

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

June 24, 2019– 9:00 a.m.

Committee Room 6 – First Floor

State House Annex, Trenton, New Jersey

Email: StateHouseCommission@treas.nj.gov

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Catherine Brennan, Deputy State Treasurer,
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul Moriarty
- ~ Assemblyman John DiMaio

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OLD BUSINESS:

1. Approval of the May 9, 2019, State House Commission (SHC) Meeting Minutes--The verbatim record of the May 9, 2019 SHC meeting will serve as the official minutes.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

2. Project: RPR 19-04, Block: 3201 (formerly 474), Part of Lot: 1, City of Vineland, Cumberland County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Human Services, is requesting approval to extend the lease and add acreage to the portion of land currently being leased to the City of Vineland for recreational fields on the grounds of the Vineland Developmental Center. The additional acreage is needed to allow for the construction of a maintenance building and press box for the recreational fields. The City of Vineland is currently leasing 47(+/-) acres of the vacant land for use as recreational fields at \$1.00 per year.

Terms: The current lease (RPR 00-06), is set to expire on September 30, 2025. The new lease term will be for twenty-five (25) years with one (1) five (5) year renewal, and will include an additional 7(+/-) acres for a total of 54(+/-) acres. Since this lease will benefit the residents of the City and surrounding towns the rent will continue to be \$1.00 a year.

DEPARTMENT OF TRANSPORTATION REQUESTS:

3. Project: Route 18, Section 2, Slope E of 24B, Block: 710.02, Lot: 6.02, City of New Brunswick, Middlesex County

Requesting Party: This is a slope easement currently on Block 710.02, Lot 6.02 in the City of New Brunswick, Middlesex County that was acquired as part of the Route 18, Section 2, Parcel 24B project. Due to development of the adjoining property and the construction of a retaining wall, the NJDOT has determined that there is no longer a need for the slope easement and this may be annulled in accordance with the deed recorded under Book 2241, Page 529 on March 8, 1961, which states that the recited slope easement may be annulled by furnishing and maintaining adequate support or protection for the highway to make the continuance of the slope right unnecessary. The slope easement shall be annulled as the adjoining property owner NB Hotel Group LLC will be rectifying the need of a slope easement on Block 710.02, Lot 6.02 by erecting a retaining wall and a stormwater outfall.

Terms: The administrative fee to be paid by NB Hotel Group LLC is One Thousand and Eight Hundred Dollars (\$1,800).

4. Project: Route 130, Section 8, Parcel VX19B1, Block: 2001, Lot: 3, Township of Cinnaminson, Burlington County

Requesting Party: The NJDOT is requesting approval to convey a vacant piece of excess land identified as Parcel VX19B1 of the Route 130, Section 8 Project in the Township of Cinnaminson, Burlington County, having an area of approximately 0.413 acres, to the only adjoining property owner 202 Route 130 LLC for assemblage to their adjoining commercial property.

Terms: The property will be conveyed to 202 Route 130 LLC for the purchase price of One Hundred and Fifty Thousand Dollars (\$150,000), which is the appraised value.

5. Project: Route 38, Section 4, Parcel VE50, Block: 15, Lot: 6.08, Township of Lumberton, Burlington County

Requesting Party: The NJDOT is requesting approval to convey an access easement identified as Parcel VE50 of the Route 38, Section 4 Project in the Township of Lumberton, Burlington County, having an area of approximately 1,285 square feet of vacant excess land, to the only adjoining property owner, Republic First Bank LLC for access to their adjoining commercial property.

Terms: The easement will be conveyed to the adjoining owner, Republic First Bank LLC for the purchase price of Six Thousand Dollars (\$6,000), which is the appraised value.

6. Project: Route 185, Section 1, Parcel R5A, Block: 30306, Lot: 15, City of Jersey City, Hudson County

Requesting Party: The NJDOT is requesting approval to convey a Railroad easement identified as Parcel R5A of the Route 185, Section 1 Project in the City of Jersey City, Hudson County, consisting of excess land and having an area of approximately 8,494 square feet, to the Port Authority of NY and NJ for access for the purpose of expanding the railway.

Terms: The easement will be conveyed for the sale price of One Dollar (\$1) for the conveyance of a transportation use.

7. Project: University Heights Connector, Parcel(s): VX564B, VX565B, VX566B, VX567B, VX658B, Block: 1879, Lots: 11, 12, 13, 14 & 15, City of Newark, Essex County

Requesting Party: The NJDOT is requesting approval to auction property identified as Parcel VX564B, VX565B, VX566B, VX567B and VX658B of the University Heights Connector Project. The parcels contain an area of approximately 0.217 acres (9,452 square feet). The property is a triangle shaped vacant lot in the City of Newark, Essex County. The property is a buildable lot and several adjacent property owners have expressed interest in acquiring the property.

Terms: The property will be sold via auction with a minimum starting bid of Sixty Three Thousand Dollars (\$63,000), which is the appraised value.

8. Project: University Heights Connector, Parcel(s): VX561B, VX562, VX563B, Block: 1879, Lots: 18, 19 & 20, City of Newark, Essex County

Requesting Party: The NJDOT is requesting approval to auction property identified as Parcel VX561B, VX562 and VX563B of the University Heights Connector Project. The parcels contain an area of approximately 0.117 acres (5,092 square feet). The property is a triangle shaped vacant lot that is in the City of Newark, Essex County. The property is a buildable lot and several adjacent property owners have expressed in acquiring the property.

Terms: The property will be sold via auction with a minimum starting bid of Forty Four Thousand Dollars (\$44,000), which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

9. Project: Newark-Pequannock Watershed Lands, Block: 36, Part of Lot: 56, Block: 43, Part of Lot: 2 & Block: 60, Part of Lot: 15, Township of Hardyston, Sussex County

Requesting Party: The NJDEP requests approval to convey approximately 0.544 acre of Green Acres funded conservation easements, held by the NJDEP on land owned by the City of Newark, to the NJDOT in connection with proposed improvements to NJ State Highway Route 23 in Hardyston Township, Sussex County. The proposed road improvements are needed for right-of-way purposes to mitigate safety and operational deficiencies, a high accident rate and poor levels of service.

Terms: To compensate for the requested conveyance and other mitigation associated with the permits for this project, the NJDOT proposes to convey 4.61 acres of land to the City of Newark in fee. The City and the NJDEP will then remove the conservation restriction from the NJDOT project site and extend it to at least 1.8 acres of the replacement parcel (representing more than a 3 to 1 replacement ratio based on size). This application will also be subject to the review and approval by NJDEP of the Preliminary Assessment Report for the compensation lands.

10. Project: Allaire State Park, Block 50, Lots: 19, 19.01 & 48, Township of Howell, Monmouth County

Requesting Party: The NJDEP requests approval to execute a twenty (20) year lease agreement with New Jersey American Water for the purpose of installing, maintaining, and operating a new forty two (42") water transmission main to accommodate for projected increases in demand by year 2020 and 2030.

Terms: The annual rent for the first year will be \$1,420.00 with 3% annual escalation, for a total rent of \$38,154.00 over the 20-year lease period. The rental rate of \$0.1845 per square foot was established based on annual adjustment of the original \$0.15 per square foot in the August 18, 2011 Interagency State Land Lease Valuation Report.

11. Project: Howell Park Golf Course, Block: 50, Lot: 46, Township of Howell, Monmouth County

Requesting Party: The NJDEP, on behalf of the County of Monmouth, requests approval to allow the diversion of 0.248 acre of the Howell Park Golf Course in connection with the New Jersey American Water (NJAW) Howell to Lakewood Transmission Main Project, located in the Township of Howell, Monmouth County. The diversion will consist of the conveyance of a 20-foot wide subsurface easement to NJAW for the construction, operation and maintenance of a drinking water main.

Terms: To compensate for the proposed diversion, including the associated tree removal, the County will receive \$942,500.00 in monetary compensation from NJAW for future acquisition of at least 0.496 acre of forested land for recreation/conservation purposes located within the County.

12. Project: Municipal Complex & Alfred C. Sauer Park at Echo Lake, Block: 28, Lots: 1.04, 2 & 3 and Block: 50, Lot: 44.01

Requesting Party: The NJDEP, on behalf of the Township of Howell, requests approval to allow the diversion of a total of 0.61 acre of parkland within portions of the Municipal Complex and the Alfred C. Sauer Park at Echo Lake in connection with the New Jersey American Water (NJAW) Howell to Lakewood Transmission Main Project, located in the Township of Howell, Monmouth County. The diversion will consist of the conveyance of a 20-foot wide subsurface easement to NJAW for the construction, operation and maintenance of a drinking water main.

Terms: To compensate for the proposed diversion, including the associated tree removal, the Township will receive \$64,000.00 in monetary compensation from NJAW for a future acquisition of at least 1.22 acres of land for recreation/conservation purposes located within the Township and an additional \$139,380 for the purchase and planting of trees in various Township parks, including Soldier Memorial Park.

OTHER BUSINESS (as necessary)

ADJOURNMENT