

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

January 25, 2021 9:00 a.m.

Email: StateHouseCommission@treas.nj.gov

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

Join Zoom Meeting:

<https://zoom.us/j/99264661344?pwd=TnBKUWhOSctLOUU2cIN6cFd5TnR2QT09>

Meeting ID: 992 6466 1344

Passcode: 389386

Dial In: 1 (646) 558-8656 or 1 (312) 626-6799

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)
- ~ Lynn Azarchi, Acting Director Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the October 13, 2020, State House Commission (SHC) Meeting Minutes--The verbatim record of the October 13, 2020 SHC meeting will serve as the official minutes.
2. Project: RPR 00-03, Block: 106 (formerly 85), Part of Lot: 1 (formerly p/o 1), Township of Sea Girt, Monmouth County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Military & Veteran's Affairs, recommends leasing a portion of land located at the Sea Girt Training Center, to NCWPCS MPL 28-Year Sites Tower Holdings LLC, formerly known as New Cingular Wireless PCS, LLC, a Delaware limited liability company, to be used for the maintenance and operation of an existing telecommunication tower and wireless communication facility. NCWPCS MPL 28-Year Sites Tower Holdings

LLC, is the current tenant of this space, however the current lease and all renewal options are expiring, and a new lease must be approved. The current lease rate is \$31,104.00.

Terms: The lease will be for a term of five (5) years at \$40,435.20 per year with three (3) successive, five (5) year renewal options with a 5% annual rent increase during each renewal option. There will be a co-location fee (subletting tower space to other cell phone companies) of twenty five percent (25%) of any fees, rent and/or other income NCWPCS MPL 28-Year Sites Tower Holdings LLC, receives from a co-locater. The lease revenue will be paid directly to the Treasurer, State of New Jersey, and the co-location fee is proposed to be paid directly to the Department of Military and Veteran's Affairs.

3. Project: RPR 18-11, Trenton Office Complex/Healthcare Specialty RX, LLC, Block: 202, Part of Lot: 6, City of Trenton, Mercer County.

Requesting Party: The State House Commission approved a pharmacy lease from the State of New Jersey Department of the Treasury to Healthcare Specialty RX, LLC at its September 27, 2018 meeting for approximately 1,400 square feet. Requesting party is seeking approval to amend its lease to reflect that Lessee intends to convey its lease interest to a new related entity known as Anjaneya Drugs LLC. The pharmacy has yet to open for business.

Terms: The lease terms remain the same and will consist of a term of three (3) years, with one (1), four (4) year renewal option and one (1), three (3) year renewal option. The annual rent for the initial three (3) year term will be \$29,400 (\$21.00 per square foot), the annual rent for first, four (4) year renewal option will be \$30,000 (\$21.43 per square foot), and the rent for the second, three (3) year renewal option will be \$30,600 (\$21.86 per square foot). The Lessee will be responsible for all utilities supplied to the leased premises.

NEW BUSINESS:

DEPARTMENT OF TRANSPORTATION REQUESTS:

4. Project: Approval of Outdoor Advertising Waiver, Route 3, Mileposts: 4.62, Clifton City, Passaic County

Requesting Party: The NJDOT, on behalf of NJ Transit, requests a waiver from outdoor advertising regulations in order to issue an outdoor advertising permit to allow the issuance of a multi-message sign within an interchange and within 500 feet of additional interchanges

and points of gore as required by N.J.A.C. 16:41C-8.1(d)(2) and 8.1(d)(2)(i). The sign would be located at NJ Route 3S/S Milepost 4.62 in Clifton City, Passaic County on land owned by NJ Transit.

Terms: The waiver is recommended because there is a demonstrated a) public benefit, b) need for the sign, c) assurance of highway safety; and d) lack of conflict with federal regulations and the 1971 Federal Agreement regarding outdoor advertising regulation and 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. An existing permit, number 75433, will be surrendered when the Notice of Approval issues.
5. This waiver is void if it is determined that any sign violated the 1971 Federal Agreement.

