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# *Commission Meeting*

of

## STATE HOUSE COMMISSION

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**LOCATION:** L-103  
State House  
Trenton, New Jersey

**DATE:** December 16, 2013  
9:00 a.m.

**MEMBERS OF COMMISSION PRESENT:**

Amy E. Melick, Chair  
Senator Bob Smith  
Senator Gerald Cardinale  
Assemblyman Paul D. Moriarty  
Assemblyman David P. Rible  
Charlene M. Holzbaur  
Robert A. Romano



**ALSO PRESENT:**

Robert J. Shaughnessy Jr.  
*Secretary*

Gary A. Kotler  
*Counsel*

*Meeting Recorded and Transcribed by*  
The Office of Legislative Services, Public Information Office,  
Hearing Unit, State House Annex, PO 068, Trenton, New Jersey

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*State of New Jersey*  
**STATE HOUSE COMMISSION**  
*State House*  
*Trenton, New Jersey 08625*

## MEMORANDUM

DATE: December 10, 2013

TO: Kimberly M. Guadagno, Lt. Governor/Secretary of State

FROM: Robert J. Shaughnessy, Jr., Secretary *RJS*

SUBJECT: **MEETING NOTICE**

Pursuant to the Open Public Meetings' Act, there will be a meeting of the State House Commission on Monday, December 16, 2013 at 9:00 am in Conference Room 103 on the first floor of the State House.

Please be advised that there may be a telephonic connection with one or more of the members.

Attached is a proposed agenda for this meeting. The Commission may also take action on any other matters that may come before it.

/j  
Attachment

c State House Press Row w/attachment

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA  
~~ December 16, 2013 - 9:00 AM ~~  
Conference Room 103, First Floor  
State House, Trenton, New Jersey

CALL TO ORDER:

- ~ Amy E. Melick, Special Counsel, Governor's Office  
(on behalf of Governor Chris Christie)
  - ~ Robert A. Romano, Deputy State Treasurer  
(on behalf of State Treasurer Andrew P. Sidamon-Eristoff)
  - ~ Charlene M. Holzbaur, 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 27, 2013 State House Commission Meeting (SHC) Minutes -- The verbatim record of the June 27, 2013 SHC meeting will serve as the official minutes.
2. Stafford Appeal Remand Order

In November 2010, the Department of Environmental Protection and the State House Commission approved a request by Stafford Township to enter into a 30 year lease with Walters Development Group for the installation of solar panels on top of a closed landfill that had been restricted with a conservation easement. In January 2011, several environmental groups appealed the approval. The Green Acres Program, in consultation with the Division of Law, has determined it is necessary to order the Township to address certain issues raised in the appeal by way of filing an amended diversion application. The proposed Stafford Appeal Remand Order contains a schedule of actions to be taken by the Township in order to amend its diversion application and specifies the consequences of non-compliance with the schedule. Once the application is amended, reviewed by the Green Acres Program, and approved by the NJ DEP Commissioner, the amended application will be placed on the agenda of a future State House Commission meeting for approval.

3. RPR #13-22, Ancora Psychiatric Hospital, Block 6801, Part of Lot 1, Winslow Township, Camden County

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

Terms: AT&T Wireless PCS, LLC has a current lease at this site. However, AT&T has changed its name from AT&T Wireless PCS, LLC to New Cingular Wireless PCS, LLC. The State House Commission previously approved AT&T's lease at its meetings of December 21, 1992 and June 27, 2013. The terms of the lease will remain the same. This is a name change only. The lease is for a term of five years, commencing as of October 8, 2013, with three, five year renewal options, with annual rent increases of 3.5%, expiring as of October 7, 2033.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

4. RPR #14-07, Parking Lot Located between Delaware Avenue, Front and Elm Streets, Block 46, Lot 51 & Block 47, Lot 3, Camden City, Camden County

Requesting Party: The NJ Department of the Treasury, requests approval to sell by direct sale an existing parking lot located adjacent to and under the Benjamin Franklin Bridge to the Parking Authority of the City of Camden for the appraised value of \$300,000.

Terms: Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

5. RPR #14-09, Marie H. Katzenbach School for the Deaf, Block 341, Part of Lot 1, Ewing Township, Mercer County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Education in conjunction with the Department of Children & Families, requests approval to lease 6,000 square feet of space located on the grounds of the Marie H. Katzenbach School for the Deaf, Cottage #2 to St. Joseph Healthcare System, a non-profit provider, to be used as residential housing at an annual rent of \$30,000 + utilities.

Terms: The lease will be for a term of one year with the mutual option to renew annually. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

6. Project: Route 30, Section 6, Parcel VXR21B, Block 529, Part of Lots 10 & 12, Galloway Township, Atlantic County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a parcel of vacant land that formerly had the Pomona Fire Company Fire House on it. The parcel contains approximately 0.627 acres (27,312 square feet). The property has been owned by the DOT for less than ten years and will be sold back to the former property owner, Pomona Volunteer Fire Association No. 3, who expressed an interest to acquire the property back,

which is now vacant land and does not meet minimum size requirements for an independent lot.

Terms: The recommended sale price is \$88,000, appraised value.

7. Project: Route 206 Bypass, Section 14, Part of Parcel 24, Block 200.10, Part of Lot 3, Hillsborough Township, Somerset County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease a vacant rectangular shaped lot consisting of approximately 6.9 acres for the sole purpose of constructing and operating a commuter Park & Ride.

Terms: The property is to be auctioned for lease only and only for the construction and operation of a Park & Ride. The lease will be for a five year period with a minimum monthly starting rental of \$4,000 plus \$1,300 a month for the municipal service charge (in lieu of taxes).

8. Project: Route 42, Section 12, Parcels VX8A2, V8C, VX93B2, VXR12H, VX91 & VX92, Block 270, Part of Lot 12, Gloucester City, Camden County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a 106,086 square foot (2.44 acres) parcel of land by auction. Parcels VX8A2 & V8C are zoned Highway Commercial. Parcels VX93B2, VXR12H, VX91 & VX92 are zoned Residential Low Density. The stand-alone recommended appraised value for the combined parcels is \$393,000.

