
Committee Meeting

of

JOINT STATE LEASING AND SPACE UTILIZATION COMMITTEE

LOCATION: Committee Room 7
State House Annex
Trenton, new Jersey

DATE: October 29, 2018
1:00 p.m.

MEMBERS OF COMMITTEE PRESENT:

Senator Nicholas P. Scutari, Chair
Assemblyman Raj Mukherji
Robert J. Shaughnessy Jr.



ALSO PRESENT:

Carl T. Costantino
Office of Legislative Services
Committee Aide

Mark S. Kaminski
Committee Secretary

Gary A. Kotler
Committee Counsel

Tony Teixeira
Senate Majority
Committee Aide

Meeting Recorded and Transcribed by
The Office of Legislative Services, Public Information Office,
Hearing Unit, State House Annex, PO 068, Trenton, New Jersey

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SENATOR NICHOLAS P. SCUTARI (Chair): Good afternoon, everyone.

Welcome to the Joint State Leasing and Space Utilization Committee meeting of October 29, 2018.

I call this meeting order, and ask for a roll call.

MR. COSTANTINO (Committee Aide): Senator Scutari.

SENATOR SCUTARI: Here.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Here.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Here.

MR. COSTANTINO: Senator, you have three members in attendance; you have a quorum.

And I'll do the Open Public Meetings Act notice.

Notice of this meeting of the State Leasing and Space Utilization Committee was provided to the Secretary of State, *The Trentonian*, and the State House press on October 25, 2018, as part of the Open Public Meetings Act.

SENATOR SCUTARI: Thank you.

We have meeting minutes for January 8, 2018.

Any issues with the meeting minutes? (no response)

Seeing none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

MR. SHAUGHNESSY: Roll call on the approval of the meeting minutes, please.

MR. COSTANTINO: Senator Scutari.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve the minutes of January 8 is approved.

SENATOR SCUTARI: Thank you.

Okay; the first order of business is Tabs 1 and 2, NPLs 4702 and 4705.

C H R I S T O P H E R C H I A N E S E: Good afternoon.

SENATOR SCUTARI: How are you doing?

MR. CHIANESE: Good.

Good afternoon; thank you for the opportunity to present those leases in today's package.

The first items, 1 and 2, for Law and Public Safety, NPL 4702 and 4705; 4702 is for 6,960 square feet for an interim replacement facility at 6 Executive Campus in Cherry Hill for the Juvenile Justice Commission, Juvenile Services Parole Unit.

Advertisement was waived for this emergent relocation to vacate at 101 Haddon Avenue in Trenton (*sic*). The term of the interim

replacement is two years, with three, one-year renewals. JJC needs room for 24 employees and parking for employees, as well as visitors and State vehicles.

Item 2, NPL 4705, is for a lease of 90,327 square feet of warehouse, and 3,965 square feet for a garage and maintenance building at 2350 Route 34 in Manasquan for the Law and Public Safety State Police Urban Search and Rescue Unit.

This was an advertised lease. The term of the lease is one, 5-year term with one, 5-year option. The facility is a replacement for the Urban Search and Rescue Unit that is currently housed in a hangar on the grounds of the Lakehurst Joint Base. The facility will enable the Urban and Search Rescue Unit to meet the standards it is required to in their Administrative Readiness Evaluation.

SENATOR SCUTARI: NPL 4702, the Juvenile Justice Commission. What portion of Juvenile Justice is going to be temporarily relocated to the proposed lease?

C H A R L E S J. C O N N E R Y: It's their probation services, I believe.

SENATOR SCUTARI: Where are-- Their executive offices are here in Trenton, are they not?

MR. CONNERY: Yes. This is their local Parole Office.

SENATOR SCUTARI: Why is it necessary for it to be done on an emergent basis?

MR. CONNERY: This was a part of the vacate of 101 Haddon Avenue, which was recently sold. And their direction was to vacate the building. So like a number of other leases, we found a space that was

suitable; it's pretty much a drop-in for them. It's a short-term relocation, pending advertisement and full project.

SENATOR SCUTARI: Assemblyman?

ASSEMBLYMAN MUKHERJI: No, Mr. Chairman.

SENATOR SCUTARI: If we don't approve No. 1, what's going to happen? If they're going to be vacated, they're going to have nowhere to go; is that right?

MR. CONNERY: Correct.

SENATOR SCUTARI: So what happens if we decide not to take any action today?

MR. CONNERY: Well, they need a place to be. Right now, they're in that space; so we would have to move them out as quickly as possible.

SENATOR SCUTARI: Right. But let's just, for the sake of argument today, say that this lease didn't have the support of the Committee. What happens; what happens to that section of Juvenile Justice?

MR. CONNERY: I assume we would have to advertise, and bid, and try again.

SENATOR SCUTARI: No, I understand that. I'm just talking about, like, if-- They're being evicted, essentially; they're being -- they have to leave.

MR. CONNERY: They were evicted from 101 Haddon Avenue.

SENATOR SCUTARI: So where are they now?

MR. CONNERY: They're in this space, currently, under a rental agreement, pending your approval.

SENATOR SCUTARI: Oh, okay. So there is no-- I mean, the emergency is, they're there, essentially, without this Committee's approval.

MR. CONNERY: Correct.

SENATOR SCUTARI: And I'm assuming you're allowed to do that because there was -- they have nowhere else to go; their people would be laid off?

