
Commission Meeting

of

STATE HOUSE COMMISSION

LOCATION: Committee Room 12
State House Annex
Trenton, New Jersey

DATE: June 25, 1998
9:30 a.m.

MEMBERS OF COMMISSION PRESENT:

Cynthia E. Covie, Chairman
(Representing Governor Christine Todd Whitman)
Senator Walter J. Kavanaugh, Vice-Chairman
Assemblyman Leonard Lance
James A. DiEleuterio Jr.
Elizabeth Pugh

ALSO PRESENT:

Edward R. McGlynn, Secretary
Michael J. Haas, Counsel



Meeting Recorded and Transcribed by
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MS. CYNTHIA COVIE (Chairman): Good morning. I'm the designee for Governor Christine Todd Whitman this morning. I'd like to call the meeting to order. I'd like to ask for the statement with regard to the Open Public Meetings Act.

MR. HAAS (Counsel): In compliance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of notice filed with the Secretary of State by providing notice to the members of the State House Press Corps, and the notice is also posted at the offices of the State House Commission at the State House, Trenton, New Jersey.

MS. COVIE: Thank you.

I'd now like to turn over the agenda to our Vice-Chairman, Senator Kavanaugh, to proceed with the designated items.

SENATOR KAVANAUGH: Thank you, Cynthia.

Good morning, ladies and gentlemen, to the State House Commission, June 25, 1998.

Could we have approval of the April 6, '98 minutes, please, the motion and a second?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: It's been moved and seconded.

Roll call?

MR. McGLYNN (Secretary): Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

MR. McGLYNN: Five yeas.

SENATOR KAVANAUGH: Quorum present.

The State House Commission Meeting minutes have been accepted.

The second item -- would you read the description, please?

MR. McGLYNN: Yes. Approval is requested to lease a 1000 square feet to Children's Specialized Hospital. The subject property is part of Block 1950, Lot 45, which contains two buildings. The main building, or school, contains a total of 16,544 square feet. The other building, a bus garage, contains 5632 square feet. The subject property has been used by the Department of Human Services to provide a day training service for children. The lease will continue to be a program of primary medical care for disabled pupils receiving day training services at the day care center and for disabled children from the Essex County area. And all of the backup material is contained in your information.

SENATOR KAVANAUGH: Thank you.

Does anyone here that has any concerns on this item? (no response)

If not, could we have a motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: And a second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call, please?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient number of votes.

No. 3, please?

MR. McGLYNN: Approval is requested to dispose of 8.56, plus or minus, acres of land located on Block 734-A, Lot 46-C, in Piscataway, New Jersey. The property originally consisted of 16.95 acres, which were deeded to the State by the Federal government in 1978 with the stipulation that the property be used for educational purposes.

SENATOR KAVANAUGH: Thank you.

Anyone here with a negative reaction to this? (no response)

If not, motion and second, please?

TREASURER DiELEUTERIO: So moved.

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 4, please?

MR. McGLYNN: Approval is requested to dispose of three residential lots in the Township of Montclair, Essex County. The three vacant lots were deeded to the State by the United States Environmental Protection Agency. The U.S. EPA acquired title to the property in order to clean up radium on the sites, which included demolition of three structures.

SENATOR KAVANAUGH: Anyone here with a negative view?

(no response)

If not, motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second.

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 5, please.

MR. McGLYNN: Approval is requested to convey 0.95 acres of land, plus an historic dwelling, which is in poor condition. The property is located in Elsinboro, Salem County, on Block 39, Lot 17.

SENATOR KAVANAUGH: Anyone here with a negative view?

(no response)

Motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient number of votes.

Move to the new business area of No. 1 -- description, please.

MR. McGLYNN: Notice is provided of the reversion of title of the Cedar Grove Residential Center to the County of Essex per the existing deed on the property. The Cedar Grove Residential Center was a residential care unit for hard-to-place children. The property consists of a total of 7.44 acres of land, four main buildings, and two auxiliary buildings and is approximately 20 years old. The buildings contain approximately 21,700 square feet.

