

STATE HOUSE COMMISSION PROPOSED MEETING AGENDA November 13, 2017 - 9:00 a.m. Room L103, First Floor-Legislative Wing	
	NJ State House, Trenton, New Jersey
Email: StateHouseCommission@treas.nj.gov	

CALL TO ORDER:

- ~ Amy E. Melick, Deputy Chief Counsel, Governor’s Office
(on behalf of Governor Chris Christie)
- ~ Beth Schermerhorn, Deputy State Treasurer
(on behalf of State Treasurer Ford M. Scudder)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblywoman Elizabeth Maher Muoio
- ~ Assemblyman John DiMaio



OLD BUSINESS:

1. Approval of the June 12, 2017 State House Commission (SHC) Meeting Minutes--The verbatim record of the June 12, 2017 SHC meeting will serve as the official minutes.
2. Adoption of Resolutions by the State House Commission for Green Acres Hearings: The Commission will consider for approval the adoption of resolutions relating to Green Acres hearings to be held by the Commission. Notice for this agenda item was given on September 20, 2017.
3. Project: RPR: 07-14A thru RPR 07-17D, East Jersey State Prison, Block: 908, Part of Lot: 10, Woodbridge Township, Middlesex County

Requesting Party: This project was previously approved by the State House Commission at its meeting of June 16, 2014 as the direct sale of 15.5 (+-) acres of land and improvements located at the East Jersey State Prison to Woodbridge Township for a restricted use. This sale was authorized by P.L. 2013, c. 198 (“Act”) approved on January 17, 2014 (copy attached). The Act requires that the sale and conveyance be for a nominal value and be executed subject to a restricted use in accordance with the terms and conditions to be approved by the State House Commission. The Township proposed a site that is largely occupied by up to 100 apartments and a recreation use that would include an indoor soccer complex. The Township is committed to allocating up to 25% of the housing units to the developmentally disabled population of the State of New Jersey. The property was sold as encumbered directly to Woodbridge Township for \$1.00 and other good and valuable

consideration. Deed restrictions were placed on the property. Woodbridge Township is now proposing that certain changes to these restrictions set forth in bold be approved as follows:

1. A minimum of 10% and a maximum of 25% of the units (i.e. apartments), will be set aside for individuals with intellectual and developmental disabilities who are referred by DDD.
2. At least 50% of the units set aside for **tenants referred by** the DDD will be completely accessible.
3. The set aside units must meet the DHS Office of Licensing standard for physical environment.
4. DDD will approve the design, unit mix and location within the development of the set aside units. The set aside units will be **1 BR, 2 BR, 3BR or 4BR** units

In addition to the above restrictions placed on the property, the State shall have the right to enjoin any violations of the restrictions. Deed restrictions may also require that if the set aside housing is not first developed, constructed and available for occupancy in a timely manner, the property may revert to the State or under certain circumstances the State may be entitled to fair market value compensation for the acreage conveyed as determined by the State's appraisal. The Township thereafter requested that the deed restriction stating that the use of the property included an "indoor soccer complex" be changed to "outdoor recreational complex". This request was approved by the State House Commission at its meeting of October 26, 2016 and a corrective deed was recorded in confirmation.

Terms: It is now requested by Woodbridge Township that an amended and restated deed be permitted so that (i) the number of apartments be creased to 101 from 100 units; (ii) the outdoor recreational complex be changed to an outdoor recreational field , (iii) the revisions to the above deed restrictions be approved and (iv) reduce the time period of the reverter on the property. More specifically, upon completion of construction of the apartments and the outdoor recreational field and receipt of all final certificates of occupancy with respect thereto, Woodbridge Township shall submit to the State of New Jersey by December 31, 2019 (instead of 3 years from the date of this deed) evidence of compliance with all of the covenants, conditions and restrictions set for in the new amended and restated deed and estoppels confirming such compliance. Upon its confirmation and approval the NJ Department of Corrections as grantor shall execute and provide to Woodbridge Township for recording in the land records, a document which will permanently extinguish the State's rights of reverter as set forth in said recorded amended and restated deed.

It is further requested by Woodbridge Township that the State agree to subordinate its reversionary interest in the deed to the proposed New Jersey Housing & Mortgage Finance Agency ("H") financing for the future affordable housing project. Financing for the future affordable housing

project includes tax-exempt bond financing, along with other financing subsidies, from the HMFA, which by state statute requires their financing to hold a first- lien position on the property. Without the subordination of the reversionary interest in the deed to HMFA financing, the HMFA financing will not proceed..