MR. CONNERY: Well, the-- Not to put too fine a point on it, but the interim rental agreement is subject to your approval. So it can be terminated if you don't approve.

SENATOR SCUTARI: Right; and then what happens?

MR. CONNERY: We'd have to find another location for them.

MR. CHIANESE: We'd have to find another location. We would speak to the JJC and see if there were opportunities to relocate to Juvenile Services Parole Unit.

SENATOR SCUTARI: Right. But what I'm trying to get at is, if we don't approve it, what happens on -- tomorrow? What happens; I mean, we don't have to say "yes;" so what if we said "no," then what happens to them? They stay where they're at under the rental agreement-- But if we don't approve this, then how do we disapprove the rental agreement if we wanted to? I'm not suggesting we are; but just for argument's sake.

MR. CONNERY: It's not a situation we faced before, to be frank with you. I think our obligation would be to move them out as

quickly as possible without disrupting services, keeping in mind this is the only Parole Office that they have in South Jersey. So they need to operate.

But I think without your approval, we would be compelled to do something different.

SENATOR SCUTARI: Okay.

All right, I'll entertain a motion for NPL 4702.

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve 4702 and 4705

--

MR. KOTLER: It's just for 4702.

MR. COSTANTINO: Oh, it's just for 4702? Oh, I'm sorry.

SENATOR SCUTARI: Yes, I didn't do 4705.

MR. COSTANTINO: Oh, I apologize.

SENATOR SCUTARI: I guess I could do them together, but I only did--

MR. COSTANTINO: Do you want to do them separately?

SENATOR SCUTARI: Doesn't make any difference.

Can I have a motion for 4705?

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Deputy Treasurer Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4705 is approved.

SENATOR SCUTARI: The next lease is 4695, Adult and Juvenile ISP, in Cherry Hill.

MR. CHIANESE: Item No. 3, NPL 4695, was originally approved at a previous Space Utilization Committee meeting, but it was inadvertently listed without operating utilities and real estate tax expenses, items that could be escalated. We highlight the changes in yellow, for the Committee, in your book.

SENATOR SCUTARI: Yes, I was going to say -- we just did this in January, didn't we?

MR. CHIANESE: Yes, sir.

SENATOR SCUTARI: So what did we forget; the expenses?

MR. CHIANESE: We omitted the operating utility and real estate expenses that could be escalating.

SENATOR SCUTARI: How much does that add to the cost of the lease as we previously approved?

MR. CONNERY: Well, to be clear, I think the original package actually said, as I recall, “operating expenses and utilities,” but was not clear on taxes, or something like that. So there was notice of these expenses, but we were asked to clarify that issue. I don’t know that there’s a difference; I don’t think there is a difference, in terms of the prices you saw on the original package.

SENATOR SCUTARI: Right; but who asked you for the clarification?

MR. CONNERY: Our attorney, just to clarify for the lease that you guys were aware of this.

SENATOR SCUTARI: All right; questions?

MR. SHAUGHNESSY: No, sir.

SENATOR SCUTARI: Motion on 4695.

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4695 carries.

SENATOR SCUTARI: Next is the Department of Community Affairs, Division of Codes and Standards. It's lease 4709.

MR. CHIANESE: Item No. 4 is NPL 4709. This lease is for 3,564 square feet of office space for an interim replacement facility for two years at 112 Park Place, in Atlantic City, for DCA's Division of Codes and Standards.

The proposed lease will reduce the annual cost. The current lease is at 1601 Atlantic Avenue, in Atlantic City; and we're removing the main tenant, Children and Families, to Egg Harbor, in a lease that was previously approved by this Committee.

DCA and Administrative Law are the remaining tenants at 1601; and we will be presenting leases on their behalf as well today, that will ultimately end this lease.

DCA is in need of office space and parking; the parking is provided at no additional cost.

SENATOR SCUTARI: I'll ask for a motion on 4709.

MR. SHAUGHNESSY: I'll move it.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4709 is approved.

SENATOR SCUTARI: Okay, next we have Department of Children and Families.

MR. CHIANESE: For Children and Families, they're Items 5 and 6.

Item 5, NPL 4694. This NPL was originally approved in a previous Space Utilization Committee meeting. However, it was inadvertently listed as two, one-year renewal options rather than two, five-year renewal options. We highlighted the changes in yellow in your book.

And Item No. 6 is NPL 9032. This is an amendment to an existing lease at 100 Hamilton Plaza, in Paterson, for Children and Families, due to the expansion of 2,500 square feet due to the Division of Youth and Family Services program growth.

This is a consolidated lease of several agencies, including DCF, totaling 78,807 square feet. The lease ends on September 30, 2023. There's -- \$43,750 is the rental cost to add to the additional space yearly.

SENATOR SCUTARI: Okay.

Any questions on the Department of Children and Family leases? (no response)

I'll take them together, then.

MR. COSTANTINO: Yes; 4694 and 9032, correct?

SENATOR SCUTARI: Correct.

MR. COSTANTINO: Okay.

SENATOR SCUTARI: Motion?

MR. SHAUGHNESSY: I'll move it.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call on the two leases.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4694 and 9032 is approved.

SENATOR SCUTARI: Next we have Motor Vehicles.

MR. CHIANESE: For Motor Vehicles -- it will be Tabs No. 7 and 8; NPL 4277 and 4545.

For 4277, this is a lease extension with cost savings, for 26,512 square feet of existing lease for storage and warehouse space for the Motor Vehicles Commission, located at 1600 North Olden Avenue in Ewing.

