

# *Committee Meeting*

of

## STATE LEASING AND SPACE UTILIZATION COMMITTEE

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**LOCATION:** Committee Room 3  
State House Annex  
Trenton, New Jersey

**DATE:** October 16, 2014  
3:00 p.m.

### **MEMBERS OF COMMITTEE PRESENT:**

Senator Nicholas P. Scutari, Chair  
Assemblyman Thomas P. Giblin  
Robert Romano

### **ALSO PRESENT:**

Carl T. Costantino  
*Office of Legislative Services*  
*Committee Aide*

Mark S. Kaminski  
*Secretary*

Gary A. Kotler  
*Counsel*

Ed Oatman  
*Senate Majority*  
*Committee Aide*



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

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216th Legislature 2012 - 2014

**SENATE**  
SENATOR NICHOLAS P. SCUTARI, *Chairman*

**GENERAL ASSEMBLY**  
ASSEMBLYMAN THOMAS P. GIBLIN

**TREASURY**  
DEPUTY STATE TREASURER ROBERT ROMANO



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**STATE LEASING & SPACE UTILIZATION COMMITTEE**  
**STATE HOUSE ANNEX**  
**P.O. BOX 068**  
**TRENTON, NEW JERSEY 08625-0068**

**COMMITTEE NOTICE**

**TO: MEMBERS OF THE STATE LEASING AND SPACE UTILIZATION COMMITTEE**

**FROM: SENATOR NICHOLAS P. SCUTARI, CHAIRMAN**

**DATE: October 10, 2014**

**SUBJECT: COMMITTEE MEETING – October 16, 2014**

The State Leasing and Space Utilization Committee will meet Thursday, October 16, 2014, at 3:00PM in the State House Annex, Committee Room 3 on the first floor, Trenton NJ 08625.

The public may address comments and questions to Carl T. Costantino, Committee Aide, or make status and scheduling inquiries to Mark S. Kaminski, Committee Secretary, at (609) 847-3355.

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**STATE LEASING AND SPACE UTILIZATION COMMITTEE**

**AGENDA**  
**OCTOBER 16, 2014**

<b>TAB#</b>	<b>NPL#</b>	<b>LEASING ACTION</b>
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**Approval of Transcription of December 13, 2013 Meeting**

**DEPARTMENT OF CHILDREN & FAMILIES**

- 1      4477    Division of Child Protection & Permanency, 570 South Avenue East, Cranford, NJ**  
Eighteen (18) month extension under same terms & conditions to avoid going month-to-month while finalizing the RFP process for consolidation.
- 2      4664    Division of Child Protection & Permanency & Hammonton Group (IAUI) 275 North Delsea Drive, Vineland, NJ**  
New lease at new location – Ten (10) year term.
- 3      4666    Division of Child Protection & Permanency, 1201 New Road 3, Linwood, NJ**  
New ten (10) year term, build-to-suit with cancellation rights.

- 4      4667    **Division of Child Protection & Permanency, Doren Building**  
              **21 Meeker Street, Millburn, NJ**  
              New lease at new location – Ten (10) year term with cancellation rights.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

- 5      4506    **Divisions of Compliance & Enforcement and Site Remediation, 7 Ridgedale Avenue, Cedar Knolls, NJ**  
              Five (5) year lease extension at a reduced rental rate and updated base year for escalations.

**DEPARTMENT OF HUMAN SERVICES**

- 6      3904    **Division of Developmental Disabilities, Community Services, 1B Laurel Drive, Mount Olive, NJ**  
              Expansion and extension of existing lease at a reduced rate with cancellation option and updated base year for escalations.

**JUDICIARY**

- 7      4662    **Appellate Division, 130 Justice Way, Cape May Court House, NJ**  
              New ten (10) year term with cancellation options at new location with Cape May County.

**DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT**

- 8      4397    **Workers Compensation, 1386 Route 22, Lebanon, NJ**  
              Five (5) year extension at existing location at a reduced rental rate.
- 9      4403    **One Stop Career Center, 2600 Mt. Ephraim Ave. Camden, NJ**  
              Two (2) year extension at existing location pending relocation.
- 10     4663    **UI/ES Workforce Development, Cumberland County Community College, 3322 College Road, Vineland, NJ**  
              New term lease/build-to-suit – Ten (10) years.
- 11     4671    **One Stop Career Center, 795 Woodlane Road, Westampton, NJ**  
              New ten (10) year term at existing location with Burlington County.

**DEPARTMENT OF MILITARY & VETERANS AFFAIRS**

- 12     4255    **Recruiting & Retention, 1135 Elizabeth Avenue, Elizabeth, NJ**  
              One (1) year term with four (4) one year options with a reduced rental rate and updated base year for escalations.

**MOTOR VEHICLE COMMISSION**

- 13     4389    **Motor Vehicle Commission, 450 Main Avenue, Wallington, NJ**  
              Two (2) year extension at existing location at a reduced rental rate.
- 14     4413    **Motor Vehicle Commission, 8823-37 Bergenline Avenue, North Bergen, NJ**  
              Five (5) year extension at location at a reduced rental rate expansion.
- 15     4665    **Motor Vehicle Commission, 9 West Park Avenue, Vineland, NJ**  
              New term lease/built-to-suit – Ten (10) years.
- 16     4669    **Motor Vehicle Commission, 3305 Bayshore Road, North Cape May, NJ**  
              Ten (10) year lease at a new location and expansion.

**DEPARTMENT OF TREASURY**

- 17      **4670    Office of the Public Defender, 550 Jersey Avenue, New Brunswick, NJ**  
New lease at new location – Ten (10) years with cancellation rights.
- 18      **4070    Office of the Public Defender/Trial Services, 201 South Main Street,**  
**Cape May Court House, NJ**  
Ten (10) year extension at current location with reduced rental rate updated  
base year for escalations and a cancellation option.

**VARIOUS DEPARTMENTS AND OFFICES**

- 19      **4159    Human Services, Children & Families, Law & Public Safety, Labor, Treasury,**  
**Judiciary, Legislature, Health, Banking & Insurance, State and**  
**Transportation, 153 Halsey Street, Newark, NJ**  
Two (2) year extension – same terms and conditions.
- 20      **4161    Law & Public Safety, Treasury, Corrections and Labor, 124 Halsey Street**  
**aka 707 Broad Street, Newark, NJ**  
Two (2) year extension – same terms and conditions.
- 21      **4435    Motor Vehicle Commission, Children & Families and Labor, Route 295 &**  
**Crown Point Road, West Deptford, NJ**  
New five (5) year term and one (1) five (5) year option with a reduced rental rate.
- 22      **4668    SDA MOU Assignment of Lease to DCF Statewide Professional Center,**  
**30 VanDyke Avenue, New Brunswick, NJ**  
Ten (10) lease assignment 9/6/2015 through 9/5/2025.

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SENATOR NICHOLAS P. SCUTARI (Chair): Welcome, everyone; welcome.

Can we have a roll call on today's Joint State Leasing and Space Utilization Committee?

MR. COSTANTINO (Committee Aide): Senator Scutari.

SENATOR SCUTARI: Here.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Here.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Here.

MR. COSTANTINO: Senator, you have three votes in the affirmative (*sic*); you have a quorum.

SENATOR SCUTARI: Okay. Let's read the Open Public Meetings Act.

MR. COSTANTINO: Notice of this meeting of the State Leasing and Space Utilization Committee was provided to the Secretary of State, the *Trenton Times*, and the State House Press on October 14 as part of the Open Public Meetings Act.

SENATOR SCUTARI: Can you believe it? It's that time of year. We haven't met, so we have to elect a Chairperson again.

ASSEMBLYMAN GIBLIN: I make a motion that Senator Scutari be reelected, at the same compensation. (laughter)

MR. COSTANTINO: Do I have a second?

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Okay.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. This motion carries; you're the Chairman.

SENATOR SCUTARI: Thank you. I'll try to handle the job in the same vigorous way as we did in the past year. So thanks a lot for that.

