

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

~~ May 6, 2013 9:00 AM ~~

Committee Room 7, Second 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)
 - ~ Charlene M. Holzbaur, Director, Office of Management & Budget
 - ~ Senator Gerald Cardinale
 - ~ Senator Bob Smith
 - ~ Assemblyman Paul D. Moriarty
 - ~ Assemblyman David P. Ribble
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OLD BUSINESS:

1. Approval of the December 6, 2012 State House Commission Meeting (SHC) Minutes -- The verbatim record of the December 6, 2012 SHC meeting will serve as the official minutes.
2. Discussion in the Matter of the Tenancy of Anna Higgins (Executive Session, if necessary)
3. RPR #11-09, Bank Street Garage, Block 3803, Part of Lot 2.01, Trenton City, Mercer County

Requesting Party: The NJ Department of the Treasury, Division of Property Management & Construction (DPMC)

Terms: This project was previously approved by the State House Commission at its May 2, 2011 meeting. However, the temporary construction easement that was granted has since expired and a new temporary construction easement must now be granted in order to complete an environmental remediation project.

This action recommends granting a Temporary Construction Easement to PSE&G to perform an environmental remediation project on the Bank Street Garage property. This site is a former manufactured gas plant. The project involves the re-installation of five ground water monitoring wells previously removed from the property during the environmental remediation project, as well as granting PSE&G access to the wells in order to perform ground water testing. The temporary easement will be granted for one year for \$1.00. The work will not interfere with the operations of the garage.

4. Project: Swartswood State Park, Block 1901, Part of Lot 9, Hampton Township, Sussex County

Requesting Party: The NJ Department of Environmental Protection, (DEP),
Division of Parks & Forestry

Terms: On December 15, 2011, the SHC approved the disposal of a 0.052 +/- acre parcel within Swartswood State Park to resolve a building encroachment due to a deed and survey error. The parcel will be sold to Patricia Cholasta, the owner of adjacent property (Block 2104, Lot 8), for \$2,821.25 (fair market value). In addition, the DEP proposes to lease to Ms. Cholasta, a 0.188 acre parcel currently being used as her front yard. The lease term will be for 10 years at a rental of \$820 per year, as determined by appraisal.

The summary submitted to the SHC in support of the original request indicated the sale of 0.052 +/- acre property to Ms. Cholasta would be contingent on her granting the DEP a Right of First Refusal on her residential lot (Block 2104, Lot 8). The Right of First Refusal was a requirement of a formal written offer made by the DEP to the landowner to resolve the building encroachment and was described in the original summary as additional compensation for the proposed disposal. In order to clarify the conditions under which the Right of First Refusal would be triggered, the DEP is seeking to amend this approval to allow Ms. Cholasta to sell or transfer her home to a spouse, domestic partner, partner in a civil union, child or grandchild without triggering the Right of First Refusal. This language is typically used by the DEP when it obtains a Right of First Refusal, but could otherwise be construed as creating an exception to the original SHC approval.

5. Project: Kittatinny Valley State Park/Paulinskill Valley Trail, Block 302, Part of Lot 1, Knowlton Township, Warren County

Requesting Party: The NJ DEP, Division of Parks & Forestry

Terms: On May 2, 2011, the SHC approved the conveyance of a 1,000 square foot driveway easement to an adjacent property owner (Fernando Semiao) to eliminate a continuing trespass by users of the Paulinskill Valley Trail on private property and confirm legal access to the adjacent lot. In exchange, Mr. Semiao agreed to donate the area currently being used by trail users (Block 30, a portion of Lot 8) along with Block 29, Lot 2 (0.75 acre property with 280 feet of frontage along the Paulinskill River). Mr. Semiao agreed to sell the State of New Jersey a conservation and/or agricultural easement on the two properties to be accessed by the driveway (Block 30, Lot 7 and Block 31, Lot 4, totaling 40 acres). This resubmitted application shall: (1) correct acreage discrepancies, and (2) clarify there will be a 10 acre exception area within the conservation/agricultural easement area within which the Semiaos may construct one single family residence (and associated outbuildings). The fee value of the 25' wide (0.135 acre total) public access corridor across Block 30, Lot 8 was not part of the original compensation calculation for this transaction. The reduction in compensation acreage in this amended summary (0.133 acres) is less than the acreage

of the public access corridor (0.135 acre) to be conveyed to the State. Therefore, the review appraiser concurred that overall values in this transaction remain about the same and no additional compensation is proposed.