The term is for 10 years. The space provides MVC's Distribution Center with a secured, climate-controlled environment which allows MVC to maintain, store, and distribute their materials and equipment that are essential to their operation. MVC has invested funds in this site to create the environment that it is today.

For Item No. 8, 4545, this is an amendment to extend an existing 9,978 square feet lease for five years, with a five-year renewal option, for the Motor Vehicles Commission at 125 Broadway in Paterson. This is a client service location that provides licenses, title, registration, and

license restoration services. This also includes 60 parking spaces. The Paterson Parking Authority has agreed to reduce the rent \$1 per square foot that will provide annual savings.

SENATOR SCUTARI: So the first lease is for a Ewing Township, essentially, storage facility for, I guess, license plates and a number of other items that they might -- documents that they have to store for long-term storage?

MR. CHIANESE: Yes, sir.

SENATOR SCUTARI: And I think we've talked about this in the past. It's warehousing; we're leasing warehouses for stuff, I guess, is what-- I'm assuming we're going to be doing that for a long, long time, unless we can move into some type of scanning. I guess license plates can't be scanned; but documents-- I mean, how much are we talking about out there?

MR. CHIANESE: Well, there's always going to be a need for storage. You know, as time goes on, we're unsure of what our needs are going to be, with technology.

But this space is a little bit different; because MVC has invested some funds to make this the space it is today, which is what--

SENATOR SCUTARI: They're investing funds in someone else's property, though.

MR. CHIANESE: Yes.

SENATOR SCUTARI: Right; I mean, they've spent money to improve someone else's property, and then they're going to lease that property back from them.

Because MVC is one of the areas that we've made some changes, in terms of whether or not-- And I think it's a case-by-case basis, based upon conversations we've had over the many years that we've been on this Committee -- that MVC is something that we're probably going to stay in the business of; and sometimes we build occasionally.

MR. CONNERY: They do have some current building projects going on. In fact, we just closed a lease in Burlington, where they constructed a State-owned site. So Motor Vehicles can speak to that issue; but they do have a capital plan, or a--

SENATOR SCUTARI: Right.

MR. CONNERY: --a plan to develop their own space.

SENATOR SCUTARI: And I think they've spoken in front of us last year about that.

Is somebody here from MVC?

MR. CHIANESE: Senator, we have, in the past -- we have MVC-- We have built Agency facilities in Delanco, Bakers Basin, Freehold, Rahway, Lodi, and Eatontown.

SENATOR SCUTARI: Right. So sometimes we're building, and sometimes we're leasing. And I think they gave us an idea as to why that was. Sometimes it's monetary, sometimes it's costs, sometimes it's change in-- As you suggested, maybe this is a facility that may not need to be as large, going forward, depending upon how the future works out in terms of Motor Vehicle Agency services.

Is there anybody here from MVC who would be able to discuss that?

S T E V E M O O R H A T C H: (off mike) Sure.

MR. COSTANTINO: Would you come forward and state your name and position, please.

Thank you.

MR. MOORHATCH: Steve Moorhatch from Motor Vehicles.

SENATOR SCUTARI: Hi, Steve.

So how are we doing over there at Motor Vehicles?

MR. MOORHATCH: We think we're doing pretty well.

(laughter)

We did just opened up a facility in Delanco; and we also have another building project underway at Wayne. So we do consider building State-owned agencies where we can, and getting out of leased facilities. Some of it depends on the availability of State lands and funds to construct; some of it offers a level of flexibility, leased sites -- where, if we were not sure of the long-term viability of that location, we can have flexibility to stay or get out of it.

I think it's always our goal to look to consolidate; and as we move forward, that's our plan to do.

SENATOR SCUTARI: Okay. So you guys are keeping that on the top of your radar screen in terms of, when possible, if it's monetarily advantageous to the State that you'll build or you'll lease, depending upon what the circumstances are.

MR. MOORHATCH: Yes.

SENATOR SCUTARI: Okay; thank you.

MR. CHIANESE: Thanks, Steve.

MR. MOORHATCH: You're welcome.

SENATOR SCUTARI: Okay; we have two NPLs for consideration: 4277 and 4545.

Can I get a motion?

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4277 and 4545 carries.

SENATOR SCUTARI: Thank you.

Next is the Department of Education; 4048.

MR. CHIANESE: Item No. 9, NPL 4048. This is a short-term lease extension at 100 American Road in Morris Plains, for the Department of Education, for 10,517 square feet.

The term is for one year, commencing November 1, 2018, with a one-year renewal option.

The Department of Education operates a Learning Resource Center that serves over 225 local education agencies and charter schools, and around 100 private school students with disabilities.

SENATOR SCUTARI: What's going on over there? Why are we going just with a one-year extension and one-year renewal option?

We're on a month-to-month now, correct?

MR. CHIANESE: Education is currently evaluating their needs for the future.

SENATOR SCUTARI: Okay.

Any other questions? (no response)

Seeing none, I'll entertain a motion for 4048.

MR. SHAUGHNESSY: I'll move it.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4048 carries.

SENATOR SCUTARI: Let's take these individually. The 10th item on the agenda is NPL 4160.

MR. CHIANESE: I have Tab 4160 -- this is a 15-year lease extension, with no renewal options, for Treasury and Law and Public Safety, at 31 Clinton in Newark, for 118,434 square feet of office and 10,507 square feet of storage space.