Okay, so the first order of business -- the next order of business is the approval of the December 12, 2013, meeting minutes.

ASSEMBLYMAN GIBLIN: I'll make a motion on that -- that those minutes, as presented, be approved.

MR. COSTANTINO: Okay.

DEPUTY STATE TREASURER ROMANO: Second.

SENATOR SCUTARI: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the positive, zero in the negative. The motion to approve the December 12, 2013 minutes carries.

SENATOR SCUTARI: Okay, great.

MR. COSTANTINO: I think we're ready for Mr. Sutkin's presentation.

SENATOR SCUTARI: Mr. Sutkin, welcome. Long time, no see.

STEVEN N. SUTKIN: Thank you.

SENATOR SCUTARI: I see you have a growth today.  
(laughter)

MR. SUTKIN: Yes.

SENATOR SCUTARI: Welcome back.

Why don't we start with the agenda; we have Tabs 1 through 4 and the four NPLs that are attached.

MR. SUTKIN: Yes. All of these first four items in the agenda are for the Department of Children and Families -- NPLs 4477, 4664, 4666, and 4667. Would you like me to touch on each of them, or do you have questions, or do you want me to just submit them for approval?

SENATOR SCUTARI: Just touch on each of them. I don't think-- I spoke to both of the members; I don't know that there's going to be a lot of questions, so why don't we just see what you have? Give us a little brief on it, and then we'll call the roll.

MR. SUTKIN: Sure, sure. The first one is an 18-month extension. Ultimately our aim is to consolidate two leases that we have -- one in Cranford and one in Elizabeth -- into one lease. That's the plan, so we need a little bit more time and we've reserved a six-month option on top of that 18 months.



The second one is part of a deal that we have ongoing with Cumberland County Improvement Authority, which is sort of a repeated theme you're going to see through the presentation today. We have three separate leasing initiatives associated with it. This one has to do with DCF, and they're going to be consolidating a couple of their offices into a building that CCIA just purchased at 275 North Delsea Drive -- and that's going to be a 10-year lease.

The third item is a -- which, for the record, is 4666 -- is a new 10-year build-to-suit in Linwood. And this replaces a current local office that DCF has, into a new build-to-suit building.

And the fourth one is also for DCF, 4667, and it's a relocation in a 10-year lease, with a unilateral -- on behalf of the State's right to renew -- moving from Maplewood to Milburn.

I submit them all for approval.

SENATOR SCUTARI: All right; okay. Thank you.

Any questions? (no response)

Motion to move -- motion to approve the four NPLs.

ASSEMBLYMAN GIBLIN: I'll move them, Mr. Chairman.

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Second, okay.

Roll call.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. The motion to approve NPL 4477, 4664, 4666, and 4667 carries.

SENATOR SCUTARI: Great, okay. Next, my neck of the woods.

MR. SUTKIN: The next item on the agenda is for the Department of Environmental Protection, for a lease on Ridgedale Avenue in Cedar Knolls. And it is a 5-year extension, with cost savings.

SENATOR SCUTARI: Great. Any questions on that? (no response)

Seeing none, I'll ask for a motion.

ASSEMBLYMAN GIBLIN: So moved.

DEPUTY STATE TREASURER ROMANO: And second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. The motion to approve NPL 4506 carries.

SENATOR SCUTARI: Great.

The next, NPL 3904.

MR. SUTKIN: Yes, this lease is for the Department of Human Services, their Division of Developmental Disabilities. It's to remain at the same location, with a 10-year extension, but we've reserved the right to get out of the lease after 5 years. And it's an expansion of space in that same lease from 12,301 square feet to 19,693 square feet.

SENATOR SCUTARI: Okay; any questions? (no response)

ASSEMBLYMAN GIBLIN: I'll move it, Mr. Chairman.

DEPUTY STATE TREASURER ROMANO: I second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. The motion to approve NPL 3904 carries.

SENATOR SCUTARI: The next agenda item?

