

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

July 2, 2020 9:00 a.m.

Email: StateHouseCommission@treas.nj.gov

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

Join Zoom Meeting

<https://zoom.us/j/97295884689?pwd=a01sTGxob2o5MjJ4U1NDSVRvQ3hJdz09>

Meeting ID: 972 9588 4689

Password: 057198

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)
- ~ David Ridolfino, 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 February 13, 2020, State House Commission (SHC) Meeting Minutes--The verbatim record of the February 13, 2020 SHC meeting will serve as the official minutes.
2. Project: RPR 90-03, Regional Day School, 1670 Stelton Road, Block: 9201, Lot: 46.12, Township of Parsippany, Middlesex County

Requesting Party: The State of NJ, Department of the Treasury, recommends the direct conveyance of 5.43 (+-) acres of land and improvements located at 1670 Stelton Road in Piscataway, Middlesex County to Middlesex County Educational Services Commission, now known as the Educational Service Commission of New Jersey ("Commission"). The Commission, a non-profit entity, is the current tenant of the property through an agreement with the Department of Education approved by the State House Commission at its meeting of July 15, 1992. The terms of the agreement are for 30 years at \$1.00 per month beginning July 15, 1992 and terminating July 14, 2022. The Commission was responsible for, at its sole cost and expense, the construction of a Regional Day School for severely emotionally disturbed, neurologically impaired, perceptually impaired, and communication handicapped

students. During the term of the lease agreement the State is to use its best efforts to authorize the transfer of this property to the Commission, in an "as is" condition, for no consideration or the minimum consideration allowed by law.

Terms: Since the Commission activities directly benefits the State, we recommend that the transfer will be for \$1.00.

3. Project: RPR 10-06, Vacant Land, Block: 1802, Part of Lot: 7, Borough of Paramus, Bergen County

Requesting Party: The State of NJ, Department of the Treasury, recommends granting a permanent bridge easement consisting of 0.21 (+-) acre of vacant land and a temporary construction easement consisting of 0.045 (+-) acre of vacant land to the County of Bergen for the expansion of a bridge currently located across the property. This matter was originally approved by the State House Commission at its meeting of December 17, 2009, for less acreage. It has since been discovered that a larger area of land is necessary to accommodate the design of the replacement bridge.

Terms: Since this action will benefit the State the easements will be granted for \$1.00.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

4. Project: RPR 11-18, 1240 Highway 77, Block: 1201, Lot: 2, Bridgeton, Cumberland County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Military and Veterans Affairs, recommends the direct sale of 26.7 (+-) acres of land and improvements located at 1240 Highway 77, Bridgeton, Cumberland County, to Poor Boy Pallet, the current tenant of the property.

Terms: The property will be sold to Poor Boy Pallet, a current tenant, for the appraised value of \$325,000. In the event the above direct sale does not occur Treasury will dispose of the property via internet auction at the minimum bid price of \$325,000.

5. Project: RPR 20-06, Vacant Land, Block: 26001, Lot: 1.05, Montgomery Township, Somerset County

Requesting Party: The State of NJ, Department of the Treasury, recommends granting a permanent easement consisting of 21,845.2 (+-) square feet of vacant land, located on the grounds of the former North Princeton Developmental Center Landfill, to the Township of Montgomery for the maintenance and repair of an existing sanitary sewer line, which services the Montgomery High School.

Terms: Since this will directly benefit the State the easement will be for \$1.00.

6. Project: RPR 20-07, Motor Vehicle Commission, Block: 1802, Part of Lot: 7, Borough of Paramus, Bergen County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Motor Vehicle Commission, recommends granting an easement on the grounds of the Paramus Motor Vehicle Commission (MVC) inspection station to Public Service Electric & Gas ("PSE&G"), for the, installation and maintenance of live overhead wires across two new poles, as well as the relocation of an already existing gas main on the bridge. The PSE&G easement is retroactive to the date that PSE&G first installed the two new poles. A license has been proposed so as to allow PSE&G to install the live overhead wires while the MVC office is closed, to eliminate any disruptions. PSE&G acknowledges that this License is expressly contingent upon the SHC approval of the permanent easement. The easement area consists of approximately 0.032 (+-) acre of land. This action is subject to expiration of the RPR review clearance review period.