SENATOR KAVANAUGH: Any negative view here? (no response)

Motion, please.

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 2?

MR. McGLYNN: Approval is requested to dispose of 0.45 acres of vacant land in the City of Bridgeton to the County of Cumberland for road-widening purposes. The property is currently part of the South Woods State Prison complex located in the City of Bridgeton. The County of Cumberland proposes widening the roadway at the entrance to the prison to allow for improved ingress to the facility.

SENATOR KAVANAUGH: Any negative reaction? (no response)

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second, please?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 3, please?

MR. McGLYNN: Approval is requested to grant an easement to a water utility for installation of a water line at the Sea Girt National Guard Training Center. The subject property consists of a portion of the grounds of the Sea Girt National Guard Training Center located in the Borough of Sea Girt, Monmouth County. The site is comprised of approximately 1.35 acres. In addition to use by the Department of Military and Veterans' Affairs as a training facility, it is also utilized by the Divisions of State Police and Criminal Justice.

SENATOR KAVANAUGH: Any negatives or concerns? (no response)

If not, a motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: No. 4, please?

MR. McGLYNN: Approval is requested to dispose of 5.31, plus or minus, acres of vacant land associated with the Jersey City Regional Day School to the City of Jersey City for the use as a swimming pool. The property is currently part of the Jersey City Regional Day School for handicapped students. The deed to the property requires that the State obtain written permission from the Jersey City Redevelopment Agency to sell, lease, or transfer any portion of the property. The permission has been received in a resolution by the Board of Commissioners of the Jersey City Redevelopment Agency dated April 21, 1998.

SENATOR KAVANAUGH: Any negatives or concerns? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 5?

MR. McGLYNN: Approval is requested to transfer 2.213 acres of improved land to the New Jersey Educational Facilities Authority for the purposes of renovating and constructing facilities for the college. The subject property is a portion of land located at the College of New Jersey, which is currently improved with Bray Hall. The college is planning a renovation of these facilities that will be funded by the New Jersey EFA. The Higher Education Restructuring Act requires that such conveyances be signed by the State Treasurer and be subject to the approval of the State House Commission.

SENATOR KAVANAUGH: Negatives or concerns? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 6?

MR. McGLYNN: Approval is requested to grant an easement across the Motor Vehicle Inspection Station located in Randolph Township, Morris County. The property is currently part of the DMV inspection station. The easement will be for a sanitary sewer line and will not affect the current operation of the facility.

SENATOR KAVANAUGH: Concerns or negatives? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 7, please?

SENATOR KAVANAUGH: Approval is requested to transfer Block 18, part of Lot 3, to the New Jersey Educational Facilities Authority for the purpose of construction of a new residence hall and dining pavilion for the college. The subject property is a portion of land located at the Ramapo College of New Jersey. The college is planning the construction of a new, five-story residence hall and dining pavilion. These facilities will be funded by the New Jersey Educational Financing Authority (*sic*). The Higher Education Restructuring Act requires that such conveyances be signed by the State Treasurer and be subject to the approval of the State House Commission.

SENATOR KAVANAUGH: Concerns or negatives? (no response)

Roll call, please?

The motion and second, I'm sorry. (affirmative responses)

Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 8?

MR. McGLYNN: Approval is requested to lease 10 acres of vacant land located on Route 520 in Marlboro, New Jersey. The subject property, Block 157, Lot 34, is commonly known as the Marlboro Farm, located in Marlboro Township across from the Marlboro Psychiatric Hospital. The Department of the Treasury proposes to lease 10 acres of vacant land to New Hope and Discovery House to allow them to construct facilities for their program. These agencies currently lease space at Marlboro Hospital, which is expected to be sold.

SENATOR KAVANAUGH: Concerns or negatives? (no response)
Motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Seconded?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call, please?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 9?

MR. McGLYNN: Approval is requested to lease on a month-to-month basis to Mr. Carl C. Teschki, owner of Jesus Book and Gift Shop, a site identified as Route 25, also known as Route 1, Section 6, Parcels 45B1X and 48X, containing 0.586 acres located in the Township of Woodbridge, Middlesex County.

SENATOR KAVANAUGH: Negatives or concerns? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Assemblyman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

MR. McGLYNN: Senator Kavanaugh, excuse me.

SENATOR KAVANAUGH: Sufficient votes.

That's all right. It was more fun the other way. (laughter)

No. 10, please?

MR. McGLYNN: Approval is requested to lease on a month-to-month basis a 7800-square-foot site to be used for parking. The site is landlocked and bordered on three sides by State highways. The site is located in Westville, Camden County.

SENATOR KAVANAUGH: Concerns, negatives? (no response)
Motion?

TREASURER DiELEUTERIO: So moved.
Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 11?

MR. McGLYNN: Approval is requested to sell at public auction a site identified as Route 287, Section 10, Parcels XR83B, 84B, and 85B in Morris Township. Its location identification is Block 1001, Lot 11. The nearest street is Malcolm Street. Also, the property abuts the Route 287 right-of-way. The property contains an area of 0.314 acres.

SENATOR KAVANAUGH: Negatives or concerns? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 12?

MR. McGLYNN: Approval is requested to lease on a month-to-month basis a 15,000-square-foot site. The site is to be used for parking to the adjacent owner's business and is landlocked due to the Department's construction -- that being the Department of Transportation. The site is further identified as Route 29, Section 1, Parcels 50P, 50Q, 77A, and 77C, located in Scotch Plains, Union County.

SENATOR KAVANAUGH: Concerns or negatives? (no response)
Motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 13?

MR. McGLYNN: Approval is requested to sell approximately 8.7 acres of the Mountain View Golf Course in Ewing Township at public auction. The property consists of approximately 327 acres, which is located in Ewing Township and is owned by the County of Mercer.

SENATOR KAVANAUGH: Concerns, negatives? (no response)
Motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 14?

MR. McGLYNN: Approval is requested to dispose of 0.37 acres of Lakewood Pine Park to the County of Ocean. In addition, the township proposes to grant a road easement of 0.39 acres and 0.13 easement for a gas transfer station to the county. The property is part of Lakewood Pine Park, located in County Line and Hope Chapel Roads in Lakewood Township. The property is further identified as Block 2, part of Lot 4, on the local tax map.

SENATOR KAVANAUGH: Concerns or negatives? (no response)

Motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 15?

MR. McGLYNN: Approval is requested to dispose of 0.10 acres of New Nassau Street Park that was inadvertently sold and partially developed with a single-family home. The parcel is located in Franklin Township, Somerset County and identified as Block 485, part of Lot 11.

SENATOR KAVANAUGH: Motion -- excuse me. Any concerns or negatives for this? (no response)

Motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 16?

MR. McGLYNN: Approval is requested to enter into a lease with Middlebush Meadow Farms for a 10-year period with the option to renew for

an additional 5 years. Middlebush Meadow Farms is interested in leasing 12 acres of pastureland for equestrian use. The property is part of the Six-Mile Run Reservoir site which was acquired pursuant to N.J.S.A. 58:21B et. seq., with funds provided by the New Jersey Conservation Bond Fund of 1969 and the Water Supply Site Act.

SENATOR KAVANAUGH: Concerns or negatives? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Governor Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: Sufficient votes.

No. 17?

MR. McGLYNN: Approval is requested to enter into a 24-year lease agreement with Mountain Broadcasting Corporation, WMBC-TV. A

portion of the Weldon Wildlife Management Area would be leased to WMBC for the purposes of constructing a transmitter tower and associated buildings. The transmitter tower is an antenna for receiving television transmissions as part of the local cable network. The lease agreement was agreed to at the time the State purchased the property. WMBC had been competing with the State to purchase this property. Since the seller was unwilling to subdivide, we offered a lease arrangement to WMBC to facilitate our acquisition of the property.

SENATOR KAVANAUGH: Negatives or concerns? (no response)

Motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: Roll call?

MR. McGLYNN: Assemblyman Lance?

ASSEMBLYMAN LANCE: Yes.

MR. McGLYNN: Director Pugh?