MR. SUTKIN: The next item is for the Judicial Branch; a Judge in the Appellate Division. It's a lease in Cape May Court House. The Judge is there temporarily right now, at 130 Justice Way, and that's where the permanent location is going to be. And it's a 10-year lease with unilateral option to renew. And this is with the County.

SENATOR SCUTARI: Is this just for one judge, or is this for a panel of judges?

MR. SUTKIN: This is for one Judge and the Judge's staff.

SENATOR SCUTARI: So they each -- they have individual offices? He has his individual office, and then they have -- the panel meets in a different location, correct? I just don't remember seeing one of those before.

MR. SUTKIN: Some are grouped--

CHARLES J. CONNERY: There's a-- In this case, we actually had procurement for three Judges who were in the Atlantic County area. And, I think, right about the time we completed that, there was another Judge appointed. And it was the court's preference that she be placed in Cape May, and we got a very good deal with the County so we went forward with that.

SENATOR SCUTARI: Okay.

Any other questions? (no response)

Can I have a motion -- a motion and second?

ASSEMBLYMAN GIBLIN: I'll second; I mean, I'll move it.

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. The motion to approve NPL 4662 carries.

SENATOR SCUTARI: And the next is a grouping of four.

MR. SUTKIN: Yes, this is our four leases for the Department of Labor and Workforce Development, Nos. 4397, 4403, 4663, and 4671.

The first one is in Lebanon, New Jersey. It's a 5-year extension with cost savings, and it's for the Workers' Compensation Court.

SENATOR SCUTARI: Oh, yes; tell me about that one a little bit more. They're keeping the same location?

MR. SUTKIN: Same location -- Hunterdon County.

SENATOR SCUTARI: And that's in the back of that strip mall, on the second floor.

MR. SUTKIN: You know the location better than I do.  
(laughter)

SENATOR SCUTARI: Yes. A nice little place to call a court.

MR. SUTKIN: The second one is on Mt. Ephraim Avenue; it's a One Stop Center. And it's a 2-year extension. And we're in discussions with the County about a long-term plan on collocating, so during that time we're asking for a 2-year extension.

SENATOR SCUTARI: Okay.

MR. SUTKIN: The next one, item No. 10 in the agenda book, 4663, is another one that deals with Cumberland County Improvement Authority. It is a lease for Labor to move into a new building that's being built by the CCIA on the campus of Cumberland County Community College. It's going to be 9,800 square feet of need for Labor, in a 30,000-square-foot building.

And No. 11 -- the last one among the Labor -- is a new 10-year term lease in Westampton, in Burlington County, with the County as landlord, and it's in the same location.

SENATOR SCUTARI: I just wanted to ask another question about that -- the first NPL that you just went over -- 4397 -- which is the Lebanon location. That location services all Somerset County residents for their Workman's Compensation claims. My question was, is there ever any thought-- And I guess this is more appropriate for the Judiciary -- not Judiciary -- I'm sorry, Labor--

MR. SUTKIN: Which are represented here.

SENATOR SCUTARI: Okay. That's kind of, like, in the middle of nowhere, compared to the rest of Somerset County. I mean, was there ever any thought to kind of centralize that location?

MR. SUTKIN: I don't know if there is anyone here from Labor.

MR. CONNERY: Mike--

**MICHAEL W. CLOUD:** (off mike) Yes?

MR. CONNERY: Can you address that?

MR. CLOUD: (off mike) Lebanon Workers' Comp has been there--

MR. COSTANTINO: Sir, you have to move forward and identify yourself.

MR. CLOUD: Sure.

MR. COSTANTINO: Steve, if you could--

MR. SUTKIN: Yes.

MR. COSTANTINO: So he could use your microphone.  
Could you please identify yourself for the Committee?

MR. CLOUD: Absolutely.

MR. COSTANTINO: Thank you.

MR. CLOUD: Michael Cloud with the Department of Labor.

Lebanon Workers' Comp has been in that area for a period of time. And they spread their Workers' Comp courts throughout the state. And that one is centrally located--

SENATOR SCUTARI: See, I don't think that it's centrally located. It's kind of way out there, compared to the rest of Somerset County. And so everybody who files in Somerset County, they get -- that's where they go.