The programs housed at this new lease are Public Defender, Trial and Appellate, Civil Rights, and JJC's Juvenile Services.

This lease was not advertised since it could be extended with cost savings. Some of the highlights of this extension are rental savings of \$400,000 for the first six years, and \$305,000 for the next five years, and \$178,000 for the final five years.

Also, the landlord will perform \$4 million worth of capital and energy upgrades.

The tenants are in support of remaining at 31 Clinton. Additional savings include \$1 million in tenant improvement funds and \$500,000 in expense savings annually.

SENATOR SCUTARI: What's the \$1 million you just said? Improvements that we're going to have to do?

MR. CONNERY: That we reimburse the landlord to do. In other words, if we ask them to build an office here, or replace carpet here, or do things of that nature, that comes out of his pocket, up to \$1 million.

And if we don't use that money, we can use it to deduct it from other expenses that we may owe the landlord -- rent and thing like that.

SENATOR SCUTARI: And that goes according to the 15-year lease extension?

MR. CONNERY: Yes.

SENATOR SCUTARI: I mean, I'm assuming this is a location that's desired, because it's close to the Essex County Courthouse, I would think?

MR. CONNERY: Correct.

SENATOR SCUTARI: It's a pretty substantial lease; 15 years -- that's pretty big, it's a lot of room, it's a lot of dough. I'm assuming that

we've at least considered that we wouldn't stay in this location? Just looked at other options and that wasn't appropriate?

MR. CONNERY: Well, we've considered all options. Newark is a fairly hot market right now, and we're pretty confident that this was a good deal for us and for the Agency because, for one thing, moving would require buying hundreds of thousands of dollars' worth of furniture to replace their existing furniture, move costs, things of that nature.

SENATOR SCUTARI: The furnishings in the building -- are those owned by the State, or are they owned by the landlord?

MR. CONNERY: By the State.

SENATOR SCUTARI: So you'd have to move it, or throw it out. It's probably old.

MR. CONNERY: Yes; more likely throw it out. When you move a large group like this, you can't make that move overnight. You know, you have to have a place for them to go Monday morning. So what typically happens when you're in a lease for a long period of time is you have to buy new furniture.

SENATOR SCUTARI: How long has this lease been ongoing in that particular location prior to this 15-year extension?

MR. CONNERY: Probably 15 to 20 years.

SENATOR SCUTARI: Okay; no further questions, at least by me.

Anyone else? (no response)

Can I hear a motion on 4160?

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve 4160 carries.

SENATOR SCUTARI: Okay.

The next lease proposal is 4708.

MR. CHIANESE: NPL 4708 -- this is an advertised term lease of 20 years, with two, five-year renewals, for 195,000 square feet of warehouse space that consolidates Treasury, Judiciary, Law and Public Safety, OLS, the Department of State, Human Services, Agriculture, and the Civil Service Commission from three locations to one. The current space is inefficient and not properly ventilated, which presents challenges for those working in the facility and the items stored.

Included in the storage at the facilities are historical artifacts that are easily damaged or devalued by the current conditions.

The site also includes 50 parking spaces and 10 oversized parking spaces.

SENATOR SCUTARI: So in this instance, you're undertaking a pretty big move.

MR. CHIANESE: It is a big move. Our current storage is -- it is inefficient, and it's improper, and we have items stored there from the

Museum, which are just not properly ventilated or condition-controlled the way they should be. And this new facility will do that.

SENATOR SCUTARI: Okay.

Did you want to add something?

MR. COSTANTINO: No, no; I just--

Anyone else? (no response)

Seeing none, I'll entertain motion on 4708.

ASSEMBLYMAN MUKHERJI: Chair, I have a question.

SENATOR SCUTARI: Oh, yes; I'm sorry.

ASSEMBLYMAN MUKHERJI: Sure; thanks, Chair.

This is-- So why couldn't we find space in Trenton? I know the Mayor would be welcoming; I bet this is a 100 -- we're combining this into 112,000 square feet, no options.

MR. CONNERY: This is actually the third time we put this project out to bid. The first time there were no viable bids at all; the second time, the bids were also rejected as not being conforming. There really was no existing space in the Mercer County area that could accommodate our need.

ASSEMBLYMAN MUKHERJI: When would you -- sorry to interrupt -- so when would we take possession; when would you occupy 380 Scotch?

MR. CONNERY: I believe the landlord's schedule is probably one year from lease signing, or within one year of lease signing.

ASSEMBLYMAN MUKHERJI: Within a year of the lease signing.

MR. CONNERY: Yes.

ASSEMBLYMAN MUKHERJI: Okay.

You couldn't build out 100,000 square feet in that time? There's lots of space in Trenton that the new Mayor is looking to move; plus there's city-owned land. Because there's been a change of Administration, I was just wondering if this started taking place before a discussion could be had with the Economic Development arm, or the new Mayor of Trenton, just to help further everything else we're trying to do with regard to our Capital City.

MR. CHIANESE: As Chuck was saying, I mean, this was an undertaking a few years ago. And the idea was to try to make it as most efficient as we could. You know, we're consolidating three spaces into one, which will kind of give us one-stop shopping for many different departments. You know, it is a long-term; but the goal was, you know, to try to put everything in one spot.

ASSEMBLYMAN MUKHERJI: Okay.

What about the-- I understand this property is the subject of litigation right now. There is, I think, an order to show cause issued by a Superior Court Judge enjoining -- at least, at this moment -- the landlord from evicting a current tenant. So is this space even available for us to lease?