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

7. Project: RPR 20-08, Former Marlboro Psychiatric Hospital (land), Block: 159, Part of Lot: 11, Marlboro Township, Monmouth County

Requesting Party: The State of NJ, Department of the Treasury, recommends granting an easement consisting of 4.261 (+-) acres of vacant land, to the Township of Marlboro for the connection, operation, maintenance, monitoring, repair, renewal, and/or replacement of the water line. This water line will be connected to the existing Township water supply to service the proposed Department of Human Services Group Homes. This action is subject to expiration of the RPR review clearance review period.

Terms: Since the action will benefit the State the easement will be granted for \$1.00

8. Project: Route 76 (1953), Section 1, Parcel VX550C, Block: 1432, Lot: 50, City of Camden
Camden County

Requesting Party: The NJDOT, Bureau of Right of Way, Property Management Unit is requesting approval to convey a vacant piece of excess surplus land identified as Parcel VX550C, of the Route 76 Section 1 Project, having an area of approximately 517 square feet, to the only interested adjoining property owner, Margaret L. Rogers-Baines, for assemblage to her residential home.

Terms: The property will be conveyed to Margaret L Rogers-Baines for Four Hundred Dollars (\$400), which is the appraised value.

9. Project: NJDOT Maintenance Yard, Route 17 SB MP 9.9 and Gregg Street, Block: 147.01, Lot: 1.01, Borough of Lodi, Bergen County

Requesting Party: The NJDOT, Division of Right of Way, Office of Outdoor Advertising, Wireless Communications Unit, is requesting approval for a license at the Department's Lodi Maintenance Yard at Route 17 and Gregg Street, for the purpose of erecting a Wireless Communications Facility consisting of a 140' monopole on approximately 2500 square feet of excess State owned property.

Terms: Approval is requested to license this site as set forth in Master Agreements executed between the NJDOT and the individual wireless communications carriers. This proposal will generate a minimum of \$50,100 per annum for 5 to 20 years, depending on co-location rent by other carriers and renewal options.

DEPARTMENT OF ENVIRONMENTAL PROTECTIONS REQUESTS:

10. Project: High Point State Park, Block: 39, Lot: 13, Block: 40, Lot: 1, Block: 44, Lot: 1, Township of Frankford, Sussex County

Requesting Party: The NJDEP. Division of Parks & Forestry, requests approval of a new lease to the Township of Frankford for the continued development and operation of existing outdoor recreational facilities and make same available for public use. The

Township of Frankford has leased this property since 1989 at no compensation. The NJDEP has determined that leasing the property to the Township of Frankford and reasonably anticipated plans for development of the property for recreation and conservation purposes will be consistent with conservation and recreation within the State Park System.

Terms: The lease will be for a term of twenty (20) years with a one-time payment of twenty (\$20) dollars due from the Township of Frankford. The Township of Frankford will also be responsible for the maintenance, improvement and recreational facilities on the leased premises.

11. Project: Liberty State Park, Block: 24306, Part of Lot: 7, Jersey City, Hudson County

Requesting Party: The NJDEP, Division of Parks & Forestry, requests approval to enter into a lease agreement with WA Residential Company, L.L.C. ("WA Residential") for a dock to support operation of Liberty National Golf Course. This lease will replace and supersede an expired lease agreement that was executed in 2008 and expired in August 2014.