Terms: The property will be sold at auction to the highest bidder. The parcels could be commercially developed with a variance. The recommended appraised sale price is \$393,000.

9. Project: Route 42, Section 12, Parcel VX93B1, Block 270, Part of Lot 12, Gloucester City, Camden County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell an 18,137 square foot (0.416 acres) parcel of land by auction. Parcel VX93B1 is zoned Residential Low Density. The stand-alone recommended appraised value for the parcel is \$46,000.

Terms: The property will be sold at auction to the highest bidder. The parcel could be subdivided and developed into two residential building lots. The recommended appraised sale price is \$46,000.

10. Project: Acquired as Route 42, Section 12, Parcel VXR76, Block 223, Lot 1, Gloucester City, Camden County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management

Unit, requests approval to sell a 1.920 acres or 83,635 square feet of vacant land, currently in the Highway Commercial zone.

Terms: The property will be sold at auction to the highest bidder. The recommended sale price is \$502,000, appraised value.

11. Project: Route 78, Section 5E, Parcels VX105B, VX106B, VX107B, VX108B, VX109B, VX110B, VX111B, VX112B & VX113B, Block 3732, Lots 65, 66, 67, 69, 70, 72, 74 & 76, Newark City, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell several parcels combined to a 16,430 square foot area. The parcels are in the Second Residential Zone. The parcels could be developed according to current zoning. The stand-alone value for the parcels is \$25,000.

Terms: The property will be sold at auction to the highest bidder. The recommended sale price is \$25,000, appraised value.

12. Project: Route 21 Freeway, Section 4, Parcel VX202B2, Block 1086, Adjacent to Lot 9, Passaic City, Passaic County

Requesting Party: The NJ DOT, Division of Right of Way and Access Management, Property Management Unit, requests approval to sell an excess surplus lot consisting of 1,975+/- square feet located within the M-2 "General Industrial" zone to the only interested adjacent property owners, Felix & Carmen Sanchez to be used to assemble to their commercial property with the intent to use as storage.

Terms: The property will be sold for fair market value purchase price of \$40,000.

13. Project: FAI 108-2 (5), AKA Route 295, Parcel VX77C, Block 411.01, Adjacent to Lots 1, 2 & 3, Cherry Hill Township, Camden County

Requesting Party: The NJ DOT, Division of Right of Way and Access Management, Property Management Unit, requests approval to sell vacant land with asphalt paving consisting of approximately 25,265+/- square feet to the only interested adjoining property owner, 603 Kresson Road, LLC (Neal Mermelstein, President and Eric Gorsen, Secretary), for the intended use of commercial redevelopment.

Terms: The property will be sold for fair market value purchase price of \$53,000.

14. Project: Route 280, Section 7, Parcel VX122B & VX123B, Block 1886, Lot 22, Newark City, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a 3,050 +/- square foot combined parcel in the R-3 Residential Zone. The site can accommodate a residential building for a 2 family dwelling.

Terms: The property will be sold at auction to the highest bidder. The recommended sale price is \$20,000, appraised value.

15. Project: Route 70, Section 2, Parcel VX254, (Acquired as Route 40, Section 7, Part of Parcels 74D-R and 84R), Cherry Hill Township, Camden County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell an irregular shaped lot having an area of approximately 6,713 square feet located in the B-2 Highway Business Commercial zone to the adjoining property owner for assemblage to its adjoining commercial property, which has a CVS drug store on the property.

Terms: The property will be sold for \$27,000, appraised value, to the only adjoining property owner, Cole CV Cherry Hill NJ, LLC, for assemblage. This will allow CVS to move its store ID sign closer to the State highway and thus make it more visible to the traveling public.

16. Project: Route 6, (Current Route 159), Section 11, Parcel VXR1B, Block 401, Adjoining Lot 1.01, Fairfield Township, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a rectangular shaped lot of approximately 9,278 square feet located in the C-3 Commercial Industrial Mixed Use Zone to the only adjoining property owner (Pio Costa Enterprises, LP, Carmen Pio Costa, President) for assemblage to their adjoining commercial property and allow it to take ownership of those parts of parking spaces that currently are on the DOT property.

Terms: The property will be sold for \$48,000, appraised value. The property will be used to extend adjacent existing commercial property which currently has several commercial establishments, including The Cutting Board Diner.

17. Project: Route 41 (Current Route 70), Section 2, Parcel VX1C2, Block 426.01, Adjoining Lot 20, Cherry Hill Township, Camden County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell an irregular shaped lot having an area of approximately 3,528 square feet located in the B-1 Neighborhood Business Commercial zone to the only adjoining property owner for assemblage to its adjoining commercial property, and allow it to take ownership of the parts of parking that it currently leased from the DOT.

Terms: The property will be sold for \$36,000, appraised value, to the only adjoining property owner, Kim Enterprise, LLC, (Joon Kim and Soo Jin Kim, Principal Managing Members) for assemblage.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

18. Project: Wawayanda State Park, Block 91, Part of Lot 6, Vernon Township, Sussex County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval to enter into a farm lease agreement with Robert Baldwin for five years, with an option to renew for an additional five years. Twenty three new leases were competitively bid at live public auctions held in the northern, southern and central regions of the State in November 2012. The auctions were advertised in eight newspapers throughout the State, as well as posted on the websites of the DEP and the State Agriculture Development Committee. No bids were received on this parcel. The successful bidder on another parcel on the same Block and Lot approached the DEP and expressed a willingness to enter into a farm lease agreement for the minimum bid. The Attorney General's Office has advised that it is acceptable to enter into a lease with this individual if no farmers expressed an interest in farming the land.