MR. CHIANESE: Yes, Assemblyman, prior to today, we were unaware of any pending litigation. And I believe the landlord is here to speak to it.

ASSEMBLYMAN MUKHERJI: The landlord didn't apprise you of it?

MR. CONNERY: I would-- The only thing I knew -- I didn't know about the litigation. However, I had understood that -- and I don't want to misstate the legal argument -- but there is a provision in their lease that allows them to not extend the lease of their tenant were they to undertake a certain type of project.

So it was my understanding the landlord felt that they were within their legal rights to have this tenant leave and not continue their lease.

I wasn't aware of the litigation; I think the landlord's here to speak to that.

ASSEMBLYMAN MUKHERJI: Okay.

MR. CONNERY: I would point out, though, that, you know, assuming we were to get an approval, there is some period of time that will occur between an approval and signing the lease.

ASSEMBLYMAN MUKHERJI: Okay.

MR. CONNERY: So we would expect any issues would be resolved by then, or we would hope that would be the case.

ASSEMBLYMAN MUKHERJI: Okay.

So the landlord's counsel is here? Do they want to speak to that?

J E F F R E Y M. H A L L, Esq.: (off mike) Counsel (indiscernible). Counsel for (indiscernible), Jeffrey Hall, from the firm of Szaferman and Lakind.

ASSEMBLYMAN MUKHERJI: You have to come up to the mike; thank you.

MR. HALL: Jeffrey Hall, with the firm of Szaferman, Lakind; located in Lawrenceville, New Jersey.

And with me, to my left, is Sab Russo, who is the broker on the matter.

S A B R U S S O: Good morning, guys.

MR. HALL: And Sab has most familiarity; but I would just point out, in regard to the papers, Assemblyman, that my client was served Friday.

ASSEMBLYMAN MUKHERJI: Okay; so it's recent.

MR. HALL: Yes.

MR. RUSSO: Yes.

MR. HALL: Very recent.

ASSEMBLYMAN MUKHERJI: Is the information accurate, that-- And when is the next--

MR. HALL: The return date is mid-November; November 16, I believe. Is that correct?

MR. RUSSO: We were-- In the document -- which we just saw for the first time on Friday -- I guess the hearing to show cause is on November 16 at Mercer County Superior Court. At which time, you know, it's a frivolous claim; we'll have it dismissed. So we would ask the Committee to approve, subject to dismissal. As Chuck said, it's going to take us, probably, at least a month just to get the lease signed.

ASSEMBLYMAN MUKHERJI: But you want us to approve it; but as we sit here today, your client is enjoined from evicting that tenant, which is space that is subject -- that is the subject of this agenda item. It's not available to be leased to the State. So, I mean, you want to approve it--

MR. RUSSO: Well, let me give you--

ASSEMBLYMAN MUKHERJI: --and predict an outcome in court? I understand you may think that the claim is meritless, but we don't have information about that. The Judge might rule for the tenant.

MR. RUSSO: He might; in which case, we would -- our discussions would cease, and we would be no worse off than if we did nothing today.

So if the board met more frequently, I guess it would be a little more practical to kick the can down the road.

The reality is, we signed a lease with this tenant back in 2013; a five-year lease. It's coming up for renewal. In the lease -- in the letters of intent that date back to 2013 -- it's very clear that if we were to produce a tenant for a minimum of 180,000 square feet for this property, that the landlord would be entitled to send a notice to the tenant and give them 180 days to vacate the premises, terminating the lease.

Letters of intent; it was very clear it was in the lease. There are marketing signs all over the property. The plaintiff is well aware that we've been trying to market the property; it's been made no secret.

And we got the approval from -- we got the recommendation letter from the DPMC on June 1. And knowing how hard it is to find lab space -- because there's a large component of lab space in that building -- we noticed the tenant that 180 days from that date we would be asking them to leave.

I suppose we could have continued in a, sort of, charade of negotiating a renewal, which we were in the process of doing. But that would have been kind of disingenuous; so we decided just to notice them,

give them as much time as we could. And even today, we still, as Chuck said -- we need months to get the property ready to build.

MR. HALL: Mr. Russo, can I just, sort of--

MR. RUSSO: We're not throwing the tenant out.

MR. HALL: --cut to the chase here.

When we were out in the hallway -- I just want to be clear on this.

If the State awarded -- if this Committee will award the lease, and there's a successful negotiation of this lease, then our client would have the right to terminate, even if the current tenant prevailed in court, is that correct? Would they be able to terminate, or not?

MR. RUSSO: We have -- it's a lease clause. It's not negotiable. We have the right to throw-- It's the *how* and *when* that they're taking issue with, and how it was done. They're saying we had no right to notice them upon receipt of the letter from the DPMC. And perhaps they're right about that. It's not an actual lease.

So that's really what we're talking about.

MR. KOTLER: Assemblyman, I think that what Mr. Chianese and Mr. Connery have offered is appropriate for this board to consider -- namely, we are not parties -- the State is not party to this litigation.

This Committee can approve this award, if you so choose. But it will be subject to -- and I'm sure these gentlemen will agree on record -- that it would need to be approved by the Attorney General's Office before it could proceed, and that litigation would have to be terminated in full.

ASSEMBLYMAN MUKHERJI: I can appreciate that. I'm not comfortable with that, so I would rather see how it plays out.