6. Project: Delaware & Raritan Canal State Park, Block 1, Lots 3, 4, Former 4A, 5.02 and Part of 8, South Bound Brook Borough, Somerset County

Requesting Party: The NJ DEP, Division of Parks & Forestry

Terms: On October 27, 2010, the SHC approved a request to enter into a boundary line agreement with G-I Holdings, Inc. to establish with legal certainty the boundary between the holdings of the State and G-I Holdings, Inc. This application shall address the following: (1) Although the survey in the original SHC summary depicted Block 1, Lot 3 as one of the properties involved in this transaction, this lot was not listed in the summary. (2) A reference to Block 1, former Lot 4A, which is not a current tax lot but is depicted on the survey, was omitted from the summary. Other references to Lot 4A have been changed to "former Lot 4A". (3) The DEP has amended this summary to clarify that resolution of this matter involves the execution of several quit claim deeds (as well as a boundary line agreement between the DEP and G-I Holdings, Inc.). (4) Although the acreages involved in the original approval are unchanged, the DEP approved a final version of the survey for this transaction after SHC approval. A reduced copy is included in each members' binder. (5) Due to discrepancies between the tax records and tax maps, it is not clear whether the current tax lot designation depicted on the attached survey as Lot 5.02 is still Lot 5.02 (or whether it has been changed to Lot 5). In the event the Borough determines that Lot 5 is the correct designation, the DEP seeks approval to change all references on the survey, boundary line agreement and associated quit claim deeds from "Lot 5.02" to "Lot 5". (6) G-I Holdings, Inc. has requested the DEP extend the deadline for installation of final survey monumentation from September 2012 to September 2014.

7. Project: Lenox County Park & Nami Tract, Assunpink Wildlife Management Area (WMA), Block 44, Part of Lot 6, Block 45, Part of Lot 17, Block 45, Part of Lot 18, East Windsor Township, Block 2732, Part of Lot 3.01, Hamilton Township, Block 19, Part of Lot 15, Robbinsville Township, Mercer County

Requesting Party: The NJ DEP, on behalf of Mercer County

Terms: On October 27, 2010, the SHC approved an application by Mercer County to dispose and/or divert approximately 7.783 acres of parkland to the NJ Turnpike Authority for the NJ Turnpike Interchange 6-9 Widening Program. As compensation, the Authority agreed to pay \$332,680 to be used as a contribution toward: (1) the purchase by East Windsor Township of approximately 9 acres of replacement parkland (Block 30, Lot 12 in East Windsor) and (2) the purchase by the DEP of other lands for addition to the Assunpink WMA and for facility and habitat improvements to Assunpink WMA.

Subsequent to approval, the Authority requested a small area originally intended as a utility easement be enlarged slightly and conveyed in fee from the County to the Authority (within Block 44, Lot 6 in East Windsor Township). The Authority also reduced an area of slope easement originally requested. As a result of these changes and other minor acreage discrepancies discovered during finalization of the deeds for this transaction, the total acreage involved in this application increased from 7.783 acres to 7.834+/- acres, the final cash compensation figure increased from \$332,680 to \$351,080 and the final proposed replacement land acreage increased from 9 acres to 13 acres. In addition, subsequent to the approval, Hamilton Township combined Block 2732, Lots 3 & 4 into a new tax lot now known as Block 2732, Lot 3.01.