Terms: The property to be leased is approximately 19.93 acre of a parcel of land with an annual rental of \$745. The rental rate is the minimum bid established using soil rental rates set by the Farm Service Agency (FSA) of the U. S. Department of Agriculture. The rental rate will be increased at the beginning of the renewal term by the same percentage that the FSA has increased the soil rental rates for the soil classifications applicable to each leased parcel. If the soil rental rates have decreased or remain stable, the rent shall remain the same.

19. Project: Delaware & Raritan Canal State Park, Hanover Street Canal House, Block 3706, Lots 8 and 10, Trenton City, Mercer County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval to enter into a lease agreement with Thomas Edison College on the historic Hanover Street Canal House and the surrounding land for five years, with an option to renew for an additional five years for use as office space for academic and administrative staff.

Terms: The rental rate shall be \$11,718 for the first year of the lease and shall increase annually by 2.5% beginning on the first anniversary of the effective date. The rental value was established in a property rental analysis conducted in 2009 by an appraiser in the Green Acres Program. The College will also be responsible for the upkeep and maintenance of the property and pay all utility services.

20. Project: Hopatcong State Park, Block 10710, Lot 4, Block 1106, Part of Lot 1, Stanhope Borough, Sussex County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval to enter into a ten year lease agreement with the Borough of Stanhope for the development, maintenance and operation of outdoor recreational facilities for the benefit of the public. The tenant has leased the premises until the recent expiration of their lease in July 2013.



Terms: The leased premises consist of 2.64 acres. As compensation, a one-time payment of \$20 and the investment being made by the Borough of Stanhope for the maintenance, improvement, equipment replacement and insurance coverage on the property and recreational facilities.

21. Project: Delaware & Raritan Canal State Park, Block 1043, Lot 6, Lambertville City, Hunterdon County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval to enter into a ten year lease agreement with the City of Lambertville for the continued development, maintenance and operation of outdoor recreational facilities for the benefit of the public. The tenant has leased the premises since October 1982.

Terms: As compensation, a one-time payment of \$20 and the investment being made by the City of Lambertville in the maintenance, improvement, equipment replacement and insurance coverage on the property and recreational facilities.

22. Project: Clarks Pond Wildlife Management Area, Block 31, Lot 28, Fairfield Township, Cumberland County

Requesting Party: The NJ DEP, Division of Fish and Wildlife, requests approval to enter into a five year lease agreement with the option to renew for an additional five years with Ozkan Akilli. The tenant has leased the premises since 2011 as a hold over tenant when he assumed the lease with the purchase of Capps Picnic Park. The DEP had leased the premises to the previous owner of Capps Picnic Park since 1962 when the DEP acquired Clarks Pond.

Terms: The lease is for the land under the waters of Clarks Pond. The leased premises is irregularly shaped and generally centered on a small dock extending from the adjacent lot. The leased premises shall extend 12' from the outside of the dock. The lease premises contain approximately 0.23 acres. The annual rent is \$1,002 per year with 2.5% annual increases. The rental rate of \$0.10 per square foot per lease year was established by the NJ Interagency Land Lease Valuation Project for tidelands' leases that includes structures in the water.

23. Project: Delaware & Raritan Canal State Park, Stavola Estate/Holcombe House, Block 59, Part of Lot 11, Delaware Township, Hunterdon County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval to sell at public auction a historic farmhouse and associated outbuildings, known locally as either the Stavola Estate or the Holcombe House, along with 7+/- acres of land. The parcel to be sold is part of an overall acquisition of 64 acres purchased in 2007 as an addition to the Delaware and Raritan Canal State Park. (The DEP has included numerous conditions to this sale which are detailed in the State House Commission members briefing materials - pages 3 and 4.)

Terms: Auctioning off the surplus parcel and its structures will save the State money by avoiding maintenance, security and/or demolition costs. The fair market value of

a six to seven acre lot and associated structures will be determined for auction purposes by an appraisal commissioned by the Department of Treasury. The Treasury Department's Real Property Review process has determined that no other State agency or local governmental entity is interested in using or acquiring these buildings. All proceeds from the sale will be returned to the Garden State Preservation Trust Fund for use in future acquisition of property by the DEP. Public hearings were held on February 21, 2013 in Delaware Township and March 8, 2013 in Trenton with no public opposition to the proposed sale.

24. Project: Barnegat Light State Park, Block 4, Lots 9 & 10, Barnegat Light Borough, Ocean County

Requesting Party: The NJ DEP, Division of Parks and Forestry, requests approval to enter into a five year ground lease with three, five year renewal options with Ryan Kelly (Ry-Kris Corporation), for the operation of a seasonal restaurant known as Kelly's Old Barney Restaurant, directly adjacent to the Barnegat Lighthouse. In 1988, the DEP purchased the land but not the restaurant structure. DEP acquired the lease when it purchased the property in 1988. Frank and Michele Kelly have been leasing the property since 1979 and recently sold the restaurant structure and Ry-Kris Corporation to their son, Ryan Kelly. That lease expired and the DEP seeks approval for a new lease.

Terms: DEP commissioned an appraisal in 2011 to determine the fair market rental value of the ground lease. Based on the appraisal, the DEP certified an annual fair market rental value of \$20,300 with 3% escalations each year, for a five year lease.

25. Project: Washington Avenue Open Space, Block 60, Part of Lot 5.06, Milltown Borough, Middlesex County

Requesting Party: The NJ DEP, on behalf of the County of Middlesex, requests approval to allow the County to dispose of approximately 1.325 +/- acres of the Washington Avenue Open Space property to the Borough of Milltown for the construction of a new electrical substation to replace the existing substation that is located within the Lawrence Brook floodplain.

Terms: In order to compensate for the loss of 1.325 acres of County parkland in the Borough of Milltown, the Borough shall acquire 2.653 acres of privately owned property adjacent to existing parkland (Albert Avenue Park) as an addition to the existing Borough park. The Borough will retain 0.034 acre for future right of way purposes associated with Kuhlthau Avenue. Milltown Borough shall pay a sum of \$90,000 to the County of Middlesex to compensate for the difference in value between the area of parkland disposal and the replacement property. This amount will be deposited into the Middlesex County Open Space account to be used solely for parkland acquisition purposes.

The relocation of the electrical substation will require the taking of approximately 22 trees with a 6" DBH or greater from the parkland to be impacted. The Borough of Milltown will have 283 replacement trees (3" caliper), equal to approximately \$475

per tree, or, \$134,425 to be furnished and installed by the contractor completing the electric utility relocation project. Any trees that are not planted on the Washington Avenue Open Space will be planted in other Middlesex County parks and open space. Any of the new trees that do not survive for at least two years will be replaced by the Borough.

Public hearings were held on September 19, 2012 (scoping hearing) and August 28, 2013 (final hearing). At both public hearings, a number of residents raised various questions and comments concerning the relocation of the electrical substation onto County open space. There was no objection to the reason and need for the relocation to another location with a higher elevation. The objection was that the Washington Avenue property should be protected and remain as preserved parkland in perpetuity. The County responded that Green Acres rules do allow for a disposal/diversion of parkland from its intended recreation and conservation use only when there is a compelling public need and benefit. The County and Borough assert that this project meets this criterion by protecting a critical public facility from the threat of disaster, eliminating the repetitive damage to and repair costs for the electric substation which have been borne by Borough residents and businesses and providing for a more productive use of Borough resources, including police, fire, utility and administration, during a natural disaster. Several members of the public had concerns about electromagnetic radiation. The Borough Engineer responded that the overhead wires conveying 26kV power will be no closer to residents than they are currently installed. (The DEP has included additional public hearing comments which are more detailed in the State House Commission members briefing materials.)

26. Project: Coursens Meadows, Block 1602, Part of Lots 8 & 10, Fredon Township, Sussex County

Requesting Party: The NJ DEP, on behalf of the Township of Fredon, requests approval to allow the diversion of additional electric utility right of way easement rights in the Coursens Meadows Tract, through the amendment of existing easements held by PSE&G. The existing right of way contains a single 230kV overhead electric transmission line. The additional easement rights would be conveyed to PSE&G to accommodate an upgrade of the transmission capacity and allow for the construction, installation, operation and maintenance of one 230kV overhead electric transmission line and one 500kV overhead electric transmission line within the existing right of way as part of PSE&G's Susquehanna to Roseland Project. Although PSE&G originally proposed to route the new 500kV transmission within the right of way of the existing 230kV line, the Fredon Township Board of Education has requested PSE&G relocate a portion of the line within Fredon Township farther from the Elementary School. This shift will impact two Green Acres and County open space tax funded parcels within which additional easement area is needed by PSE&G (Block 1602, Lot 8 and Block 1602, Lot 10).

Terms: To compensate for the diversion of the additional easement rights, the Township shall accept \$30,500 in cash compensation (ten times the appraised value of the diverted area) from PSE&G and donate it directly to the Garden State

Preservation Trust Fund for parkland acquisition purposes. PSE&G will vacate its existing right of way within these two parcels.

At the July 20, 2010 scoping hearing, 23 members of the public testified. Most of the commenters testified in opposition to the overall project and many questioned the need. Some thought discussion of the proposed diversion was premature since many of the approvals for the project had not yet been issued. None of the commenters questioned the need to move the utility line away from the school or the parkland impacts that would result. At the November 13, 2013 final hearing, three members of the public attended. One attendee was a representative of the County who had questions related to the County's participation in the purchase of Block 1602, Lots 8 and 10. None of the attendees raised objections to the project or the proposed diversion.

27. Project: Stockton Street Park, Block 11305, Part of Lot 11.09, Piscataway Township, Middlesex County

Requesting Party: The NJ DEP, on behalf of the Township of Piscataway, requests approval to allow the DOT to extend Stockton Street, a municipal roadway, through a 0.64 acre portion of Stockton Street Park as part of its continuing enhancements and safety improvements along the Route 18 Extension, Section 3A Project in Middlesex County. The proposed diversion involves the construction of Stockton Street, sidewalks, subsurface drainage and side slopes.

Terms: As compensation, the Township of Piscataway will dedicate 1.28 acres of vacant land (Block 10513, Lot 1.03) for recreation and conservation purposes. The proposed road project will require the taking of a total of 29 trees with a 6" or greater DBH from Stockton Street Park. Most of the trees to be lost are between 7 to 9" in diameter. The replacement parcel contains over 200 species of trees that have a DBH of 6" or greater, with the majority of these trees being in the 12" to 24" DBH range. Therefore, the DEP has determined the preservation of Block 10513, Lot 1.03, adequately compensates for the loss of approximately 29 trees.

The required two public hearings were held on January 24, 2011 (scoping hearing) and August 5, 2013 (final hearing) by Piscataway Township. At both public hearings, a number of residents raised various questions and comments concerning the new traffic pattern. Overall, there were no objections voiced at the public hearings to the proposed extension of Stockton Street through parkland. The DEP did receive a letter from an individual representing the NJ Chapter of the Sierra Club questioning the proposed replacement parcel. (More detailed comments are included in the State House Commission members' briefing materials.)

*DIVISION OF PENSIONS AND BENEFITS' REQUESTS:*

28. 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 27, 2013
2. Confirmation of Death Claims, Retirements & Survivor Benefits
3. Receive Financial Statements from April, 2013 to September, 2013

EXECUTIVE SESSION (*as necessary*)

OTHER BUSINESS (*as necessary*)

ADJOURNMENT

## TABLE OF CONTENTS

	<u>Page</u>
Judeth Piccinini Yeany, Esq. Bureau Chief Legal Services and Stewardship Green Acres Program New Jersey Department of Environmental Protection	3
James Darrar Supervisor Property Management Unit New Jersey Department of Transportation	13
Barbara Sachau Private Citizen	17
Joseph T. Gunson Superintendent Natural and Historic Resources Office of Leases and Concessions Division of Parks and Forestry New Jersey Department of Environmental Protection	29
<b>APPENDIX:</b>	
E-mail addressed to Jean Corrigan from Barbara Sachau	1x
rs:1-63	

**AMY E. MELICK (Chair):** Good morning, everyone. The State House Commission is ready to start its meeting.

Thank you, everyone, for attending.