I would ask the Chair to consider holding it so that I don't have to vote it down. And then, perhaps, in the period that we're awaiting the outcome of the litigation, we might see if there are options -- viable options in the Capital City that might not have been available to us previously, since we'll have the time to deliberate this particular lease.

But I would defer to the Chair on how you want to proceed.

SENATOR SCUTARI: And just for some members of staff and those listening, it's our intention to meet again fairly quickly; certainly, before the end of the calendar year. If not November, certainly in December. We should probably have had -- we haven't met since -- in about nine months, and we should probably meet a little bit more often. So that's -- my apologies for not scheduling another meeting.

But it's my intention to have another meeting before the end of the year. And if appropriate, we can consider the lease at that point in time; perhaps the issue that the Assemblyman is not comfortable with at this point in time, might be ferreted out by that point in time, in the next six to seven weeks or so.

But as we're well aware, without the unanimous approval of the board, the lease won't get approved anyway. So I would much rather have it just held than to have it voted down. And we'll just hold on for a short period of time for those issues to, perhaps, be considered, ferreted out; perhaps Monday, if you're correct, the matter is already gone. But we're not the judge and jury here. The issue may be completely without merit, but we certainly don't know that.

But it's our intention-- And I understand the reason-- Someone had said, you know, we don't meet that often; and that's true. I

mean, historically, we don't have as many meetings as we, perhaps, should. But we're going to try to rectify that, at least in this year, because-- Not just because of this, but because there may be other issues before us in the next six weeks that we want to handle before the end of the year.

And so you have my commitment to certainly try to schedule something between now and the end of the calendar year. November is a pretty difficult month, because of Thanksgiving, and League of Municipalities, and the election. That's, like, three weeks right there that we won't be down here.

We'll entertain that motion to hold it; I'll second it.

And I guess we need a roll call.

ASSEMBLYMAN MUKHERJI: Thank you.

MR. HALL: Thank you.

MR. RUSSO: Thank you.

SENATOR SCUTARI: I mean, it could just be held at my request, but--

MR. KOTLER: We need a second.

SENATOR SCUTARI: I seconded it.

ASSEMBLYMAN MUKHERJI: Okay, second.

MR. KOTLER: Oh, I'm sorry.

ASSEMBLYMAN MUKHERJI: Actually, I think I moved it, and the Chair seconded it.

MR. COSTANTINO: All right, so you moved, and Senator-- Okay, got it.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative to hold NPL 4708.

SENATOR SCUTARI: Next is 4461 -- Motor Vehicle Commission, and Community Affairs, and Human Services, for a five-year extension, I think, in Edison.

MR. CHIANESE: NPL 4461 is a lease amendment to the current lease at 45 Kilmer Road in Edison, for Human Services, Community Affairs, and MVC.

DHS, DCA, and MVC requested an extension of the lease; and MVC is in need of an additional 3,000 square feet to improve customer efficiencies and eliminate some confusion on which line to get in.

The additional space for MVC will also allow for a greater area for the driver written test, which is also needed. The additional space will increase the customer wait area to help prevent overcrowding and avoid people having to wait outside to do business with MVC.

There will be over \$31,000 worth of cost savings to the five remaining year term, and there will be over \$58,000 in additional savings in space allotted, at no cost to the State.

SENATOR SCUTARI: Any questions on the lease?

MR. SHAUGHNESSY: No.

ASSEMBLYMAN MUKHERJI: No.

SENATOR SCUTARI: Can I get a motion?

MR. SHAUGHNESSY: Motion.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call, please; 4461.

MR. COSTANTINO: Yes; Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4461 carries.

SENATOR SCUTARI: Next is lease 4248, Law and Public Safety, Division of Gaming, Human Services, Vital Statistics, in Trenton; a 10-year extension.

MR. CHIANESE: Item 13, NPL 4248 -- this is a request for an extension at 140 East Front Street, in Trenton, for 160,720 square feet of office space, to Law and Public Safety, Health, Human Services, and Treasury. There will be over \$4 million in rental savings over the remaining three years and the 10-year extension.

The lessor will also provide \$500,000 in improvements that can be used to offset operating expenses. The lessor will also perform energy efficient projects to reduce energy costs. Additionally, the landlord has agreed to cap operating expenses so that the annual increase can be no greater than 2 percent, or CPI.

SENATOR SCUTARI: Any questions on 4248? (no response)

Seeing none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4248 carries.

SENATOR SCUTARI: Next is lease 3985.

MR. CHIANESE: Item 14; this is a lease extension with cost savings at 50 West State Street that houses the Division of Pensions and Benefits, Investments, Unclaimed Property, and the Administration of Treasury, as well as the Building Authority.

State agencies have occupied this space since the building was constructed in the late 1980s. The building was part of the major downtown urban renewal project in the city. The lease is for 173,189 square feet and provides the State with significant presence in the Capital, and is important for the continued focus on revitalization in Trenton.

The landlord has invested over \$2.3 million in capital improvements and upgrades to the building; and the landlord's continued capital improvement plan should result in another \$2 million being invested over the next five years.

The State will realize over \$500,000 in savings over the next 10 years.

SENATOR SCUTARI: Any questions on 3985? (no response)

Seeing none, I'll entertain a motion.

MR. SHAUGHNESSY: Motion.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 3985 carries.

SENATOR SCUTARI: Thank you.

Next is the Department of Treasury; there are six leases. I guess you can go over them one at a time, and then I have a question on one.

