

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

June 23, 2025 – 9:30 a.m.

Committee Room 7 – 2nd Floor

State House Annex, Trenton, NJ

Email: StateHouseCommission@treas.nj.gov

Formal action may be taken at the meeting.

CALL TO ORDER:

- ~ Assad Akhter, Deputy Chief of Staff, Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Aaron Binder, Deputy State Treasurer
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ Tariq Shabazz, Acting Director Office of Management & Budget
- ~ Senator Bob Smith
- ~ Senator Anthony Bucco
- ~ Assemblyman John DiMaio
- ~ Assemblywoman Eliana Pintor Marin

OLD BUSINESS:

1. Approval of the March 24, 2025 State House Commission (SHC) Meeting Minutes--The verbatim record of the March 24, 2025, SHC meetings will serve as the official minutes.

2. **SEASIDE HEIGHTS BOROUGH CAROUSEL PROJECT – UPDATE:**

On June 30, 2016, the State House Commission approved the New Jersey Department of Environmental Protection's request to allow the Borough of Seaside Heights to transfer (dispose of) approximately 1.37 (+-) acres of Borough-owned parkland, located on the Borough's public beach to the adjacent private owner of the Casino amusement Pier, with certain conditions imposed. On July 3, 2024, after a five-year \$2.5 million dollar restoration project, the Carousel opened to the public. While most of the conditions have been met, the application to list the Carousel on the National Register could not be

completed while the Carousel was dismantled and undergoing restoration and remains open.

UPDATE: In January 2025 the State House Commission received a letter from Rothstein, Mandell, Strohm, Halm & Cipriani, P.A. on behalf of the Borough, regarding the further delayment to list the Carousel on the National Register of Historic Places.

According to the letter, before the application could be filed the Borough's Museum Consultant & Carousel Historian, Barbara Fash Charles of Staples & Charles suffered a death in her family. That resulted in her moving from Washington D.C. to an island off the coast of Maine. Ms. Fahs Charles has now returned to work and started actively working on the applications. Andrea Tingey of the New Jersey Historical Preservation office (NJHPO) has advised that the carousel should be reviewed at the July 17, 2025 review meeting.

DEPARTMENT OF TREASURY REQUESTS:

3. Project: RPR 01-41, Albert C. Wagner Youth Correctional Facility, Block: 104, Lot: 2, Chesterfield Township, Burlington County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Corrections, requests approval to lease 19 (+-) acres of vacant land, located on the grounds of the Albert C. Wagner Youth Correctional Facility, to the Bordentown Soccer Association ("Association") for the continued use as recreational fields. The Association is the current tenant, however the current lease and all renewal options are expiring, and a new lease must be approved.

Terms: The lease shall be for a term of three (3) years, with two (2) additional, three (3) year renewal options at an annual rent of \$1.00. The Association will continue to be responsible for all maintenance, utilities and services provided to the leased property.

4. Project: RPR 23-26, 139-141 Alexander Street, Block: 4059, Lot: 26, Newark City, Essex County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Law & Public Safety, requests approval to dispose of a residential property, located at 139-141 Alexander Street, in the City of Newark, Essex County, that

was acquired through forfeiture. This property was previously approved by the State House Commission at its September 23, 2024 meeting to be sold via Internet Auction at a minimum bid of \$150,000.

Terms: After two unsuccessful auctions and based on response from the market, the department is requesting approval to dispose of the property, via internet auction for a minimum price of \$75,000.

5. Project: RPR 06-18, NJ Training School for Boys, Block: 53, Part of Lot 11.01, Monroe Township, Middlesex County

Requesting Party: The State of NJ, Department of the Treasury requests approval to lease a portion of land located on the grounds of the NJ Training School for Boys, to American Tower Corporation, Limited Power of Attorney for the Verizon Communication Inc. (Verizon) for the continued maintenance and operation of a cellular tower and related equipment, together with access to the site. Verizon is the current tenant, however the current lease and all renewal options are expiring, and a new lease must be approved.

Terms: The lease will be for a term of five (5) years, with three (3) successive, five (5) year renewal options. The annual rent for the first year shall be \$56,961.85, with a 3.5% annual increase, based off the previous years rent. There will be a co-location fee of fifty percent (50%), of any fees, rent and/or other income American Tower/Verizon receives from a co-locator. Lessee is responsible for all utilities and real estate taxes (if applicable).

