? You're saying a co-locator on one hand is 50, a co-locator on a second situation is 35.

ROBERT TIGHUE: Should I come up?

MR. AKHTER: Yes, come up.

MR. BROPHY: Yes.

MR. TIGHUE: Hi.

Bob Tighue, Treasury. That's a great question. So, this was a tough negotiation, I have to tell you. They didn't want to give us anything, and we pushed back several times. Their stance is that this is an existing easement that they should be able to put another-- It's kind of confusing because they wanted to be able to assign their easement to other people, to other companies, and we said, "No, if you can, we want to get paid for that." So, we were able to negotiate 35%. And, that's basically where we came from.

SENATOR SMITH: OK, thank you.

MR. TIGHUE: Yes.

MR. BROPHY: Yes, Senator Testa.

SENATOR TESTA: Concerning the underground telecom infrastructure, and the installation of a new submarine cable system, does

that have anything to do with potential offshore wind or energy transmission from offshore wind turbines?

MR. TIGHUE: I don't think this one does (indiscernible)

No, there was talk about another line, but this is not this line.

SENATOR TESTA: OK.

And, we can be assured of that?

MR. TIGHUE: I'm 90% sure of that.

MR. BROPHY: I believe there was a second earlier, I don't know, a year or so ago we voted on -- the Commission voted on -- a similar easement for that purpose, for the purpose of offshore wind; this is just telecommunications.

MR. TIGHUE: Correct.

MR. BROPHY: These are not (indiscernible)

OK. Any other questions, comments? (no response)

OK, can we have a motion?

MR. AKHTER: So moved.

SENATOR SMITH: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblyman-- Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 7: These are under Department of Transportation requests. The project is Route 18, Parcels 15, R2J1A, VXRJ1A1 (*sic*), and Parcel VXR2J1B, which is adjoining to Block 952, Lot 7.02, Wall Township in Monmouth County. The New Jersey Department of Transportation is requesting to amend an approval given by the State House Commission at its meeting of November 20, 2023, to exchange an existing maintenance facility on DOT-owned excess land identified as Parcel 15, R2J1A, VXRJ1A1, and Parcel VXR2J1B on Route 18 in Wall Township in Monmouth County for a replacement site on adjoining block, Block 952, Lot 7.02 in Wall Township in Monmouth County, owned by JSM at 4000 West 18th Avenue, LLC, who's the developer. Since the initial approval of the proposed exchange, and upon further discussion with the requester, the Department would like to increase the escrow amount from \$651,799 to \$782,160. This is to account for the inherent uncertainties of the required environmental remediation at the site. The terms and conditions remain the same; the developer will remove several small existing structures from Lot 7.02; install fencing on Lot 7.02 for use at the new maintenance facility; and to undertake environmental remediation of the existing State facility. The estimated cost for these items has increased to \$782,160, which would be put into escrow to reimburse the developer with any remainder funds returning to the Department.

Can we have a motion on that?

SENATOR SMITH: Just before--

MR. BROPHY: Sure.

SENATOR SMITH: I used to represent a company called JSM, and their various LLC entities, generally with the address and property.

I'm not sure if this is the same party, but I'm going to recuse myself on a basis.

MR. BROPHY: OK.

MR. BINDER: Motion.

MR. BROPHY: Motion, thank you, Mr. Binder.

MR. AKHTER: Second.

ASSEMBLYMAN DiMAIO: Second.

MR. BROPHY: OK.

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith is abstaining.

Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 8: This is a Department of Treasury request, Project RPR 22-10, East Jersey State Prison, which is at 1100 Woodbridge Avenue, Block 9205, part of Lot 10.01 in Woodbridge Township, in Middlesex County. The State of New Jersey Department of Treasury on behalf of the Department of Corrections requests approval to dispose of 4.77 acres of vacant land located on the grounds of the East Jersey State Prison, which has been declared surplus of the Department's needs, to the adjacent property owner, Sansone Auto Mall. The property will be disposed of via a direct sale to Sansone Auto Mall for \$2,080,000, which is the appraised value. 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 \$2,080,000.

Can we have a motion?

SENATOR TESTA: So moved.

MR. BROPHY: Senator Testa.

Second.

MR. BINDER: Second.

MR. BROPHY: Mr. Binder.

Questions, comments? (no response)

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: We should find more of these deals.

Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 9: The Department of Transportation requests approval of outdoor advertising waiver of Number 77392 on Route 3, at milepost 10.31, WRD, Block 451.04, Lot 20 in North Bergen Township in Hudson County. The New Jersey Department of Transportation on behalf of New Jersey Transit requests a waiver from outdoor advertising regulations to allow the issuance of an outdoor advertising permit to Outfront Media for a two-sided, multi-message sign to be installed less than 1,000 feet from the location of a gore. The application submitted by New Jersey Transit proposes the erection of a two-sided sign with each side having a face of 14 feet in height and 48 feet in width; 672 square feet per side. In total, the sign will have 1,344 square feet of advertising space. The sign will be located within interchanges in both the westbound and eastbound directions of the roadway, and be 533 from point of gore in the eastbound direction. The sign will be located along New Jersey Route 3 in North Bergen Township in Hudson County, on the northern side of the roadway at milepost 10.31, and visible to eastbound and westbound traffic on property owned by New Jersey Transit. The Department of Transportation denied the application and the

waiver is required because the location of the sign did not meet DOT regulatory requirements. NJAC 16:41C-8.1(d)2, which provides: No sign shall be located within 500 feet of an interchange; intersection at grade; or safety rest area. The restriction prohibits any sign on either side of the highway that would be visible to a main-traveled way, 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.

This distance shall be measured along the pavement edge of the highway nearest those points. NJAC 16:41C-8.1(d)2.i, which provides: If an interchange lacks a point of pavement widening, a sign shall not be located in that direction within 1,000 feet of the point of gore. The terms of disagreement: The Department intends to grant the waiver, subject to the approval of the State House Commission, and has determined that because a sign has demonstrated a) public benefit; b) a need for the sign; c) public safety; and d) lack of conflict with Federal regulations and the 1971 Federal agreement regarding outdoor advertising regulations, a waiver is appropriate. 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: A post-construction safety analysis shall be completed; conformance with all other pertinent outdoor advertising regulations is required; emergency notices shall conform to establish protocols, and the waiver's void if it is determined that the sign violated the 1971 Federal agreement.

SENATOR SMITH: So, question.

In the conditions, it says the sign shall comply with all statutory and regulatory requirements, pertaining to the erection, use, maintenance of

outdoor advertising signs in New Jersey. So, I'm looking through the background package -- and, because I don't see it, doesn't necessarily mean it's not true -- this is a structure. Is it required to go through the local planning board of the town in which it's located?

MR. BROPHY: Do we have anybody from DOT here?

T E J A S P A T E L: We are from DOT, but not from Department of Advertising.

So, we don't have a representative from outdoor advertising.

SENATOR SMITH: I didn't hear your answer.

MR. PATEL: We are from the Department of Transportation, but we are not from Outdoor Advertising Unit.

That's normally Frankie from Outdoor Advertisement able to answer the inquiry.

SENATOR SMITH: So, I'm trying to figure out whether this -- that one sentence in the conditions means that they do have to go to the planning board.

The only-- There are conditions about traffic safety, et cetera. So, it looks like the DOT is the only one signing off. And, I think to erect a structure, you've got to have planning board approval, even. But, here's the question: This is Federal land, right? They're-- Or, State land. They're renting State land. So, would that make them exempt from planning board review?

MR. BROPHY: Well, I think this is a waiver to allow them to do it.

But, they're just asking the State House Commission for permission to issue the waiver. I would assume they still have to go through the other required conditions to get approval.

SENATOR SMITH: Well, I'm OK with voting for it, but, it's an industry, puts some people to work, not many, but a few.

However, I'd like the inquiry made to the DOT whether or not they have to go to a planning board.

MR. AKHTER: Cindy, can you make sure that we get Senator Smith this question?

ASSEMBLYMAN DiMAIO: They would at least have to go for a courtesy review, I would think.

SENATOR SMITH: I'm not sure.

MR. AKHTER: We'll--

SENATOR SMITH: I'd like to know somebody in the town is looking at it.

I think that's only fair.

ASSEMBLYMAN DiMAIO: I mean, it may not require an approval if it's through the State lane.

I think the State would still come to a planning board for a courtesy review.

MR. AKHTER: We'll--

MR. BROPHY: We'll find out.

SENATOR SMITH: We can guess, or we can find out the answer.

ASSEMBLYMAN DiMAIO: Let that-- From my experience on the planning board.

MR. AKHTER: As we know all well, courtesies across all towns extend the same.

(laughter)

ASSEMBLYMAN DiMAIO: Here's what we're going to do; take this; we're going to do it anyway.

(laughter)

Kinda how that goes.

MR. AKHTER: Goodbye and good luck.

MR. BROPHY: Can we have a motion?

MR. BINDER: Motion.