Terms: The lease will be for a term of fourteen (14) years retroactive to August 1, 2014. Upon request of WA Residential and approval of the Division of Parks & Forestry the applicant will be granted a single six (6) year renewal term commencing August 1, 2028 at a 3% annual rent increase. WA Residential had paid the sum of \$3,750 per year to the Division of Parks & Forestry through July 30, 2014. Upon lease execution WA Residential shall make a retroactive payment of \$80,455.85 for the period August 1, 2014 through July 31, 2020. WA Residential shall thereafter pay the sum of Ten Thousand Five Hundred Dollars (\$10,500) commencing August 1, 2020 with a 3% annual escalations thereafter including during the renewal term.

12. Project: Rancocas State Park, Block: 101.25, Part of Lot: 40, Township of Mount Laurel, Burlington County

Requesting Party: The NJDEP, Division of Parks & Forestry, requests approval of a new lease to the Township of Mount Laurel for continued development and operation of outdoor recreational facilities and make same available for public use. The property is part of Rancocas State Park. The NJDEP has determined that leasing the property to the Township of Mount Laurel and reasonably anticipated plans for development of the property for recreation and conservation will not interfere and be consistent with conservation and recreation within the larger Rancocas State Park. The Township of Mount Laurel has leased this property since 1982 at no compensation.

Terms: The lease will be for a term of twenty (20) years with a one-time payment of twenty (\$20) dollars due from the Township of Mount Laurel. The Township of Mount Laurel will

also be responsible for the maintenance, improvement, and recreational facilities on the leased premises.

13. Project: Delaware & Raritan Canal State Park, Block: 1, Part of Lot: 1, Borough of South Bound Brook, Somerset County

Requesting Party: The NJDEP, State Park Service, is requesting approval of a new lease to the Borough of South Bound Brook for the continued development and operation of the park facilities and make same available for public use. The property is within a portion of the Delaware & Raritan Canal State Park. The NJDEP has determined that leasing the property to the Borough of South Bound Brook and reasonably anticipated plans for development of the property for recreation and conservation purposes will not interfere and be consistent with the larger Delaware & Raritan Canal State Park. The Borough of South Bound Brook has leased this property since 2004 at \$1.00 per year compensation.

Terms: The lease will be for a term of twenty (20) years with a one-time payment of twenty (\$20) dollars due from the Borough of South Bound Brook. The Borough of South Bound Brook will also be responsible for the maintenance and development of the park on the leased premise.

14. Project: Cheesequake State Park, Block: 22, Lots: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, Perth Amboy City, Middlesex County

Requesting Party: The NJDEP, Division of Parks & Forestry, requests approval to enter into lease agreement with the Proprietary House Association for the continued use and occupancy of a portion of the Proprietary House. This lease will replace and supersede a lease agreement that was executed in 1992 per year at a compensation of \$1.00.

Terms: The lease will be for a term of twenty (20) years with a one-time payment of twenty (\$20) dollars due from the Proprietary House Association. The Association will also be responsible for the continued maintenance and operation of a portion of the building for public visitation and interpretation of the historical significance of the Proprietary House.

15. Project: Spicers Creek, Block: 753.01, Part of Lot: 39.05, Lower Township, Cape May County

Requesting Party: The NJDEP, Division of Fish & Wildlife, requests approval to enter into a lease agreement with South Jersey Gas ("SJG") for an easement in order to install a new eight (8) inch HDPE gas distribution pipeline on approximately 105(+/-) square feet of State Land. The easement is needed to allow SJG to replace an aging six (6) inch steel pipe across the Cape May Canal (adjacent to the Rt 109 bridge). SJG has deemed this project as a high priority replacement as recent surveys have indicated issues related to the amount of soil

covering the older steel pipe and corrosion on the pipe, however the pipeline cannot be replaced in the existing location because during the renovation of the Rt 109 bridge, steel sheeting was installed on the bulkheads and the depth of that sheeting is unknown. SJG needs to tie into their existing pipelines on both sides of the canal but avoid the bulkhead of the bridge. SJG must locate the path of the new pipeline away from the bridge therefore SJG is seeking approval to place the pipe on adjacent State land. The planned alignment routes this pipe below Block 753.01, Lot 39.05.