I'll defer to Bob.

**MR. SHAUGHNESSY (Secretary):** In compliance with the Open Public Meetings Act, notice of this meeting was given by way of notice filed with the Secretary of State, delivered to the State House press corps, and posted at the Office of the State House Commission.

I'm going to call the roll now, please.

Special Counsel Melick.

**MS. MELICK:** Here.

**MR. SHAUGHNESSY:** Deputy State Treasurer Romano.

**DEPUTY TREASURER ROMANO:** Here.

**MR. SHAUGHNESSY:** Director Holzbaur.

**DIRECTOR HOLZBAUR:** Here.

**MR. SHAUGHNESSY:** Senator Cardinale.

**SENATOR CARDINALE:** Here.

**MR. SHAUGHNESSY:** Senator Smith.

**SENATOR SMITH:** Yes.

**MR. SHAUGHNESSY:** Assemblyman Moriarty.

**ASSEMBLYMAN MORIARTY:** Here.

**MR. SHAUGHNESSY:** Assemblyman Rible.

**ASSEMBLYMAN RIBLE:** Here.

**MR. SHAUGHNESSY:** We have a quorum.

We'll move forward now under old business first. No 1: approval of the June 27, 2013 State House Commission meeting minutes.

Do I have a motion?

SENATOR CARDINALE: So moved.

MR. SHAUGHNESSY: And a second?

DEPUTY TREASURER ROMANO: Second.

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

Any opposed? (no response)

Any abstentions? (no response)

They're approved.

Number 2 under old business, entitled Stafford Appeal Remand Order. In November 2010, DEP and the State House Commission approved a request by Stafford Township to enter into a 30-year lease with Walters Development Group for the installation of solar panels on top of a closed landfill restricted with a conservation easement.

DEP, in consultation with the Division of Law, has determined it is necessary to order the Township to address certain issues raised in the appeal by way of filing an amended diversion application. The proposed Stafford Appeal Remand Order, as contained in the members' materials under Tab 2, contains a schedule of actions to be taken by the Township to amend its diversion application and specifies the consequences of non-compliance with the schedule. Once the application is amended, reviewed by the Green Acres Program, and approved by the DEP Commissioner, the amended application will then be placed on the agenda of a future State House Commission meeting for approval.

SENATOR SMITH: A question or two about that, if I might.



MR. SHAUGHNESSY: Yes, please.

SENATOR SMITH: My recollection of the application -- I guess it was about a year ago -- was that a number of representatives from the Pinelands Commission came in. They were very concerned that there wasn't, for lack of a better phrase, a *quid pro quo* to the environment for the reopening of the landfill for solar panels. And at that time I remember it was kind of a tough vote because everybody was in favor of solar panels, but there was this balancing that we normally do with Green Acres diversions, wherein there is more space.

Now, my understanding of this order is that the court said there has to be that kind of balance; that Stafford has to come up with some property for Green Acres for the diversion. So in retrospect, I think, it's a little bit of a shame on us that we went ahead when we had that concern. But the good news is, it sounds like the court is reestablishing that relationship.

I wonder why it is that we need to confirm that. I mean, wouldn't it just be the normal course of events for them to come back with a new application? What is the purpose of having this on the agenda?

MR. SHAUGHNESSY: It is my understanding there will be a DEP representative here -- Judeth Yeany -- to probably answer the Senator's question. I think this is more of a timing and procedural matter.

SENATOR SMITH: Okay.

MR. SHAUGHNESSY: Please identify yourself for the record.

**J U D E T H P I C C I N I N I Y E A N Y , E S Q . :** Judeth Yeany, from the Green Acres Program at the DEP.

Yes, it's a timing issue. The appeal was filed in January of 2011, and we've had multiple remand orders while we tried to establish what the course of action was going to be. We're under an order from the Appellate Division of the Superior Court to conclude the remand proceedings by January 5.

SENATOR SMITH: Of next year?

MS. PICCININI YEANY: Of 2014.

SENATOR SMITH: Wow.

MS. PICCININI YEANY: And the way the application process was proceeding, we knew that we would not be able to bring this to a conclusion at this meeting. It's more likely to be the next meeting. And we needed to be able to lay out for the court how that was going to happen in order to comply with the remand order that we are under.

SENATOR SMITH: All right. So what's on the agenda today is not an actual action. It's more advice to us about what the plan is. Or am I missing something?

MR. SHAUGHNESSY: There will be approval of the proposed remand order, setting certain timeframes and consequences. So, in essence, we are approving the proposed order--

SENATOR SMITH: Okay.

MS. PICCININI YEANY: -which will be used then to advise the court that we think we could bring this to a conclusion by March 2014 or thereabout, and hopefully they wouldn't need to make a ruling on the appeal before then.

SENATOR SMITH: Okay.

MS. PICCININI YEANY: And as indicated in the agenda item in the order, this application will come back before the Commission for final action on the amended application.

SENATOR SMITH: And just for my own information, how are you going to establish the diversion? Solar panels are kind of a new area for all of us. Are you using the two for one formula on the diversion, or are you using something else?

MS. PICCININI YEANY: Actually, the order specifies that we've asked the Town to propose one to one replacement. The rule that is at issue in the appeal would have allowed them to use the lease proceeds as the compensation, which is the issue you just commented on. That rule has been determined to be inconsistent with the statute, but we felt that the Town got caught in the middle of that debate and had to come up with land long after the original application.

This is also a lease, which means that they will get the land back at the conclusion of the project. So taking that into consideration, we have asked them to propose a one to one replacement.

SENATOR SMITH: Right. Do you feel the court will accept that?

MS. PICCININI YEANY: Yes, because the statute really doesn't specify any ratios for replacement. That's all entirely regulatory. That's policy that we've promulgated in our rules over the years. The statutory minimum is one to one. And there will be lease proceeds still involved, although the terms will be altered from the original agreement -- to it's land, plus.

