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# *Committee Meeting*

of

## STATE LEASING AND SPACE UTILIZATION

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**LOCATION:** Committee Room 12  
State House Annex  
Trenton, New Jersey

**DATE:** October 14, 2004  
11:30 a.m.

**MEMBERS OF COMMITTEE PRESENT:**

Assemblywoman Nellie Pou, Chair  
Senator Stephen M. Sweeney  
Robert L. Smartt  
(Representing John McCormac)



**ALSO PRESENT:**

John A. MacCalus  
*Office of Legislative Services*  
*Committee Aide*

Andrew Hendry  
*Assembly Majority*  
*Committee Aide*

Robert Shaughnessy, Esq.  
*Counsel*

***Meeting Recorded and Transcribed by***  
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**ASSEMBLYWOMAN NELLIE POU (Chair):** Good afternoon, ladies and gentlemen. Generally, I say good morning, but obviously we're starting a little late today. Thank you so very much for your patience and for being here today.

I'd like to begin and call the meeting to order.

Mr. MacCalus, could you please take the roll call?

MR. MacCALUS (Committee Aide): Roll call for the meeting of October 14 of the State Leasing and Space Utilization Committee: Chairwoman Pou.

ASSEMBLYWOMAN POU: Here.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Here.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Here.

MR. MacCALUS: We have a quorum.

Notice of this meeting was provided to the Secretary of State, the *Courier Post*, the *Star-Ledger*, the *Trenton Times*, and the State House Press on October 1, 2004, in accordance with N.J.S.A. 10:4-6 to 10:4-21, known as the Open Public Meeting Act.

You may now proceed.

ASSEMBLYWOMAN POU: Thank you very much.

At this time, I'd like to ask for a motion for the approval of the minutes for the June 1, 2004, meeting.

DEPUTY TREASURER SMARTT: So moved.

SENATOR SWEENEY: Second.

ASSEMBLYWOMAN POU: The motion has been moved and seconded.

Roll call.

MR. MacCALUS: Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: They have been approved.

ASSEMBLYWOMAN POU: Thank you very much.

I'd like to welcome our -- the Executive Director of the Division of Motor Vehicle, Sharon Harrington.

Thank you so very much for being here this morning. I know that you're going to be providing us with an overview of the Division's -- some of the reforms that have taken place. And then, at which point, we can then move forward to some of the NPRs that we have on our agenda.

So, Ms. Harrington, thank you so very much. And welcome to our Leasing and Space Utilization Committee.

**S H A R O N A. H A R R I N G T O N:** Thank you, Assemblywoman Madam Chairwoman, and members of the Committee.

I've been with the Motor Vehicle Commission for about six months. And the activities that we're -- the decisions that we're discussing today have been on our agenda for almost that entire time. So I appreciate your inviting us here to talk about some of the reforms that have taken place.

As you know, about two years ago, there was an extensive report analyzing the activities and the practices of the Division of Motor Vehicles. And it resulted in a report called "Fix DMV." You adopted legislation, and the Governor signed into law, about a year-and-a-half ago, the Customer Service and Security Act, providing for a reform of the -- to the Motor Vehicle Commission.

We've been primarily focused on two things: enhancing security and enhancing our customer service -- improving customer service. In order to do that, at all 45 motor vehicle agencies, we added staff, we trained our staff in customer service, we changed our business practices, and we think -- and we have anecdotal and actual results that show that all of that has taken place. And we thank you for supporting that. And part of that is the reason that we're here today, to talk about these locations and making them -- improving them, giving them some of the attention that they deserve and desperately need.

All of the 45 agencies now provide digital driver's licenses as of July 1. We are no longer issuing the compromised mail licenses. We don't have paper licenses. We don't issue licenses by mail. We have a digital driver's license with over 20 security features. We've been recognized as one of the most secure licenses in the country.

We have also addressed a number of the technology needs, back office rewiring of our agencies, and things to accommodate, again, modernizing for the first time in over a dozen years. We have a new business practice. In many instances, and hopefully in the locations that we're discussing today -- redesigned our counters and our business practice so that when customers arrive at the motor vehicle agency, they are met by someone who talks to them,

reviews the transaction they're there to conduct, reviews the documents that they've brought; make sure that, in fact, if they're getting a digital driver's license they have the necessary six points of identification for their protection, our protection, and the general public, and can go forward with completing that transaction.

