

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

June 8, 2023 – 9:00 a.m.

Committee Room 7 – Second Floor
State House Annex, Trenton, New Jersey
Email: StateHouseCommission@treas.nj.gov

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)
- ~ Tariq Shabazz, Acting Director Office of Management & Budget
- ~ Senator Bob Smith
- ~ Senator Steven V. Oroho
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the March 9th and March 30th, 2023, State House Commission (SHC) Meeting Minutes--The verbatim record of the March 9th and March 30th, 2023, SHC meeting will serve as the official minutes.

DEPARTMENT OF THE TREASURY REQUESTS:

2. Project: RPR 23-11, Former DCF Regional Day School, 15 Jean Street, Block: 901, Lot: 6, Morris Township, Morris County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Children and Families requests approval for the direct sale of 7.80(+/-) acres of land and improvements (includes 11,869 sq. ft. former DCF Regional Day School) located at 15 Jean Street, Morris Township, to the Town of Morristown or Government Agency that has been determined surplus to the department's needs, for its appraised value.

Terms: The property is being sold for the appraised value of \$890,000. In the event the direct sale does not occur, Treasury will dispose of the property via an internet auction at a minimum bid price of \$890,000.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUESTS:

3. Project: RPR 23-24, Trenton Office Complex, Block: 202, Part of Lot: 6, City of Trenton Mercer County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to lease approximately 1,400 (+-) square feet of retail space located at the Trenton Office Complex to Anjaneya Drugs, LLC, d/b/a Med Life Pharmacy, to be used as a retail pharmacy.

Terms: The lease will be for an initial term of one (1) year, with three (3), three (3) year renewal options. The annual rent for the initial year will be \$30,000 (\$21.43 per square foot). The annual rent for the first three (3) year renewal option will be \$30,600 (\$21.86 per square foot). The second three (3) year renewal option will be \$32,200 (\$23.00 per square foot), and the third three (3) year renewal option will be \$32,800 (\$23.43 per square foot). The Lessee will be responsible for all utilities supplied to the leased premises.

4. Project: RPR 23-27, Woodridge Training Center, Block: 857, Part of Lot: 1, Avenel/Woodbridge, Middlesex County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Corrections, requests approval for a permanent easement and two (2) temporary construction easements, located on the grounds of the Woodbridge Training Center, to the County of Middlesex for the purpose of replacement and maintenance of the Culvert 1-C-28. The permanent easement area consists of 0.189 (+-) acre of land and the two (2) temporary construction easements will consist of 0.0361 (+-) acre of land.

Terms: The easements will be provided to the County of Middlesex for the appraised value of \$230.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

5. Project: Delaware & Raritan Canal State Park, Part of Block: 2506, Lot 23, Part of Block: 2507, Lot 2, Township of Hamilton, Mercer County

Requesting Party: The NJDEP, requests approval of a twenty (20) year lease with Public Service Electric & Gas (“PSE&G”) for the operation, maintenance, and repair of an existing 230-kV aerial electrical transmission line and service road. The leased premises consists of 0.738 (+-) acre for the aerial electrical transmission line and service road on part of Block 2506, Lot 23 and part of Block 2507, Lot 2 in the County of Mercer, Twp. of Hamilton within the Delaware & Raritan Canal State Park. This lease will replace and supersede a twenty (20) year easement agreement that was executed in 2002.

Terms: The proposed rent for the first year of this lease is Nine Thousand Forty Dollars and Zero Cents (\$9,040.00) with a Three Percent (3%) annual escalation for each subsequent year of the lease. The rate was established by an appraisal dated April 13, 2023, which valued the area at \$0.28/square foot. Over the twenty (20) year term of the lease agreement, the NJDEP will receive Two Hundred Fifty-Nine Thousand Two Hundred Thirty-Five Dollars and Forty-Three Cents (\$259,235.43).