SENATOR SMITH: Okay. Well, Madam Chair, in my opinion this will be a substantially better application for the taxpayers. And the citizens of the state are going to do better than they did the last time. So this becomes a much easier vote than the last time.

MR. SHAUGHNESSY: Does any other member have any questions or comments? (no response)

Is there any member of the public here who has any questions or comments, or wants to publicly testify? (no response)

Hearing none, may I have a motion?

SENATOR SMITH: Move the application.

MR. SHAUGHNESSY: And second?

SENATOR CARDINALE: Second.

MR. SHAUGHNESSY: Motion and second.

Thank you, Senators.

I'll call the roll.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

On to No. 3 under old business: This is more of a housekeeping matter. RPR 13-22, Ancora Psychiatric Hospital, Block 6801, part of Lot 1, Winslow Township, Camden County.

Treasury, on behalf of the Department of Human Services. AT&T Wireless PCS, LLC has a current lease at the site, which was approved back in June. However, AT&T subsequently changed its name from AT&T Wireless PCS, LLC to New Cingular Wireless PCS, LLC. The Commission approved AT&T's lease at its meetings of December 21, 1992 and June 27, 2013.

The terms of the lease previously approved will remain. This is, in essence, a name change or entity change to clarify the actual tenant.

Any questions or comments about that?

SENATOR SMITH: Just one, which is: Why not in our resolutions, in the future, make the resolutions to the entity or its successors? It seems like, especially in the telecommunications industry, where you're constantly consolidating or whatever, you're going to end up in a situation where one day there is going to be a change you're not going to know about, and somebody is going to criticize you that you didn't cover it in your original resolution. So it might be something to consider for the future.

I have no problem with the issue.

MR. KOTLER (Counsel): Senator, what happened in this case was that they used the name that had been changed in 2004 inadvertently. So AT&T had changed its name to Cingular about eight years ago. And they had no objection to coming back. And they were in favor of correcting the record so the right entity was named in the application.

SENATOR SMITH: Right.

MR. SHAUGHNESSY: Any other comments or questions from the members? (no response)

Any public want to comment on this matter? (no response)

If not, may I have a motion please?

SENATOR CARDINALE: So moved.

SENATOR SMITH: Second.

MR. SHAUGHNESSY: Motion and second. Thank you.

I'll call the roll.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved. Thank you.

No. 4 is actually under new business. RPR 14-07, Parking Lot located between Delaware Avenue, Front and Elm Streets, Block 46, Lot 51 and Block 47, Lot 3, Camden, Camden County.

Treasury requests approval to sell, by direct sale, an existing parking lot located adjacent to and under the Ben Franklin Bridge to the Parking Authority of the City of Camden, for the appraised value of \$300,000.

Any members have comments or questions about this? (no response)

Any members of the public here want to be heard on this? (no response)

If not, may I have a motion?

ASSEMBLYMAN MORIARTY: I'll make that motion.

MR. SHAUGHNESSY: Thank you.

Second?

ASSEMBLYMAN RIBLE: Second.

MR. SHAUGHNESSY: Any further discussion? (no response)

If not, I'll call the vote.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

No. 5: RPR 14-09, Marie H. Katzenbach School for the Deaf, Block 341, part of Lot I, Ewing Township, Mercer County.

Treasury, on behalf of the Department of Education, in conjunction with the Department of Children and Families, requests approval to lease 6,000 square feet of space located on the grounds of the Marie H. Katzenbach School for the Deaf, specifically Cottage 2, to St. Joseph Healthcare System, a nonprofit provider to the State, to be used as residential housing, at an annual rent of \$30,000 plus all utilities.

The lease is for a term of one year with the mutual option to renew annually thereafter.

Any members have questions or comments about that? (no response)

Any members of the public want to be heard? (no response)

Hearing none, may I have a motion, please?

SENATOR CARDINALE: So moved.

MR. SHAUGHNESSY: May I have a second?



SENATOR SMITH: Second.

I'll call the roll.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

We're on to the Department of Transportation requests. We have No. 6 on the agenda. Project: Route 30, Section 6, Parcel VXR21B; Block 529, part of Lots 10 and 12, Galloway Township, Atlantic County.

The Department of Transportation requests approval to sell a parcel of vacant land that formerly had the Pomona Fire Company Fire House on it. The parcel contains approximately 0.627 acres. The property has been owned by the DOT for less than 10 years and will be sold back to the former property owner, Pomona Volunteer Fire Association No. 3, who

expressed an interest in it. It is now vacant land and does not meet minimum size requirements for an independent lot.

The recommended sale price is \$88,000, the appraised value.

Any members have comments or questions? (no response)

Any members of the public here want to be heard? (no response)

Hearing none, may I have a motion, please?

ASSEMBLYMAN MORIARTY: I'll make that motion.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN RIBLE: Second.

MR. SHAUGHNESSY: Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: Thank you. That matter is approved.

No. 7: Route 206 Bypass, Section 14, part of Parcel 24, Block 200.10, part of Lot 3, Hillsborough Township, Somerset County.

The Department of Transportation requests approval to lease a vacant rectangular-shaped lot consisting of approximately 6.9 acres for the sole purpose of constructing and operating a commuter Park and Ride.

The property is to be auctioned for lease only and only for the construction and operation of a Park and Ride.

The lease will be for a five year period with a minimum monthly starting rental of \$4,000; plus \$1,300 a month for the municipal service charge, a payment in lieu of taxes.

Any questions or comments about that?

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Sir.

SENATOR SMITH: Do we have a DOT rep here?

MR. SHAUGHNESSY: We do. Mr. Darrar, please join us.

SENATOR SMITH: Just by way of -- for information only.

This looks like we're privatizing Park and Rides. Do we have any working around the state now?

**JAMES DARRAR:** We have a number of--

Actually, let me say it's James Darrar, from the DOT, Property Management Section. I'm the Supervisor.

