

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

DATE: January 9, 2023, 10:00 a.m.

Email: [StateHouseCommission@treas.nj.gov](mailto:StateHouseCommission@treas.nj.gov)

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

## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 292 916 083 69

Passcode: 89Evc5

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**Or call in (audio only)**

+1 856-338-7074,

Phone Conference ID: 267 189 940#

**Formal action may be taken at the meeting.**

### CALL TO ORDER:

- ~ Assad Akhter, Senior Director of Government 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

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### NEW BUSINESS:

1. Nomination and Election of a new Secretary to the State House Commission.

### OLD BUSINESS:

2. Approval of the June 13, 2022, State House Commission (SHC) Meeting Minutes--The verbatim record of the June 13, 2022, SHC meeting will serve as the official minutes.

DEPARTMENT OF THE TREASURY REQUESTS:

3. Project: RPR 07-08, Ancora Psychiatric Hospital, Block: 6801, Lot: 1, Winslow Township, Camden County

Requesting Party: The State of New Jersey, Department of the Treasury, on behalf of the Department of Human Services, request approval to lease property located on the grounds of Ancora Psychiatric Hospital to Catholic Charities, Diocese of Trenton, also known as Delaware House, a service provider under contract with the Department of Human Services, Division of Mental Health Services, to be used as group homes. This action was previously approved by the State House Commission at its meeting of December 11, 2006 and March 15, 2012. The current lease and all renewal option are expiring and a new lease must be approved.

Terms: Since this lease will benefit the State, the lease will be a \$1.00 per year, for a term of five (5) years with one (1), five (5) year renewal option. All other terms of the lease shall remain the same including all utilities used and furnished to the leased premises will be paid for by the Lessee.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

4. Project: Delaware & Raritan Canal State Park, Block: 4, Lot: 5, Block: 7, Lot: 21, West Windsor Township, Mercer County

Requesting Party: NJDEP is requesting approval to amend a lease to Sunoco Logistics Partners, L.P. which had been approved at the June 13, 2022 State House Commission meeting. The matter is being re-submitted to the Commission to correct errors made on the original summary. The proposed compensation should have been listed as \$4,900 for Year 1 of the lease, not \$3,900, which was the amount on the original summary. In addition, Block 4, Lot 5 and Block 7, Lot 21 in West Windsor Township, Mercer County were excluded from Area 3 in the original summary and should have been included with Block 1, Lot 5 and Block 3, Lot 16.

Terms: The Year 1 rental for Area 3 will increase from \$1,900 to \$2,900. The Year 1 rental for Area 1 and Area 2 will remain \$1,000 each. Over the twenty (20) year term of the lease agreement the total the NJWSA will now receive is One Hundred Twenty-Five Thousand One Hundred Sixty-Nine Dollars (\$125,169.00), which is an increase over the original approved amount of Ninety-Nine Thousand Six Hundred Twenty Four Dollars (\$99,624.00).

DEPARTMENT OF TRANSPORTATION REQUESTS:

5. Project: Route 324, Section 1, Parcels 1A & 1B-1, Adjoining Block: 302, Lot: 1 & Block: 305, Lot: 1, Logan Township, Gloucester County

Requesting Party: The Department of Transportation received State House Commission approval in December 2018 to release the State acquired by condemnation right of way easement over parcels 1A and 1B to American Atlantic Company, the only adjoining owner.

The Department later learned that Logan Township also held a right of way easement over this property which Township easement right had been taken over by the Department in order to establish Route 324.

The Department is now seeking amended State House Commission approval to also release any remaining right to use the former Logan Township right of way that may still exist from the Department takeover of this easement. As this takeover only allowed the State the right to use the Township roadway and was not a transfer of ownership of the underlying fee or a transfer of the Township right of way easement, there is no economic interest or saleable right associated with this release of the takeover to American Atlantic Company.

By way of background, Route 324 originated via a takeover of this Logan Township right of way easement by the State Highway Commission around 1931 in order to establish highway service to a ferry dock on the Delaware River. Route 324 was taken out of service when the ferry dock was abandoned.

The takeover transferred use of the Township right of way easement to the Department but did not transfer or change the underlying fee ownership of the adjoining property in the road bed or alter the Logan Township right of way easement that created the original road in the first place.

Terms: Upon review, the Department determined that the State House Commission approval did not specifically address the takeover by the Department of the Township held right of way easement. As a result, the Department is conveying the two State held right of way easements (via condemnation and takeover) to the adjoining property. Subsequently, Logan Township vacated the original right of way in 2019 by ordinance attached hereto, allowing the underlying fee beneath the Logan Township easement to return to the underlying fee owner.

The intent of this request is to ensure that there are no impediments to the Township's vacation of their right of way easement and that the Department no longer has any obligations regarding this former road.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUESTS:

6. 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.