6. Project: Delaware & Raritan Canal State Park, Part of Block 4001, Lot 28, Township of Lawrence, Mercer County

Requesting Party: The NJDEP, requests approval of a twenty (20) year lease with Public Service Electric & Gas (“PSE&G”) for access, operation, maintenance and repair of an existing gas main crossing (“Gas Main”) beneath the Delaware & Raritan Canal adjacent to New Jersey Route 1. The leased premises consists of 0.098 (+-) acre on part of Block 4001, Lot 28 in the County of Mercer, Township of Lawrence within the Delaware & Raritan Canal State Park. This lease will replace and supersede a permit executed in 1947 between NJDEP’s predecessor and PSE&G granting permission for the installation of the Gas Main. Given the existing Gas Main’s potential to impact the structural integrity of the Canal, which crosses beneath, the New Jersey Water Supply Authority (NJWSA) will administer the agreement and receive all compensation associated with the lease. The NJDEP would be a co-lessor with the NJWSA and the Delaware & Raritan Canal Commission (Commission).

Terms: The proposed rent for the first year of the lease is One-Thousand Five Hundred Forty Dollars and Zero Cents (\$1,540.00) with an annual increase of Three Percent (3%). This rate was established by an appraisal dated January 31, 2023, which valued the lease area at \$1,540 per year (equivalent to \$0.36/square foot). Over the twenty (20) year term of the lease agreement, the NJWSA will receive Forty-Four Thousand One Hundred Sixty-One Dollars and Seventy-Nine Cents (\$44,161.79).

7. Project: Jenny Jump State Forest, Block 61, Part of Lot: 75.02, Township of Liberty, Warren County

Requesting Party: The NJDEP, requests approval to formalize access to a residential property adjacent to Jenny Jump State Forest in Liberty Township, Warren County by conveying a permanent non-exclusive access easement over an existing driveway to Ann G. Quade. NJDEP estimates the driveway easement will be 20 feet wide by approximately 125 feet long (0.06 acre +/-).

In April and May 1995, the NJDEP purchased, on behalf of the State of NJ, approximately 200 acres of land from Mountain Lake Properties as an addition to Jenny Jump State Forest. The acquisition involved multiple tax lots in Hope, Liberty and White Townships in Warren County, including Block 61, Lot 75.02. Block 61, Lot 75.02 is a 4.32 acre tax lot connected to Lakeside Drive West, a public street, by a paved driveway that turns into an unpaved farm lane approximately 125 feet from the public street.

In 2021, Ann Quade purchased Block 61, Lot 72, a 0.229 acre lot on which a small single-family home is located, that is surrounded by either NJDEP land or private land on all sides and the only physical connection to a public street is the driveway/farm lane/ wood road on Block 61, Lot 75.02 that appears to have been in use since at least 1939. The deed by which Ms. Quade acquired Lot 72 does not confer or reference any formal access rights for her use of the driveway and she has requested that NJDEP convey her a permanent driveway easement to legalize this use.

Under New Jersey law, landlocked parcels are entitled to some form of access in order for the owner to make some beneficial use of the property. Access easements may be created by implication (necessity), express conveyance or prescription (a form of adverse possession). Given the above facts and the litigation costs that will be avoided by voluntarily granting the requested easement, the NJDEP recommends granting this access easement request.

Terms: No additional compensation is proposed for the real estate value of the easement, however, the NJDEP has requested, and Ms. Quade has agreed to pay a \$5,000 administrative fee to cover the staff time involved in researching, obtaining approval for, drafting and executing the requested easement. In addition, any additional technical costs (such as preparing a metes and bounds description and recording the easement with Warren County, etc.), will be borne by the proposed grantee.

8. Project: Heislerville Wildlife Management Area, Block: 316, Part of Lots: 44.01, 44.02, 44.03, 44.04, and Block: 294, Part of Lot: 1, Maurice River Township, Cumberland County

Requesting Party: The NJDEP, requests approval to convey 5.58 (+-) acres of developed land, known locally as Matt's Landing and currently part of the Heislerville Wildlife Management Area (WMA), located in Maurice River Township, Cumberland County, to Maurice River Township. The area to be conveyed was occupied with privately-owned marina structures at the time of State acquisition in 1956, making it unsuitable for public fish and wildlife related activities. The Township seeks to acquire this land, and an associated

access easement, as part of its plan to revitalize the marine area. The proposed conveyance of the Property to the Township will relieve the NJDEP of the responsibility of managing the tenants and overseeing the leases, allowing it to focus more of its resources on the management of the remainder of the Heislerville WMA. The proposed conveyance will allow the Township to pursue its goal of revitalizing the Matts Landing area and transforming it into a commercial and recreational destination, similar to what was accomplished across the Maurice River at Bivalve and Shell Pile. Under Township ownership, and with increased economic activity, the Township will be able to generate much needed revenue from business taxes and property taxes.