8. Project: Unnamed Parklands, Block 92, Lots 20 & 21, Block 92.01, Part of Lot 1, Block 93, Part of Lot 3 & Part of Lot 10, Bordentown Township, Burlington County

Requesting Party: The NJ DEP, on behalf of the Township of Bordentown, requests approval to allow the Township to dispose of approximately 6.992 +/- acres of parkland to the NJ Turnpike Authority for the NJ Turnpike 6-9 Widening Program.

Terms: On July 2, 2010, the SHC approved an application to allow the disposal of approximately 6.918 +/- acres of parkland to the NJ Turnpike Authority for the NJ Turnpike 6-9 Widening Program. As compensation, the Authority agreed to acquire and transfer to the Township approximately 18 acres of Block 129, Lot 18 in Bordentown Township to be used by the Township as dedicated public parkland subject to regulation by the DEP, Green Acres Program.

This amended summary is to correct three typographical errors: 1) the proposed compensation lot was misidentified on the summary page as Block 129, Lot 19 (instead of Block 129, Lot 18); 2) the summary page listed the diverted parcel as part of Block 92, Lot 21, when it is in fact, the entire lot, and 3) on page 5 of the original summary, one of the diverted parcels was misidentified as Block 92, Lot 3 (instead of Block 92, Lot 10). The acreage proposed for diversion is unchanged, but the acreage proposed for compensation actually increased by one acre.

The Turnpike Authority has determined that it cannot meet the two year deadline for conveying the proposed compensation land (currently owned by the Authority) to Bordentown Township. The Authority needs a two year extension of this deadline in order to allow it to continue to use the proposed compensation property as a staging area for the Turnpike Widening Project for at least 18 months and then complete the transfer of the property to the Township. In addition, based on a revised survey, the acreage of the proposed compensation land has increased by one acre (from 17 acres to approximately 18 acres).

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUEST:

9. RPR #13-17, Block 875.04, Part of Lot 1.01, Galloway Township, Atlantic County

Requesting Party: The NJ Department of the Treasury, on behalf of Richard Stockton College of New Jersey, requests approval to convey approximately 1.354 +/- acres of vacant land located on the grounds of the Richard Stockton State College to the NJ Turnpike Authority for a road improvements project. As part of this project, it will also be necessary to grant easements to Atlantic County.

Terms: The NJ Turnpike Authority shall install, as part of the construction contract, supplemental guide signs for the College on the northbound and southbound approaches to Interchanges 41 & 44. Since this action directly benefits the State, the conveyance and easements will be granted for \$1.00. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

10. RPR #13-18, Block 37.02, Lot 49, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury, requests approval to lease a DEP residential property to Carlos and Darlene Green for \$1,500 per month, appraised rental value.

Terms: The lease will be for a one year term, with two, one year renewal options with annual increases based on the consumer price index for housing. This property is a two bedroom, one bath, ranch style single family house. Real Property Review clearance is expected to be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

11. RPR #13-21, East Hall, Hagedorn Psychiatric Hospital, Block 9, Part of Lot 7, Lebanon Township, Hunterdon County

Requesting Party: The NJ Department of the Treasury, DPMC, requests approval to lease the property known as the East Hall, located on the grounds of the Hagedorn Psychiatric Hospital to GenPsych, LLC, (Henry Odunlami, M.D, Principal Managing Member) to be used for rehabilitation and addiction services.

Terms: The annual rental shall be \$804,468, upon fit out, and the lease term shall be for five years, with three, five year renewal options. Lessee shall be responsible for all utilities supplied to the premises. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

12. RPR #13-24, Block 2, Part of Lot C, Jersey City, Hudson County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Military & Veterans Affairs, requests approval to grant easements to the Jersey City Municipal Utilities Authority for the installation, access and maintenance of electrical conduits and associated control panels necessary to power submersible

pumps in their sewer system. This request will be part of a three phase project necessary to stabilize the shoreline, connect walkways and establish a park on the site.