6. Project: RPR 23-04, Sea Girt Training Center, Block: 106, Part of Lot: 1, Borough of Sea Girt, Monmouth County

Requesting Party: On November 20, 2023, the State House Commission approved a temporary easement consisting of 24,893.65 (+-) square feet (0.5715 (+-) acre), located on the grounds of the Sea Girt National Training Center, to Confluence Networks LLC ("Confluence"), for the utilization of an existing underground telecom infrastructure and for the installation of a new submarine cable system. Since that time, Confluence has requested conditions be added to the easement.

The State of New Jersey, on behalf of the Department of Military and Veteran Affairs is now requesting approval be given to Confluence to enter into agreements with co-locaters (use of the second conduit within the infrastructure to other companies) for a fee of thirty five percent (35%) of any fees, rent and/or other income Confluence receives from each co-locator, as well as the ability to assign this easement throughout the term.

Terms: All terms previously approved by the State House Commission will remain in effect. The approved term of this temporary easement is thirty (30) years with a one-time fee of \$1,120,230.00. Any assignment and co-location agreements will be subject to State House Commission approval.

DEPARTMENT OF TRANSPORTATION REQUEST:

7. Project: Rt. 18, Parcels 15, R2J1A, VXR2J1A1 and Parcel VXR2J1B, (adjoining to Block: 952, Lot: 7.02), Wall Township, Monmouth County

Requesting Party: The NJDOT is requesting to amend an approval given by the State House Commission at its meeting of November 20, 2023, to exchange an existing Maintenance Facility on DOT-owned excess land identified as Parcel 15, R2J1A, VXR2J1A1 and Parcel VXR2J1B on Route 18, in Wall Township, Monmouth County for a replacement site on adjoining Block 952, Lot 7.02 in Wall Township, Monmouth County, owned by JSM at 4000 West 18th Avenue, LLC, the Developer. Since the initial approval of the proposed exchange and upon further discussion with the requestor, the Department would like to increase the escrow amount from \$651,799.00 to \$782,160.00. This is to account for the inherent uncertainties of the required environmental remediation.

Terms: The terms and conditions remain the same. The Developer will remove several small existing structures from lot 7.02, install fencing on lot 7.02 for use at the new Maintenance facility and undertake environmental remediation of the existing State Facility. The estimated cost for these items is increased to \$782,160.00, which would be put into escrow to reimburse the Developer, with any remainder funds returning to the Department.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUEST:

8. Project: RPR 22-10, East Jersey State Prison/1100 Woodbridge Avenue, Block: 905, Part of Lot: 10.01, Woodbridge Township, Middlesex County

Requesting Party: The State of New Jersey, Department of the Treasury, on behalf of the Department of Corrections, requests approval to dispose of 4.77 (+-) acres of vacant land

located on the grounds of the East Jersey State Prison (1100 Woodbridge Avenue), which has been declared surplus to the department's needs, to the adjacent property owner, Sansone Auto Mall.

Terms: The property will be disposed of via a direct sale to Sansone Auto Mall for \$2,080,000.00 (two million eighty thousand dollars), which is the appraised value. 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 \$2,080,000.00.

DEPARTMENT OF THE TRANSPORTATION REQUESTS:

9. Project: Approval of Outdoor Advertising Waiver #77392, Route 3, Milepost 10.31
W.R.D, Block: 451.04, Lot: 20, North Bergen Township, Hudson County

Requesting Party: The NJDOT, on behalf of NJ Transit, requests a waiver from outdoor advertising regulations to allow the issuance of an outdoor advertising permit to Outfront Media, LLC ("Outfront") for a two-sided multi-message sign, to be installed less than 1,000 feet from the location of a gore.

The application submitted by NJ Transit proposes the erection of a two-sided sign, with each side having a face of 14 feet in height by 48 feet in width, 672 square feet per side. In total, the sign will have 1,344 square feet of advertising space. The sign will be located within interchanges in both the westbound and eastbound directions of the roadway and be 533 feet from a point of gore in the eastbound direction. The sign will be located along NJ Route 3, in North Bergen Township, Hudson County, on the northern side of the roadway at milepost 10.31 and visible to eastbound and westbound traffic on property owned by NJ Transit.

The NJDOT denied the application and a waiver is required because the location of the sign did not meet DOT regulatory requirements:

N.J.A.C. 16:41C-8.1(d) 2, which provides: No sign shall be located within 500 feet of an interchange, intersection at grade, or safety rest area. This restriction prohibits any sign on either side of the highway that would be visible to a main-traveled way where it would be within 500 feet of the beginning or ending of pavement widening, within 500 feet of the point of gore, or any point between those features where the pavement is widened. This distance shall be measured along the pavement edge of the highway nearest those points. N.J.A.C. 16:41C-8.1(d) 2.i, which provides: If an interchange lacks a point of pavement widening, a sign shall not be located in that direction within 1,000 feet of the point of gore.

Terms: The Department intends to grant the waiver, subject to the approval of the State House Commission, and has determined that because the sign has demonstrated; a) public benefit; b) need for the sign; c) public safety; d) lack of conflict with federal regulations and the 1971 Federal Agreement regarding outdoor advertising regulations, a waiver is appropriate. The sign will be installed, function and be maintained at no cost to the public. In additions, the sign will be 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. This waiver is void if it is determined that the sign violated the 1971 Federal Agreement.

10. Project: Route 24 Freeway, Section 9, Parcel 35, adjacent to Block: 103, Lot: 2, Morristown, Morris County

Requesting Party: The NJDOT requests approval for the sale of 0.132 (+-) acre, (5,750 (+-) sf.) NJDOT owned excess land located on a portion of Route 24 Freeway, Section 9, Parcel 35 in Morristown, Morris County, to the only adjoining property owner, Mr. Nick Bloomer, a private entity, for an assemblage to his property. Mr. Bloomer desires to expand the footprint of his property by this purchase.

NJDOT acquired Parcel 35 in 1967 in support of the abandoned project to construct the Route 24 Freeway. NJDOT has reviewed the proposed sale and confirmed that Parcel 35 has no current or future use by the Department for the improvement, reconstruction, or maintenance of any State highway. Title has been vested in the State of New Jersey for more than 10 years. The County of Morris and the Town of Morristown have expressed no interest in acquiring Parcel 35 for public use.

Terms: Parcel 35 will be conveyed via direct sale to Mr. Bloomer for the appraised value of Eighteen Thousand Dollars (\$18,000). The buyer has agreed that both a slope easement and a No Access Line contained in Parcel 35 will remain in place as a condition of the sale and that no access from Parcel 35 will be granted to the adjacent current Route 202. If this request is approved, Parcel 35 will be sold as Parcel VX35.

11. Project: Riverfront Park, Block: 1, part of Lot: 60, Block 2, part of Lot 29, City of Newark, Essex County

Requesting Party: The NJDEP on behalf of the City of Newark (“City”), requests approval to allow the City to grant a permanent access easement through a 0.155 (+-) acre portion of the City’s Riverfront Park (Block 1, Lot 60 and Block 2, Lot 29) to allow a private entity, Newark Waterfront Associates, LLC to access and redevelop an adjacent property with a mixed-use project that is consistent with the City’s approved waterfront redevelopment plan for the area and includes a 20% affordable housing component.

Terms: To compensate for the proposed diversion, the City has proposed to place Green Acres restrictions on a 0.62 (+-) acre portion of land known as Mulberry Commons (comprised of Block 166, part of Lot 1.03 and Block 167, part of Lot 10.02) (“Replacement Land”). Based upon the certified market values, the proportionate value of the replacement land is approximately \$3,000,000.00, which greatly exceeds the appraised value of the proposed permanent easement area that is \$170,000.00. The proposed diversion will not affect any trees, therefore, no tree compensation is due.

12. Project: 14th New Jersey Monument, Monocacy National Battlefield, Frederick, Maryland

Requesting Party: The NJDEP requests approval to transfer the 14th New Jersey Monument property, a 120 foot x 180 foot (21,000 sf/0.50 (+-) acre parcel, located at the Monocacy National Battlefield in Frederick, Maryland, to the United States of America, through the U.S. Department of Interior, National Park Service. The monument was erected in 1907 to commemorate the efforts of the 14th New Jersey Regiment at the Battle of Monocacy and throughout the Civil War. The monument, and the land on which it sits, belong to the State Of New Jersey. The property is of limited real estate value due to its small size and location entirely within the National Battlefield. The monument is currently maintained by the National Park Service. The proposed transfer of the property will relieve the State of New Jersey of any future financial responsibility for maintenance of the monument.

Terms: The NJDEP seeks approval to transfer it to the United States of America at no cost, but with a reverter prohibiting future sale of the property to a third party.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

13. 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 meeting held on March 24, 2025.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receipt of Financial Statements from August 2024 through December 2024.

OTHER BUSINESS (as necessary)

ADJOURNMENT