I should say that each of our employees has been trained in document fraud identification. And so they go through a review of the documents -- again, not to make sure only that it meets the six points, but also that those are valid documents. Unfortunately, we have had over a thousand arrests of customers -- and, sadly, some of our employees -- based on that. So we know that the licenses that are being issued are secure, valid licenses going to people who truly deserve them.

Greeters will, as they meet people, direct them to the appropriate windows so that if it's a transaction that's slightly more complicated or that is going to take longer, they don't hold up other people who are moving through the process and who have a quicker transaction.

We are pleased to say that our transaction for a digital driver's license takes less than seven minutes from the time someone reaches the counter and presents a reviewed packet of documents. So it's really terrific.

So the space needs are a concern in order to continue to conduct that, and to make all of our customers' practices move through quickly. As of July 1, as I said, we're no longer issuing licenses by mail. So all of the 6 million drivers in New Jersey will, over the course of the next four years, have to come into our agencies. Again, we want to make sure that that is a quick and expeditious process.

We are addressing customer service inconsistency due to driver testing. Not every one of our agencies currently offers driver testing. We want to change that. And customers have every right to expect that when they go, they should know what -- that all of their transactions can be conducted there.

Again, we are trying -- we are adding every day or every month -- new services to our Web site, to our technology-based activities, so that people can go on-line and renew a registration, change their address, pay a parking ticket, schedule an appointment for an inspection. In some of the locations, we're adding a feature where you'll be able to go to what we're calling *My MVC* and track your own documents, see if you want to get a courtesy plate or a special plate -- if that combination of numbers and letters is available. We've added Saturday hours, which has been a huge success. And, again, we've added staff to accommodate that.

There are many other exciting things that are happening at Motor Vehicles.

I'm happy to answer questions. I know that we're trying to move along quickly, but that's an overview. And we've brought copies of our September 30 report for you, which is our financial overview and an update of our activities. So, again, that's called for by law, and we're happy to provide it.

ASSEMBLYWOMAN POU: Thank you so very much, and thank you for taking the time of being so detailed, in terms of your overall presentation, with regard to some of the reforms.

I have a question, Sharon.

One of-- I know, time and time again, we've talked -- and seen some of this already -- some of it in the local newspapers. But it comes to mind

-- a couple of the large, urban communities. Jersey City, recently -- there was an article with regards to the vital statistics end of it. What is the Division of Motor Vehicle doing to -- with regards to something like that? I know some of the things that we're doing, in terms of safeguarding some of things in our own Paterson Vital Statistics Bureau -- which is separate and apart from the Division of Motor Vehicle -- which is your local health departments. But I know that this becomes a very crucial step within one of the many different documents that are needed to obtain a driver's license. So I know in your reform process -- but how are you addressing that?

MS. HARRINGTON: Thank you for asking that.

The birth certificate is one of the primary forms of identification that is used for identification to get your six points. The U.S. Attorney's Office had, a couple of months ago, instructed the U.S. State Department to stop using Hudson County birth certificates. We don't know why, we don't know how long that will continue, we don't know what the purpose of any of that was. But what we've done, in order to accommodate the people who have Hudson County birth certificates, is a number of things.

One is, on our Web site, you can link to the Department of Health's Vital Statistics Bureau and order a birth certificate. We've worked with -- and we really appreciate the efforts of the Department of Health and Senior Services in keeping people on staff late nights, because we have late nights four nights of the week for our agencies throughout the state, and Saturday mornings, to confirm a Hudson County birth certificate. So we work to confirm the birth certificates through the State department of Vital Statistics.



There are other ways to get copies of your birth certificate on-line. And we make that information available. So we're trying to make sure that, in fact, we follow that practice and make sure that the birth certificates are valid.

There are also a number of municipalities in Hudson County that issue birth certificates, and those are still being honored: West New York, Hoboken. So there are places that, if you were born there, you can actually go and get your birth certificate from that municipality.

ASSEMBLYWOMAN POU: Thank you very much.

I have some other questions related to that, but I'm not going to take today's meeting, and our time today, to talk about the vital statistics. Some of my questions are, perhaps, better directed and more appropriately directed to the Department of Health. So I will refer to them.

But thank you for your response, with regards to that.

Are there any questions from any of our other members to Ms. Harrington on her report, before we talk about any of the other lease agreements?

Senator.

SENATOR SWEENEY: I want to congratulate the DMC in the management. I was on the Transportation Committee when we voted to do this. And it's more rare, I guess, in government that we actually do what we say we're going to do. And we reformed it.

As someone that runs for office, one of the hot buttons was -- and I think everyone knew what was one of the poorest services that the State provided -- was the DMV. And to the credit of a lot of hard-working people, and to Governor McGreevey -- because it was his initiative -- we've reformed it.

We don't get the complaints that we've gotten. They've put in a lot of safeguards.

You're doing a great job. I guess that's the bottom line.

I was proud to be part of that. And, at first, we were a little nervous being part of it. But I'm very proud to be part of what's going on there now, because we fixed it. We all had a part in doing it. And, really, everyone should be recognized for all the hard work they're doing.

Thank you.

ASSEMBLYWOMAN POU: I would only, certainly, echo the incredibly fine words of our great Senator here.

Thank you.

Okay, if there are no other questions with regards to this portion--  
What I'd like to do, Ms. Harrington, since you're there-- I'm going to ask that we take--

John, if we can take the NPRs that are related to the Division of Motor Vehicle, in that order, and then we can move and take action on that.

There is one particular--

Just give me a second.

John, if you can just proceed with the first NPR and identify what it is. And we'll move from that point forward.

MR. MacCALUS: Okay. The first NPL is 3502, the Department of Transportation, in Newton, New Jersey.

Mr. Sutkin, do you have comments on that?

**STEVEN M. SUTKIN:** Yes.

Good afternoon.

According to my list, we have seven items for the Motor Vehicles Commission on the agenda. And one, being 4531, which is Number 10 on the agenda, is being held. That's my understanding.

So, John, I have -- just to confirm the road map here--

MR. MacCALUS: Okay.

MR. SUTKIN: One, two, three, nine, eleven, sixteen, and eighteen is what we'll take right now.

MR. MacCALUS: One, two, three--

MR. SUTKIN: Nine, eleven, sixteen, and eighteen.

MR. MacCALUS: Okay.

MR. SUTKIN: Okay.

Number 1 is NPL -- Notice of Proposed Lease -- No. 3502, which is an amendment to an existing facility, to ensure operational stability while the agency addresses its long-term needs.

This is a two-year extension, which I believe dates back to the past June or July. So it's got another year-and-a-half to year-and-three-quarters. And we currently have a space planning request in from the agency for the long-term. And it's already being advertised up in the Newton area. So by the time this amendment is up, we should be ready to move into a new facility.

The reason that we undertook this action-- It was on a month-to-month, but we received a notice to quit from the landlord. And at that point, we're in a desperate situation. We negotiated the lease terms for two years, dating back to last June or July. And that's why we put it forward for approval.

MR. MacCALUS: Could we move on to Number 2? And then we'll treat them as a group.

MR. SUTKIN: Okay.

Number 2 is NPL 3758, Motor Vehicles Commission. This was an advertised proposal and resulted in a recommendation for a 10-year lease, which is actually at the existing location. The existing landlord submitted a proposal that was the most cost-effective. This converts the existing month-to-month leasehold with that landlord. And that gives us a 10-year term, with one five-year renewal option at the conclusion of that 10-year term. It's a lease on 2560 Mount Ephraim Avenue, in Camden.

For the record, our recommendation to this lessor-- The existing facility was the result of a challenge by the other bidder. There were two proposals received. And that challenge was addressed in a decision that was issued -- a written decision and sent out. And if the Committee is interested, I can send copies of all the decisions. We had three challenges on the proposals that we have this week -- this month.

ASSEMBLYWOMAN POU: What was the basis of the challenge? What do you mean by that?

MR. SUTKIN: The challenger identified, in a letter to the Division of Property Management and Construction -- our Division -- four reasons for the challenge and an argument why the lease should go to them. And I could go through that in detail, or I can send them to you under separate cover.

ASSEMBLYWOMAN POU: If you would be so kind to send it to us.

MR. SUTKIN: I'd be happy to.

ASSEMBLYWOMAN POU: Thank you.

MR. SUTKIN: And we put that lease proposal, 3758, forward for approval.

The next item on the agenda, Number 3, for the Motor Vehicles Commission, Notice of Proposed Lease 4132, in Toms River -- 1861 Hooper Avenue, in Toms River. And this, again, was an advertised proposal. The leasing action that we presented is for another -- a 10-year lease. Incorporated in that is two, five-year renewal options, pursuant to the terms that are provided in the booklet. It converts an existing month-to-month lease at the existing location. And the existing lessor provided the most cost-effective proposal, as outlined in the agenda. And we submit that lease, as well, for approval.

