

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

~~ December 6, 2012, 9:00 AM ~~

Committee Room 3, First Floor
State House Annex, Trenton, New Jersey

CALL TO ORDER:

- ~ Dominick DiRocco, Senior Counsel, Governor's Office
(on behalf of Governor Chris Christie)
- ~ Robert A. Romano, Deputy State Treasurer
(on behalf of State Treasurer Andrew P. Sidamon-Eristoff)
- ~ Office of Management & Budget Director Charlene M. Holzbaaur
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman David P. Rible

OLD BUSINESS:

1. Approval of the September 24, 2012 State House Commission Meeting Minutes -- The verbatim record of the September 24, 2012 State House Commission meeting will serve as the official minutes.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUEST:

2. RPR #13-01, Block 111, Lots 13, 14, 15, 16 & 17, 109 South Avenue, Mount Holly, Burlington County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, Division of Mental Health Services, requests approval to dispose of a .33 ± acre parcel of vacant land that has been declared surplus to the needs of the Department of Human Services.

Terms: The property will be sold via internet auction with the minimum bid being appraised fair market value. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

3. RPR #13-16, Block 9501, Lots 17 & 17.01, Mill Hill Processing Center, Trenton City, Mercer County

Requesting Party: The NJ Department of the Treasury, Division of Property Management and Construction, requests approval to dispose of property known as

the Department of Treasury Mill Hill Processing Center, which has been declared surplus to the Department of Treasury's needs.

Terms: The property will be sold via internet auction, with the minimum bid being the appraised fair market value. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

4. Project: Route 178 Freeway, Section 1, Parcels VX29, VX32A, VX33, VX35, VX36A, VX36B, VX37, VX38, VX39, & VX42, Block 112, Lot 1 and Block 113, Lots 29.08, 36, 37, 38, 39, 40, 41 & 42, Morris Plains Borough, Morris County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the Borough of Morris Plains an area of land, totaling approximately 10.647± acres. The land shall be conveyed for "public use", specifically open space, passive recreation, fire department training facility and for part of a local road.

Terms: Statute 27:6-1.1 requires the Department of Transportation to seek State House Commission approval for any sale or conveyance of the State's interest in the Route 178 Freeway. This is an area of land, totaling approximately 10.647 acres acquired as part of the Route 178 Freeway, which was never built. The recommended sale price is the acquisition cost of \$75,000.

5. Project: Route S41, Section 4B, Parcel VXR19B, Block 1501, Lot 26, Winslow Township, Camden County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell at public auction an irregular shaped tract of land consisting of approximately 5,663 square feet (0.13 acres). The parcel is located in the Pinelands Village Minor Commercial District and has access to Route 73. There are only two adjoining owners and both have expressed an interest to acquire the property.

Terms: The property will be sold at public auction with a minimum starting bid price of \$2,000, the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

6. Project: Washington Crossing State Park, Block 12, Part of Lot 20, West Amwell Township, Hunterdon County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to convey approximately 0.12 acre \pm to Monica McEliece, the adjacent property owner.

Terms: In exchange, the private land owner shall convey 1.00 acre \pm of vacant land to the DEP to become part of Washington Crossing State Park. The land exchange is to eliminate the encroachment of the septic system from the residence located on Block 12, Lot 54 onto the State property. This was discovered during the pending sale of the private parcel.

7. Project: Rahway River Parkway, Block 3407, Part of Lot 1, Union Township, Union County

Requesting Party: The NJ DEP, on behalf of the County of Union, requests approval to allow the DOT to acquire approximately 0.043 \pm acre of Block 3407, Part of Lot 1 in fee for right of way purposes. The disposal is necessary to allow the DOT to widen an existing 8' wide shoulder along Route 22 between U-turn H and G for approximately 1,200 feet to create a 15' wide auxiliary lane.

Terms: As compensation, the DOT shall deposit \$44,000 into the County Open Space Trust Fund for park improvements. On September 18 and October 9, 2012 public hearings were held with no public opposition to this matter.