MR. CLOUD: Okay.

SENATOR SCUTARI: It's not the-- Somerville seems more centrally located. Was there ever any consideration-- I'm not speaking really to the merits of the lease or the lease extension; it's really not about that. It's just kind of a visionary thing -- if you have ever considered a different location. It doesn't sound like you have.

MR. CLOUD: We take the lead from Workers' Comp, and that was the location they selected.

SENATOR SCUTARI: I mean, it's a nice location, no doubt about that. It just seems, kind of like--

MR. CLOUD: It is out in a remote area.

SENATOR SCUTARI: It's way out there, and the majority of the population in Somerset County has to travel out there. I mean, you're talking about people who live in Franklin and Somerset are going 35, 40 minutes if they need to appear there. That's just my kind of individual take on it.

If you could--

MR. CLOUD: Okay.

SENATOR SCUTARI: --just let us know if that's ever been a consideration, in terms off--

MR. CLOUD: Absolutely.

SENATOR SCUTARI: --more centralizing the location. Obviously, it won't be something that's available today.

Okay, thank you very much.

MR. CLOUD: You're welcome.

SENATOR SCUTARI: Okay, any other questions on those NPLs? (no response)

MR. COSTANTINO: Do we have a motion--

ASSEMBLYMAN GIBLIN: I'll move those leases, Mr. Chairman.

DEPUTY STATE TREASURER ROMANO: And I second them, Mr. Chairman.

SENATOR SCUTARI: Let me ask you a question. On that one particular lease that I questioned about--

MR. SUTKIN: On 4397?

SENATOR SCUTARI: Yes. We're on a month-to-month lease already. Is there any jeopardizing if that matter does not go forward today? I understand it's on a month-to-month; it's been in that location for a period of time; the location seems like a fair and reasonable place, and the lease seems appropriate. But what's the -- if the matter is not approved today, is there any issue, from your perspective, having dealt directly with the landlord on preparing the agreement?

MR. CONNERY: I don't think we're in any imminent risk of being evicted. The worse case scenario--



SENATOR SCUTARI: We're on a month-to-month.

MR. CONNERY: Worse case scenario -- they would maybe issue a Quit and Demand, and ask for an increase in rent.

SENATOR SCUTARI: This new lease -- is this a reduction or is this the same, or is there a slight escalator? I don't recall, based--

MR. CONNERY: It's a reduced rate.

MR. SUTKIN: Reduced.

SENATOR SCUTARI: It's a reduction. So I would just like to hold that one -- one lease -- just pending, to get that information from Labor in terms of their thoughts. It just doesn't seem as though anyone has ever given any thought to changing the location. I'm not saying it's appropriate or not; just something that I would like to see-- if they've even considered it. And if they have, they could tell us why they didn't and they think that's appropriate based upon the information they have -- whether it's filings, or whether it's population shifts, whether it's the best location. I would just like to have that information. If they can give that to us, then I'll put it on again for the next meeting; and I don't think there will be an issue.

MR. SUTKIN: Will do.

SENATOR SCUTARI: Thank you.

So I'll ask for a motion on the remaining three NPLs that--

ASSEMBLYMAN GIBLIN: I'll move those: 4403, 4663, and 4671.

MR. COSTANTINO: Okay.

DEPUTY STATE TREASURER ROMANO: And I second the same ones.

MR. COSTANTINO: Second, okay.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPLs 4403, 4663, and 4671 carries; 4397 has been--

MR. KOTLER (Counsel): Senator, we need a vote to table that one that we're holding.

SENATOR SCUTARI: I don't remember ever needing that before, because we need all the votes--

MR. KOTLER: We've had this, yes.

SENATOR SCUTARI: All right. Can I have a motion?

ASSEMBLYMAN GIBLIN: Motion to table 4397.

MR. KOTLER: Thank you.

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Do we need a roll call on that, Gary?

MR. KOTLER: Yes.