MR. CHIANESE: Item No. 15 is NPL 3385. This lease approval request is for 22-08 Route 208 in Fair Lawn. It was advertised for the Department of Treasury, Division of Taxation, Taxpayer Services Unit, and the Office of Criminal Investigation.

Taxpayer Services provides tax information services and assists in property tax issues, as well as investigating tax-related matters in the Bergen County area.

The Office of Criminal Investigations and is a Tax Enforcement Unit that conducts investigations into economic and financial crimes that have tax consequences.

The proposed term is 10 years, with two, five-year renewal options. In this proposed lease the State has the right to terminate after five and seven years. The lease includes 99 parking spaces for staff, State-owned vehicles, and visitors, at no additional cost.

SENATOR SCUTARI: Why don't you go on to the next one; we'll take 4704.

MR. CHIANESE: NPL 4704 -- this proposed lease was advertised for the Office of Administrative Law, 1601 Atlantic Avenue in Atlantic City. The lease is for 10 years with two, five-year options for 9,785 square feet.

OAL's current space is overcrowded, as there were appointments of five new judges over a year ago for Atlantic City. DPMC is in the process of moving the main tenant, DCF, to Egg Harbor, to a lease previously approved.

The remaining tenants are DCA, which had a lease earlier today approved.

Once all moves take place, the State will terminate the existing lease. OAL will then occupy renovated and upgraded space to meet their needs. Eight parking spaces are also provided at no additional cost. The proposed lease will save the State \$3.89 a square foot. There is an annual cost increase due to Administrative Law tripling the size of the space it's occupying.

SENATOR SCUTARI: Any questions on those first two? (no response)

Next is the Public Defender.

MR. CHIANESE: Item No. 17, NPL 4706. This was an advertised lease for the Office of the Public Defender and the Office of Parental Representation.

The proposed lease is for 5,516 square feet, located at 800 East Black Horse Pike, in Pleasantville, at the Pleasantville Center. The term of the lease is 10 years with two, five-year options. This is a regional office that provides legal representation to a parent or legal guardian in a Family Court case when the New Jersey Division of Child Protection and Permanency files a complaint against him or her.

The Office of Parental Representation was in need of new space, since its office was too small for their current staff; and they also have growth plans. The proposed lease includes 15 parking spaces at no additional cost for employees, State cars, and visitors.

SENATOR SCUTARI: Okay; 4707.

MR. CHIANESE: Item No. 18, NPL 4707. The proposed lease was advertised for the Office of Public Defender, the Office of Law Guardian. It is for 6,705 square feet for a 10-year lease located at 800 East Black Horse Pike in Pleasantville.

The proposed lease is a regional office for a Law Guardian, who represents the child in court proceedings to present the child wishes and protect the child's interests throughout legal proceedings.

Law Guardian represented the need for additional space, since their space is too small and they have planned for growth. The proposed

lease includes 26 parking spaces to accommodate employees, State vehicles, and visitors at no cost.

SENATOR SCUTARI: Okay; the next one.

MR. CHIANESE: Item No. 19, NPL 3835. This is a proposed lease extension for five years for the Division of Taxation in their office in Illinois.

The space is for 2,733 square feet. The proposed lease will have a five-year option to extend. The cost is a \$1.25 per square foot increase in year one, with an annual increase of 25 cents annually.

The Division of Taxation represents the needs to maintain out-of-state offices in order to conduct audits regionally of companies with significant business activity in New Jersey.

Taxation has had an office in Illinois since 1984; there are nine employees at this office

SENATOR SCUTARI: So I remember this lease from the last time; and I asked questions about it the last time. That's how long -- that's what happens when you're here long enough; you start to remember these things. (laughter)

I still-- I mean, I think when we talked about this -- it had to be at least five years ago, if not longer -- I questioned the need for nine employees to be stationed in Illinois, especially-- Even at that time, whenever that was; whatever year that was, we talked about this lease the last time with the advent of greater technology. And I think the argument was that the employees really needed to be out there because they need to be onsite to perform the audits for these companies.

So is there someone here from Treasury who can expound on that, plus my concerns; or taxation?

DENNIS SHILLING: Hi; I'm Dennis Shilling, the Executive Deputy Director for the Division of Taxation.

SENATOR SCUTARI: So what's going on out there?

MR. SHILLING: We have-- And I actually sat in -- I didn't speak, but I sat in the last meeting we had on this matter.

SENATOR SCUTARI: How long ago was that?

MR. SHILLING: I think it was at least five years.

SENATOR SCUTARI: At least.

MR. SHILLING: Yes.

SENATOR SCUTARI: I'm dating myself. (laughter)

MR. SHILLING: As was said, we have our folks out there. They conduct audits; even with technology, they conduct the audits of these Fortune 100 companies on-site. They review the records of the companies on-site. The companies do not allow us to take these records out of their offices.

SENATOR SCUTARI: But if they're going to those companies, what do they need offices for?

MR. SHILLING: Our folks are located-- These employees are located in that region. We have both-- There is a need for some office space for our folks to meet to discuss the cases. They also -- they have-- Any confidential records that they have of their own records, New Jersey tax records, are maintained in that office.

SENATOR SCUTARI: How many-- Have you ever been out to this site?

MR. SHILLING: I have not.

SENATOR SCUTARI: How many of these-- I know we have more than one, because I'm pretty sure that we approved one in California a couple of years ago.

MR. SHILLING: There are two offices, yes; out-of-state offices.

SENATOR SCUTARI: There are two?