Terms: Since this project directly benefits the State, the easements will be granted for \$1.00. 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:

13. Project: Route 9W, Section 1, Parcels VX74A2 & VX74C, Block 5053, Now Lot 5.01 & 5.03, Fort Lee Borough, Bergen County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the adjoining property owner, Fletcher West, LLC, (Seligman & Phyllis Rosenberg, Principal Managing Members), two land locked parcels of land; Parcel VXR74A2 (approximately 600 square feet) and Parcel VX74C (approximately 1,318 square feet). Parcel VX74C has one other adjoining property owner, who did not express any interest in acquiring Parcel VX74C.

Terms: The recommended sale price is \$84,000, appraised value. The parcels are to be used to increase parking and to have better vehicle circulation for the requestor's commercial property.

14. Project: Route 78, Section 5G, Parcel VX49A, Block 2726, Lot 59, Newark City, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to an adjacent property owner, 225 Elizabeth Realty, LLC, (Gershon Matiteeb, Principal Managing Member), a 2,036 +/- square foot parcel of property located within the I-2 Second Industrial District of the City of Newark.

Terms: The recommended sale price is \$16,000, fair market value. The parcel will be used to assemble to the requestor's existing adjacent commercial property for additional parking.

15. Project: Route 130, Section 14, Parcel VX40, Block 2, Adjacent to Lot 16, Robbinsville (Washington Township), Mercer County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the only adjoining property owner, Joanne Seefelt Elliott, for assemblage to her residential property, an irregular shaped vacant lot containing approximately 0.297 acres (12,937 square feet).

Terms: The recommended sale price is \$63,000, fair market value. The parcel will be used to assemble to the requestor's residential property to assist in the possible commercial development of her property.

16. Project: FAI-101-5-(2), aka Route 80, Parcels VX231A2 & V230B2, Bogota City, Bergen County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale an approximately 940 square foot +/- parcel to the only adjoining property owner, Rolando & Lily Flores, to add to their residential property.

Terms: The recommended sale price is \$2,000, appraised value. The parcel sits adjacent to and behind the requestor's property and next to the sound wall for Route 80. The property will give them additional back yard which will allow for the accommodation of a shed.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

17. Project: 24 Farm Leases on Park & Forestry Areas throughout the State as follows:

- (1) Delaware & Raritan Canal State Park, Block 100, Part of Lot 3.08, South Brunswick Township, Middlesex County-First Field LLC/Theresa Viggiano (2.00 +/- acres @ \$123 annually)
- (2) Delaware & Raritan Canal State Park, Block 100, Part of Lot 3.08, South Brunswick Township, Middlesex County-Terra Momo Restaurant Group/Raoul Momo (2.00 +/- acres @ \$122 annually)
- (3) Delaware & Raritan Canal State Park, Block 59, Lot 10, Delaware Township, Hunterdon County-Thomas Michalenko (42.64 +/- acres @ \$1,127 annually)
- (4) Monmouth Battlefield State Park, Block 21, Part of Lot 12.02 & 13.07, South Brunswick Township, Middlesex County-Alan Habiak (98.58 +/- acres @ \$5,422 annually)
- (5) Round Valley Recreation Area, Block 14, Lots 10, 10-C, 10F, 11 & 13, Block 48, Lot 11.06, Hillsborough Township, Somerset County-Richard N. Norz (127.50 +/- acres @ \$7,722 annually)
- (6) Round Valley Recreation Area, Block 77, Lot 1, Block 67, Lot 2.03, Branchburg Township, Somerset County-Richard Norz (84.86 +/- acres @ \$3,525 annually)
- (7) Spruce Run Recreation Area, Block 8, Lot 11, Block 9, Lot 41, Harmony Township, Warren County-Ben Tjalma (94.18 +/- acres @ \$17,085 annually)
- (8) Spruce Run Recreation Area, Block 9, Lot 53, Harmony Township, Warren County-Ben Tjalma (38.37 +/- acres @ \$7,212 annually)
- (9) Spruce Run Recreation Area, Block 9, Lots 20 & 20.01, Harmony Township, Warren County-Mitchell Jones (23.17 +/- acres @ \$1,440 annually)
- (10) High Point State Park, Block 146, Lot 5.02, Wantage Township, Sussex County-Edward Zydel (6.21 +/- acres @ \$545 annually)
- (11) High Point State Park, Block 31, Lot 2.02, Wantage Township, Sussex County-Ronald G. Young (6.37 +/- acres @ \$166 annually)