MR. COSTANTINO: So the motion to-- This motion is to table NPL 4397.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Okay.

MR. KOTLER: Thank you.

MR. COSTANTINO: The motion to table 4397 carries.

SENATOR SCUTARI: Okay, thank you.

Next is Tab Number 12, which is NPL 4255.

MR. SUTKIN: Yes, this is a Recruitment--

SENATOR SCUTARI: A Recruitment Center in Elizabeth.

MR. SUTKIN: For the National Guard in Elizabeth -- correct -- for four employees of the Department of Military and Veterans Affairs. It's a 1-year lease with four renewable, 1-year options.

SENATOR SCUTARI: And I noticed on the documentation that there was -- you were talking about a possible relocation in the-- And I think you even specifically mentioned Linden or somewhere in eastern Union County. What are your thoughts on going forward as to where you think you're going to try and locate, and where you're going to deal with that recruiting station?

MR. CONNERY: Those decisions are made by DMVA and we try to work with them wherever we can. Unfortunately, the representative of DMVA called me a few minutes ago and had an emergency. But I think part of the reason for-- They can only do 1-year leases, and securing the 1-year option was just to give them security. But I think they are open to looking at different locations. My understanding, however, in speaking

with DMVA, was that this was one of their most productive, and long-standing locations, and successful locations in the state.

SENATOR SCUTARI: Got you. Well, I noticed that it was a short-term -- especially considering the long-term leases we generally do. And there was some other suggestion in the documentation that they were exploring the possibility of moving at the expiration of this lease; so that's what my question was, I guess. If you could ask him -- that I inquired as to what they think in terms of their future plans, and where they may go in that area -- I would just be interested in that.

MR. CONNERY: I will get that to you.

SENATOR SCUTARI: Thank you.

Okay, any other questions on that NPL? (no response)

Can I have a motion?

ASSEMBLYMAN GIBLIN: I'll move it, Mr. Chairman.

DEPUTY STATE TREASURER ROMANO: I second.

MR. COSTANTINO: Okay.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPL 4255 carries.

SENATOR SCUTARI: Thank you.

The next group.

MR. SUTKIN: Yes, the next group is for Motor Vehicles Commission -- NPLs 4389, 4413, 4665, and 4669, 13 through 16 in the binder.

The first is for Client Services in Wallington. It's a 2-year extension at a reduced rate. So that will take us out to March 31, 2016, because it is backdated to March 31, 2014.

The next one is a 5-year extension in Bergenline, Bergen, and that will take us out to April 30, 2014. And we should start seeing lease savings in April 2015 on that one.

The next one is a 10-year lease. It's a new build-to-suit with two, 5-year options. And this is the third of the Cumberland County Improvement Authority arrangements that we worked out. And we anticipate that we're going to be in that building -- or it's going to be completed June 1, 2015.

SENATOR SCUTARI: We're ahead of the game.

MR. SUTKIN: Pardon me?

SENATOR SCUTARI: We're ahead of the game.

MR. SUTKIN: Yes.

The last one, No. 16, is a 10-year lease with termination rights after 5 and 7 years. This is an advertised procurement, and it's a move in Cape May -- from Rio Grande to Cape May, which I submit for your consideration.

SENATOR SCUTARI: Great. Just one question, because we've been moving-- I think you built a couple Motor Vehicle buildings.

MR. SUTKIN: We have.

SENATOR SCUTARI: And you've had some kind of a hybrid -- obviously, some nice new buildings that you've built that you're planning on being there for the longest term. And then, I guess, in these instances that doesn't meet your specifications for any kind of-- I knew about the one build-to-suit well in advance, but--

MR. SUTKIN: Right, and there's the one in Cumberland here which is being built -- not by the State, necessarily, but by the Improvement Authority. And then one of the ones is -- I believe it's the 2-year extension, No. 13, 4389, is so that more consideration can be given to whether it's a proper location to build rather than to continue leasing.

SENATOR SCUTARI: And how about the Cape May location? I knew that one in Rio Grande had been there for a while; we had approved other leases in the past for that and now it's moving to Cape May, correct? That's 4669.