We have a number of Park and Rides. This is a piece of property that Hillsborough approached us about that we have destined, down in the future, to possibly use for New Jersey Transit when they -- I guess they do that train line. This is an area that they want to use for their own. We were approached by the Municipality to see if we could lease this,

to see if there would be a bus company willing to actually construct it and then pay us to operate it.

We have a number of Park and Rides that we lease to municipalities. They run them themselves. And I know the Department actually also leases property that we use for our Park and Rides.

SENATOR SMITH: And this will be by auction?

MR. DARRAR: This will be auctioned. We're not sure what bus companies will be interested in it. But if it does work out that a bus company is interested in bidding on this, they would actually have the responsibility of actually constructing it, and then they would be paying us, once it's completed, a rental. And later on, when we need it, a lot of the work would be done, and we could then turn around and use it for the train line, if it ever does get up and running.

SENATOR SMITH: Great. Thank you very much.

MR. SHAUGHNESSY: Any other questions from the members? (no response)

Thank you, Mr. Darrar.

Anyone from the public want to be heard? (no response)

May I have a motion on this matter?

SENATOR SMITH: So moved.

DEPUTY TREASURER ROMANO: Second.

MR. SHAUGHNESSY: Motion and second. Thank you.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

On to No. 8: Route 42, Section 12, Parcels VX8A2, V8C, VX93B2, VXR12H, VX91, and VX92, Block 270, part of Lot 12, Gloucester, Camden County.

DOT requests approval to sell 2.44 acres, approximately, of land by auction for the appraised value.

The property will be sold at auction to the highest bidder. The recommended appraised sale price to begin the auction will be \$393,000.

SENATOR CARDINALE: Is that a minimum bid?

MR. SHAUGHNESSY: Yes, I believe it is. That's the starting bid; nothing lower than that. Only higher, Senator.

Any other members have any questions or comments? (no response)

If not, may I have a motion on that?

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Pardon me, I avoided the public. I apologize for that.

Any member here from the public want to be heard on No. 8?  
(no response)

Hearing none, a motion.

I think I had a motion.

Second?

SENATOR CARDINALE: Second.

MR. SHAUGHNESSY: Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

No. 9: Route 42, Section 12, Parcel VX93Bl, Block 270, part of Lot 12, Gloucester, Camden.

DOT requests approval to sell approximately 0.416 acres by auction. Parcel VX93B1 is zoned Residential Low Density. The recommended appraised value for the parcel is \$46,000.

Again, the property will be sold at auction to the highest bidder. The recommended starting price will be the appraised sale price of \$46,000.

Any member have any comments or questions on this? (no response)

Hearing none, I do note that Barbara Sachau, who is here today present, did present written comments which we received and will incorporate into the State House Commission record.

Ms. Sachau, do you want to be heard on No. 9?

**BARBARA SACHAU:** No, my comments will stand.

**MR. SHAUGHNESSY:** Okay. Thank you very much.

Hearing no other comments, I'll take a motion on No. 9.

**SENATOR CARDINALE:** What are the comments? What are the--

**MR. SHAUGHNESSY:** Oh, I'm sorry. We received this over the weekend. And they're on the members' desks today, so to speak. So the comments are specifically enumerated per the agenda items.

I need a motion, please.

**SENATOR SMITH:** So moved.

**ASSEMBLYMAN MORIARTY:** Second.

**MR. SHAUGHNESSY:** Motion and second.

Special Counsel Melick.

**MS. MELICK:** Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

No. 10: Acquired as Route 42, Section 12, Parcel VXR76,  
Block 223, Lot 1, Gloucester, Camden.

DOT requests approval to sell 1.920 acres of vacant land.

The property will be sold at auction to the highest bidder. The  
recommended sale price is \$502,000, the appraised value.

Any discussion of that matter from the members?

SENATOR CARDINALE: That is also a minimum bid?

MR. SHAUGHNESSY: Yes, sir, it is.

Any other comments from the members; questions? (no  
response)

Any member of the public want to be heard? (no response)

Hearing none, motion please?

DEPUTY TREASURER ROMANO: So moved.



MR. SHAUGHNESSY: Second?

DIRECTOR HOLZBAUR: Second.

MR. SHAUGHNESSY: Motion and second. Thank you.  
Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

Moving on now to No. 11 on our agenda: Route 78, Section 5E, the parcels are more particularly identified in the public agenda. This is Lots 65, 66, 67, 69, 70, 72, 74, and 76, Newark, Essex County.

DOT requests approval to sell several parcels combined to include a 16,430-square-foot area.

The property will be sold at auction to the highest bidder. The minimum starting sale price is \$25,000, the appraised value.

Anyone wishing to comment on this matter? (no response)

Any discussion? (no response)

Any members of the public here on No. 11 want to be heard?

(no response)

Hearing none, may I have a motion, please?

DEPUTY TREASURER ROMANO: So moved.

MS. MELICK: Second.

MR. SHAUGHNESSY: Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: Approved.

No. 12: Route 21 Freeway, Section 4, Parcel VX202B2, Block 1086, adjacent to Lot 9, Passaic, Passaic County.

DOT requests approval to sell an excess surplus lot consisting of 1,975 plus or minus square feet to the only interested property owners,

Felix and Carmen Sanchez, to be used to assemble to their commercial property with the intent to use as storage.

The property to be sold for fair market value purchase price of \$40,000.

Any members have questions or comments about that? (no response)

Any members of the public want to be heard? (no response)

Hearing none, motion?

MS. MELICK: So moved.

MR. SHAUGHNESSY: Second?

DEPUTY TREASURER ROMANO: Second.

MR. SHAUGHNESSY: Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

Moving on to No. 13: This is Route 295, Parcel VX77C, Block 411.01, adjacent to Lots 1, 2, and 3, Cherry Hill, Camden County.