Terms: The lease will be for a term of twenty (20) years. The rent for the first year will be Eight Hundred Seventy-Four Dollars and Zero Cents (\$874.00). The rent will increase by 2.5% on an annual basis. Over the twenty (20) year term the total amount of the rent paid will be Twenty-Three Thousand Seven Hundred Fifty-Eight Dollars and Zero Cents (\$23,758.00).

16. Project: Unnamed Conservation Easement, Block: 77, Part of Lot: 36.05, Township of Branchburg, Somerset County

Requesting Party: The NJDEP, on behalf of the Township of Branchburg, requests approval allow the release of 0.152 (+-) acre of a Township-held conservation easement on private property. The easement release is necessary to legalize the County of Somerset's replacement of County Bridge #C0606 on South Branch Road, which included the acquisition of additional road right-of-way from the private property.

Terms: To compensate for the proposed disposal of the Township's easement interest, the Township proposes to accept \$30,240.00 in monetary compensation from the County for the future acquisition of at least 0.304 acre of land (via fee or easement acquisition), for recreation/conservation purposes, to be located within the Township.

17. Project: Cherry Hill Meadows/Croft Farm, Block: 408.01, Part of Lot: 1, Township of Cherry Hill, Camden County

Requesting Party: The NJDEP, on behalf of the Township of Cherry Hill, requests approval to allow the disposal of 0.232 (+-) acre of parkland within the Cherry Hill Meadows/Croft Farm property to allow for the addition of a right turn lane on County Route 671 (Kresson Road) in the Township of Cherry Hill, Camden County.

Terms: To compensate for the proposed minor disposal, the Township proposes to dedicate \$63,100.00 in monetary compensation to be used for a future parkland improvement project at Cherry Hill Meadows/Croft Farm.

18. Project: Edgewater Borough Riparian Parkland, Block: 1, Lot: 2, Borough of Edgewater Bergen County

Requesting Party: The NJDEP, on behalf of the Borough of Edgewater, requests approval to allow the diversion of a total of 1.06 (+-) acres of Green Acres encumbered riparian lands in the Hudson River (Block 1, Lot 2), to be leased to Edgewater Colony, Inc. (the "Colony"), owner of the contiguous upland property (Block 1, Lot 1). This application has two components: (1) a minor diversion to legalize sixteen private/community boat docks and one community boat ramp that were constructed before Lot 2 became encumbered with Green Acres restrictions, and (2) a major diversion to allow the Borough to lease up to six additional private boat docks. The Borough will lease these dock and ramp areas while retaining fee title to the riparian lands.

Terms: The lease term will be for a period of up to 50 years, with an initial lease term of 20 years and the possibility of two 15-year renewals (subject to Green Acres approval of each renewal, based on the Colony's compliance with the lease). To compensate for the proposed diversions, the Borough will receive at least \$50,830.00 per year in rent during the initial term of the lease (based on \$2,990 per dock x 17 docks/ramps), subject to review and adjustment (but not reduction) every three years. Based on the initial rental rate, the Borough will receive at least \$2.54 million over the life of the lease, even if no additional docks are built (but assuming no existing docks are abandoned). The Borough will deposit the lease proceeds into a dedicated account and apply the proceeds to park improvement projects in the Borough. In addition, the Colony will convey to the Borough its underlying fee interest in a 1.30-acre portion of the Colony property. The proposed replacement land is already deed restricted but is not currently open to the public and will be improved with either a public sidewalk or a public walking trail.

19. Project: Waterfront Park, Block: 184, Part of Lot: 3.02, Borough of Keansburg, Monmouth County

Requesting Party: The NJDEP, on behalf of the Borough of Keansburg, Monmouth County requests approval to allow the Borough to dispose of a 0.669 (+-) acre section of Waterfront Park and replace it with 1.204 acres of adjacent Borough-owned land not currently encumbered with Green Acres restrictions. This will allow the Borough to reconfigure its Waterfront Park in order to improve the functionality of and access to the park.

