

STATE OF NEW JERSEY  
STATE HOUSE COMMISSION  
OFFICE OF LEGISLATIVE SERVICES

STATE HOUSE COMMISSION SPECIAL MEETING  
PUBLIC SESSION

AT: STATE HOUSE ANNEX

Committee Room 12, 4th Floor

Trenton, New Jersey

DATE: WEDNESDAY, SEPTEMBER 27, 2006

TIME: 9:04 A.M. TO 9:30 A.M.

GUY J. RENZI & ASSOCIATES  
GOLDEN CREST CORPORATE CENTER  
2277 STATE HWY #33, SUITE 410  
Trenton, New Jersey 08690  
(609) 989-9199 TOLL FREE (800) 368-7652  
[www.renziassociates.com](http://www.renziassociates.com)

C O M M I S S I O N   M E M B E R S :

JUDITH LIEBERMAN, Assistant Counsel, Chairwoman

(on behalf of Governor Jon S. Corzine)

ROBERT L. SMARTT, Deputy State Treasurer

CHARLENE M. HOLZBAUR, Director of the

Office of Management & Budget

SENATOR BOB SMITH

ASSEMBLYMAN JOHN S. WISNIEWSKI

ASSEMBLYWOMAN MARCIA A. KARROW

C O M M I S S I O N   P R O F E S S I O N A L S :

ROBERT J. SHAUGHNESSY, ESQ., Commission Counsel

SAMUEL CRANE, Commission Secretary

A G E N D A

	PAGE
CALL TO ORDER:	8
OLD BUSINESS:	
1. Approval of the July 28, 2006 State House Commission Special Meeting Minutes	9
2. Park Name: Delaware & Raritan Canal State Park, Block 58, Part of Lot 17, Franklin Township, Somerset County	10
3. RPR #06-19, Block 10701, Lot 3, Trenton City, Mercer County	10
4. Park Name: Woodland Avenue Park, Block 171, Lot 14 & Part of 1, Pleasantville City, Atlantic County	11

NEW BUSINESS:

(AGENDA CONTINUED)

A G E N D A (Continued)

PAGE

DEPARTMENT OF THE TREASURY REQUEST:

5. RPR #06-15, Block 69, Lot 5,  
Mt. Arlington Borough, Morris County 12
  
6. RPR #06-21, Block 6801, Lot 1,  
Winslow Township, Camden County 13
  
7. RPR #06-22, Block 67, Lot 3,  
Branchburg Township, Somerset County 14
  
8. RPR #07-01A, Block 105, Part of Lot 2.01  
Chesterfield Township, Burlington County 14
  
9. RPR #07-01B, Block 105, Part of Lot 2.01,  
Chesterfield Township, Burlington County 14
  
10. RPR #07-01C, Block 105, Part of Lot 2.01  
Chesterfield Township, Burlington County 14
  
11. RPR #07-01D, Block 105, Part of Lot  
2.01, Chesterfield Township,  
Burlington County 14

(AGENDA CONTINUED)

A G E N D A (Continued)

PAGE

12. RPR #07-01E, Block 105, Part of Lot 2.01  
Chesterfield Township, Burlington County 14

13. RPR #07-02, Block 5088, Lot 158,  
Newark City, Essex County 16

WIRELESS COMMUNICATIONS' UNIT REQUEST:

14. Project: Route 30 Eastbound, Milepost  
50.7, City of Absecon, Atlantic County 17

DEPARTMENT OF TRANSPORTATION REQUEST:

15. Project: Route 287, Section 20,  
Parcel VX53B, Wanaque Borough,  
Passaic County 17

16. Project: Route 10, Section 1,  
Parcel VX18, Roxbury Township,  
Morris County 18

(AGENDA CONTINUED)

A G E N D A (Continued)

PAGE

18. Project: University Heights Connector  
(First street Project), Parcels V541A &  
V541B, Newark City, Essex County 19

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUEST:

19. Park Name: Absecon Boat Ramp, Block 24,  
Part of Lot 10, Absecon City,  
Atlantic County 19

20. Park Name: Allaire State Park,  
Block 959, Lot 1, Wall Township,  
Monmouth County 20

21. Park Name: Rockport State Game Farm,  
Block 1001.01, Part of Lot 16, Mansfield  
Township, Warren County 21

22. Park Name: Delaware River Greenway,  
Block 2102, Lots 8,9, & 10 (part of),  
Phillipsburg Town, Warren County 21

(AGENDA CONTINUED)

A G E N D A (Continued)

	PAGE
23. Park Name: West Park, Block 143, Part of Lot 1, Rumson Borough, Monmouth County	19
DIVISION OF PENSIONS AND BENEFITS' REQUESTS:	
24. Judicial Retirement System	23
EXECUTIVE SESSION	
RETURN TO PUBLIC SESSION:	26
OTHER BUSINESS (as necessary):	
ADJOURNMENT:	26

CHAIRWOMAN LIEBERMAN: Good morning, everyone, to the meeting of the State House Commission. We're in compliance with the Open Public Meetings Act and we're ready to proceed.

Mr. Crane, would you please call the roll.

MR. CRANE: Yes.

Chairwoman Lieberman?

CHAIRWOMAN LIEBERMAN: Here.

MR. CRANE: Deputy State Treasurer Smartt?

DEPUTY STATE TREASURER SMARTT: Here.

MR. CRANE: Director Holzbaur?

DIRECTOR HOLZBAUR: Here.

MR. CRANE: Senator Smith?

SENATOR SMITH: Here.

MR. CRANE: Assemblywoman Karrow?

ASSEMBLY WOMAN KARROW: Here.

MR. CRANE: We do have a quorum, Madam Chair.

CHAIRWOMAN LIEBERMAN: Thank you.

We have a lengthy agenda and a Number of people here, some of whom might wish to speak. So let's please start with the first item.

MR. CRANE: Okay. The first item, Old Business, is to approve the July 28th meeting minutes of the State House Commission.

CHAIRWOMAN LIEBERMAN: Is there anyone here to speak to this item?

ASSEMBLYWOMAN KARROW: I'm moving it.

DIRECTOR HOLZBAUR: Second.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.



SENATOR SMITH: I'm not sure. Is that (indiscernible).

MR. CRANE: Yes, might as well.

SENATOR SMITH: Okay.

MR. CRANE: This morning we have a court reporter instead of our usual recording. The court reporter can see the members of the Commission so that you don't have to say your name every time you speak. She knows who you are.

If anybody from the audience is requested to come up, we'd ask that they give their name and affiliation or leave the court reporter with a card, whichever you'd prefer. Normally we have a recording.

We should move on, Madam Chair, with the first substantive item this morning, which is Item No. 2 on the agenda. It's New Jersey Department of Environmental Protection requests approval to amend a previously-approved five year residential lease for a historic dwelling located within the Delaware & Raritan Canal State Park.

CHAIRWOMAN LIEBERMAN: Is there anyone here to speak on this matter?

AUDIENCE MEMBER: Yes.

Do you have questions? I'm sorry...

CHAIRWOMAN LIEBERMAN: No. We're just asking if you wish to comment.

AUDIENCE MEMBER: No, sorry.

CHAIRWOMAN LIEBERMAN: Thank you.

If not, is there a motion?

SENATOR SMITH: So moved.

MR. SMARTT: Second.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed? None.

Item No. 3, Department of Treasury requested and received approval to lease a rooftop space on the Labor & Industry Building to the City of Trenton for communications equipment. We have previously approved this. This is a correction item on the agenda.

Is there a motion?

ASSEMBLYWOMAN KARROW: Moved.

SENATOR SMITH: Second.

MR. CRANE: The Assemblywoman moved it. The Senator seconded it.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed? None.

Item No. 4, New Jersey Department of Environmental Protection requests and received approval for 1.7 acres of Woodland Avenue from the State House Commission on March 14th, 2005. This is another one of the correction items in which they are switching some of the property. We have previously acted on this one, Pleasantville in Atlantic County.

ASSEMBLYWOMAN KARROW: Moved.

MR. CRANE: Assemblywoman moves.

CHAIRWOMAN LIEBERMAN: Second.

MR. CRANE: Second by the Chair.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed? None.

SENATOR SMITH: Mark me as an abstention.

MR. CRANE: What?

SENATOR SMITH: Mark me as an abstention. Just for the record, I'm going to be doing some work—I think I'm going to be doing some work down in Pleasantville. I have no idea of where this property is going to be. On the odd chance—where the property is, I might meet a client just generically (inaudible)...

This is Senator Smith and I'm abstaining from Item 4 (indiscernible), there appears that I may ultimately have a client in Pleasantville. It's a development project. I have no idea where this property's located. So rather than take any chance of a conflict, I'm just abstaining.

MR. CRANE: Thank you, Senator.

No. 5 on the agenda. On behalf of the Department of Treasury, on behalf of the Department of Transportation, requests approval to sell a small parcel of vacant land located at the DOT's Region North Headquarters to the adjacent property owner, David M. Ferrara, for improvement of ingress and egress to his business, Davey's Dogs, which is known as my favorite agenda item.

ASSEMBLYWOMAN KARROW: Moved.

SENATOR SMITH: Second.

MR. CRANE: Moved by the Chair, second by the Senator.