Terms: In anticipation of a sale of the Property to the Township, NJDEP obtained an appraisal that valued the proposed conveyance at \$185,000. The NJDEP and the Township agreed on the purchase price and the Township issued bonds in the amount of \$185,000 in reliance on the agreement.

NJDEP intends to return the proceeds of the proposed conveyance to the programs that originally funded the purchase. Seventy-five percent of the value of the property will be returned to the US Fish & Wildlife Service "Service", and the Service will apply these funds to Fish & Wildlife's statewide land acquisition grant under the Wildlife and Sport Fish Restoration (WSFR) Program. The remaining proceeds of the sale will be returned to Fish & Wildlife's Hunters and Anglers Fund, to be used for the purposes authorized by N.J.S.A. 23:3-11.

DEPARTMENT OF TRANSPORTATION REQUESTS:

9. Project: Route 4 (currently Route 9), Portion of Parcel 9A, Block: 18.01, Lot: 1.03, Manalapan Township, Monmouth County

Requesting Party: The NJDOT, is seeking approval to amend a month to month lease they currently have with PMG NJ, LLC for a portion of the existing footing and base of a business identification sign. PMG NJ, LLC would like to amend the lease to a fixed term. The parcel is currently used for footing for a business identification sign.

Terms: The lease will be for five years with a monthly lease amount of \$13.68 per month, inclusive of the Municipal In Lieu of Taxes, for a yearly rental of \$164.00, which is the appraised value of the approximately 25(+/-) square feet parcel.

10. Project: Route 23, Section 12, Parcel VXR58, Block: 1401, Lot: 12, Township of Wayne, Passaic County

Requesting Party: The NJDOT is requesting approval of a direct sale of Parcel VXR58, an excess parcel of partially-wooded vacant land located within Block 1401, Lot 12, having an area of 1075 (+-) square feet or 0.0246 (+-) acre to adjoining property owner Bolla Markets, LLC, as an assemblage parcel for the intended use of their proposed improvement, with the condition to maintain the existing 15'0" Sanitary and Water easement for the release of the parcel.

Originally Bolla Markets, the owner of Block 1401, Lot 12 and Jam Realty Wayne, LLC, the owner of Block 1401, Lot 13, both expressed interest in acquiring Parcel VXR58, requiring the parcel to be disposed via an online auction. When NJDOT notified both parties of the the minimum bid of \$175,000, Jam Realty Wayne, LLC no longer expressed an interest and backed out, leaving Bolla Markets, LLC as the only adjoining property owner interested in buying the parcel. The VX Parcel R58 lot is a paper street not officially assigned to either lot.

Terms: The sale is for the amount of One Hundred Seventy-Five Thousand Dollars (\$175,000), which is the appraised value.

11. Project: Route 17, Section 5, Parcels VR21A1, VR21A2, VR22B1, VR22B2, Paramus Township, Bergen County

Requesting Party: The NJDOT requests approval for the direct sale of excess land, containing an area of 7,927 (+-) square feet or 0.182 (+-) acres land that has been declared surplus to the department, to adjoining property owner, Tiger Buying Group, for assemblage. The property owned by NJDOT is a strip of unusable land consisting of former Glenn Avenue right-of-way which accrued to the State once Glenn Avenue was vacated, and an adjoining right-of-way located between the former Glenn Avenue and the relocated Glenn Avenue. The combined land is adjacent to Block: 6811, Lot 2 and located between the relocated Glenn Avenue and the adjoining owner's property. The Commissioner of Transportation has determined that the listed parcel is no longer required for use by the Department of Transportation in the improvement, reconstruction, or maintenance of any State highway.

Terms: The land will be sold to Tiger Buying Group for the appraised value of Five Hundred Fifteen Thousand Three Hundred Dollars (\$515,300.00).

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

12. 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 meetings held on March 9, 2023 and March 30, 2023.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for October 2022 – January 2023.

OTHER BUSINESS (as necessary)

ADJOURNMENT