Terms: The Borough plans to dispose of a 0.669 (+-) acre section of the park with an estimated value of \$173,216.00, and replace it with 1.204 acres of adjacent Borough owned land with an estimated value of \$404,170.00. This conveyance will be subject to the special conditions set forth in the SHC Fact Sheet.

20. Project: Woodrow Wilson Memorial Park, Block: 274, Part of Lot: 2, City of Linden, Union County

Requesting Party: The NJDEP, on behalf of the City of Linden, requests approval to allow the diversion of a total of 0.103 (+-) acre of Green Acres encumbered parkland at Woodrow Wilson Memorial Park in connection with a proposed three-story expansion of the Linden Academy of Science and Technology.

Terms: To compensate for the disposal, the City proposes to accept \$33,813.00 cash compensation from the Linden Board of Education to be remitted to the Garden State Preservation Trust. In addition, as compensation for four large trees proposed to be removed from the disposal area, the Board of Education will pay the City \$606,600.00. A portion of this payment will be used by the City to plant trees on other City parks, and the balance will be deposited in the Shade Tree and Community Forest Program License Plate Fund.

21. Project: Ramsey Borough Multiple Parks, Block: 3403, Part of Lot 1 (Martis Park), Block: 3204, Part of Lot: 28 (Mone Park), Block: 2802, Part of Lot: 74 (Municipal Pool), Borough of Ramsey, Bergen County

Requesting Party: The NJDEP, on behalf of the Borough of Ramsey, requests approval to allow the diversion of a total of 0.144 of parkland at three park locations for installation of water treatment facilities to reduce elevated arsenic levels in the municipal water supply. The Borough's current treatment equipment is obsolete now that the arsenic filters are no longer manufactured. The Martis Avenue (Martis Park), East Oak (Mone Park), and Orchard (Municipal Pool) municipal well stations were constructed in the late 1940's to late 1950's on property originally acquired for municipal well purposes. The properties later became encumbered with Green Acres restrictions after the Borough listed them on its Recreation and Open Space Inventory in connection with a park improvement project funded by Green Acres in 1983. The new arsenic treatment containers will be located adjacent to the existing well stations but each will intrude on areas now designated as parkland.

Terms: The estimated market value of the 0.144-acre diversion area (at its highest and best uses) was determined to be \$9,300.00. To compensate for this minor parkland diversion and the related tree removal, Ramsey will permanently dedicate for recreation and conservation purposes a Borough-owned 0.509 wooded property that is not currently Green Acres encumbered, which has an estimated market value of \$33,700.00. In estimating market value, the Ramsey Borough Tax Assessor used assessed values adjusted for the Borough's Director's ratio and three comparable sales. This conveyance will also be subject to the special conditions set forth in the SHC Fact Sheet.

22. Project: Unnamed Open Space Parcel, Block: 141.04, Part of Lot: 1, Township of Hillsborough, Somerset County

Requesting Party: The NJDEP, on behalf of the Township of Hillsborough, requests approval to allow the disposal of 0.037 (+-) acre of parkland within an unnamed open space parcel along U.S. Route 206 in the Township of Hillsborough, Somerset County for additional right-of-way in support of the New Jersey Department of Transportation's Route U.S. 206 - Doctors Way to Valley Road Project.

Terms: To compensate for the proposed minor disposal, the Township proposes to accept \$5,000.00 in monetary compensation from NJDOT to be used for a parkland improvement project to be completed within six months from the Commission's approval.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

23. 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 February 13, 2020.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for September to December 2019.
4. Presentation by the actuary of the June 30, 2019 JRS Valuation Report and Experience Study

OTHER BUSINESS (as necessary)

ADJOURNMENT