MR. SHILLING: Yes.

SENATOR SCUTARI: And the other one's in California?

MR. SHILLING: Correct.

SENATOR SCUTARI: So my memory is not too bad. I didn't like that one either. (laughter)

I'm not going to belabor it today; I'm not going to approve today. We're going to have to discuss this more in detail, in person, for me to feel more comfortable with extending a five-year lease for nine people to live outside of Chicago. I just-- Maybe you're absolutely right; but, I mean, the last time we did it, I didn't feel great about doing it, and that's what happens when you keep the same people on these Committees for long enough. They have a bit of a memory. And I just -- I don't think right now is going to be the time to go through it. I mean, I'm not saying I won't be convinced; that's why I'm not going to kill the lease. But I'm going to hold the lease for today, so that we can have a more in-greater-detail conversation as to the need to have space out there.

I just don't-- I'm just not buying it this go-around, as much as I was the last time, five years or, at least five years, later. It's an hour-and-15-minute flight to Chicago; it's not that far. And this building is right outside

of Chicago; and it's a place that we've been for a period of time. And I just-- Maybe I'm wrong; it happens, occasionally. Not that often. (laughter) -- just why we need to have nine people in Chicago, all the time, and pay for it to the tune of \$56,000 to \$57,000 a year. And I'm just, you know -- my questions even go greater than the lease; but the need for State employees to be located in Chicago on a full-time basis. That just seems like a lot. Maybe I'm wrong; I don't know. But I'd like to delve into that particular topic a little bit further, in private with you and whoever is more - - if anyone is more appropriate to discuss it in terms of the need for those individuals to be out there.

MR. SHILLING: I look forward to the opportunity to do that so we could help to move this along.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: We can set that up, Senator

SENATOR SCUTARI: Okay, great.

All right, so I am--

ASSEMBLYMAN MUKHERJI: Move to hold.

SENATOR SCUTARI: The Assemblyman moved to hold; and I'll second.

MR. COSTANTINO: We're just going to approve first, and then we're going to hold?

SENATOR SCUTARI: No, we're going to hold one lease, and then I'll go back and approve the others.

MR. COSTANTINO: Okay; we're going to hold--

SENATOR SCUTARI: We're going to hold 3835.

MR. COSTANTINO: Okay; and who's--

SENATOR SCUTARI: The Assemblyman moved it; I seconded it.

Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to hold 3835 is approved.

SENATOR SCUTARI: Okay.

Now, we have all the other leases for Treasury that we went for. We can take them as a group, if that's all right; unless there are any questions or concerns with respect to those leases. (no response)

Seeing none, I'll entertain a motion for the grouping of leases, Tabs 15 through 18.

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPL 3385, 4704, 4706, and 4707 carries.

SENATOR SCUTARI: Okay

Do we have any further business?

MR. CHIANESE: Chairman, if I may--

SENATOR SCUTARI: Yes.

MR. CHIANESE: That lease for Taxation in Illinois -- it's now converted to a month-to-month lease. So action would need to be taken sooner rather than later, because we would face eviction at this location.

SENATOR SCUTARI: Okay; well, as I said earlier -- and it wasn't for the purpose of this lease, but we may have some other leases -- it's our intention to come back here in the next five to seven weeks. We may consider that lease at that point in time, or not; or the other lease that was also held as a result of that action -- to hold the lease outside of Trenton.

All right; we have two more I believe?

MR. COSTANTINO: We have Tab 20, 4712; we have Tab 21, 4604; and that's it. We have two more.

SENATOR SCUTARI: The Labor One-Stop in Gloucester County.

MR. CHIANESE: Item No. 20, NPL 4712. This is a new 10-year lease for the Department of Labor for 8,425 square feet for a One-Stop located in Gloucester County, for the Unemployment Insurance Employment Services and Vocational Rehabilitation Unit.

The new lease is located in Sewell on the Rowan University Campus. Once Labor moves out of the current lease at Crown Point, to the location proposed in this lease, the future plan is that DCF will utilize the MVC space in the Crown Point location because of expansion.

The Labor lease is for 44 employees, and it accommodates visitors. There will be 125 parking spaces provided at no additional cost for employees, State-owned vehicles, and visitors.

SENATOR SCUTARI: Any questions on NPL 4712? (no response)

Seeing none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. SHAUGHNESSY: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4712 carries.

SENATOR SCUTARI: And the final NPL for today is 4604.

MR. CHIANESE: Item No. 21, 4604. This is an expansion to an existing lease for the Department of Children of Families, for the Division of Child Protection and Permanency, located on Campbell Drive in Willingboro.

Currently, DCF has 22,670 square feet of space, and is in need of an additional 6,704 square feet. DCF has identified the need to relieve overcrowding and potential growth.

There is sufficient space within the site; and the Administrative Code allows for DPMC to add the additional square footage on an approved lease without advertising.

SENATOR SCUTARI: Okay; any questions on the lease? (no response)

Seeing none, I'll entertain a motion.

MR. SHAUGHNESSY: So moved.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve 4604 carries.

We need a motion to adjourn.

SENATOR SCUTARI: Any further business before the board at this time? (no response)

I'll entertain a motion to adjourn.

MR. SHAUGHNESSY: So moved.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Assistant Deputy Director
Shaughnessy.

MR. SHAUGHNESSY: Yes.

MR. COSTANTINO: We are adjourned.

SENATOR SCUTARI: Thank you.

(MEETING CONCLUDED)