

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

December 10, 2018 – 9:00 a.m.
Committee Room 1– First Floor

State House Annex, Trenton, New Jersey

Email: StateHouseCommission@treas.nj.gov

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Catherine Brennan, Deputy State Treasurer,
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul Moriarty
- ~ Assemblyman John DiMaio

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OLD BUSINESS:

1. Approval of the September 27, 2018 State House Commission (SHC) Meeting Minutes–The verbatim record of the September 27, 2018 SHC meeting will serve as the official minutes.
2. Project: RPR: 97-17, Sea Girt Training Center, Block: 106 (formerly Block: 85), Lot: 1 (formerly Part of Lots: 1 & 2), Township of Sea Girt, Monmouth County  
  
Requesting Party: The State of NJ, Department of the Treasury, on behalf of the NJ Department of Military & Veteran Affairs is requesting approval to lease 16,674.16 (+- ) square feet (0.38 +-acres) of land located at 2 Camp Road, also known as the Sea Girt Training Center, to MFS CableCo, U.S. Inc., to be used for office, warehouse and Telecommunication purposes and facilities. MFS CableCo, U.S. Inc. is the current tenant of this space, however the current lease and all renewal options are expiring and a new lease

must be approved. This matter was tabled at the September 27, 2018 meeting of the State House Commission pending additional information from the Department of Treasury regarding the dollar amount of the proposed new lease.

Terms: The lease will be for a term of five (5) years at an increased rental of \$75,000 per year, with three (3) successive, five (5) year renewal options with a 3% annual rent increase during each renewal option.

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3. Project: RPR: 15-12B, 1990 E. Landis Avenue (Vineland Developmental Center), Block: 3201, Lot: 2 (formerly part of lot 1), Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 1990 East

Landis Avenue, on the grounds of the Vineland Developmental Center, that has been declared surplus to the needs of the Department. The State House Commission previously

approved the Department's request to auction this property via an Internet Auction for the appraised value of \$41,000, at its meeting of June 30, 2016. After two unsuccessful auctions, the Department is requesting approval to dispose of the property via Internet Auction for the appraised liquidation value

Terms: The property will be sold via Internet Auction for the appraised liquidation value.

4. Project: RPR: 16-03A, 405 North Main Road (Vineland Developmental Center), Block: 3201, Lot 7 (formerly part of lot 1), Vineland City, Cumberland County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the

Department of Human Services, recommends the disposal of a single family dwelling located at 405 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the needs of the Department. The State House Commission previously approved the Department's request to auction this property via an Internet Auction, for the appraised value of \$129,000, at its meeting of June 12, 2017. After two unsuccessful auctions, the Department is requesting approval to dispose of the property via Internet Auction for the appraised liquidation value.

Terms: The property will be sold via Internet Auction for the appraised liquidation value.

5. Project: RPR: 16-03B, 455 North Main Road, (Vineland Developmental Center), Block: 3201, Lot: 8 (formerly part of lot 1), Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 455 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the needs of the Department. The State House Commission previously approved the Department's request to auction this property via an Internet Auction, for the appraised value of \$52,500, at its meeting of June 30, 2016. After two unsuccessful auctions, the Department is requesting approval to dispose of the property via Internet Auction for the appraised liquidation value

Terms: The property will be sold via Internet Auction for the appraised liquidation value.

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6. Project: RPR 17-10, The Learning Center, 860 N. Orchard Rd., Block: 2101, Part of Lot: 53,

City of Vineland, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of the building known as The Learning Center,

located on the grounds of the Vineland Developmental Center, which has been declared

surplus to the needs of the department. The State House Commission previously approved

at its June 12, 2017 meeting the Department's request to auction this property via an Internet Auction and subject to Legislative approval for the appraised value of \$3.5 million. This auction did not occur as the Commission approved a lease to Inspira. At its meeting of March 12, 2012, the State House Commission also had approved a lease to the Vineland Board of Education. Both leases have since expired and due to the subsequent decline in market value the Department is now requesting approval to dispose of the property via Internet Auction for the appraised liquidation value.

Terms: The property will be sold via Internet Auction for the appraised liquidation value of \$1,600,000 subject to Legislative approval.

7. Project: Route 21, Section 6, Parcels VX26A1, VXU26B1, VX26D1, VX26B2, VXU26B2  
VX26D2, VX165, Block: 1052, Lot: 1, City of Passaic, Passaic County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is

requesting approval to auction property identified as Parcels VX26A1, VXU26B1, VX26D1, VX26B2, VXU26B2, VX26D2, and VX165 of the Route 21, Section 6 project. The parcels contain an area of approximately 0.258 acres (11,238 square feet). The property is an irregular shaped lot of vacant land in the City of Passaic, Passaic County, and known as

Lot 1 of Block 1052. This matter was previously heard and tabled at the September 27, 2018 State House Commission meeting pending an inquiry by the Commission concerning the auction process. NJDOT Procurement Division has since made the recommendation for auctions to utilize the existing Treasury contract Treasury has with GovDeals.com and dispose of future surplus properties via Internet Auction.