All in favor?

ASSEMBLYWOMAN KARROW: It was moved by the Assemblywoman.

MR. CRANE: Oh, I'm sorry.

ASSEMBLYWOMAN KARROW: That's okay.

MR. CRANE: By the Assemblywoman, second by the Senator.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed? None.

Carried.

Item No. 6, the Department of Treasury, on behalf of the Department of Human Services, requests approval to lease space on the grounds of the Ancora Psychiatric Hospital to Family Service of Burlington County, a service provider under contract with the Division of Mental Health Services.

ASSEMBLYWOMAN KARROW: Moved.

SENATOR SMITH: Second.

MR. CRANE: Moved by the Assemblywoman, second by the Senator.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

No. 7 is, New Jersey Department of Treasury requests approval to lease a DEP residential, one bedroom apartment to Florence—I hope I get this right—Straccamore and Andrew Bailey, located at 529 Old York Road within the Raritan Confluence.

ASSEMBLYWOMAN KARROW: Moved.

SENATOR SMITH: Second.

MR. CRANE: Moved by the Assemblywoman, second by the Senator.

All in favor?

COMMISSION MEMBERS: Aye.

The next Items Nos. 8 through 12 are repetitive items. They deal with—the Department of Treasury is requesting on behalf of Corrections to dispose of former employee residences located on the grounds of Albert C. Wagner Youth Correctional Facility. They are Items Nos. 8 through 12, and—not to repeat the same description for each one.

Madam Chair, if you wanted to consider them as a group, we can do that.

CHAIRWOMAN LIEBERMAN: Yes, that would be the appropriate way.

SENATOR SMITH: I'd like to ask a question.

There's a—it indicates, if no government entity expresses an interest, property will be sold by—via Internet auction. Do we have experience with that as a procedure for the sale of these types of interest?

MR. HAYMAN: Hi, I'm Gene Hayman from the Department of Treasury, H-a-y-m-a-n. And the question is whether we have experience through an Internet auction?

SENATOR SMITH: Yes.

MR. HAYMAN: We've established—the Department of Treasury, the Office of Information Technology, an Internet auction process, which we have completed, I believe, three auctions for Treasury and we've also done two for the New Jersey Sports and Exposition Authority.

SENATOR SMITH: And how is it working out for you, are you getting fair market values?

MR. HAYMAN: Oh, we're getting way above fair market value.

SENATOR SMITH: Thank you.

ASSEMBLYWOMAN KARROW: I move Item 8 through 12.

SENATOR SMITH: Second.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Items 8 through 12 are approved. That was moved by the Assemblywoman and seconded by the Senator.

Item No. 13, the Department of Treasury on behalf of the Department of Corrections, requests approval to grant a temporary easement to

Conti Enterprises on the grounds of the Northern State Prison to access a contractor staging area.

SENATOR SMITH: Move it.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Senator, second by the Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Approved.

Item No. 14, New Jersey Department of Transportation requests approval to license a site for the purpose of erecting a Wireless Communication facility on State-owned property.

SENATOR SMITH: So moved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Senator, seconded by the Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Now we move on to the Department of Transportation's requests. No. 15, Department of Transportation requests approval to sell a 0.755 parcel of vacant land encumbered by a drainage easement and retention basin to the adjacent owner.

ASSEMBLYMAN WISNIEWSKI: Moved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Oh, Assemblyman Wisniewski moved that, I didn't hear that. Good morning, Mr. Assemblyman.

Department of--New Jersey Department of Transportation requests approval to sell 2,280 square foot parcel of vacant land to an adjacent property owner. The parcel is a small strip of land that has been maintained by 0015 the adjoining property owner for many years.

ASSEMBLYWOMAN KARROW: Moved.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: Moved by the Assemblywoman, seconded by the Assemblyman. All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Approved.

The New Jersey Department of Transportation, Division of Right of Way, requests approval to sell 0.615 acre parcel of vacant land abutting I-676 directly to the only adjoining property owner for assemblage purposes in order to accommodate a potential shopping center site.

ASSEMBLYMAN WISNIEWSKI: Moved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Assemblyman, seconded by the Assemblywoman. All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

No. 18, again, the New Jersey Department of Transportation requests approval to sell a 6,007 square foot corner parcel with a residential dwelling to Newark Land Holding, LLC, for use as additional parking and access.

ASSEMBLYMAN WISNIEWSKI: Moved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Assemblyman, seconded by the  
Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Approved.

We move on to Items 19 through 23 which are the Department of  
Environmental Protection. And the Department requests approval to lease the  
Absecon Boat Ramp to the City of Absecon for 20 years.

SENATOR SMITH: Move it.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: Moved by the Senator, seconded by the Assemblyman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Approved.