7. Project: RPR 23-02, 1291 Rahway Avenue, Block: 876, Part of Lot: 1.012, Woodbridge Township Middlesex County

Requesting Party: The State of New Jersey, Department of the Treasury, on behalf of the Department of Corrections, recommends the direct sale to the Township of Woodbridge, Middlesex County of  $\pm$  2.3203 acres within two non-contiguous lands and improvements within the former Woodbridge Development Center, located at 1291 Rahway Avenue, Woodbridge, which has been considered surplus to the department's needs The direct sale to the Township will be for the appraised value of \$910,000 pending legislative approval

At its meeting held on September 27, 2018, the State House Commission approved the sale of approximately 54.44 acres of land to the Township of Woodbridge within the former Woodbridge Developmental Center (the "Prior WDC Conveyance"). The State had retained the power plant parcel (the "Power Plant Parcel") and had obtained an access easement over the lands to be conveyed to Woodbridge for ingress and egress to and from Rahway Avenue.

This current action will serve to subdivide the Power Plant Parcel located at Block 867, Lot 1.012 into three lots. The northern portion of the Power Plant Parcel containing approximately 0.3385 acres (new lot 1.0123) and the southern portion of the Power Plant Parcel containing approximately 1.9766 acres (new lot 1.0121) both will be conveyed to the Township. The State will retain the remaining central portion of the

Power Plant Parcel containing approximately 2.6051 acres on which the power plant facility serving the East Jersey Prison is located.

The State will reserve or obtain an access easement over the northern portion for ingress/egress to Paddock Street to the north.

Similarly, the State will reserve or obtain an access easement over the southern portion for ingress/egress to Rahway Avenue to the east.

The same conditions of sale agreed to by the Township in the Prior WDC Conveyance will be imposed in this proposed transaction. More specifically, the Township is buying and accepting the non-contiguous land and improvements "as-is". The sale shall not require the State (i) make or pay for any repair, replacement, reconstruction or renovation of an improvement or condition situated on or existing at the property; (ii) demolish, remove or dispose of any improvement or condition existing at the property; or (iii) abate any hazardous substances or remediate any environmental conditions existing at the property. Correspondingly, the Township and/or any redeveloper procured by the Township will assume full responsibility for all demolition to be completed.

Terms: The land and improvements will be sold to the Township of Woodbridge for the appraised value of \$910,000.

8. Project: RPR 23-13, Hagedorn Psychiatric Hospital (Bldg. 23), Block: 9, Part of Lot: 7, Glen Gardner Borough, Hunterdon County

Requesting Party: The State of New Jersey, Department of the Treasury, recommends leasing the property known as Building #23, containing 7,241 (+-) square feet, on the grounds of the former Hagedorn Psychiatric Hospital, to Evoke Wellness to be converted into a gym to be used by patients of Evoke Wellness.

Terms: The lease shall be for a term of fifteen (15) years with three (3), five (5) year renewal options with a cap not to exceed 10% per each five (5) year renewal term. The annual rent for the first three (3) years shall be \$86,892, with three percent (3%) increases every three (3) years. The lessee will be responsible for all improvements, permits, approvals of improvements, utilities supplied, general care and maintenance and real estate taxes (if applicable) to the premises.

DEPARTMENT OF TRANSPORTATION REQUESTS:

9. Project: Route 280, Section 7, Parcel VX90B, Block: 1888, Adjoining Lot: 10, City of Newark, Essex County

Requesting Party: The NJDOT, requests approval to convey a vacant piece of excess surplus land identified as Parcel VX90B of the Route 280, Section 7 Project, Block 1888, Lot 10 in the City of Newark, Essex County. The property is in the R-3 Residential Zone and conforms to be a buildable residential home site having an approximate area of 5,754 square feet (0.13 ac)

Terms: The property will be sold at public auction to the highest bidder. The minimum asking price is One Hundred and Twenty Thousand Dollars (\$120,000), which is the appraised value.

10. Project: Rahway Valley RR, Parcel B-200, L-2 (Part of Block: 200, Lot: 2), Township of Union, Union County

Requesting Party: The NJDOT is requesting approval to lease an approximately 7,100 sq. foot portion of Parcel B-200, L-2, on the Rahway Valley RR, which is not currently in use, to the adjoining property owner Maxon Hyundai, Inc. Maxon Hyundai, Inc. would like to build a tent or other temporary structure they will use as a showroom and store vehicles in.

Terms: The lease will be for a term of 12 months. Rent will be Seven Thousand Six Hundred Forty Nine Dollars (\$7,649), which is the yearly appraised value, payable in monthly amounts of \$637.42.

11. Project: Route 88, Parcels VX88 & VX89, bisecting portions of Block: 39, Lot 1, Block 169.01, Lot 34, a/k/a Old Route 88, Point Pleasant Borough, Ocean County

Requesting Party: The NJDOT, Division of Property Management, requests approval from the State House Commission to dispose of surplus unused portions of roadway, Parcels VX88 & VX89, Block 39, Lot 1 and Block 169.01, Lot 34, (bisecting) in Point Pleasant Borough, Ocean County (a/k/a Old Route 88) by way of a Tri-Party Agreement to be entered into by and between NJDOT, Point Pleasant Borough and Ocean County. The unused portions of roadway were caused by the 1983 reconstruction of the Route 88 Canal Bridge resulting in some lands adjoining Route 88 no longer being needed by the NJDOT for the public highway. This roadway is a Takeover road, never acquired in fee by NJDOT. No sale can be affected, only ceding of title rights and interests to remove these properties from State's control and maintenance.

Adjoining property owners had contacted NJDOT and the Borough with interest in purchasing the aforementioned properties. In response NJDOT contacted the County and the Borough and received affirmative assurance from each that they had no interest in the properties. Thereafter, approval for the disposal was authorized by the Borough of Point Pleasant by Resolution 1198-2019 adopted at their Council meeting of March 25, 2019, and from Ocean County by Resolution 2022000981 at their Board of Commissioners meeting on July 20, 2022.

Terms: The Tri-Party Agreement would allow the State to vacate and release its rights, title and interest in the property. Jurisdiction over the property would revert to the County. The County then would vacate and release any rights, title or interest in the property to the Borough. The Borough would then proceed with the disposal of these surplus properties as the Borough wants these lots added to the tax rolls for tax assessment purposes.

12. Project: County Route 541, Mt. Holly Rd, Parcels: VX129B and VX161F, Township of Burlington, Burlington County

Requesting Party: The NJDOT requests approval to dispose of via direct sale, Parcels VX129B and VX161F of County Route 541 (CR541) in the Township of Burlington, Burlington County, having an area of approximately 400 (+-) square feet (0.0091 (+-) acre) to LIT Burlington Mall, LLC for the proposed mixed use redevelopment of the former Burlington Mall. The redevelopment plan incorporates the relocation of the jug-handle identified as VX161E, which was previously approved for direct sale to LIT Burlington Mall, LLC at the November 29, 2021 State House Commission meeting.

Terms: The proposed sale amount is Four Thousand Dollars (\$4,000), which is the administratively determined value of the sale price based upon the recent appraisal of Parcel VX161E, which is in the vicinity of Parcels V129B and V161F.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

- 13 Project: Passaic River Park, Block: 201, Part of Lot: 2, Township of Berkeley Heights, Union County

Requesting Party: The NJDEP, on behalf of the County of Union requests approval to allow the County to convey 0.243 (+-) acre of Passaic River Park ("Park") to Chevron USA, Inc., to resolve a long-standing boundary dispute/encroachment. The proposed disposal will allow Chevron to file a Deed Notice on the entirety of this property so as to, thereafter, fully comply with NJDEP remediation requirements for its property.

Terms: To compensate for the proposed disposal, Chevron proposes to remit \$60,267.00, which was determined by the Township's Tax Assessor, to the Green Acres Program for deposit into the Garden State Preservation Trust Fund.

- 14 Project: South Mountain Reservation, Block: 5503, Part of Lot: 1, Township of Millburn, Essex County

Requesting Party: The NJDEP, on behalf of the County of Essex, requests approval to allow the diversion of a total of 0.11 (+-) acre of Green Acres encumbered parkland, known as South Mountain Reservation within Millburn Township, in connection with a critical water infrastructure project for the protection from flood water damage being undertaken by the City of Orange Township. The County proposes to convey a 20-foot-wide subsurface easement to the City to allow the replacement and relocation of a 20-inch water main from beneath the Glen Avenue Bridge over the West Branch of the Rahway River to an area upstream of the bridge. The water line relocation is necessary to allow the City to continue to provide reliable water service to approximately 33,000 residents.

Terms: To compensate for the proposed minor diversion, the County proposes to remit \$104,082.05, which was determined by the Township's Tax Assessor, to the NJDEP's Green Acres Program for deposit into the Garden State Preservation Trust Fund. As mitigation for the loss of nine trees, the County proposes to remit \$198,465.00, which was the cost determined by a tree expert of replacing the trees, to the NJDEP for deposit into the Shade Tree and Community Forest Preservation License Plate Fund. The combined monetary compensation and tree mitigation compensation for the proposed diversion is \$302,547.05.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

15. 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 June 13, 2022.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for February 2022 through June 2022.
4. Presentation by the actuary of the JRS Experience Study Report and Results

OTHER BUSINESS (as necessary)

ADJOURNMENT