- (12) High Point State Park, Block 4, Lot 52, Montague Township, Sussex County-Ronald G. Young (12.09 +/- acres @ \$600 annually)
- (13) High Point State Park, Block 156, Lots 20.01 & 21.01, Wantage Township, Sussex County-George DeGroot (25.38 +/- acres @ \$1,003 annually)
- (14) Jenny Jump State Forest, Block 1000, Lot 2900, Block 100, Lot 1100, Hope Township, Warren County-Eugene Makarevich/Makarevich Farms (68.21 +/- acres @ \$7,122 annually)
- (15) Jenny Jump State Forest, Block 501, Part of Lot 3, Allamuchy Township, Warren County-John Semanchik (19.64 +/- acres @ \$752 annually)
- (16) Wawayanda State Park, Block 91, Part of Lot 6, Vernon Township, Sussex County-Robert Baldwin (21.54 +/- acres @ \$949 annually)
- (17) Wawayanda State Park, Block 93, Part of Lot 5, Vernon Township, Sussex County-John Dayon (3.59 +/- acres @ \$145 annually)
- (18) Wawayanda State Park, Block 93, Part of Lot 8, Block 94, Part of Lot 3, Vernon Township, Sussex County-Anthony Rudinski (66.58 +/- acres @ \$2,106 annually)
- (19) Belleplain State Park, Block 53, Lots 64 & 65.01, Dennis Township, Cape May County-Thomas Buganski (19.90 +/- acres @ \$945 annually)
- (20) Fort Mott State Park, Block 5301, Lot 4, Pennsville Township, Salem County-Robert Todd Gaum (16.13 +/- acres @ \$1,969 annually)
- (21) Stow Creek State Park, Block 33, Lot 8, Block 34, Lot 17, Stow Creek Township, Cumberland County-Robert Todd Gaum (25.77 +/- acres @ \$2,402 annually)
- (22) Delaware & Raritan Canal State Park, Block 14, Part of Lot 28.02, Kingwood Township, Hunterdon County-Thomas Michalenko (40.58 +/- acres @ \$1,271 annually)
- (23) Delaware & Raritan Canal State Park, Block 14, Part of Lot 28.02, Kingwood Township, Hunterdon County-Russell Oakes-No bids were offered on this property at the public auction and Mr. Oakes had been using this parcel under permits issued annually. Mr. Oakes expressed a willingness to enter into a farm lease for the minimum bid and under the terms that had been advertised (2.09 +/- acres and \$70 annually).
- (24) High Point State Park, Block 94, Part of Lot 3, Vernon Township, Sussex County-Anthony Rudinski (32.02 +/- acres @ \$800 annually)

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to enter into 24 separate five year lease agreements with options to renew for five years on parcels of land located on park and forestry areas through the State.

Terms: Twenty-three of the new leases were competitively bid at live public auctions held in the northern, southern and central regions of the State. The auctions were advertised in 8 newspapers through the State as well as posted on the websites of the DEP and the State Agriculture Development Committee. No bids were received on one of the premises. The individual who has been using this premises under permits issued annually approached the DEP after the live public auctions and expressed a willingness to enter into a farm lease for the minimum bid and under the advertised

terms. Opinion by the Attorney General's office advised it as acceptable to enter into a lease with this individual if no farmers expressed an interest in farming the land.