5. Project: Route: University Heights Connector, Parcel: VX555B, Block: 1846, Lot: 17, City of Newark, Essex County

Requesting Party: The NJDOT, Division of Right of Way & Access Management, Property Management Unit, is requesting approval to sell a vacant piece of excess land containing .0535 acre or 2,331 square feet, identified as Route: University Heights Connector, Parcel VX555B, to adjoining property owners Prashanth K. Padala and Ravikumar Dutta (Block: 1846, Lot: 19) for assemblage to their adjoining property. The property is non-conforming to the zone and the highest and best use is for assemblage to an adjoining property.

Terms: The recommended sale price is \$95,000 (Ninety-five thousand dollars), which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTIONS REQUESTS:

6. Project: The Meadows at Middlesex Golf Course, Block: 2301, Part of Lot: 2, Township of Plainsboro, Middlesex County

Requesting Party: The NJDEP, on behalf of the County of Middlesex, requests approval to allow the diversion of a total of approximately 0.543 acre of parkland along the property line of the Meadows at Middlesex Golf Course, located in the Township of Plainsboro,

Middlesex County. Public Service Electric and Gas (PSE&G) is building a new electric switching station on property adjacent to the golf course and must relocate an existing 16-inch underground petroleum pipeline owned by Sunoco Pipeline LP (Sunoco) to facilitate the construction of the switching station. The diversion will consist of the conveyance of a variable 20-foot to 50-foot wide subsurface easement to Sunoco for the construction, operation and maintenance of the underground pipeline. Tree clearing is required to meet utility clearance standards.

Terms: To compensate for the proposed diversion, the County will receive \$350,000 in monetary compensation from PSE&G to be used for the future acquisition of at least 1.086 acres of land for recreation/conservation purposes located within the County. For tree removal compensation, PSE&G will purchase and plant a total of 215, 3-inch caliper trees in various County parks, including Thompson Park, Thompson Park Conservation Area, Mill Pond Park and the Ireland Brook Conservation Area. The timing for the planting of the replacement trees will be the Fall of 2021.

7. Project: Cotoxen Park / Kirby's Mill, Block: 707, Lot: 5 & 10, Block: 714, Part of Lot: 6.01, Block: 715, Lots: 3 & 8, Township of Medford, Burlington County

Requesting Party: The NJDEP, on behalf of the Township of Medford, requests approval to legalize the unauthorized disposal of a total of 1.074 (+-) acres of parkland in the Township of Medford, Burlington County. The lots in question were mistakenly sold by the Township as surplus to adjacent existing residential lot owners by public auction.

Terms: To compensate for the unauthorized disposal, the Township proposes to encumber with Green Acres restrictions three parcels of replacement forest and wetlands (Block: 4106, Lot: 8.03, Block: 6801, Lot: 6, Block: 6802, Lot: 7) totaling 38.59 (+-) acres.

8. Project: Middlesex County Greenway, Block: 815, Part of Lot: 1, Township of Edison, Middlesex County

Requesting Party: The NJDEP, on behalf of Middlesex County, requests approval to allow the diversion of approximately 0.055 acre (2405 +- square feet) of parkland within the Middlesex County Greenway, in the Township of Edison, Middlesex County. The proposed diversion area is a portion of the area needed for Texas Eastern Transmission, LP's Middlesex Extension Project, a 1.75-mile project to connect two existing natural gas pipelines. The proposed diversion consists of the conveyance of a 20-foot-wide subsurface easement and associated temporary workspace area to Texas Eastern for the construction, operation and maintenance of an approximately 120-foot-long 16-inch diameter underground pipeline. In this location, the Greenway consists of a former railroad right of way that has been converted to a pedestrian trail through a commercial/industrial area. The proposed pipeline crossing will not permanently impact any uses of or resources of the

Greenway, and no tree clearing is proposed during construction.

Terms: To compensate for the proposed diversion, the County will receive \$200,000 in monetary compensation from Texas Eastern for the future acquisition of at least 0.11 acre of land for recreation/conservation purposes located within the County. This monetary compensation amount was negotiated by the County and is in excess of the 10:1 ratio required by the Green Acres Rules.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

9. 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 October 13, 2020.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Adoption of Disability Retirement Process (P.L. 2019, c.287), Proposed Amendments, Proposed Repeal and New Rules to N.J.A.C. 17:10.

OTHER BUSINESS (as necessary)

ADJOURNMENT