

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

October 26, 2015 – 9:00 am

Committee Room 10, Third Floor

State House Annex, Trenton, New Jersey

Email: StateHouseCommission@treas.nj.gov

CALL TO ORDER:

- ~ Amy E. Melick, Deputy Chief Counsel, Governor's Office
(on behalf of Governor Chris Christie)
- ~ Steven Petrecca, Associate Deputy State Treasurer
(on behalf of Acting State Treasurer Robert A. Romano)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman David P. Rible

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OLD BUSINESS:

1. Approval of the June 25, 2015 State House Commission Meeting (SHC) Minutes – The verbatim record of the June 25, 2015 SHC meeting will serve as the official minutes.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

2. RPR 15-05, Stockton University, Block: 875.04, Lot: 1.01, Galloway Township, Atlantic County

Requesting Party: The NJ Department of the Treasury requests approval to convey an 8.035(+/-) acre parcel of vacant land to Stockton University for the

development of a Consolidated Communications Center, also known as the Central Dispatch Facility. Stockton University and the County of Atlantic intend to develop jointly and construct an emergency services facility suitable for the Consolidated Communication Operations and a Campus Police Department. Stockton University currently maintains a NJ State commissioned police department which provides security and public safety services for the University's community.

Terms: The County and the University would benefit from the joint participation in the proposed Consolidated Communications Center, making this project mutually advantageous, economical and beneficial to the public at large for the County and the University to develop and construct the necessary facilities. The property, located within the University's campus, will be conveyed to the University for \$1.00 (appraised value \$280,000).

3. RPR 15-14, ShotSpotter Flex Systems, Block: Various, Lot: Various, Trenton City, Mercer County

Requesting Party: The NJ Department of the Treasury requests approval to grant a lease on four State owned buildings to ShotSpotter Flex Systems for rooftop space in order to provide the City of Trenton Police Department with information that will detect and locate gunfire. The information will enable a quicker response time to gunfire activity, which will assist the City Police in prosecuting gun related crimes.

Terms: The lease will be for a term of five (5) years with one (1), five (5) year renewal option. Since this action directly benefits the State, the property will be leased at an annual rent of \$1.00.

4. RPR 15-15, Millburn Regional Day School, Block: 1101, Lot: 44, Millburn Township, Essex County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Education, requests approval to sell the Millburn Regional Day School, which has been declared surplus to the Department's needs, to the Millburn Township Board of Education or Millburn Township for the appraised value of \$3,940,000.

Terms: If the Board of Education is not interested or unable to purchase the property, then Millburn Township will have the opportunity to purchase the

property for the appraised value. If the Board of Education or the Township is no longer interested or unable to purchase the property, then it will be sold via public internet auction, with the minimum bid being the then current, fair market appraised value. The Board of Education shall be given ninety (90) days within which to exercise its option to purchase. If the Board of Education exercises its option to purchase, closing of title will be held 270 days after the Board of Education exercises its option. If the Board of Education does not exercise its option to purchase, then the Township must elect to exercise its right of first refusal within 60 days after the Board of Education does not elect.

5. RPR 16-01, Veolia Energy Trenton, L.P., Block: 10701, Part of Lot: 3, Trenton City, Mercer County

Requesting Party: The NJ Department of the Treasury, requests approval to lease seventeen (17) surplus, surface parking spaces located off of South Warren Street, adjacent to the Department of Health parking lot area, in Trenton to Veolia Energy Trenton, L.P.

Terms: The lease will be for a term of three (3) years, with one (1), three (1) year renewal option at a monthly rent of \$850. All security, maintenance, repair and snow removal will be the responsibility of Veolia Energy, L.P.

6. RPR 16-02, Cherry Hill Armory, Block: 49.01, Part of Lot: 4, Cherry Hill Township, Camden County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Military and Veterans' Affairs requests approval to grant an easement to New Jersey American Water for the construction, installation and maintenance of a water main and associated appurtenances on the grounds of the Cherry Hill Armory.

Terms: The easement will be granted for the appraised value of \$8,400.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

7. Project: Route 6 (Current Route 159), Section 11, Part of Parcel R1E, Block: 401, Adjacent to Lot: 1.04, Township of Fairfield, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease an irregular shaped lot having an area of 0.275 acres or 12,000 sf. (+-) located in the Township of Fairfield, Essex County to the only adjacent owner, The Freedom Group, L.P. for parking on the adjacent property. The property is currently improved with paved parking.

Terms: The monthly rental is \$2,000 (the appraised value), and is inclusive of the monthly municipal charge of \$1,402 a month, and will increase according to the rent schedule which is part of the proposed Lease Agreement.

8. Project: Route 6 (Current Route 159), Section 11, Parcel VXR1C, Block: 401, Adjacent to Lot: 1.04, Township of Fairfield, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to dispose of an irregular shaped lot located in the Township of Fairfield, Essex County having an area of 0.322(+/-) acres or 14,026 sq.(+/-) to the only adjacent owner, The Freedom Group, L.P., to be used for parking. The property is currently improved with paved parking.

Terms: The property will be a direct sale to The Freedom Group, L.P. The purchase price is \$130,000 (the appraised value).

9. Project: Route 280, Section 5, Parcel VX331B, Block: 2804, Lot: 9, City of Orange, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to dispose of a 0.0261(+/-)acres or 1,140 sf(+/-) parcel of excess vacant lot in the City of Orange, County of Essex.

Terms: The property will be auctioned due to the only two adjoining owners having both expressed interest with a minimum starting bid of \$23,000, which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

10. Project: Delaware & Raritan Canal State Park, Block: 516, Lots: 8 & 10, Franklin Township, Somerset County

Requesting Party: The NJ DEP, Division of Parks and Forestry requests approval to transfer less than an acre of land (Block 516, Lots 8 & 10 in the Township of Franklin, Somerset County) to Groton Associates, LLC (as to Lot 8) and PVP Franklin LLC (as to Lot 10) in order to settle ongoing quiet title litigation. NOTE: This matter was submitted to the Commission as part of the agenda for the June 25, 2015 meeting, but was pulled at the NJDEP's request prior to consideration.

Terms: As compensation for the proposed conveyance, the proposed purchasers will pay the NJDEP \$8,500, to be used for future land acquisition purposes.

11. Project: Ringwood State Park, Block: 2, Lot: 1, Borough of Ringwood, Passaic County

Requesting Party: The NJ DEP, State Park Service requests approval of an easement through a portion of Ringwood State Park. No public concerns have been noted.

Terms: The easement will be entered into with Rockland Electric Company to benefit the Carriage House at Ringwood State Park for a one-time payment of one dollar (\$1.00).

12. Project: Delaware & Raritan Canal State Park, Block: 1202, Lots: 1 & 5, Lawrence Township, Mercer County

Requesting Party: The NJ DEP, State Park Service requests approval to enter into a twenty (20) year lease with Transcontinental Gas Pipe Line Corporation for the use of a right-of-way for the installation, removal, maintenance, repair, and operation of Pipeline Facilities. This lease will replace and supersede an expired lease that was executed in 1986 for the same right-of-way.

Terms: Rent will be \$3,542.00 for the first lease year with 2.5% annual escalation adjustment for a total of \$90,479.18.

13. Project: Delaware & Raritan Canal State Park, Block: 1.02, Part of Lots: 9.02, 38.01, and 34, Franklin Township, Somerset County

Requesting Party: The NJ DEP, State Park Service requests approval to enter into a twenty (20) year lease with Transcontinental Gas Pipe Line Corporation for the use of a right-of-way for the installation, removal, maintenance, repair, and operation of Pipeline Facilities. This lease will replace and supersede an expired lease that was executed in 1968 for the same right-of-way.

Terms: Rent will be \$2,158.60 for the first lease year with 2.5% annual escalation adjustment for a total of \$55,140.70.

14. Project: Cape May Point State Park, Block: 792, Lot: 20.01, Lower Township, Cape May County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval of an easement at Cape May Point State Park. The easement will be entered into with South Jersey Gas Company so South Jersey Gas Company may install improvements and provide improved service to the State Park office facility. No public concerns have been noted.

Terms: The easement will be entered into with South Jersey Gas Company to benefit the State Park office facility at Cape May Point State Park for a one-time payment of one dollar (\$1.00).

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

15. Judicial Retirement System -  
Requesting Party: The NJ Department of the Treasury, Division of Pensions & Benefits

Terms: The SHC shall sit as the Board of Trustees for the Judicial Retirement System to approve the following:

1. Approval of the Minutes of the Meeting Held on June 25, 2015 (pages 1881 to 1894).
2. Confirmation of Death Claims, Retirements and Survivor Benefits (pages 1895 to 1898).
3. Receive Financial Statements from April, 2015 to June, 2015 (pages 1899 to 1904).

4. Submit for approval amendments to the following two regulations pertaining to the Judicial Retirement System (Pages 1905 to 1938).
  - N.J.A.C. 17:10-5.1
  - N.J.A.C. 17:10-5.9
5. Receive the triennial Report on an Investigation of Experience as of June 30, 2014 presented by Buck Consultants.

EXECUTIVE SESSION (*as necessary*)

OTHER BUSINESS (*as necessary*)

ADJOURNMENT