4. Project: RPR: 17-09, 101 Haddon Avenue, Block: 1397, Lots: 3 & 4, City of Camden, Camden County

Requesting Party: This action was approved by the State House Commission at its meeting of June 12, 2017 as the direct sale of the property located at Block 1397, Lot 3, also known as 101 Haddon Avenue, in the City of Camden, Camden County to the Camden County Improvement Authority for \$13,950,000. However the conveyance of Lot 4, which consists of 19,450 (+-) square feet of landlocked parking, was inadvertently omitted from that request.

Terms: It is now requested that Block 1397, Lot 4, also known as 101 Haddon Avenue, be sold directly to the Camden County Improvement Authority as part of the consideration of \$13,950,000 previously approved by the Commission.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

5. Project: RPR: 17-03, Marie Katzenbach School for the Deaf, Block: 341, Part of Lot: 1, Ewing Township, Mercer County

Requesting Party: The State of NJ, Department of Treasury, on behalf of the Department of Education, requests approval to convey a .257(+/-) acre parcel of vacant land on the grounds of the Marie Katzenbach School for the Deaf, to the Ewing/Lawrence Sewer Authority for the construction of a new sewer pump station. This construction will increase the sewer capacity directly benefiting the State and the neighboring region.

Terms: Since this will be a direct benefit to the State the property will be sold for \$1.00.

6. Project: RPR: 17-11, Stockton University, Block: 875.04, Part of Lot: 1.01, Galloway Township, Atlantic County

Requesting Party: The State of NJ, Department of Treasury, on behalf of Stockton University, requests approval to grant an easement on the grounds of Stockton University to Atlantic City Electric Company. The easement is necessary in order to convert existing overhead utilities to underground utilities. The easement area consists of approximately 7,180.04(+/-) square feet of land.

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

7. Project: RPR: 18-03, Kean University, Block: 104, Part of Lot: 1, Union Township, Union County

Requesting Party: The State of NJ, Department of Treasury, on behalf of Kean University, requests approval to grant an easement on the grounds of Kean University to Pivotal Utility Holdings, Inc., d/b/a Elizabethtown Gas Co., for the installation and maintenance of gas lines necessary for the construction of the new residence hall (which was approved by the State House Commission at its meeting of June 27, 2013). The easement area consists of approximately 10,000 (+-) square feet of land.

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

8. Project: RPR: 18-04, Trenton Office Complex, Block: 202, Lot: 6, City of Trenton, Mercer County

Requesting Party: The State of NJ, Department of Treasury, Division of Property Management & Construction, requests approval to lease 3,170 (+-) square feet of commercial space located at the Trenton Office Complex to Community Health Law Project, a non-profit entity, to be used for office space. Community Health Law Project is the current tenant of this space, however that lease and all renewals have expired and a new lease must be approved.

Terms: The lease will be for a term of three (3) years with one (1), one (1) year renewal option. The annual rent will remain at the previous rent of \$57,000 (\$17.98 per square foot). The lessee will be responsible for all utilities supplied to the leased premises.

9. Project: RPR: 18-05A, Block 3503, Lots: 7.01, 7.02, 7.03, p/o 7, City of Trenton, Mercer County

Requesting Party: The State of NJ, Department of Treasury, Division of Property Management & Construction, requests approval to lease 1.106 (+-) acres of vacant land to the NJ Economic Development Authority as part of a lease/leaseback for financing the construction of a new Health building.

Terms: The lease will be for a term of thirty (30) years.

10. Project: RPR 18-05B, Block 10701, Lot: 3, City of Trenton, Mercer County

Requesting Party: The State of NJ, Department of Treasury, Division of Property Management & Construction, requests approval to lease 30,000 (+-) square feet of

vacant land to the NJ Economic Development Authority as part of a lease/leaseback for financing the construction of a new Taxation building.

Terms: The lease will be for a term of thirty (30) years.

11. Project: RPR 18-06, Former Woodbridge Developmental Center, Block: 875, Lot: 1.01 Woodbridge Township, Middlesex County

Requesting Party: The State of NJ, Department of Treasury, on behalf of the Department of Human Services, requests approval to lease 9 (+-) acres of surplus property, located on the grounds of the former Woodbridge Developmental Center to the NJ Economic Development Authority as part of a lease/leaseback for financing the construction of a new facility in the Northern New Jersey Region.

Terms: The lease will be for a term of thirty (30) years.

12. Project: RPR: 18-07, Ancora Hospital, Block 6801, Part of Lot: 1, Winslow Township, Camden County

Requesting Party: The State of NJ, Department of Treasury, on behalf of the Department of Human Services, requests approval to lease 6.5 (+-) acres of surplus property located on the grounds of Ancora Hospital, to the NJ Economic Development Authority as part of a lease/leaseback for financing the construction of a future facility in the Southern New Jersey Region.

Terms: The lease will be for thirty (30) years.

13. Project: RPR: 18-08, Stuyvesant Avenue, Block: 322, Lot: 75, and Part of Lots: 3 & 74, Ewing Township, Mercer County

Requesting Party: The State of NJ, Department of Treasury, on behalf of the Department of Human Services, requests approval to lease 22 (+-) acres of surplus property to the NJ Economic Development Authority as part of a lease/leaseback for financing the construction of a future facility to be located in the Central New Jersey Region.

Terms: The lease will be for thirty (30) years.

14. Project: RPR 18-10, Part of Block: 17, Lot: 1, City of Newark, Essex County

Requesting Party: The State of NJ, Department of Treasury, Division of Property Management & Construction, requests approval to convey approximately 2.10 (+-) acres of vacant land to the New Jersey Performing Arts Center, or its wholly-owned subsidiary Theater Square Development Company LLC.

Terms: The property will be sold via direct sale for the appraised value of \$133,969.00.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

15. Project: Route 70, Block: 817, Lot: 12, Borough of Brielle, Monmouth County

Requesting Party: The NJDOT, Division of Right of Way, is requesting approval to issue a license to AT&T and Verizon for the purpose of erecting a temporary wireless communications facility consisting of a 140' ballast monopole, while the Borough completes a reconstruction of the water tank. The proposed parcel is approximately 2500 sf. of land located along route 70 Eastbound, Mile post 59.2 at Old Bridge Road in the Borough of Brielle, Monmouth County,.

Terms: The license will be for a term of 2-3 years, dependent on the time needed to complete the water tank reconstruction, while the Borough replaces their water tower, with an annual rent of \$37,400 per year.

16. Project: Route 15, Block: 1152, Lot: 3, Township of Rockaway, Morris County

Requesting Party: The NJDOT, Division of Right of Way, is requesting approval to issue a license to Verizon for the purpose of erecting a wireless communications facility consisting of a 150' ballast monopole. The proposed parcel is approximately 2500 sf. of land located at the NJDOT Maintenance Yard along Route 15 Southbound, Mile Post 3.0 in Rockaway Township, Morris County.

Terms: The license will be for a term of 5-20 years depending on renewal options, but not to exceed a maximum term of 20 years including renewals, at an annual rent of \$37,500.

17. Project: Maple Avenue, (County Route 642), Parcel: VX332B, Block: 22.2, Lot: 9, Township of Haddon, Camden County

Requesting Party: The NJDOT, Division of Property Management, is requesting approval to sell a property identified as Parcel VX332B of the Maple Avenue County Route 642 project. The property is an irregular shaped lot with an area of approximately 0.21 acres (9,411 sf.), that is vacant and is adjacent to the requestor's property. The requestor and only interested adjoining owners, Samuel and Rosemary Giunarello has expressed an interest to acquire the property for assemblage to their adjacent business property to allow them to have additional parking spaces for their customers.

Terms: The property will be sold by direct sale to the only interested adjoining owner for \$47,000.00, which is the appraised value.

18. Project: Route S49, Section 6 (Current Route 47), Parcel: VX10A2, Block: 22.02, Lots(s): 1 & 1.01, Middle Township, Cape May County

Requesting Party: The NJDOT, Division of Property Management, is requesting approval to sell a property identified as Parcel VX10A2 of the Route S42 Section 6 project (current Route 47). The property is a rectangular shaped lot with an area of approximately 1.2 acres (52,272 sf.), that is vacant and is adjacent to the requestor's property. The requestor and only adjoining owner, Pier 47, Inc., has expressed an interest in acquiring the property for assemblage to their adjacent business property to have additional parking space for their boats.

Terms: The property will be sold by direct sale to the only adjoining owner for \$196,000.00, which is the appraised value.

19. Project: Route 21, Section 4C, Parcel: VX21B, Adjacent to Block: 617, Adjoining Lot: 1.01, City of Newark, Essex County

Requesting Party: The NJDOT, Division of Property Management, is requesting approval to sell a property identified as Parcel VX21B of the Route 21 Section 4C project to the only adjoining owner, Riverside Arms Urban Renewal, LLC., for assemblage to a proposed residential development. This is a vacant piece of excess surplus land with an area of approximately 2,347 sf.

Terms: The property will be sold by direct sale to the only adjoining owner for \$46,000.00, which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

20. Project: Crosswicks Creek Park, Block: 27, Part of Lot: 27, Township of Upper Freehold, Monmouth County

Requesting Party: The NJDEP, on behalf of the County of Monmouth ("County"), requests approval to allow the diversion of a total of 0.844 (+-) acres of parkland within the Crosswicks Creek Park, in connection with Monmouth County's Sharon Station Road Project. The proposed diversion involves the conveyance of 0.461 acres of additional ("ROW") in fee to allow for the widening of Sharon Station Road and the conveyance of a 0.383 acre easement to accommodate a jughandle designed for accessing Crosswicks Creek Park, Union Transportation Trail and an active, preserved farm located to the west of Sharon Station Road.

