
Commission Meeting

of

STATE HOUSE COMMISSION

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

DATE: September 27, 2007
11:00 a.m.

MEMBERS OF COMMISSION PRESENT:

Fruqan Mouzon, Chair
Senator Bob Smith
Assemblyman John S. Wisniewski
Assemblywoman Marcia A. Karrow
Debra Bell
Charlene M. Holzbaaur



ALSO PRESENT:

Samuel Crane, Secretary

Robert J. Shaughnessy, Council

Meeting Recorded and Transcribed by
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FRUQAN MOUZON, (Chair): Good morning, everyone.

This is the State House Commission's quarterly meeting.

We are in compliance with the Open Public Meetings Act and are ready to proceed.

Secretary Crane, will you please call the roll?

MR. CRANE (Secretary): Council Mouzon.

MR. MOUZON: Here.

MR. CRANE: Assistant State Treasurer Bell.

ASSISTANT STATE TREASURER BELL: Here.

MR. CRANE: Director Holzbaur.

DIRECTOR HOLZBAUR: Here.

MR. CRANE: Senator Smith.

SENATOR SMITH: Present.

MR. CRANE: Assemblywoman Karrow.

ASSEMBLYWOMAN KARROW: Here.

MR. CRANE: Assemblyman Wisniewski.

ASSEMBLYMAN WISNIEWSKI: I'm here.

MR. CRANE: Mr. Chairman, you have a quorum.

The first action is the approval of the minutes from June 14, 2007.

SENATOR SMITH: So moved.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

The first section of the agenda comes from the Department of the Treasury. The first item, No. 2 on your agenda: Treasury requests an approval of a lease -- a DEP residential property, located at 30 Jefferson Lake Road, to William and Gloria Ruggieri for \$1,039 per month. It's part of the Hackettstown Reservoir.

ASSEMBLYMAN WISNIEWSKI: Move it.

ASSEMBLYWOMAN KARROW: Second.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Item No. 3: Treasury requests approval to lease 210 square feet of office space to Comdata Corporation, located within the Trenton Office Complex at 225 East State Street.

ASSEMBLYWOMAN KARROW: Move.

ASSEMBLYMAN WISNIEWSKI: Second.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 4 on your agenda: Department of the Treasury, on behalf of the Motor Vehicle Commission, requests approval to grant an approximately 100-foot-long by 10-foot-wide utility easement to JCP&L for installation of equipment necessary for the construction of a new Motor Vehicle Commission building.

SENATOR SMITH: Move it.

ASSEMBLYWOMAN KARROW: Second.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Department of the Treasury requests approval to lease 105 square feet of office space to Xero-Fax, Inc., located within the Trenton Office building at 225 East State Street.

ASSEMBLYMAN WISNIEWSKI: Move it.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Department of the Treasury requests approval to lease 105 square feet of office space to Interstate Permit Service, located within the Trenton Office Complex at 225 East State Street.

MR. MOUZON: Move.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 7: The Department of the Treasury, on behalf of the Department of Human Services -- approval to sell property located at 413-415 and 417-419 Broadway to the Camden Redevelopment Authority.

ASSEMBLYWOMAN KARROW: Move.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Members of the Commission, lines-- The next items, from No. 8 through 19, are requests by the Division -- I mean by the Department of Transportation, Division of Right of Way.

The first item is an approval to sell a .219-acre irregular-shaped parcel of land, located at the intersection of Route 22 and Island Road, in Readington Township, Hunterdon County.

MR. MOUZON: Move.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Request approval to sell a 4,650-square-foot rectangular-shaped parcel of land located along Route 9, in Howell Township, Monmouth County.

SENATOR SMITH: Move it.

ASSEMBLYMAN WISNIEWSKI: Second.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 10: Requesting approval to sell an 8,060-square-foot, rectangular-shaped parcel of land located along Route 9. This is in Howell Township, as well, in Monmouth County.

ASSEMBLYWOMAN KARROW: Move.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Requesting approval to sell a 25,962-square-foot parcel of land to an adjoining property owner. This is located on Highway 33, in Manalapan Township, in Monmouth County.