8. Project: Unnamed Parkland, Block 4, Part of Lot 3, Block 4, Part of Lot 3.01, Franklin Township, Hunterdon County

Requesting Party: The NJ DEP, on behalf of the Township of Franklin, requests approval to allow the diversion of approximately 0.369 \pm acres in total of unnamed Green Acres funded parkland ("Park") in order to accommodate the construction by Transco Gas Pipeline Company, LLC ("Transco") of a 42" diameter natural gas pipeline as part of the Northeast Supply Link (Stanton Loop) Project. An additional 1.87 \pm acres of the Park are needed on a temporary basis during construction.

Terms: As compensation, Transco shall pay Franklin Township \$125,000. The Township will utilize these funds to acquire at least the minimum land compensation requirement of 1.442 acres of land to be dedicated for recreation and/or conservation purposes within two years of approval of the application. Any monies left over after the replacement land has been acquired will be used for other Township Park related expenses. This application will be subject to the following terms and conditions: 1) Issuance of any other Federal, State or local approvals required for the project to commence construction. 2) The use of any temporary work space on the Park is subject to the provisions of N.J.A.C. 7:36-25.14, including provisions as to the length of the term of the use. 3) The compensation monies must be utilized to purchase at least 1.442 acres of open space within two years of

the approval of this application (based on a 2 to 1 replacement ratio (by size) under N.J.A.C. 7:36-26.10 (g) for the proposed 0.017 acre subsurface easement and a 4 to 1 replacement ratio (by size) for the proposed 0.352 acre surface easement). The future purchase of the replacement land must meet all applicable requirements of N.J.A.C. 7:36-26.10.

Franklin Township held a scoping hearing on the proposed diversion on May 8, 2012 with 14 members of the public in attendance, of which five provided oral testimony. Three written comments were also received by the Township within the comment period that followed the hearing. Seven of the comments made were in opposition to the Project and touched on environmental concerns, including the alternatives' analysis, impacts on local communities and impacts on greenhouse gas emissions. One commenter expressed support for the project, citing positive impacts to the economy and evidence suggesting that fracking does not endanger wildlife. The second public hearing was held on October 23, 2012 during which three people gave oral testimony on the proposed diversion. Two of the commenters were property owners affected by the project. All three commenters spoke and asked questions about the facilities to be built in connection with the project including the method of road crossings. Questions about the alternatives and the compensation were also posed. The Township also received several additional written comments in opposition to the project.

9. Project: India Brook Park (Former Seeing Eye Facility), Block 116, Part of Lot 6, Mendham Township, Morris County

Requesting Party: The NJ DEP, on behalf of Mendham Township, requests approval to divert a total of $3.6 \pm$ acres of parkland. The areas include two residential structures and a vacant kennel facility (which previously served as the breeding facility for the previous tenant, the Seeing Eye organization). The diversions will: 1) allow the Township to provide an affordable housing option for local volunteer emergency services personnel and 2) allow for continuation of a regional animal control program (as a joint venture with Randolph Township) by reusing the existing kennel facilities.

Terms: To compensate, Mendham Township, in coordination with Randolph Township, proposes to compensate for the diversion of approximately 3.6 acre of parkland with $92 \pm$ acres of replacement land located nearby in Randolph Township. The replacement land (two contiguous lots) are situated along the south side of Calais Road and the north side of Doby Road, just east of their intersections with Dover-Chester Road (CR 513) and are located adjacent to Heistein Park. The replacement land is currently owned by a developer, who is in the process of transferring the title to Randolph Township for general municipal purposes, as a part of an arrangement between Randolph Township and the developer to allow a cluster residential development on 15 acres outside the replacement land area. Randolph

Township anticipates receiving the replacement land from the developer before the end of 2012. The 92 ± acres will be added to Randolph's Recreation and Open Space Inventory within six months of the approval of the proposed diversions.

The Township held a scoping hearing on December 12, 2011 at which time residents present asked questions about the proposed diversions but did not express opposition to the proposal. At the second public hearing held on September 25, 2012, there was no public opposition expressed and all comments expressed were adequately answered.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

10. Judicial Retirement System -
Requesting Party: The NJ Department of the Treasury, Division of Pensions & Benefits
Terms: The State House Commission 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 September 24, 2012
 2. Confirmation of Death Claims, Retirements & Survivor Benefits
 3. Receive Financial Statements from July 2012

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT