

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

December 9, 2024 – 9:00 a.m.  
Committee Room 7 - Second Floor  
State House Annex, Trenton, NJ  
Email: [StateHouseCommission@treas.nj.gov](mailto: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 Michael L. Testa Jr.
- ~ Assemblyman John DiMaio
- ~ Assemblywoman Eliana Pintor Marin

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OLD BUSINESS:

1. Approval of the September 23, 2024, State House Commission (SHC) Meeting Minutes--  
The verbatim record of the September 23, 2024 meeting will serve as the official minutes.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUESTS:

2. Project: RPR 25-19, NJ Performing Arts Center, Block: 17, Part of Lot: 1.01, City of Newark, Essex County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to grant two easements on the grounds of the New Jersey Performing Arts Center, located at

1 Center Street, in the City of Newark, Essex County. The first easement, consisting of approximately 0.037 (+-) acre of land, will be granted to the City of Newark, Department of Water & Sewer Utilities for the installation and maintenance of high and low pressure water mains and sewer and storm sewer mains. A second easement, consisting of approximately 0.276 (+-) acre of land, will be granted to Public Service Electric & Gas Company for the installation and maintenance of a 4-inch gas line and electric infrastructure, which will include transformer vaults, pull boxes, handholes and conduits.

Terms: Since this action directly benefits the State, the easements will be granted for \$1.00.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

3. Project: Maple Park & Graydon Park, Block: 3209, Part of Lots: 1 & 3, Village of Ridgewood, Bergen County

Requesting Party: The NJDEP, on behalf of the Village of Ridgewood ("Village"), requests approval to allow the Village to convey approximately 0.001 (+-) acre (64 sf.) of parkland, in fee to Ridgewood Water to legalize the installation of a wellhead necessary for the continued functioning of the Village's water system. The Village also seeks approval to grant a 0.031 (+-) acre (1,366 sf.) subsurface easement to Ridgewood Water to connect the well to an existing underground water main.

The wellhead replaces the original Linwood Well, constructed on Block 3209, Lot 3 (Graydon Park) in 1931 (prior to Green Acres restrictions). By the early 2000's, productivity of the well had declined and efforts to repair the well failed and Linwood Well was taken out of service in 2005. Over time the demand for water from the Ridgewood residents and the residents of surrounding areas that Ridgewood Water services increased. The Linwood Well remained inactive for over 10 years following an Administrative Order on Consent ("AOC") issued in 2014 by the US Environmental Protection Agency. A subsequent AOC placed upon the Village required any replacement well to be located within 100 feet of the existing Linwood Well. In 2019 a new well was installed on Block 3209, Lot 1 (Maple Park), without Green Acres authorization. New subsurface piping through Lot 1 and Lot 3 is now needed to connect the new well to the water main.

The proposed diversion and disposal of parkland will allow Ridgewood Water to continue to supply an adequate volume of drinking water to its service area (Glen Rock,

Midland Park, Wyckoff and Ridgewood). The proposed diversion and disposal will not affect any recreational facilities contained within the two adjacent parkland lots and will not involve any tree removal. Ridgewood Water will continue to be the owner and operator of the well.

Terms: Pursuant to N.J.A.C. 7:36-26.10(g), the proposed major disposal area (0.001 (+-) acre, must be replaced with at least four times its acreage in land or ten times the market value of the land if monetary compensation is provided, with a \$10,000 minimum monetary compensation. The appraised value of the disposal area is \$320. Since the 10:1 ratio would yield \$3,200 of monetary compensation, the \$10,000 minimum applies.

Pursuant to N.J.A.C. 7:36-26:5 (a)1, the minimum compensation for the minor diversion of a subsurface easement less than 0.10 acre in size is \$2,500 or the adjusted tax assessed value, whichever is higher. The value of the subsurface was assessed at \$6,800.

As compensation for the proposed major disposal and minor diversion, the Village has proposed to remit monetary compensation of \$16,800.00 to the Garden State Preservation Trust Fund.

4. Project: Stafford Forge and Upper Barnegat Bay WMA, Block: 315, Part of Lots: 14 and 38.01, Lacey Township, Block: 961, Lot: 5, Lacey Township, Block: 296, Lot: 51, Stafford Township, Ocean County

Requesting Party: The NJDEP, requests approval to convey 219.36 (+-) acres of undeveloped land, currently part of the Stafford Forge and Upper Barnegat Wildlife Management Areas (WMAs), located in Lacey and Stafford Townships, Ocean County, to the U.S. Fish & Wildlife Service (USFWS). The areas to be conveyed are coastal wetlands, some of which are located next to lands currently owned by USFWS and administered as part of Edwin B. Forsythe National Wildlife Refuge. In exchange, NJDEP will receive 57.37 (+-) acres of uplands in Galloway Township, Atlantic County, to be used as location of the NJ Fish & Wildlife Marine Resources Administration's (MRA) new offices. The MRA's offices are currently located on the property under an agreement between USFWS and NJDEP, but are in desperate need of replacement. For the State to build a new MRA facility on the property, ownership of the land is required.