MR. MOUZON: Move.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Asking approval to enter into a lease agreement with an adjoining property owner, Western Hay Company, for a 43,560-square-foot parcel located at the LI-Light Industrial Zone. This is located in Linden City, in Union County.

SENATOR SMITH: So moved.

MR. MOUZON: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Request approval to dispose of a .92-acre landlocked parcel to one of three contiguous property owners. This property is located in Kenilworth Borough, in Union County. It will be bid. The minimum bid price is \$300,000.

ASSEMBLYMAN WISNIEWSKI: Move it.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 14: Again, this is New Jersey DOT, Division of Right of Way, requests approval to sell a 9,927-square-foot parcel of land to an adjacent property owner. This is located in Clifton City, Passaic County.

MR. MOUZON: Move.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Requesting approval to sell a .346-acre irregular-shaped parcel of land located at the intersection of Somerville Road and Route 78 to an adjoining property owner. This is in Bernards Township, Somerset County.

MR. MOUZON: Move.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 16 on your agenda requests approval to sell a 7,613-square-foot irregular-shaped parcel of land to an adjoining residential owner. This is located in the great Woodbridge Township, in Middlesex County.

ASSEMBLYWOMAN KARROW: No editorializing, please.
(laughter)

Move.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Got to add a little levity here, folks.

Requesting approval to auction five parcels of property consisting of 2.455 acres, located in the redevelopment zone in the UEZ area of Gloucester City, in Camden County. The stand-alone appraised value for the five parcels is \$880,000.

SENATOR SMITH: Just a question on it: What do you mean by the stand-alone value?

J A M E S A. D A R R A R: Hi, my name is Jim Darrar. I'm with the Department of Transportation, Property Relocation Unit.

Stand-alone value means that we can sell it independently. It can be built upon. Whereas, assemblage value is a piece of property that can only be used by an adjoining owner. So anytime we do an appraisal of a stand-alone, it means it's buildable; it means you, I, anybody in the area can build on it; it means it has access; it's not landlocked. Sometimes you'll get tracks of land that are large, but they have no access to it, therefore they're not buildable. Therefore, we wouldn't get them appraised as a stand-alone value. That \$880,000 is a minimum bid price.

SENATOR SMITH: All right. And all five parcels have to be sold together?

MR. DARRAR: Right. It's combined. It's one piece. We have two business owners that have expressed interest in purchasing it. Even if we only had one interested party, it would still go to auction because it's a buildable lot.

SENATOR SMITH: Thank you very much.

MR. DARRAR: You're welcome.

SENATOR SMITH: Move it.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 18 on your agenda requests approval to sell a 9,409-square-foot rectangular-shaped parcel of land to an adjoining property owner. This is in Jackson Township, Ocean County.

ASSEMBLYMAN WISNIEWSKI: Move.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 19: requests approval to sell a .836-acre parcel of land located at the intersection of Bentley Road and Route 33, in Monroe Township, Middlesex County.

ASSEMBLYWOMAN KARROW: Move.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

The next section comes from the Department of Environmental Protection.

The New Jersey Department of Environmental Protection, Division of Parks and Forestry, requests approval to formalize access to a landlocked parcel adjacent to the Kittatinny Valley State Park by executing an access easement with the neighboring property owner, William Wright. This is located in Andover Township, Sussex County.

SENATOR SMITH: So moved.

MR. MOUZON: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

The next item: Division of Parks and Forestry requests approval to enter into a two-year lease, with an option to renew for an additional five years, with S.R. Conrad & Sons for 162 acres of farmland. This is in Franklin Township, Somerset County.

ASSEMBLYWOMAN KARROW: Move.

SENATOR SMITH: Just a question before you--

It says the terms are: compensation will be \$3,171.96 annually. It says, if renewed, the rental will be the fair market value, based on determination by the State Farmland board.

So is the 3,171 not the actual figure?