Item No. 20, the Department of Environmental Protection requests  
approval to legalize an 18-month residential lease for a dwelling located in  
Allaire Village, within Allaire State Park. Allaire Village, Inc. subleased  
this dwelling without proper authorization. There have been no problems with  
the current tenants.

ASSEMBLYMAN WISNIEWSKI: Move it.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Assemblyman, seconded by the  
Assemblywoman.



All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Approved.

Item No. 21, Department of Environmental Protection requests approval to auction as surplus a 1,520 square foot farm house, along with an 832 square foot garage and less than one acre of surrounding land.

ASSEMBLYWOMAN KARROW: Moved.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: Moved by the

Assemblywoman, seconded by the Assemblyman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Approved.

Item No. 22 Department of Environmental Protection requests approval to convey a stormwater easement on less than 0.10 acre of State property to Peron Construction, Phillipsburg, LLC, the designated redeveloper for the Riverfront Redevelopment Area.

SENATOR SMITH: For the record, I'm going to recuse myself from Item 22. Again, I have a situation where I'm doing some work in that town and I don't know if this property has anything to do with the client that I'll be representing, so I feel that it's appropriate for me to recuse myself from the discussion.

MR. CRANE: Is there a motion?

ASSEMBLYMAN WISNIEWSKI: Approved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Assemblyman, second by the Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

With Senator Smith abstaining.

Requesting Party: The Department of Environmental Protection on behalf of the Borough of Rumsom, requesting approval to allow the County of Monmouth to construct a temporary underground electric conduit through a portion 0018 of West Park to provide the bridge operator's house on Drawbridge No. S-32 with electric service for heat until the new bridge is built.

SENATOR SMITH: Moved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Senator, second by the Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

That completes that portion of the agenda. The Commission should accept the motion to convene as the Board of Trustees for the Judicial Retirement System.

ASSEMBLYMAN WISNIEWSKI: So moved.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: Moved by the Assemblyman, second by the Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: You're now sitting as the Board of Trustees of the Judicial Retirement System.

There are three initial items. One is to approve the minutes of the regular meeting held on June 15, 2006.

ASSEMBLYWOMAN KARROW: Moved.

CHAIRWOMAN LIEBERMAN: Second.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: We also have to take an action on Confirmation of Death Claims, Retirements & Survivor Benefits.

ASSEMBLYWOMAN KARROW: Moved.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed? None.

Approved.

Finally, to approve the Financial Statements as of May 31, 2006.

ASSEMBLYWOMAN KARROW: Move.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: Moved by the Assemblywoman, second by the Assemblyman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Madam Chair, I ask that you would entertain a motion for the Board of Trustees to convene in Executive Session for the purpose of

receiving some legal advice. Let the record show that the secretary has gone someplace else today.

CHAIRWOMAN LIEBERMAN: Yes. Please, Mr. Secretary, I move the motion so we can hear some legal advice.

MR. CRANE: All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

Okay. Would everyone but the staff and Commission leave the room?

I think we probably need to—you can stay.

But Mr. Shaughnessy—

MR. SHAUGHNESSY: Yes.

MR. CRANE: -- you're going to handle this, right?

MR. SHAUGHNESSY: Yes, I am.

MR. CRANE: I think we want this recorded, right?

MR. SHAUGHNESSY: Excuse me?

MR. CRANE: Do you want this court reported?

MR. SHAUGHNESSY: There's no legal obligation, but I don't mind it being recorded.

MR. CRANE: I think what we can do, we have the TV people -- Excuse me, I'm going to need you to leave the Executive Session for about three minutes.

UNIDENTIFIED SPEAKER: Okay.

MR. CRANE: Could you take a break?

UNIDENTIFIED SPEAKER: Sure, not a problem.

MR. CRANE: Thank you.

UNIDENTIFIED SPEAKER: Exactly three minutes?

(Discussion off the record.)

(Whereupon the Commission went into Executive Session. Time is  
9:21 a.m.)

(Whereupon the Commission is back in Public Session. Time is  
9:30 a.m.)

MR. CRANE: Madam Chair, there being no other business by the  
members of the Commission—

ASSEMBLYMAN WISNIEWSKI: Motion to adjourn.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: The Assemblyman quickly moves to adjourn, second by  
the Assemblywoman.

All in favor?

COMMISSION MEMBERS: Aye.

MR. CRANE: Opposed?

0021

Approved.

(HEARING CONCLUDED AT 9:30 A.M.)



C E R T I F I C A T E

I, LINDA P. CALAMARI, a Notary Public of the State of New Jersey, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set forth.

---

LINDA P. CALAMARI

Dated: OCTOBER 16, 2006.