MR. AKHTER: Second.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes, but with the request; I'd like an answer to that question.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 10: Project is Route 24, Freeway Section 9, Parcel 35, adjacent to Block 103, Lot 2, in Morristown, in Morris County. The New Jersey Department of Transportation requests approval for the sale of 0.132 acres; NJDOT-owned excess land, located on a portion of Route 24 Freeway, Section 9, Parcel 35 in Morristown, Morris County, to the only adjoining property owner, Mr. Nick Bloomer, a private entity for an assemblage to his property. Mr. Bloomer desires to expand the footprint of his property by this purchase. DOT acquired Parcel 35 in 1967 in support of the abandoned project to construct the Route 24 Freeway. DOT has reviewed the proposed sale and confirmed that Parcel 35 has no current or future use by the Department for improvement, reconstruction, or maintenance, of any State highway. The title has been invested in the State of New Jersey for more than 10 years. The County of Morris and the Town of Morristown have expressed no interest in acquiring Parcel 35 for public use. Terms of the agreement: Parcel 35 will be conveyed via direct sale to Mr. Bloomer for the appraised value of \$18,000. The buyer has agreed that both a slope easement and no access line contained in Parcel 35 will remain in place as a condition of the sale, and that no access from Parcel 35 will be granted to the adjacent current Route 202. If this request is approved, Parcel 35 will be sold as Parcel VX35.

Can we have a motion?

SENATOR SMITH: So moved.

MR. BROPHY: Senator Smith.

Second?

MR. SHABAZZ: Second.

MR. BROPHY: Mr. Shabazz.

Any questions, comments? (no response)

Seeing none, Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 11 is Department of Environmental Protection requests. Project is Riverfront Park, Block 1, part of Lot 60, and Block 2, part of Lot 29, in the City Newark in Essex County. The New Jersey Department of Environmental Protection, on behalf of the City of Newark, requests approval to allow the City to grant a permanent access easement through a 0.155-acre portion of the city's Riverfront Park -- which is located Block 1, Lot 60, and Block 2, Lot 29 -- to allow a private entity, Newark Waterfront Associates, LLC to access and redevelop an adjacent property with a mixed-use project that is consistent with the City's approved

waterfront redevelopment plan for the area, and includes a 20% affordable housing component. The terms of the agreement: To compensate for the proposed diversion, the City has proposed to place Green Acres restrictions on a 0.62-acre portion of land known as Mulberry Commons, which is comprised of Block 166, part of Lot 1.03, and Block 167, part of Lot 10.02. Based upon the certified market values, the proportionate value of the replacement land is approximately \$3 million, which greatly exceeds the appraised value of the proposed permanent easement area, that is valued at \$170,000. The proposed diversion will not affect any trees, therefore no tree compensation is due.

Can we have a motion?

MR. AKHTER: So moved.

MR. BROPHY: Akhter.

ASSEMBLYMAN DiMAIO: Second.

MR. BROPHY: Assemblyman DiMaio.

Any questions, comments? (no response)

Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes.

MR. BROPHY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Number 12: Project is the 14th New Jersey Monument, Monacacy National Battlefield, Frederick, Maryland. DEP requests approval to transfer the 14th New Jersey Monument property a 120-foot-by-180-foot acre (*sic*) parcel located in the Monacacy National Battlefield, in Frederick, Maryland, to the United States of America, to the U.S. Department of Interior National Park Service. The monument was created in 1907 to commemorate efforts of the 14th New Jersey Regiment at the Battle of Monacacy. And, throughout the Civil War, the monument and the land on which it sits belonged to the State of New Jersey. The property-- The property is of limited real estate value due to its small size and location entirely within the National Battlefield. The monument is currently maintained by the National Park Service. The proposed transfer of the property will relieve the State of New Jersey from any future financial responsibility for maintenance of the monument. The DEP seeks approval to transfer it -- to transfer the property to the United States at no cost, but with a reverter prohibiting future sale of the property to a third party.

Questions?

(laughter)

Seeing none, can we have a motion?

SENATOR TESTA: So moved.

MR. BROPHY: Mr. Akhter?

MR. AKHTER: No, it was Senator Testa.

MR. BROPHY: Oh, Senator Testa, still need a second.

MR. BINDER: Second.

MR. BROPHY: Mr. Binder, that time.

(laughter)

MR. AKHTER: You win some, you lose some.

MR. BROPHY: Mr. Akhter.

MR. AKHTER: Yes.

MR. BROPHY: Mr. Binder.

MR. BINDER: Yes.

MR. BROPHY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. BROPHY: Senator Smith.

SENATOR SMITH: Yes.