The proposed conveyance will have several advantages for the NJDEP. Most importantly, it will allow the MRA to remain at its current location, with a boat ramp on the Nacote Creek and boat access to the Mullica River, Great Bay, and Atlantic Ocean. These are important water bodies for the MRA, and it is extremely important for NJ Fish & Wildlife to have access to these waterways via boat to conduct its research and activities.

The proposed conveyance will transfer to the USFWS coastal wetlands that cannot be developed. These lands will be added to, and will continue to be preserved for recreation and conservation purposes as part of, the Edward B. Forsythe National Wildlife Refuge.

Terms: In anticipation of the proposed exchange, the USFWS obtained an appraisal for the NJDEP's review that valued the lands to be conveyed by the NJDEP to the USFWS at \$264,280.00, while the land and buildings to be received by NJDEP from the USFWS were valued at \$264,281.25. The properties were appraised as unrestricted conservation land and/or conserved land for recreational use (depending on whether the lands were coastal wetlands or uplands).

Both parties to the proposed exchange have agreed to deed restrict all the lands to be exchanged for recreation and conservation purposes. Although the NJDEP will transfer more acreage to the USFWS than it will receive in exchange, the NJDEP believes the proposed exchange is an equitable one for the State based on the equal real estate value of both sides of the transaction and the benefits to be gained through ownership of the Nacote Creek area.

DEPARTMENT OF TRANSPORTATION REQUESTS:

5. Project: Approval of Outdoor Advertising Waiver #77071, Route I-76, Milepost 2.41 S.R.D., Block: 212.01, Lot: 2, Gloucester City, Camden County

Requesting Party: The NJDOT, on behalf of Maxwell Interstate, LLC ("Maxwell") requests a waiver from outdoor advertising regulations to allow the issuance of a multi-message/static outdoor advertising permit for an off-premise sign. The sign would be installed along Interstate Route 76 in Gloucester City, Camden County, on the eastern side of the roadway at milepost 2.41 and visible to northbound and southbound traffic. This application meets the threshold requirement that a waiver can only be granted for signs on public property. The sign is on property owned by the City of Gloucester City.

The application submitted by Maxwell proposes the erection of a two-sided sign. One side, a multi-message visible to southbound traffic and the second, static visible to northbound traffic, with each side having a face of 20 feet in height by 50 feet in width, 1,000 square feet per side. In total, the sign will have 2,000 square feet of advertising space. The sign visible to southbound traffic will be electronic.

A waiver is required because the location of the sign did not meet DOT regulatory requirement: N.J.A.C. 16:41C-8.1(d) (2)(i), which provides: If an interchange lacks a pavement widening, a sign shall not be located in that direction within 1,000 feet of the

point of gore. In this instance, the sign is located 732 feet from a point of gore within an interchange in the southbound direction of the roadway. There is no interchange issue on the northbound direction.

Terms: The Department intends to grant the waiver, subject to the approval of the State House Commission, and has determined that because this sign has demonstrated: a) public benefit; b) need for the sign; c) public safety; d) compliance with the Federal Rules and 1971 Federal State Agreements, 23 C.F.R. 750 (Highway Beautification Act) and 23 U.S.C. 131, (Control of 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:

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 any sign violated the 1971 Federal Agreement.
6. Project: CR541, Burlington-Mt. Holly Rd., Parcels V145C (Part of Block: 123, Lot: 5), Burlington Township, and Parcel V145D (Part of Block: 807, Lot: 1), Westampton Township, Burlington County

Requesting Party: The NJDOT, Division of Right of Way, is requesting approval to dispose of via direct sale, 0.472 (+-) acre of NJDOT owned excess land, now known as Parcels V145C (0.451 (+-) acre) in Burlington Township and V145D (0.021 (+-) acre), in Westampton Township, Burlington County, to adjoining property owner, Highview Commercial X5 LLC to be used for commercial development. The sale is requested to support the proposed CR541 Redevelopment Center for Retail, Warehouse and Commercial use by relocating the existing jug handle to a location on the property currently owned by Highview Commercial X5 LLC to allow for improved traffic flow. Parcels V145C and V145D were originally acquired as County Rt. 541, Burlington-Mount Holly Road and have been declared surplus to the department's needs.

Terms: The recommended sale price is \$345,000, which is the difference between the appraised Market Value as assembled with parcels V145C and V145D (\$4,385,000) and the Market Value before assemblage without Parcels V145C and V145D (\$4,040,000).

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

7. 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 meeting held on September 23, 2024.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.

OTHER BUSINESS (as necessary)

ADJOURNMENT