MR. SUTKIN: Right. This was a procurement which we had out there for quite a while.

MR. CONNERY: Yes, it's the second time we've bid this one. To my knowledge, Motor Vehicles does not have plans to build in that area. And they would probably speak to it better than me. But I know in that area -- I think they've considered their ability to maybe consolidate and have one, much larger site that would accommodate more than one county. But I think that might require some legislation. But I know those are the things that they considered.

SENATOR SCUTARI: Is there anybody here from there?

MR. CONNERY: Yes.

SENATOR SCUTARI: Motor Vehicles? Could they speak to that, real quick?

MR. SUTKIN: Sure.

SENATOR SCUTARI: Don't be shy, it's all right. (laughter)

We have all these representatives here, they might as well tell us what's going on.

MR. COSTANTINO: Yes.

SENATOR SCUTARI: Hi.

**A N G E L A S P E R R A Z Z A:** Good afternoon.

SENATOR SCUTARI: Why don't you tell us who you are?

MS. SPERRAZZA: Yes, I'm Angela Sperrazza, and I'm the Director of Facilities and Support Services at MVC.

SENATOR SCUTARI: Welcome.

MS. SPERRAZZA: Thank you.

SENATOR SCUTARI: What's going on down there in Cape May in terms of your long-term plans on either building your own building versus leasing; and where do you think the future is for Motor Vehicle offices?

MS. SPERRAZZA: Well, we selected this location because it met some of the requirements of our Agency operations. I think we had plans a while ago to take a look at our traffic -- the number of customers -- looking to eventually -- not today, but down the road, to perhaps one day, if we could-- Obviously, we would need permission from the Legislature to be able to do that because our law says we can only have one facility per county. And if we would look to our traffic and the volume, we would like

to combine, one day, the Cape May, and Salem, and Cumberland one day into one facility. But those -- we're still looking at those things.

SENATOR SCUTARI: If you went down that road, I would assume you might want to -- that's going to be a long-term solution and you might want to build that rather than lease that kind of facility.

MS. SPERRAZZA: Correct, yes. Absolutely.

SENATOR SCUTARI: All right. Thank you very much.

MS. SPERRAZZA: Thank you.

SENATOR SCUTARI: Any other questions? (no response)  
Okay.

MR. COSTANTINO: Do we have a motion?

SENATOR SCUTARI: Let's get a motion and a second for those NPLs.

Do we have a motion?

ASSEMBLYMAN GIBLIN: Motion, Mr. Chairman.

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. The motion to approve NPL 4389, 4413, 4665, and 4669 carries.

SENATOR SCUTARI: Thank you.



MR. COSTANTINO: Thank you.

SENATOR SCUTARI: Okay, the next NPLs are 4670 and 4070.

MR. SUTKIN: Yes, these next two leases are for the Office of the Public Defender. The first one is in New Brunswick, and it's a move, as a result of an advertised procurement, to 550 Jersey Avenue. And this was somewhat of a success story. The client agency was very cooperative in moving away from the downtown, which is very expensive right now in New Brunswick. We had a procurement originally, and the costs were well above what we thought were reasonable. And the client worked with us, and we moved the catchment area -- we broadened it -- and we came out with a lease proposal that we're happy to recommend to you, which is No. 4670.

SENATOR SCUTARI: How far is that from the Comp Court over there? It's right on the same street, isn't it?

MR. CONNERY: I believe it's within three miles.

SENATOR SCUTARI: It's on that -- it's not in the downtown any longer. It's more in the industrial section of New Brunswick, I think, correct?

MR. CONNERY: Yes, two miles from (indiscernible)

UNIDENTIFIED MEMBER OF AUDIENCE: It's 2.2 miles.

MR. CONNERY: It's 2.2 miles.

SENATOR SCUTARI: From the downtown, or from the Comp Court?

UNIDENTIFIED MEMBER OF AUDIENCE: From the Courthouse.

SENATOR SCUTARI: The New Brunswick Courthouse? So it's-- Okay, I know where it is. Thank you.

MR. SUTKIN: And the second one is in Cape May, and it's a 10-year extension with reduced rates. And it's on 201 South Main Street. And we do have the right to get out after 5 years.

SENATOR SCUTARI: Any questions? (no response)

ASSEMBLYMAN GIBLIN: I'll move 4370 (*sic*) and 4070, Mr. Chairman.

DEPUTY STATE TREASURER ROMANO: I second.

SENATOR SCUTARI: It's 4670.

ASSEMBLYMAN GIBLIN: Excuse me -- 4670 and 4070.

MR. COSTANTINO: Correct.

SENATOR SCUTARI: Thank you. And we have a second. Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4670 and 4070 carries.

SENATOR SCUTARI: Thank you, okay.

The next NPLs are 4159 and 4161.

MR. SUTKIN: Yes, these are two new Newark leases -- one at 153 Halsey Street and one at 124 Halsey Street. They are 27,000 square feet and 315,000 square feet, respectively. I think you're familiar with them based on, maybe, previous submissions. These are the two Hartz-owned leases. And we're in the midst of getting our procurement together, which should go out in another three to four months. And as you may recall, once the decision is made it will be a while before -- with all the challenges, administratively and legally--

SENATOR SCUTARI: This is the second-- We had that hearing where we had--

MR. SUTKIN: Yes -- memorable.

SENATOR SCUTARI: A memorable hearing. (laughter) That was a couple of years ago, I think -- at least.

Okay.

MR. SUTKIN: Well, unless you have any questions, which we're happy to answer, we submit the 2-year extension for approval.

SENATOR SCUTARI: There's nobody here, right? (no response)

Okay. Any questions? (no response)

Assemblyman? Can I have a motion, when you're ready?

ASSEMBLYMAN GIBLIN: I'll move it.

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Second.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPLs 4159 and 4161 carries.

SENATOR SCUTARI: Thank you.

The next order of business is NPL 4435.

MR. SUTKIN: Yes, this is a consolidation of three different agencies, including Motor Vehicles, Labor, and DCF. It is a 5-year term with a 5-year option. And there are cost savings which will begin in April 2015. It's in Deptford, at Route 295 and Crown Point Road.

SENATOR SCUTARI: It's a pretty big space.

Assemblyman, any questions?

ASSEMBLYMAN GIBLIN: I'll move it, Mr. Chairman.

SENATOR SCUTARI: Moved by Assemblyman--

DEPUTY STATE TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPL 4435 carries.

SENATOR SCUTARI: And the last matter, NPL 4668.

MR. SUTKIN: Yes, this is the State taking an assignment of a lease from the Schools Development Authority. They have a lease at 30 Van Dyke Avenue with very favorable terms. And it's being used right now for training of Department of Children and Families, according to the court orders that they're under, to provide training to 3,500 employees, 40 hours a year. And it also provides training for Law and Public Safety staff, and they have mock trials and interventions. The program's great; and DCF representatives are here to talk about it. And that, coupled with how good the terms are, makes sense. It's good government to take assignment of that lease from SDA, and that's why we're presenting it for your consideration and approval.

SENATOR SCUTARI: Thank you.

Any questions? (no response)

May I have a motion?

ASSEMBLYMAN GIBLIN: I'll move it.

DEPUTY STATE TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

MR. COSTANTINO: We have three votes in the affirmative, none in the negative. The motion to approve NPL 4668 carries.

SENATOR SCUTARI: Any new business of any sort? (no response)

Seeing none, may I have a motion to adjourn?

ASSEMBLYMAN GIBLIN: So moved.

DEPUTY STATE TREASURER ROMANO: Second.

MR. COSTANTINO: Senator Scutari -- to adjourn.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY STATE TREASURER ROMANO: Yes.

SENATOR SCUTARI: The meeting is adjourned.

MR. SUTKIN: Thank you.

MR. CONNERY: Thank you.

SENATOR SCUTARI: Thank you.

**(MEETING CONCLUDED)**