Minimum bids were established by using soil rental rates set by the Farm Service Agency (FSA) of the U. S. Department of Agriculture. Rates are based on the composition and productivity of each soil type found in NJ; the more productive the soil, the higher the rental value. As a result of discussions and negotiations with the Department of Agriculture and the NJ Farm Bureau, the DEP agreed to reduce the FSA rental rate for each parcel by 20% to account for the disadvantages of farming on park and forestry areas. The disadvantages include: the statutory requirement that the farmed lands be used for public hunting (during hunting seasons prescribed by the DEP); restrictions on when crops can be harvested to avoid damage from hunting; restrictions on the types of crops that can be grown; and the inability to control wildlife damage, such as deer fencing or wildlife depredation permits.

18. Project: 3 Farm Leases on Park & Forestry Areas throughout the State as follows:

- (1) Delaware & Raritan Canal State Park, Block 17.01, Lot 11.02, Block 18, Lot 38, Alexandria Township, Hunterdon County-Ron & Joanna Kappus (21.19 +/- acres @ \$671 annually)
- (2) Delaware & Raritan Canal State Park, Block 52, Lots 36.05 and 36.06, Frenchtown Borough, Hunterdon County-Michael Gross (23.39 +/- acres @ \$926 annually)
- (3) High Point State Park, Block 146, Lot 6, Wantage Township, Sussex County-Joe Wagner (34.86 +/- acres @ \$1,076 annually)

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to enter into 3 separate five year lease agreements with options to renew for five years on parcels of land located on park and forestry areas through the State.

Terms: Twenty-three of the new leases were competitively bid at live public auctions held in the northern, southern and central regions of the State. Three were not included at the live public auctions because the DEP had determined that there currently is no direct access to the premises from a public road nor are the premises accessible through other properties managed by the Division of Parks & Forestry.

The individual tenants who have been using these premises under permits issued annually approached the DEP after the public auctions and expressed a willingness to enter into a farm lease for the minimum bid, and under the terms that had been advertised. The Attorney General's office has advised that it is acceptable.

Minimum bids were established by using soil rental rates set by the Farm Service Agency (FSA) of the U. S. Department of Agriculture. Rates are based on the composition and productivity of each soil type found in NJ; the more productive the soil, the higher the rental value. As a result of discussions and negotiations with the Department of Agriculture and the NJ Farm Bureau, the DEP agreed to reduce the FSA rental rate for each parcel by 20% to account for the disadvantages of farming

on park and forestry areas. The disadvantages include: the statutory requirement that the farmed lands be used for public hunting (during hunting seasons prescribed by the DEP); restrictions on when crops can be harvested to avoid damage from hunting; restrictions on the types of crops that can be grown; and the inability to control wildlife damage, such as deer fencing or wildlife depredation permits.

19. Project: 8 Farm Lease and Service Agreements on Wildlife Management Areas throughout the State as follows:

- (1) Harrisonville Lake, Block 17, Lot 4, Pilesgrove Township, Salem County-CGK Farm Properties, LLC (26.30 +/- acres @ \$2,715 annually + In-Kind Services Valued @ \$1,420 annually)
- (2) Logan Pond, Block 257, Lot 1, Greenwich Township, Gloucester County-CGK Farm Properties, LLC (12.26 +/- acres @ \$741 annually/No In-Kind)
- (3) Mantua Creek, Block 375, Lot 3, West Deptford Township, Gloucester County-Joseph A. Leone (14.42 +/- acres @ \$2,387 annually + In-Kind Services Valued @ \$50 annually)
- (4) Salem River 5, Block 40, Lot 6.03, Mannington Township, Salem County-Robert K. Sloat/Sloat Bros. Farms (76.52 +/- acres @ \$21,045 annually + In-Kind Services Valued @ \$2,050 annually)
- (5) Salem River 6, Block 41, Lot 8, Pilesgrove Township, Salem County-CGK Farm Properties, LLC (24.98 +/- acres @ \$5,051 annually + In-Kind Services Valued @ \$400 annually)
- (6) Salem River 7, Block 37, Lot 6, Mannington Township, Salem County-Robert K. Sloat/Sloat Bros. Farms (19.54 +/- acres @ \$4,734 annually + In-Kind Services Valued @ \$150 annually)
- (7) Raccoon Creek 2, Block 1704, Lot 12, Logan Township, Block 6, Lots 4.01 & 4.02, Woolwich Township, Gloucester County-CGK Farm Properties, LLC (38.34 +/- acres @ \$3,670 annually + In-Kind Services Valued @ \$900 annually)
- (8) Lockatong, Block 13, Lot 2, Block 20, Lots 2 & 6, Block 38, Lot 20, Kingwood Township, Hunterdon County-Wesley Pandy (35.36 +/- acres @ \$1,250 annually + In-Kind Services Valued @ \$600 annually)

