

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA
September 24, 2026 - 9:30 a.m.
Committee Room 7 – Second Floor
State House Annex, Trenton, NJ
Email: StateHouseCommission@treas.nj.gov

Formal action may be taken at the meeting.

CALL TO ORDER:

- ~ Jay, Redd, Senior Director for Legislative Affairs
(on behalf of Governor Mikie Sherrill)
- ~ Kavin Mistry, Deputy Treasurer
(on behalf of State Treasurer Aaron Binder)
- ~ 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 June 4, 2026, and August 14, 2026, State House Commission (SHC) Meeting Minutes—The verbatim record of the June 4th and August 14th, 2026, SHC meetings, will serve as the official minutes.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

2. Project: Delaware and Raritan Canal State Park, Block: 5101.01, Lot 5.01, Township of Lawrence, Mercer County

Requesting Party: On September 29, 2025, the State House Commission approved a request by the NJDEP to grant a permanent sewer line easement to the Ewing-Lawrence Sewerage Authority to serve the historic Port Mercer Canal House, located in Lawrence Township, Mercer County. Subsequent to the approval, NJDEP staff determined that the affected parcel should have been listed in the summary sheet as Block 5101.01, Lot 5.01, (not 5201.01, Lot 5.01). The tax block designation was labeled correctly on the aerial map, but it was listed incorrectly in the summary sheet itself.

Terms: The NJDEP now seeks to amend the original approval to correctly identify Block 5101.01, Lot 5.01 as the tax parcel in which the sewer line easement will be located.

NEW BUSINESS:

DEPARTMENT OF TRANSPORTATION REQUESTS:

3. Project: Route 78, Section 5B, a portion of Parcel 17A, Block: 203, Lot: 1, Tax Map #2, Township of Springfield, Union County

Requesting Party: The Department of Transportation requests approval to dispose of NJDOT owned excess land located in the Township of Springfield, Union County, that was acquired as Route 78, Section 5B, a portion of Parcel 17A. The parcel consists of approximately 1,500 (+-) square feet or 0.0034 (+-) acres of triangular shaped vacant land located at 98 Taft Lane, and can be identified on Tax Map #2, as Block 203, Lot 1. The request to purchase this land was submitted by the only adjoining property owner, Vincent Novellino, to be used as an assemblage to his existing holdings.

The Commissioner of Transportation and various units within the Department have reviewed the area and confirmed the land has no further use for transportation purposes. The County and the Township have expressed no interest in acquiring the Parcel for public use.

Terms: The property will be sold via direct sale to Mr. Novellino, in accordance with appropriate statutes, particularly N.J.S.A. 27:12-1.1 The property will be sold for the administratively determined value of Twelve Thousand Five Hundred Dollars (\$12,500).

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

4. Project: Ramsaysburg Homestead Historic Site, Block: 57, Part of Lot: 20, Township of Knowlton, Warren County

Requesting Party: The NJDEP requests approval to enter into a twenty (20) year lease agreement with the Township of Knowlton ("Township") for the continued restoration, preservation, development, improvement, maintenance, operation, and interpretation of the

Ramsaysburg Homestead. The proposed leased premises consist of approximately 11.73 acres of land within a portion of Block 57, Lot 20. The Township has managed the Homestead since 2006 under a 20-year lease with NJDEP. Over the course of the lease, the Township has invested over \$1.4 million dollars in public funds, from both its own funds and grant funds, to maintain and improve the Homestead. The proposed lease will benefit the public by allowing the Township to continue to maintain and improve the historic structures on the site and to provide interpretive programs, projects, and activities to enhance the public's awareness of the historic significance of the site.

At present the Township has obtained approval for grant funds totaling \$1,355,725 from the New Jersey Department of Transportation (\$815,00), the New Jersey Historic Trust (\$365,725), and the Warren County Municipal and Charitable Conservancy Trust Fund (\$175,000) to continue the exterior and interior rehabilitation and restoration of the tavern, cottage and wagon shed on the proposed lease premises for interpretation and visitor support services. The Township's receipt of the approved grant funding is contingent upon the Township's continuing to manage the Homestead under the proposed lease.

Terms: Given (1) the substantial past investment by the Township in restoring and maintaining the Homestead (2) the grant funds already approved to be used by the Township for this purpose if a new lease is effectuated, and (3) the Township's commitment to continue to maintain, improve, and operate the Homestead during the new lease term for the benefit of the public, a one-time payment of twenty (\$20) dollars is proposed for the 20-year term of the lease.

5. Project: Delaware & Raritan Canal State Park, Block 54, Part of Lot: 100, Borough of Frenchtown, Hunterdon County

Requesting Party: The NJDEP requests approval to enter into a twenty (20) year lease agreement with Kenneth D. Miller and Lisa W. Miller for the use of approximately 700 square feet (0.015 +/-) acre of land within a portion of Block 54, Lot 100, in the Borough of Frenchtown. These lands are administered by the NJDEP as part of the Delaware & Raritan Canal State Park.

In 2003, The State House Commission approved a lease of a 360 square foot area, with an annual rent of \$241, to the Bridge Café, to allow outdoor dining on a small strip of land adjacent to the privately owned restaurant building, however, the original lease area was not well defined and over time the outdoor dining area was expanded outside the original lease area. The Millers, who have operated the Bridge Café since 1987, have requested to turn over business operations via a sublease to Bridge Café, LLC, an entity owned and managed by the proposed tenants' son and daughter-in-law. The proposed lease would (1)

allow for a sublease with NJDEP's written approval and (2) expand the current lease area to accommodate the outdoor dining area as well as a patio and garden created by the tenants outside the leased area.

Terms: The proposed rent for the first year of the proposed lease is \$1,000 per year, with a 3% annual escalation. The proposed year one rental rate represents the NJDEP's current standard minimum rental rate. The total rent due over the 20-year term of the proposed lease will be \$26,870.37. The proposed lease will include new language, indicating that any further encroachment onto NJDEP lands beyond the proposed leased area will be considered a material breach of, and grounds for termination of the lease. Further the lease will specify that the existing garden area must only be used as a garden; no further structures or patios are to be added.

6. Project: Musconetcong River Greenway, Block: 3204, Part of Lot:2, Township of Mansfield, Warren County

Requesting Party: The NJDEP, requests approval to quitclaim any legal interest it may hold in a portion of Block 3204, Lot 2, in Mansfield Township, Warren County to Joseph and Robin Trench, the current owners of this lot, to resolve a deed overlap issue.

In 1993, the NJDEP purchased approximately 24 acres of land from Norman and Mary Ann Severt for addition to the Musconetcong River Greenway. The Severt acquisition involved the following lots in their entirety along with 5.3 acres of land comprising the southern half of the bed of the Musconetcong River ("River"), Block 60, Lot 13 (11.13 acres) in Lebanon Township, Hunterdon County, Block 95, Lot 1 (4.96 acres) and Block 96, Lot 1 (1.24 acres) in Washington Township, Warren County. The deed from the Severts to the NJDEP also conveyed the Severts' interest, if any, in a 10-foot strip of land along the northern bank of the River (the deed overlap area), located entirely within Block 3204, Lot 2 in Mansfield Township, Warren County. The survey upon which the deed description for the acquisition was based, notes that Block 3204, Lot 2 (3.35 acres) was owned by the Butler Volunteer Fire Company ("Fire Company") and was "subject to easement and possible deed overlap." The Fire Company acquired Block 3204, Lot 2 in 1977, from Carl and Dorthy Schafer. The Schafers acquired the property from Lelia Butler in 1965. In 2023, the Fire Company sold Block 3204, Lot 2 to Joseph and Robin Trench. Since then, the Trenches have paid property taxes to Mansfield Township on the entire lot, including the deed overlap area. The Trenches have now requested the NJDEP clear up the deed overlap by disclaiming any interest it may hold in this area.

The NJDEP is satisfied that (1) the Trenches' title to current Block 3204, Lot 2 extends to the middle of the River, (2) the Butlers never conveyed title to the northern half of the bed

of the River to anyone in the chain of title for the Severts' lots, and (3) a 1965 conveyance from Lelia Butler to the Schafers did not except out ownership (either in fee or easement) of the 10-foot strip, therefore at least from 1965 forward, if there is any dispute about the ownership of, or the rights of others to use the 10-foot strip of land, it does not involve any property later acquired by the Menzas, Severs, or the NJDEP. Executing a quitclaim deed for the deed overlap area will not affect public access to the River because the NJDEP still owns the frontage on the other side of the river and the area in question has never been open to general public access.

Terms: Because the NJDEP does not believe it acquired title to the deed overlap area, no compensation is proposed. Any additional technical costs (such as, but not limited to, recording the quitclaim deed with Warren County), will be borne by the proposed grantees.

7. Project: Michael A. Milano Park, Block: 548.01, Lots: 21 and Part of 23.04, Township of Brick, Ocean County

Requesting Party: The NJDEP, on behalf of the Township of Brick ("Township"), requests "after the fact" approval for the diversion of parkland for stormwater drainage and road widening purposes as part of Ocean County's ("County's") 2002 improvements to Brick Boulevard (County Route 549) and Drum Point Road (County Route 624). To accommodate the widening of Drum Point Road and construction of a stormwater detention basin to serve the overall road improvement project, the Township granted the County a stormwater/drainage easement and right-of-way dedication over a 2.588-acre portion of Michael A. Milano Park. Neither the Township nor the County realized that the installation of the stormwater basin constituted a diversion of parkland. The unauthorized diversions remained undetected until 2009, when NJDEP staff identified them during a routine stewardship inspection. The Township has now completed the process necessary to request "after the fact" approval for the stormwater easement and right of way dedication.

Terms: As compensation for legalizing these uses, the County, in partnership with the Township, has acquired and preserved a 10.10-acre parcel in the Township of Brick, Ocean County, known locally as the Beaton Tract (Block 1370, Lots 3,6 and 8), as replacement land.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

8. 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 June 4, 2026.
2. JRS Actuarial Valuation Report as of July 1, 2025, presented by Cherion on August 14, 2026.
3. Confirmation of Death Claims, Retirements and Survivor Benefits.
4. Receipt of Financial Statements from October 2025 through June 2026.

OTHER BUSINESS (as necessary)

ADJOURNMENT