The next item on the agenda is Number 9, Notice of Proposed Lease 4530, DOT, Motor Vehicles Commission. It's a lease for a Motor Vehicles Commission site. And, again, it replaces a month-to-month lease in Haddon Heights, with the location in Runnemede -- moving to Runnemede. It's a 10-year lease. And, again, it's proposed two, five-year options. This was an advertised proposal earlier this spring, and two responses were received. A total of five sites were identified as meeting the advertised requirements. The additional were result of the additional efforts we undertake. Typically, there's around four ways we go about getting space. We advertise, we look at the Costar Report, we look at our existing database, and we also canvass the area. So, as a result of that, we had two from the advertisement, and others as a result of the other efforts.

We therefore propose, for approval, the lease for NPL 4530.

The next item on the agenda is Number 11. Number 11 is Notice of Proposed Lease Number 4532, for the DOT, Motor Vehicles Commission.

The location: 6725 Black Horse Pike, in Egg Harbor. This was advertised, and, again, it replaced an existing month-to-month lease -- for a 10-year term, with two, five-year renewal options. We received one response as a result of the advertisement. Through our other efforts, we identified a total of six sites. And in the end, only two were responsive to the solicitation. And we selected the most cost-effective lease.

This one, as well, however, was challenged by the second bidder. And I will send you a copy of the written decision that was issued on that, as well, unless there's any questions.

And I put that NPL, 4532, forward for approval.

The next Motor Vehicles Commission item is Number 16 in your book. It's for a Motor Vehicles Commission facility on State Highway Route 70 and Airport Road, in Lakewood, New Jersey. This is a two-year amendment to an existing lease with no further renewal options. The idea here is that the Motor Vehicles Commission, following up with some of the previous discussions we had, is looking to build at sites around the state. I think, currently, we're looking at five sites that we're looking to construct new facilities on already existing Motor Vehicles Commission grounds -- inspection stations, etc.

I sent a memo to the Committee about it. In fact, tomorrow is the initial meeting with DPMC Scope Development unit. We do construction, as well. And the Scope Development unit is meeting with the Motor Vehicles Commission to prepare the substantive part of the RFP, which will be publicly advertised for the selection of architects. And we're going to make a determination of whether we want -- for example, do you want one architect for

all -- I believe it's five facilities -- I misspoke -- five or six -- it's six. Is there any sense to having an architect for two facilities, for three facilities -- regional considerations.

So that's all going to be fleshed out in discussions between our Division and the Motor Vehicles Commission.

With that being said, we're moving forward with amending the existing lease for two years, converting the month-to-month, to give us security for that period of time while the plans are moving forward to design and then, subsequently, to construct the new facility.

I move that NPL forward for approval.

The next item in the agenda is Number 18, Motor Vehicles Commission facility at 1572 Sussex Avenue, in Randolph. And this is also a two-year interim lease at the existing location. I believe we're adding some square footage for additional staff. But, again, this proposed leasing action, this amendment -- actually, new two-year interim lease -- is a placeholder, pending the construction of a new facility. And I move that NPL, Number 4463, forward for approval.

And that concludes, I believe, the Motor Vehicles Commission actions for this meeting.

ASSEMBLYWOMAN POU: Thank you very much.

As it was noted, we're going to take all of the NPL agreements, collectively, as one vote.

But before doing that, I just want to ask any of the members if there are any questions with regards to any of the NPL agreements that Steve has just talked about. (no response)

Hearing no questions at this time, I would like to ask for a motion.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: Motion to move-- It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay, roll call to pass NPL 3502, 3758, 4132, 4530, 4532, 4308, and 4463. Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: These have all passed.

ASSEMBLYWOMAN POU: Thank you very much.

Again, thank you so very much.

MS. HARRINGTON: Thank you very much.

ASSEMBLYWOMAN POU: Good afternoon, Mr. Box.

**JOSEPH OCHS:** Ochs.

ASSEMBLYWOMAN POU: Ochs. I was trying so hard to get that correct.

MR. OCHS: It's okay.

ASSEMBLYWOMAN POU: Thank you so very much, Mr. Ochs, for being here with us today.



I understand that you are the Commissioner's Chief of Staff. If you would be so kind to introduce yourself and all those that are here with you.

MR. OCHS: Yes.

Sitting to my right is John Hart, who is the Deputy Chief of Staff; Steve Hatola, who is Space Coordinator for DYFS.

ASSEMBLYWOMAN POU: I'm going to ask that you please repeat that. And if you would please identify, for the record as well, your name again so that our recorder can get it.

MR. OCHS: Sure.