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to enter into 8 separate five year lease agreements with options to renew for five years on parcels of land located on wildlife management areas through the State.

Terms: The new leases were competitively bid at live public auctions held in the northern, southern and central regions of the State. The auctions were advertised in eight newspapers throughout the State, as well as posted on the websites of the DEP and the State Agriculture Development Committee.

Minimum bids were established by using soil rental rates set by the Farm Service Agency (FSA) of the U. S. Department of Agriculture. Rates are based on the composition and productivity of each soil type found in NJ; the more productive the soil, the higher the rental value. As a result of discussions and negotiations with the Department of Agriculture and the NJ Farm Bureau, the DEP agreed to reduce the FSA rental rate for each parcel by 20% to account for the disadvantages of farming

on wildlife management areas. The disadvantages include: the statutory requirement that the farmed lands be used for public hunting (during hunting seasons prescribed by the DEP); restrictions on when crops can be harvested to avoid damage from hunting; restrictions on the types of crops that can be grown; and the inability to control wildlife damage, such as deer fencing or wildlife depredation permits.

Each tenant will receive a reduction in rent based on the value of in-kind services that they will be required to provide on a separate parcel of land within the same WMA. Services may include: mowing, plowing, planting warm season grasses, and other activities to assist the DEP in maintaining and protecting wildlife habitat. This service obligation is a result of the significant reduction in staff of the Division of Fish & Wildlife and the need for assistance in maintaining wildlife management areas.

20. Project: Clinton WMA, Turner House, Block 11, Part of Lot 2, Union Township, Hunterdon County

Requesting Party: The NJ DEP, Division of Fish & Wildlife, requests approval to lease a building and the surrounding 1.4 acres to the Union Forge Heritage Association (“Association”), a non-profit organization that is dedicated to the mission of promoting, researching and providing interpretive programming of early American history in Hunterdon County.

Terms: The lease term is for 20 years. The Association proposes to renovate the historic structure and use it for its administrative headquarters and as a public interpretive facility. The Association will also be responsible for the upkeep and maintenance of the property and pay for all utility services. A one time payment of \$20. The Association estimates its monthly costs for utilities and upkeep to be \$1,200 per month. The total value of the services the Association will be providing for the first ten years of the lease is estimated at \$400,000 to \$500,000 through improvements, maintenance, upkeep, utility payments, interpretive services and programming.

21. Project: Delaware & Raritan Canal State Park, Block 1043, Part of Lot 5, Lambertville City, Hunterdon County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to lease an existing 10-inch sewer line (in a three foot wide utility right of way) to the Lambertville Municipal Utilities Authority. The line, which was installed in the 1950's, runs north from the site of the Authority's sewage treatment plant (also located on the Canal Park) under the entrance driveway to the State Park and crosses the Delaware and Raritan Canal at the Swan Creek.

Terms: The lease term is for 20 years. In accordance with the recommendations of the August 2011 Interagency Lease Task Force Report, the proposed rental rate is \$0.05 per square foot with a 2.5% annual escalator.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

22. 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 December 6, 2012
2. Confirmation of Death Claims, Retirements & Survivor Benefits
3. Receive Financial Statements from August, 2012 to December, 2012
4. Presentation by the Actuary of the July 1, 2012 Judicial Retirement System Valuation Report

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT