

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

December 12, 2016 - 9:00 am

Committee Room 3, First 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)
- ~ Beth Schermerhorn, Assistant State Treasurer  
(on behalf of State Treasurer Ford M. Scudder)
- ~ 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 October 20, 2016 State House Commission Meeting (SHC) Minutes -- The verbatim record of the October 20, 2016 SHC meeting will serve as the official minutes.
2. Project: RPR 12-11, Greystone Psychiatric Hospital, Block: 7, Part of Lot: 1, Parsippany Troy Hills Township, Morris County

Requesting Party: The NJ Department of Treasury, is requesting that the lease to Comprehensive Behavioral Health Care, Inc., a service provider currently under contract with the Division of Mental Health Services, Department of Human Services, dated March 19, 2013, be amended to include Comprehensive Behavioral Health Care's use of trailer #22, which the Department of Human Services has determined is surplus to its needs. This project was previously approved by the State House Commission at its meeting of December 15, 2011 as the leasing of the Mountain Meadows Cottage #1 thru #10, located on the grounds of the Greystone Psychiatric Hospital. The lease term of five (5) years with two (2), five (5) year renewal options at

an annual rental of \$1.00 was approved. The cottages will continue to be used as group homes.

Terms: Comprehensive Behavioral Health Care will, at their sole cost and expense, renovate and maintain the trailer and be responsible for all utilities associated with its use of this space. The trailer #22 lease term will be co-terminus with the term set forth for the existing Mountain Meadows Cottage #1 thru #10 lease. All other lease terms in effect will remain the same.

OLD BUSINESS CONT'D:

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3. Project RPR 16-04, Stockton University, Block: 184, Lot: 7, City of Linwood, Atlantic County

Requesting Party: The NJ Department of the Treasury, presented to the State House Commission at its meeting of March 14, 2016 a request to transfer a 2,928 square foot single family dwelling that is currently occupied by Stockton University's Vice President for Administration and Finance to Stockton University for \$1.00. The Commission denied this request. The project was then presented to the State House Commission at its meeting of June 30, 2016 as a transfer of the property to Stockton University for an amount of \$125,000. The Commission requested an enhanced offer from the University and tabled this request until a new offer was received.

Terms: Since 1970 Stockton University has paid for all expenses related to the property and continues to care for the general daily maintenance of the facility (estimated cost of \$18,000 annually). There are significant repairs required to the property, including a new roof (estimated cost of \$20,000), water damage repairs (estimated cost of \$3,000) and wood deck and trellis replacement/repairs (estimated cost of \$15,000). Due to these expenses and the costs incurred by the University for over 45 years, Stockton University offers to purchase the property from the State for \$150,000.

NEW BUSINESS:

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

4. Project: Route A.R.R.O.W. Staten Island Rapid Transit, Part of Parcel 12B, City of Elizabeth, Union County

Requesting Party: The NJDOT, Division of Property Management, is requesting approval to modify an existing easement held by PSE&G on property owned by the NJDOT. The previous easement, dated December 28, 1990, was granted by the Staten Island Railroad Corporation prior to NJDOT ownership, and permitted the continued use, maintenance, operation, inspection, repair, reconstruction, relocation, renewal and or replacement of two 230,000 volt crossing as Survey Stations 387+40 and 383+47. The modification will permit the upgrade of two 230,000 volt crossings as Survey Stations 387+40 and 383+47 to 345,000 KV.

Terms: PSE&G will make payment to NJDOT of \$16,200 (Sixteen Thousand and Two Hundred Dollars), which is the appraised value.

NEW BUSINESS CONT'D:

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DEPARTMENT OF TREASURY REQUESTS:

5. Project: RPR 13-04, Burlington Armory, Block: 156, Part of Lot: 11, Burlington City, Burlington County

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

Military & Veteran Affairs recommends the direct sale of the former Burlington Armory to

The O League (TOL), a local 501 © (3) non-profit organization who over the past eight years, has been dedicated to providing community health and wellness services, promoting the pursuit of a well-rounded education and providing a safe and positive environment for youth athletes of all levels. TOL is currently headquartered in Burlington City and the acquisition of the former armory will allow them to expand their current youth programs throughout Burlington City. TOL's current partnerships include, but are not limited to, Rowan College of Burlington County, The National Guard, Burlington County Human Services, the NJ Juvenile Justice

Commission, the Burlington County Library System, and the Burlington City School District.

Terms: The negotiated sale price is \$225,000, which is above the appraised liquidation value of \$206,500.

6. Project: RPR 17-02, Stockton University, Block: 875.04, Lot: 1.01, Galloway Township, Atlantic County

Requesting Party: The NJ Department of the Treasury, recommends leasing space located on the grounds of Stockton University to American Tower for the construction, installation and maintenance of two separate cell towers. The addition of the cell towers at this location will provide much needed communication capacity for the University's police, students and employees.

Terms: The lease will be for a term of five (5) years, with three (3), five (5) year renewal options. The rent for each of the proposed towers will be for \$40,000 for the first year of occupancy with three percent (3%) annual increases based on the previous year's rent. The State will also receive twenty five (25%) of all co-location fees that American Tower may receive.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

7. 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 October 20, 2016 (page 1982).
2. Confirmation of Death Claims, Retirements and Survivor Benefits (pages 1983 to 1984).
3. Receive Financial Statements for July, 2016 (pages 1985 to 1986).
4. Member appeals of administrative decisions regarding the repayment of pension loans due by the members to the Judicial Retirement System.
  - i. Page 1987: **Confidential-Attorney Client Privileged** – Letter from counsel (discussion in executive session).
  - ii. Page 1988: Case One: Appeal by the Honorable Lawrence P. De Bello.
  - iii. Page 1989: Case Two: Appeal by the Honorable Michelle Hollar-Gregory, Retired.
  - iv. Page 1990: Case Three: Appeal by the Honorable Joseph Foster, Retired.
  - v. Page 1991: Case Four: Appeal by the Honorable Nicholas Stroumtsos, Retired.

#### 8. EXECUTIVE SESSION

Review legal advice from Attorney General's Office

#### 9. ADOPT RESOLUTIONS

OTHER BUSINESS (as necessary)

ADJOURNMENT