My name is Joseph Ochs, O-C-H-S. I'm the Chief of Staff for the Department of Human Services. I have, on my right, John Hart, who is the Deputy Chief of Staff; and Steve Hatola, who's the Space Coordinator for DYFS.

ASSEMBLYWOMAN POU: Thank you so very much.

Again, thank you, and welcome to our Leasing Committee. I understand that you will be also providing us with an overview of what is going on right now in the Department of Human Services, with particular emphasis on some of the significant DYFS reform steps that your department has also been taking.

So thank you, and welcome, and please proceed.

MR. OCHS: Thank you, Assemblywoman Pou, Senator Sweeney, and Deputy State Treasurer Smartt.

As you know, New Jersey is in the midst of an unprecedented reform of its child welfare system. As a key initial step of the reform, DHS has begun a major hiring initiative. Over the next two years, we will be hiring close

to 2,000 people. So securing space has become a key factor in the successful implementation of the child welfare plan.

Most of the DHS locations slotted for more staff are already overcrowded and have staff inappropriately placed. Given the existing overcrowded conditions, we cannot accommodate many more new hires. All this has caused an immediate need for a search for emergency space. The time frames for hiring staff are important here, because they are set by the Child Welfare Reform plan. And we must do everything we can to meet them.

Most of the hiring deadlines we face are court-mandated elements, and the proposed moves on the agenda today will allow us to meet those deadlines.

All of the agenda items are related to the implementation of Phase I of the Child Welfare Reform plan. In the coming months, I'm sure you will see us back here before you, with more requests for additional space in order to implement Phase II and Phase III.

One of the most difficult space challenges is to house the new Office of Children Services and to consolidate the Office of Licensing, which is Number 4533, tab Number 12, on your agenda. Let me just mention that when the Child Welfare Reform plan was approved, Commissioner Davy noted to me that he wanted us to figure out how we were going to locate the different elements of the plan. And there were a couple of things that were very important to him.

Number one, he wanted the Office of Children Services to be as close to him as possible. And our main office is at 222 South Warren Street, Capital Place One. And the reason for that was, he wanted to be able to oversee

and manage this process. He feels very strongly, as you well know, about it, and wanted to make sure he was involved in it all along in the process. So he wanted it in close proximity.

He also wanted us to utilize all of the other support services that the Department of Human Services has, because the Office of Children Services is, in effect, the department within a department. And he also wanted to keep it close to DYFS, which is one of the major three divisions now in the new Office of Children Services. The other divisions are the Child Behavioral Health and, also, Prevention and Community Partnerships.

So what we're proposing -- and I just specifically wanted to mention something about item Number 4533, even though there are seven items on the agenda, because this is a little bit complex and confusing. I'm going to try to summarize it as best I can. It's Number 12 on your tab -- tab Number 12.

What we are proposing is to relocate the DDD central office from 50 East State Street, which is Capital Center, to a Mercer County location. We also are interested in consolidating the offices of Licensing, which now are located at three different locations. This will allow us to open space at Capital Center for the Office of Children Services.

The DDD lower central regional office, which is now currently at 222 South Warren Street, will move into a location at 101 North Broad Street, here in Trenton, which was vacated by the Licensing department, so that we free up space for the Office of Children Services' training academy in our main building, 222 South Warren, allowing the training academy to be close to Human Resources and to the rest of the support services of the main department. So I know it's a little bit confusing, and we have people here who

can walk us through that if you have any questions about that. That's one of the main areas that we needed to do to bring the Department in close proximity -- OCS in close proximity to the Department of Human Services.

So if you have any questions, I'd be more than happy to answer those.

ASSEMBLYWOMAN POU: Are there any questions? (no response)

Mr. Ochs, just give me a moment. (pause)

Thank you very much.

There doesn't appear to be any questions from any of the members.

At this time, I'd like to proceed with the actual NPL agreement descriptions before our vote.

Thank you.

Thank you, again, for your time and description that you've provided us with -- the details of some of the things that you're doing.

MR. OCHS: Thank you.

DEPUTY TREASURER SMARTT: Madam Chair, do you want to do--

ASSEMBLYWOMAN POU: Deputy Treasurer.

DEPUTY TREASURER SMARTT: Would you like to do those the same way we did with Motor Vehicles -- have Mr. Sutkin go through them and then do them as a group?

ASSEMBLYWOMAN POU: Absolutely.

DEPUTY TREASURER SMARTT: Okay, great. Thank you.

ASSEMBLYWOMAN POU: Thank you.

MR. SUTKIN: Thank you, Madam Chairwoman.

I have, on my list, seven for DYFS. One is actually couched as for DCA, but that's DCA getting out of the way to make room for DYFS. So I'll just include that-- I'll give you the agenda and the NPL number before I go forward.

What I have is Number 4, which is 4523. That's for DYFS, and also some Division of Law folks who represent DYFS. And then I have Number 5, which is 4524, which is Cape May Court House lease, where DCA is moving out and making room for DYFS. I have Number 12, 4533, which is the Carnegie Center lease for DYFS, Office of Children Services, which Mr. Ochs spoke to. I have Number 14, lease 4527; Number 15, NPL 3940; Number 17, NPL 4378; Number 19, 4505, which, again, is also making room for Division of Law personnel that represent DYFS. So I will move forward with them.

ASSEMBLYWOMAN POU: Steve, just a real quick question.

I know you mentioned 4524, which is tab Number 4. You mentioned--

MR. SUTKIN: I believe that's 5.

ASSEMBLYWOMAN POU: Oh, wait, I'm sorry. It's 4524 -- right, tab 5.

You mentioned that DCA is moving. Where is DCA moving to? Is that something that's already in process? Where are they moving to? Or is that the location which will be able to accommodate both departments in just different spaces?

MR. SUTKIN: DCA is currently in 601 Main Street, in Cape May Court House. They're moving to a lease facility that we found for two-year interim space at 1261 Route 9. I don't have the--

ASSEMBLYWOMAN POU: Is that here in this--

MR. SUTKIN: Cape May Court House.

ASSEMBLYWOMAN POU: Oh, okay. I wasn't making the connection here. I understand now.

Thank you.

MR. SUTKIN: Shall I go forward with 5 and then go back to 4, and then continue?

ASSEMBLYWOMAN POU: That's fine, so long as we're taking them -- all of them. And we'll be voting on it as one.

MR. SUTKIN: Okay. It's a test of my organization. (laughter)

Number 5 is NPL 4524. It's described as DCA, Division of Housing. DCA's Division of Housing is currently at 601 Main Street, in Cape May Court House. For operational reasons-- And I understand, as a result of what the court has dictated in the agreement, DYFS would be well-suited in the facility that the DCA is in at 601 Main Street. So DCA has agreed to vacate the space and move to another space.

What we did was, we went out and canvassed the area. And I believe that we only found one that was suitable for the needs of DCA for the two-year period. And that's the one we recommend. The details of it are in the book. It was the only site in the catchment area that could be renovated and occupied within the necessary time frame. And the proposed term is for two years. And DYFS will be moving in at the same terms as existed for DCA.

We move NPL 4524 forward for approval.

Going back to Number 4. Number 4 is a lease that was -- that we're putting forward. It was non-advertised. It's a two-year lease to accommodate DYFS expansion as a result of the court action and the plans -- the DYFS plan. In the long run, as I understand it, DYFS is supposed to have new facilities and personnel in Voorhees, as well as in Winslow. And also, they're supposed to have locations for Division of Law personnel, as I mentioned before, who represent DYFS in their activities.

We settled on a location in Voorhees, which is one of the locations in addition to Winslow, which is going to house the Winslow and Voorhees operations temporarily for two years, while the long-term resolution is advertised.

As I understand it now, there's already a space-planning request that's in for the long-term solution. The scope describing the details of the solicitation is being prepared, and it should be advertised shortly to satisfy those long-term needs.

I recall, this facility in Voorhees is very suitable. There's already furniture and partitions existing that make it nearly move-in condition. And so it was perfect for the needs.

So I put that proposal forward for approval.

If you also look behind the leasing action recommendation page on some of these non-advertised, you can see some of the -- a log of the efforts we made to get competition. That was something recommended by the Deputy Treasurer that we put into effect for your consideration.

The next item on the agenda for Department of Human Services is Number 12 on the agenda. And it's NPL 4533, which is the Carnegie Center, in Princeton. Mr. Ochs has already discussed some of the details associated with that lease proposal. It's a two-year sub-lease from an existing tenant, who is vacating the space. It involves the Bureau of Licensing and the Division of Developmental Disabilities offices within Human Services relocating to Carnegie, and some of the Office of Children Services backfilling the space that -- was testified to earlier -- needs to be close to the Commissioner and the Commissioner's office.

I submit this NPL for approval.

The next item on the agenda for the Department of Human Services, DYFS, is Number 14. This is-- There's a little twist associated with this one. This is a new, two-year interim lease. When you reviewed the package, you may have seen that this was a leasehold that was previously approved by this Committee. When we went back to the landlord to cross the Ts, dot the Is, and make final arrangements, there was some intransigence on the part of the landlord to accommodate our standard requirements for the lease. Some of the escalation provisions, some of the provisions for the lease-- And it got to the point where we had to break off negotiations. We couldn't reach a successful negotiation.

So, in order to satisfy DYFS's short-term needs, we went to an interim lease arrangement at the location of 53 Knightsbridge Road, in Piscataway.

And I submit that lease for approval pending our advertising for a new, long-term solution.



The next DYFS item on the agenda is Number 15. This leasing action is for an additional 4,816 square feet of space for an additional 24 DYFS employees at this location, to allow for the agency's expansion and some operational efficiencies that were testified to, briefly, before by the Human Services representatives.

This is at the same existing location. It's an additional 4,800 square feet -- 4,816 square feet of space. And DPMC submits it for approval.

The next item on the agenda for DYFS, and also for the ARCs located at that facility--

Is that the Adoption Resource Center? (affirmative response)

This is for additional space to the existing lease for DYFS's ARC. It's an additional 3,483 square feet of space for 24 employees.

Unless there's any questions, I submit it for approval.

There's one remaining for DYFS. Number 19, NPL 4505. This will also house Division of Law employees. It's for an amendment to an existing lease to address an emergency need for additional space for DYFS and the Division of Law. And there's also certain provisions for the Department of Education, Health and Human Services section, in Newark.

This lease provides additional space for new hires and staff that are temporarily located at 153 Halsey Street, up in Newark. And I submit it for approval, NPL Number 4505.

And that concludes the DYFS items on the agenda.

ASSEMBLYWOMAN POU: Thank you very much, Steve.

At this time, I'd like to take them all-- Unless there are any questions from the members, I'd like to take them all as a group.

Motion to move.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

John, roll call, please.

MR. MacCALUS: To approve NPL 4523, 4524, 4533, 4527, 3940, 4378, and 4505. Assemblywoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: And Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: These have all passed.

ASSEMBLYWOMAN POU: Thank you very much, gentlemen.

Thank you. Have a good day.

I believe we have five more NPL agreements on our agenda. We're going to proceed now, with the next one in order, which would be tab Number 6, NPL agreement 4525.

John.

MR. MacCALUS: Mr. Sutkin, would you like to go over tab Number 5 -- tab Number 6, I'm sorry?

MR. SUTKIN: Proceed?

ASSEMBLYWOMAN POU: Yes, if you could proceed on 4525.

MR. SUTKIN: Thank you.

4525 is a lease for the Department of Corrections, Division of Parole. I think, as we discussed a couple of times ago, these are not the easiest facilities to locate within the state. And if you see this has a long trail to it, I don't think I have to explain why -- public hearings, shouting, "Not in my back yard." It has it all.

We did advertise. We had one response, and we took it. (laughter)  
And we, therefore, submit it for approval, unless there's any questions.

ASSEMBLYWOMAN POU: Just a real quick question. When you said you had one respondent, was there -- was some of the descriptions that you talked about, in terms of the difficulty that comes in locating a facility of this-- Did you have those problems with the city of Passaic? Did you have people come and raise the kind of concerns you just talked about?

MR. SUTKIN: I'm not aware of any. I'll ask-- I'm remiss. I haven't introduce Paul Campanella. Bob LaBate, who you're used to, is a little under the weather. Mr. Campanella works for Mr. LaBate.

Paul, are you aware of any objections?

**PAUL CAMPANELLA:** Not from Passaic, no.

ASSEMBLYWOMAN POU: So there was no public outcry or public concern that was raised as a result of the relocation. I imagine there was some level of notification to the appropriate authorities of that particular municipality. Or was this just done through a solicitation process?

MR. SUTKIN: It was fully advertised. What I can commit to doing is, I can go back. I can't give you the--

ASSEMBLYWOMAN POU: Press your button, Steve. (referring to PA microphone)

MR. SUTKIN: It keeps turning off.

I can go back and get definitive answers to those questions, because, to be honest, I can't give you specific answers as to what, if any, objection there was to the community.

ASSEMBLYWOMAN POU: I just-- Being that that is in so very close proximity to my area, I just want to make sure that we're conscious of-- And I recognize the fact that this is a very difficult job to do, in terms of the division of Corrections -- the Department of Corrections, I'm sorry, Division of Parole.