Terms: To compensate for the proposed diversion, the County proposes to dedicate for recreation and conservation purposes a 1.162 acre parcel of land to be added to Crosswicks

Creek Park, located south of the diverted area in the Township of Upper Freehold.

21. Project: Preakness Valley Golf Course, Block: 604, Lot: 18, Township of Wayne, Passaic County

Requesting Party: The NJDEP, on behalf of the County of Passaic and the Passaic County Parks Department, requests approval to allow the disposal of approximately 0.247 (+-) acres of the County owned Preakness Valley Golf Course to CLAC, LLC. The disposal will allow the County to convey a non-contiguous, orphaned piece of property to an adjoining business, Vision Research, Inc. (a lessee of CLAC, LLC), to be used to create additional parking spaces for its employees.

Terms: To compensate for the proposed disposal, the County has acquired two parcels in Woodland Park Borough, totaling 1.13 acres, that will be added to a portion of the Morris Canal held as parkland by Woodland Park Borough. In addition, the County will receive a \$35,000.00 cash payment from the purchaser, to be used by the County Parks Department for operating, maintenance, or capital expenses related to its parkland.

22. Project: Municipal Beach, Block: 18, Part of Lot: 12, Borough of Mount Arlington, Morris County

Requesting Party: The NJDEP, on behalf of the Borough of Mount Arlington ("Borough"), requests approval to authorize the past disposal and diversions of part of an unfunded municipal park property, known as Municipal Beach. The past disposal and diversions included the fee conveyance of 0.378 (+-) acres to an adjacent private property owner in exchange for certain public improvements benefiting the Municipal Beach property, as well as a prior easement conveyance of 0.083 (+-) acres from the Borough to the Musconetcong Sewerage Authority in connection with the construction of a sewer pump station. In addition the Borough granted an adjacent property owner a nonexclusive access easement over 0.041 (+-) acres of the park and now proposes to both legalize the easement and expand it by 0.010 (+-) acres.

Terms: To compensate for the unauthorized past diversions and disposal and for the proposed expansion of the prior private access easement, totaling 0.512 (+-) acres, the Borough will dedicate for recreation/conservation purposes 6.491 (+-) acres elsewhere in the municipality. The replacement land is intended to address not only this disposal/diversion request, but also the after-the-fact diversions on Arlington Glen (Block: 61, Lot: 17.01), a Borough-owned park which is the subject of a separate diversion application, Agenda item #26).

23. Project: Arlington Glen, Block: 61, Part of Lot: 17.01, Borough of Mount Arlington, Morris County

Requesting Party: The NJDEP, on behalf of the Borough of Mount Arlington (“Borough”), requests approval to authorize the past (“after-the-fact”) diversion of part of unfunded municipal park known as Arlington Glen. Two prior easement conveyances totaling 0.159 (+-) acres were granted by and to the Borough in connection with the construction of two sewer pump stations located in different parts of the park.

Terms: To compensate for the past diversion of parkland, the Borough will dedicate for recreation/conservation purposes 6.491 (+-) acres of replacement land elsewhere in the municipality. The proposed replacement land is intended to address not only this diversion request, but also the after-the-fact disposal/diversions on the Borough’s Municipal Beach (Block: 18, Part of Lot: 12) park which are the subject of a separate diversion/disposal application, Agenda item #25).

24. Project: Creekside Conservancy, Block: 49, Part of Lot: 5.02, Township of Tewksbury, Hunterdon County

Requesting Party: The NJDEP, on behalf of the Township of Tewksbury, requests approval to allow the disposal of approximately 0.089 (+-) acres of Township-owned parkland within the Creekside Conservancy to the County of Hunterdon for road right-of-way purposes. The disposal will allow for the replacement and widening of County Bridge RT-16 which carries County Route 523 over the North Branch of Rockaway Creek in Tewksbury Township, Hunterdon County.

Terms: To compensate for the proposed conveyance, the County will provide \$5,328.13 to the Green Acres Program for deposit in the Garden State Preservation Trust Fund to be used for the future acquisition of open space through the Green Acres Local/Nonprofit Program.

DIVISION OF PENSIONS AND BENEFITS’ REQUESTS:

25. 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 June 12, 2017. (page 2007).
2. Confirmation of Death Claims, Retirements and Survivor Benefits (pages 2008 to 2013).
3. Receive Financial Statements for January, 2017 thru June, 2017 (pages 2014 to 2025).
4. Appeal of Superior Court Judge Michael J. Donohue, M/S#6-1291, regarding the

Division's decision to deny the interfund transfer of his prior service credit accrued in the Public Employees' Retirement System (PERS) into the Judicial Retirement System (JRS) (pages 2026 et.seq.).

OTHER BUSINESS (*as necessary*)

ADJOURNMENT