Terms: The property is considered buildable and will be sold at public auction to the highest bidder. The minimum starting bid is \$100,000.00, which is the appraised value of the property

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

8. Project: RPR 16-08, Plainfield Group Home, 519 W. 8<sup>th</sup> Street, Block: 761, Lot: 4,  
City of  
Plainfield, Union County

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Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Children & Families, recommends the disposal of the Plainfield Group Home, which has been declared surplus to the needs of the department.

Terms: The property will be sold via Internet Auction at the appraised liquidation value of \$200,000.

THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

9. Project: Delaware & Raritan Canal State Park, Block: 1002, Part of Lots: 3 and 4, City of Lambertville, Hunterdon County

Requesting Party: The NJDEP/State Park Service ("Department"), requests approval to enter into a twenty (20) year lease agreement with PSE&G for the use of the area for the installation, removing, maintaining, repairing and operating an existing 230-Kv aerial electrical transmission line adjacent to the Delaware & Raritan Canal State Park. The property to be leased consists of 0.404 acre of land.

Terms: The annual rent for the first year will be Three Thousand Three Hundred Ninety Dollars (\$3,390.00) with 2.5% annual escalation. The rental rate was

established through an appraisal. Over the twenty (20) year term of the lease the Department will receive Eighty-Six Thousand Five Hundred Ninety-Six Dollars and Thirty-Nine Cents (\$86,596.39).

10. Project: South Branch Wildlife Management Area, Block: 33, Part of Lots: 70.01 and 70.03, Washington Township, Morris County

Requesting Party: The NJDEP/Division of Fish and Wildlife, requests approval to execute a five (5) year farm lease agreement with options to renew for three (3), five (5) year terms on parcels of lands at the South Branch Wildlife Management Area (WMA) to Harbe Dan Farm, LLC, c/o Daniel O Farrand ("Tenant"). Since there is no direct access to the leased land from a public road, nor is the leased land accessible through other properties managed by the Division of Fish and Wildlife, the NJDEP would not be able to include the Property in a public auction. The Tenant will access the NJDEP lands through their own adjacent property.

Terms: The rent for the initial five-year term will be One Thousand Seven Hundred Fifty Dollars (\$1,750), (\$350 per year), which is set using the soil rental rates set by the Farm Service Agency (FSA) of the US Dept. of Agriculture. The rental rate will be increased at the beginning of the renewal term to reflect the current fair market value as determined by the CPI or value of similar real estate rentals. If the CPI or value of similar rentals decreases or remains stable, the rent shall not decrease.

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11. Project: Veterans Memorial Park, Block: 2914, Part of Lot: 1, Township of Union, Union County

Requesting Party: The NJDEP, on behalf of the Township of Union, requests approval to allow the conveyance of a utility easement on approximately 0.038 +- acre of Township-owned parkland within the Veterans Memorial Park to the NJ Department of Transportation (NJDOT). The easement is needed as part of the replacement of the Route 22 bridge over Chestnut Street (County Route 626) in the Township of Union, Union County.

Terms: As compensation, the NJDOT will provide \$5,000.00 to the Township to be used for improvements to the Park. In addition, NJDOT will provide both tree planting and cash compensation to offset tree removal impacts in the easement area.

12. Project: Raritan River Conservation Area, Block: 703.03, Part of Lot: 1, City of New Brunswick, Middlesex County

Requesting Party: The NJDEP/Green Acres Program, requests approval to allow the conveyance of a 0.105 acre aerial easement within the Raritan River Conservation Area to

PSE&G in connection with the replacement, upgrading and operation of the Metuchen-Trenton-Burlington overhead electric transmission line.

Terms: As compensation, PSE&G will pay \$10,000 to the City, to be used for the installation of new signs at all the City's parks.

DEPARTMENT OF TRANSPORTATION REQUESTS:

13. Project: Wireless Communications Tower, Frontage Road Ramp, Route 1 & 9 Northbound, Mile Post 49.1, City of Newark, Essex County

Requesting Party: The NJDOT, Bureau of Right of Way, Wireless Communications Unit, is requesting approval to license the following site located along Frontage Road at Route 1 & 9 Northbound, Mile Post 49.1, City of Newark, Essex County, for the purpose of erecting a Wireless Communication Facility consisting of a 125' monopole on State Owned Property.

Terms: Approval is requested to license this Site as set forth in the Master License Agreement executed between the NJDOT and the Wireless Carriers. This proposal will generate \$37,300 per annum for 5 to 20 years depending on renewal options.

14. Project: Route 21, Section 4, Parcel VX202B2, Adjoining Block: 1086, Lot: 9, City of Passaic, Passaic County

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Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit is requesting approval to convey a vacant piece of excess land identified as Parcel VX202B2 of the Route 21, Section 4, Project, having an area of approximately 1,975 square feet, to the only adjoining property owners Felix and Carmen Sanchez, for assemblage to their adjoining commercial property.

Terms: The property will be conveyed to Felix and Carmen Sanchez for Twenty Three Thousand Dollars (\$23,000), which is the appraised value.

15. Project: Route 324, Section 1, Parcels 1A & 1B-1, Adjoining Block: 302, Lot: 1 & Block: 305, Lot: 1, Logan Township, Gloucester County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit is requesting approval to convey a vacant piece of excess land identified as Parcels 1A & 1B-1 of the Route 324, Section 1 Project, having an area of approximately 11 acres of land, to the only adjoining property

owner, American Atlantic Company. This is an approximately 11 acres of land dedesignated from P.L. 1997,c.143 which is now signed into law as P.L.2017,c.300 on January 8, 2018, that dedesignates approximately 11 acres of land located in the Township of Logan, County of Gloucester, previously allocated for Route 324, extending from Delaware Township River to milepost 0.95.

Terms: This property will be conveyed to American Atlantic Company for Fifteen Thousand Dollars (\$15,000), which is the appraised value.

16. Project: Route 18, Section 1, Parcels VX15B & VX89B, Adjoining Block: 32, Lot: 2.08, Township of East Brunswick, Middlesex County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit is requesting approval to exchange NJDOT property now known as Parcels VX15B & VX89B, of the Route 18,



Section 1 Project having an area of approximately 11,719 square feet with Parcels 88A, 88B & 90 of the Route 18, Section 1 Project having approximately 35,294 square feet, which was previously dedicated to NJDOT from East Brunswick VF, LLC, & New Vornado/Saddlebrook, LLC. These entities later became known as East Brunswick UE, LLC & East Brunswick UE II LLC (collectively the "Developer"). The Developer entered into a Developer's Agreement with the Township of East Brunswick ("Township") and agreed to construct certain road improvements and dedicate portions of the property for Township road widening purposes as part of the major site plan approval received. The lands conveyed from the Developer incorporated lands from UE LLC and UE II LLC. In turn, the Township agreed to vacate and/or cause the NJDOT to vacate portion of its highway formerly used as a jug handle and to convey to UE LLC only per the request of the Developer as a part of the highway improvement.

Terms: The property will be conveyed to East Brunswick UE, LLC. No consideration shall be paid as part of this exchange. The value for Parcels 88A, 88B & 90 is Five Hundred and Thirty Thousand Dollars (\$530,000), which is the appraised value. The value for Parcels VX15B & VX89B is One Hundred and Fifty Thousand dollars (\$150,000), which is the appraised value.

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17. Project: Route 440, Section 1, Parcel VX238B, Block: 21, Lot: 1.02, Township of Woodbridge,  
Middlesex County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting

approval to convey a vacant piece of excess land identified as Parcel VX238B of the Route 440,

Section 1, Project, having an area of approximately 34,892 square feet to the only adjoining property owner, PSE&G, for assemblage to their adjoining commercial utility property.

Terms: The property will be conveyed to PSE&G for One Hundred and Seventy Thousand Dollars (\$170,000), which is the appraised value.

18. Project: South Jersey Regional Airport, Block: 33, Lots: 7, 8, 12, 13 & 14.01, Block: 36, Part of  
Lot: 14, Block: 38, Lot: 4.01, Township of Lumberton, Burlington County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval for the starting minimum bid for a lease auction of a portion of the South Jersey Regional Airport Property. This property has been appraised; the lease appraisal suggests a Market value of \$55-\$130 per tillable acre or \$4,198 per month for the starting bid. This property is currently being leased on a month to month basis to Good Farms, who was awarded the property thru a public auction in 2013 and is currently paying \$5,000 per month.

Terms: As the appraised value is significantly less than the current month to month lease, it is requested that the current lease of \$5,000 per acre be used to set the minimum bid for auction or to continue the current lease agreement.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

19. 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 September 27, 2018.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for December 2017 through June 2018.

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4. Honorable Service Review 6 – 1084 Judge Liliana DeAvila-Sielbi.
5. Member appeals of administrative decisions regarding the repayment of pension loans  
due by members to the Judicial Retirement System.

- i. Pages 129-131: Confidential – Attorney Client Privileged – Letter from outside counsel.
- ii. Pages 132-194: Case One: Appeal by the Honorable Michelle Hollar-Gregory, Retired
- iii. Pages 195-228: Case Two: Appeal by the Honorable Joseph Foster, Retired
- iv. Pages 229-277: Case Three: Appeal by the Honorable Nicholas Stroumtsos, Retired
- v. Pages 278-305: Case Four: Appeal by the Honorable Robert Mega, Active

OTHER BUSINESS (*as necessary*)

ADJOURNMENT