MS. PUGH: Yes.

MR. McGLYNN: Treasurer DiEleuterio?

TREASURER DiELEUTERIO: Yes.

MR. McGLYNN: Vice-Chairman Kavanaugh?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Chairman Whitman?

MS. COVIE: Yes.

SENATOR KAVANAUGH: That's the easiest I've heard the tower go through in a long time.

At this time, we'll open up for public session, and we did have correspondence from the Conservation Foundation in Edison, if they would come forward for brief comments. It's a nonagenda item, but we felt that we could get the input since they had some concerns about one that will be coming before the Commission.

And if you would, pass that out and then identify yourself.

DENNIS O. MIRANDA: Good morning. My name is Dennis Miranda, and I am the Urban Parts Project Manager with the New Jersey Conservation Foundation.

The New Jersey Conservation Foundation is a nonprofit land trust and public policy think tank that has preserved over 75,000 acres in the State of New Jersey since 1961. One of our concerns is the preservation of open space in urbanized or otherwise heavily suburbanized areas of New Jersey, one of which is the Arthur Kill Basin encompassing portions of Union, Middlesex, and southern Essex counties.

The subject of our concern this morning relates to a property in Edison and Woodbridge called the New Jersey Veteran's Home Surplus Lands which was sold in 1983 as a option to an organization called the Michael Alfieri Management Company. At that time, the option was sold for \$797,000 with prerequisites that this particular property be developed for an office-hotel complex provided that the applicant receive all the appropriate State and Federal permits in connection with developing the property. In the intervening 15 years, the applicant has unsuccessfully attempted to acquire permits to fill

wetlands, encroach on wetlands, or otherwise make improvements on the property in order to pursue his development plans.

As part of our effort to see this site being preserved, the New Jersey Conservation Foundation recognizes that this 57-acre piece along the South Branch of the Rahway River is of great concern for those communities in the region. Primarily, it is a large wetland area, which provides and controls flooding that could otherwise be worsened if development were to occur. It is a natural resource area of unique resource in that region given the fact that it is the largest forest for a 14-square-mile area.

Moreover, the Arthur Kill Coalition in 1995, which is a collaboration of local, environmental, civic, and private groups, have lobbied and advocated for the preservation of the site by virtue of its important natural resource values and practical purposes to protect and control flooding in the region, successfully petitioned the municipalities of Woodbridge, Edison, and Rahway to pass resolutions in support of preservation of this site. In so doing, we also got concurrent support from various legislators, whose letters are copied in your packet, recognizing the need to deny wetland fill permits on this site in order to not allow for the development to proceed.

I'm sorry, the outline I've given you describes, one, a brief history of the Home property, a letter to the Governor sent out by Dave Moore, our director, regarding this property, and the list of signatures of those organizations within the Arthur Kill Coalition. There is a response from the Department of the Treasury.

There is a copy of the contract from 1983, which I apologize for being poorly worded, and the copy doesn't show well.

Resolutions from those local municipalities and bodies.

And, four, letters of support from those New Jersey legislators and councilpersons.

What I'd like to bring to your attention is that the contract stipulates that in the event that the applicant does not acquire the necessary permits, the State House Commission could rescind the contract, return just compensation to the purchaser, and transfer the land for protection as a natural resource preservation area.

We recommend that after 15 years of efforts made on the part of the buyer to acquire this property and having unsuccessfully acquired those permits that the State House Commission explore the possibility of rescinding this agreement, returning the compensation to the developer, and transferring title of this property either to the Middlesex County Parks Department or to the Natural Lands Trust in New Jersey. The reasons for these are various. We have a wetlands law which protects wetlands. In this very urbanized region, you don't want to exacerbate flooding by allowing this development to occur. And given in this election year where we have a great momentum to preserve open space, here we have a unique opportunity to take land which is already in the public domain, to some extent, and given its preservation a complete close. In other words, make certain that we will not see the sort of development that's inappropriate and unwise at this juncture occur on this property.

That is all I have to say. I'll answer questions if you have any. We feel that this is a public trust issue. The people of New Jersey have a right to see water is protected, natural resources is protected, and given the history of

this particular property, I think making a decision on the side of protecting this natural resource would be an obvious one. And I hope you will see it that way, too.

SENATOR KAVANAUGH: Thank you very much.

And as you understand, there is an agreement of sale subject to the prerequisites on the requirements of permitting. So that is something, because of a liability question, we'll hold this off the agenda until we see what's happening through DEP on the wetlands permits. But thank you for your information that we can add to the documentation.

MR. MIRANDA: Thank you very much.

May I just add that those wetlands permits that were applied for by Middlesex County land developer were declined by the DEP for administrative deficiencies. I don't know what the prediction will be. They have not replied to the best of my knowledge.

Thank you.

SENATOR KAVANAUGH: Thank you for being here.

At this time, we had on our agenda Executive Session matter, but I'm going to hold that a moment and move through the judicial retirement system. And the Commission now will be sitting as the members of the judicial retirement system.

Mr. Secretary, we want to move first for the approval of the minutes?

MR. McGLYNN: Yes. Approval of the minutes of the meeting held on April 6 of 1998, please.

SENATOR KAVANAUGH: Do we have a motion, please?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: And a second?

MS. PUGH: Second.

SENATOR KAVANAUGH: All in favor?

TREASURER DiELEUTERIO: Aye.

SENATOR KAVANAUGH: Opposed? (no response)

The ayes have it.

The motion for financial statements as of March 31, '98, which is in your packet?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Moved and seconded.

All in favor?

MS. PUGH: Aye.

TREASURER DiELEUTERIO: Aye.

SENATOR KAVANAUGH: Opposed? (no response)

Ayes have it.

And confirmation of death claims, retirements, and terminations, which is in your packet, do we have a motion?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: It's been moved--

MS. PUGH: Second.

SENATOR KAVANAUGH: --and seconded.

All in favor?

TREASURER DiELEUTERIO: Aye.

MS. PUGH: Aye.

SENATOR KAVANAUGH: Opposed? (no response)

All right. So that now closes.

Do you have anything else, Mr. Secretary?

MR. McGLYNN: I don't, Mr. Chairman.

SENATOR KAVANAUGH: All right. At this time, we'll stand adjourned. We do not have sufficient members to go into Executive Session for the discussion as listed. We have two members who have recused themselves and other members who are not here. So we haven't got a sufficient number-- The problem is -- it was just mentioned -- that as far you could vote to go into Executive Session, but once we're in Executive Session, we don't have sufficient votes to make a decision, so it would be kind of a futile thing. So that we'll hold that off and set another date for an Executive Session on the matter of pension.

MR. McGLYNN: Mr. Chairman?

SENATOR KAVANAUGH: Yes.

MR. McGLYNN: Can I go back just for a moment to the judicial retirement system?

SENATOR KAVANAUGH: Certainly.

MR. McGLYNN: One thing that I discovered, and maybe we could have this checked by the individuals in Pensions, the retirement for Veronica Deagen (phonetic spelling) -- I guess it's how it's pronounced-- It says here that the survivor's benefit is 25 percent of the member's final salary. The final salary was \$124,200. When I divide that, the survivor's benefit is 31,050. And in here, the report says the survivor benefit should be \$27,000. So there's some discrepancy. If we could just direct the Pension people to

make sure that the survivor's benefit is, in fact, 25 percent of what the final year's salary is.

SENATOR KAVANAUGH: Certainly.

MR. McGLYNN: Okay. Thank you.

SENATOR KAVANAUGH: Make this duly noted.

Thank you. Besides being an attorney, you're like a CPA.

Anything else to come before us? (no response)

If not, could I have a motion to adjourn?

TREASURER DiELEUTERIO: So moved.

SENATOR KAVANAUGH: Second?

MS. PUGH: Second.

SENATOR KAVANAUGH: All in favor?

TREASURER DiELEUTERIO: Aye.

MS. PUGH: Aye.

SENATOR KAVANAUGH: Closed.

Thank you. Thank you for being here.

(MEETING CONCLUDED)