M A R C I D. G R E E N: (speaking from audience) It is the actual--

MR. CRANE: We need you to come up to the mike, Marci.

Thank you.

MS. GREEN: Hi, I'm Marci Green. I'm with the Office of Leases at DEP.

This is the actual figure -- the annual compensation. It's just-- If the lease is going to be renewed for another five years, the amount of compensation will then be set by one of these two methods. So this is the current-- The 3,000 figure is the current compensation.

SENATOR SMITH: All right. And this just simply means that in future years you're going to adjust.

MS. GREEN: Exactly.

SENATOR SMITH: Okay.

Move it -- or I think it was moved.

Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

No. 22: The New Jersey Department of Environmental Protection, on behalf of the great township of Bridgewater, in Somerset County -- for those -- I know, you're from Hunterdon, but it's close (laughter) -- requests approval to allow a 10-year seasonal lease of 2.86 acres of existing parking lots at the Prince Rodgers and North Bridge Street Parks. Again, in Bridgewater Township, Somerset County.

ASSEMBLYWOMAN KARROW: On behalf of Senator Kavanaugh, who is missing, I move it. (laughter)

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Mr. Chairman, that completes that portion of the State House Commission's agenda.

We should have a motion to convene as the Board of Trustees of the Judicial Retirement System.

ASSEMBLYMAN WISNIEWSKI: So moved.

ASSEMBLYWOMAN KARROW: Second.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

We have three items on the agenda as the Trustees. First is the approval of the minutes of the meeting held on June 14, 2007.

ASSEMBLYWOMAN KARROW: So moved.

MR. MOUZON: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Confirmation of death claims, retirements, and survival benefits.

MR. MOUZON: Move.

ASSEMBLYWOMAN KARROW: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

It's approved.

And, finally, financial statements as of May 31, 2007.

MR. MOUZON: So moved.

ASSEMBLYMAN WISNIEWSKI: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Approved.

Mr. Chairman, would you entertain a motion to adjourn as the Trustees of the Judicial Retirement System?

ASSEMBLYMAN WISNIEWSKI: So moved.

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

Mr. Chairman, that completes the agenda.

We have one member of the public who has asked to address us briefly, I am told.

Mr. Ed Farmer, from Millennium Strategies, LLC.

EDWARD R. FARMER: Good morning.

My name is Ed Farmer. I'm a government affairs representative. My company is Millennium Strategies, LLC. I'm here on behalf of Bob Ciasulli Auto Group. And I'm just, once again, submitting our letter that we submitted to Mr. Shaughnessy on August 8. And we've talked about it -- just respectfully asking for a response. We believe that, in our situation, the DOT should have brought a matter -- conveyed a property that was not approved by the State House Commission. We have currently stopped that conveyance through litigation. But we respectfully ask your consideration. The statute is very clear, the DOT statute is very clear, and the Commission's statute is very clear. And we believe, in this case, it has been circumvented.

So thank you very much for your consideration. Thanks for, once again, allowing us to resubmit this letter.

And, Mr. Shaughnessy, I look forward to your response.

Thank you for your time.

SENATOR SMITH: Before you leave--

Mr. Shaughnessy, is it appropriate to respond now?

MR. SHAUGHNESSY (Counsel): Mr. Smith, it's not, at the moment. The matter is the subject of litigation. It's being handled by the DOT section, in particular Deputy Attorney General David Patterson. The matter has been referred for substantive response to that section. And either that section, or me via that section, will be responding to the letter.

SENATOR SMITH: Okay. Thank you.

MR. SHAUGHNESSY: Thank you, Mr. Farmer.

MR. FARMER: Thank you, again, for your time and the opportunity.

MR. CRANE: Mr. Chairman, there is no further business before the Commission this morning. We only need one more--

ASSEMBLYMAN WISNIEWSKI: I move we adjourn.

MR. CRANE: Second?

SENATOR SMITH: Second.

MR. CRANE: All in favor? (affirmative responses)

Opposed? (no response)

We stand adjourned.

(MEETING CONCLUDED)