I guess what I'm asking-- It may require some answers that might delay this -- taking any action on this at this point. I'd just like to confer for just a moment and just make sure I understand what our options -- what our -- what's the next step here.

MR. SUTKIN: Can I propose that we can get a conditional approval that's conditional on me getting back to you with satisfactory answers to your questions?

ASSEMBLYWOMAN POU: Absolutely.

My desire is not to cause any unnecessary delay. It's really so that when we're moving, we're moving with the most up-to-date information, and we don't have to retract anything that we've taken action on. That would be fine for us to do today, and then we can-- Any action that may need to take place on a more permanent level, I guess--

Do we need to take any formal action our next meeting, or a conditional approval allows for--

MR. SHAUGHNESSY (Counsel): You can approve it conditionally, so long as the condition is clear, and it's upon receipt and approval of whatever Mr. Sutkin will send.

ASSEMBLYWOMAN POU: And it doesn't require coming back for a second vote?

MR. SHAUGHNESSY: No.

ASSEMBLYWOMAN POU: Okay, thank you.

Let's proceed accordingly.

MR. SUTKIN: I'll--

ASSEMBLYWOMAN POU: I know, we're playing with the buttons here. (referring to PA microphone)

MR. SUTKIN: I'll have you something next week on those issues.

Does there need to be a vote, John?

MR. MacCALUS: Okay, we need a motion.

SENATOR SWEENEY: Motion.

MR. MacCALUS: And we need a second.

DEPUTY TREASURER SMARTT: Second.

MR. MacCALUS: Okay, on the motion to approve, conditionally, upon receipt of further information, NPL Number 4525, for the Department of Corrections in Passaic. Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been conditionally approved.

ASSEMBLYWOMAN POU: Thank you.

Let us move on to NPL 4528.

Steve.

MR. SUTKIN: Yes, the next item on the agenda, as you mentioned, is NPL 4528. It's for DCA Rental Assistance office. This was an advertised solicitation -- looking for space for the Rental Assistance office. This space was advertised this past November. Five responses were received. Two sites remained after proposals that were responsive, and we selected the most cost-effective lease, which is identified as 4 North Broad Street, here in Trenton.

And I submit Number 7, NPL 4528, for approval.

ASSEMBLYWOMAN POU: If there are no questions, a motion to approve.

DEPUTY TREASURER SMARTT: Move.

SENATOR SWEENEY: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Motion to approve NPL 4528, for the Department of Community Affairs, Rental Assistance, in Trenton. Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: And Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Thank you.

Next, NPL 4529.

MR. SUTKIN: Yes, this is another advertised lease proposal for the Department of Education, Learning Resource Center, which is affiliated with the Abbott implementation. The advertisement yielded two responses after a total of six potential sites were identified. Five proposals were received, and four sites were considered for final negotiations, resulting in the most cost-effective lease proposal coming from the owners of 7 Glenwood Avenue, in East Orange, New Jersey, in accordance with the details provided in the book. And I submit it for approval.

ASSEMBLYWOMAN POU: Any questions? (no response)

If none, a motion to approve, please.

DEPUTY TREASURER SMARTT: Motion.

SENATOR SWEENEY: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay, motion to approve NPL 4529, for the Department of Education, in East Orange, New Jersey. Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: And Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: This has been approved.

ASSEMBLYWOMAN POU: And I believe our final NPL -- or actually -- yes, tab 13, 4020.

Steve.

MR. SUTKIN: Yes, thank you.

This is NPL 4020, for the Department of Law and Public Safety, State Police. It is for a two-year interim lease agreement to continue occupancy at the same location where they're at right now. And it converts a month-to-month lease. It provides some additional space improvements, pending the long-term planning for that agency.

I submit it for approval.

ASSEMBLYWOMAN POU: Any questions? (no response)

Hearing none, motion to approve.

DEPUTY TREASURER SMARTT: So moved.

SENATOR SWEENEY: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay, on -- let's see here -- NPL Number 4020, for the Division of Law and Public Safety, in Howell, New Jersey. Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.



ASSEMBLYWOMAN POU: Thank you very much.

MR. SUTKIN: Thank you.

ASSEMBLYWOMAN POU: Thank you, Steve.

I believe this concludes our meeting.

Thank you, again. Have a great day, everyone.

MR. MacCALUS: Motion to adjourn.

ASSEMBLYWOMAN POU: Thank you, John.

Motion to adjourn.

SENATOR SWEENEY: Motion.

MR. MacCALUS: All in favor. (affirmative responses)

We're adjourned.

**(MEETING CONCLUDED)**