MR. BROPHY: Senator Testa.

SENATOR TESTA: Yes, especially if we're going to look into taking back that portion of New Jersey that Delaware has.

(laughter)

MR. BROPHY: Correct.

Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. BROPHY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. BROPHY: All in favor.

Now, moving on to Number 13, which is the Division of Pension and Benefits requests; we just need a motion to sit as the JRS.

SENATOR SMITH: So moved.

MR. BROPHY: Senator Smith.

ASSEMBLYMAN DiMAIO: Second.

SENATOR TESTA: Second was the Assembly Leader.

MR. BROPHY: Second, DiMaio.

All in favor.

ALL: Aye.

MR. AKHTER: Do we need a motion to close out the meeting?

I'll take a motion to close the State House portion of the meeting.

SENATOR TESTA: So moved.

MR. BINDER: Second.

MR. AKHTER: Second?

OK. All in favor.

ALL: Aye.

MR. SOTO-IRIZARRY: All right.

JRS General Item Number 1 is the approval of the minutes of the meeting held on March 24, 2025. Can I have a motion?

MR. SHABAZZ: Motion.

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. SOTO-IRIZARRY: All right.

MR. SOTO-IRIZARRY: Mr. Akhter.

MR. AKHTER: Yes.

MR. SOTO-IRIZARRY: Mr. Binder.

MR. BINDER: Yes.

MR. SOTO-IRIZARRY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. SOTO-IRIZARRY: Senator Smith.

SENATOR SMITH: Yes.

MR. SOTO-IRIZARRY: Senator Testa.

SENATOR TESTA: I believe I have to abstain because I wasn't at that meeting.

MR. SOTO-IRIZARRY: Assemblyman DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SOTO-IRIZARRY: Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

MR. SOTO-IRIZARRY: All approved.

Let's see. JRS Agenda Item Number 2 is the confirmation of death claims, retirements, and survivor benefits. Can I have a motion?

MR. BINDER: Moved.

MR. AKHTER: Second.

MR. SOTO-IRIZARRY: Mr. Akhter.

MR. AKHTER: Yes.

MR. SOTO-IRIZARRY: Mr. Binder.

MR. BINDER: Yes.

MR. SOTO-IRIZARRY: Mr. Shabazz.

MR. SHABAZZ: Yes.

MR. SOTO-IRIZARRY: Senator Smith.

SENATOR SMITH: Just a -- I'm a yes, but I'd like to ask a question.

On both of the death claims, the bottom line on each one was no Chapter 54 option selected. What is that?

MR. SOTO-IRIZARRY: When they go to retire, they can select one of those options to leave -- to reduce the amount that they receive in order to set that aside to provide an additional benefit for the surviving spouse to collect a monthly benefit after they pass away.

Those are called the option -- the 54, Chapter 54, it's just saying that they did not--

SENATOR SMITH: They didn't select--

MR. SOTO-IRIZARRY: --did not make those selections, they were receiving the maximum check and were not leaving anything additional to their surviving spouse.

SENATOR SMITH: Thank you.

I vote yes.

MR. SOTO-IRIZARRY: And, Assemblywoman (*sic*) DiMaio.

ASSEMBLYMAN DiMAIO: Yes.

MR. SOTO-IRIZARRY: And, Assemblywoman Pintor Marin.

ASSEMBLYWOMAN PINTOR MARIN: Yes.

ASSEMBLYMAN DiMAIO: OK.

MR. AKHTER: No political statement (indiscernible).

(laughter)

ASSEMBLYMAN DiMAIO: I have no comment.

I don't need care.

(laughter)

MR. SOTO-IRIZARRY: All right.

JRS Agenda Item Number 3: Receipt of the financial statements from August 2024 through December 2024. Confirming that.

MR. AKHTER: Yes.

We have received them.

MR. SOTO-IRIZARRY: Yes.

MR. AKHTER: OK.

Make a motion to return to--

MR. SOTO-IRIZARRY: All right, so we'll make a motion to return to sit as the State House Commission.

MR. SHABAZZ: So moved.

MR. BINDER: Second.

MR. SOTO-IRIZARRY: All in favor.

ALL: Aye.

MR. BROPHY: OK.

Any other matters that the Commissioners wish to discuss. (no response)

Seeing none, can we have a motion to adjourn.

MR. AKHTER: So moved.

MR. BROPHY: Mr. Akhter.

Any second?

ASSEMBLYWOMAN PINTOR MARIN: Second.

MR. BROPHY: Assemblywoman Pintor Marin.

All in favor.

ALL: Aye.

(MEETING CONCLUDED)