Department of Transportation requests approval to sell vacant land with asphalt paving, consisting of approximately 25,265 plus or minus square feet, to the only interested adjoining property owner, 603 Kresson Road, LLC -- Neal Mermelstein, President and Eric Gorsen, Secretary -- for the intended use of commercial redevelopment.

The property will be sold for fair market value at the appraised value of \$53,000.

Any questions or comments about that from the members? (no response)

Any member of the public want to be heard? (no response)

Hearing none, motion?

ASSEMBLYMAN RIBLE: Motion.

MR. SHAUGHNESSY: Second?

SENATOR SMITH: Second.

MR. SHAUGHNESSY: Thank you.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

Moving on to No. 14 on our agenda: Route 280, Section 7, Parcel VX122B and VX123B, Block 1886, Lot 22, Newark, Essex County.

The Department of Transportation requests approval to sell a 3,050 plus or minus square foot combined vacant parcel.

The property will be sold at auction to the highest bidder. The recommended sale price, or minimum starting bid, is \$20,000, the appraised value.

Any members with comments or questions on this? (no response)

Any member of the public wishing to be heard? (no response)

Hearing none, may I have a motion please?

DEPUTY TREASURER ROMANO: So moved.

MR. SHAUGHNESSY: Second?

MS. MELICK: Second.

MR. SHAUGHNESSY: Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

On to 15: Route 70, Section 2, Parcel VX254, Cherry Hill, Camden County.

The Department of Transportation requests approval to sell an irregular-shaped vacant lot, having an area of approximately 6,713 square feet, to the adjoining property owner for assemblage to its adjoining commercial property, which has a CVS drugstore on the property.

The property owner's name is Cole CV Cherry Hill NJ, LLC.

The property will be sold for \$27,000, the appraised value. This will allow CVS to move its store ID sign closer to the State Highway and thus make it more visible to the traveling public.

Any question or comment from the members? (no response)

Any questions or comments from the public? (no response)

Hearing none, may I have a motion?

ASSEMBLYMAN RIBLE: So moved.

Second?

DIRECTOR HOLZBAUR: Second.

MR. SHAUGHNESSY: Thank you.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

We are now moving on to No. 16 on the agenda: Route 6 -- current Route 159 -- Section 11, Parcel VXR1B, which is Block 401, adjoining Lot 1.01, Fairfield Township, Essex County.

The Department of Transportation requests approval to sell a rectangular shaped lot of approximately 9,278 square feet to the only adjoining property owner, Pio Costa Enterprises, Limited Partnership, Carmen Pio Costa, President, for assemblage to their adjoining commercial property, and allow it to take ownership of those parts of parking spaces that currently are on the DOT property.

The property will be sold for \$48,000, the appraised value.

Any members have any questions or comments? (no response)

Any member of the public wanting to be heard? (no response)

Hearing none, a motion please?

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Second?

DEPUTY TREASURER ROMANO: Second.

MR. SHAUGHNESSY: Thank you.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

No. 17 is the last of the DOT requests: Route 41, currently Route 70, Section 2, Parcel VX1C2, Block 426.01, adjoining Lot 20, Cherry Hill, Camden County.



The Department of Transportation requests approval to sell an irregular-shaped lot, having an area of approximately 3,528 square feet, to the only adjoining property owner, Kim Enterprise, LLC, Joon Kim and Soo Jin Kim, Principal Managing members, for assemblage to their property.

The property will be sold for \$36,000, the appraised value.

Any members have any comments or questions with regard to this? (no response)

Any member of the public want to be heard? (no response)

Hearing none, may I have a motion, please?

DEPUTY TREASURER ROMANO: Move it.

MR. SHAUGHNESSY: Second?

SENATOR CARDINALE: Second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

Now on to the Department of Environmental Protection requests.

No. 18 on our agenda today: Wawayanda State Park, Block 19, part of Lot 6, Vernon, Sussex County.

DEP requests approval to enter into a farm lease agreement with Robert Baldwin for five years, with an option to renew for an additional five years. Despite extensive advertisement and auctions on a number of farm leases, no bids were received on this particular parcel. The successful bidder on another parcel on the same Block and Lot approached the DEP and expressed a willingness to enter into a farm lease agreement for the minimum bid. The Attorney General's Office has advised that it is acceptable to enter into a lease with this individual if no farmers expressed any interest in farming the land.

The terms: The property to be leased is approximately 19.93 acres of a parcel of land, with an annual rental of \$745. The rental rate is the minimum bid established using soil rental rates set by the Farm Service Agency of the United States Department of Agriculture.

Does any member have any questions or comments with regard to this?

SENATOR SMITH: A little further explanation on that sentence: The Attorney General's Office has advised that it is acceptable to enter into a lease with this individual if no farmer has expressed an interest. What would the individual be doing if he's not farming the property?

SENATOR SMITH: Would anyone be able to assist with that, please?

Thank you.

Please identify yourself and your affiliation.

**J O S E P H T. G U N S O N:** Joe Gunson, DEP, Natural and Historic Resources, Office of Leases and Concessions.

**MR. SHAUGHNESSY:** Thank you, Mr. Gunson.

**MR. GUNSON:** I couldn't hear your entire question, Senator.

**SENATOR SMITH:** Well, the sentence in our background material said that the Attorney General's Office has advised that it is acceptable to enter into a lease with this individual if no farmer has expressed an interest in farming. So the question is: What is the other use of the land if it's not farming?

**MR. GUNSON:** It would be left vacant and just be going back to the natural state.

**SENATOR SMITH:** So why would anybody want to rent it?

**MR. GUNSON:** It had been under a special use permit. There had been a farmer on the property prior to the farm lease agreements. So it had been under farming. That tenant didn't express an interest to lease the property. The person who wants to rent it was leasing another portion of the same Block and Lot.

**SENATOR SMITH:** For farm purposes?

**MR. GUNSON:** Yes. So he came back to our office after the auctions and expressed an interest in that parcel.

**SENATOR SMITH:** So it's your understanding that if he does get it, it's to be farmed.

**MR. GUNSON:** Yes.

**SENATOR SMITH:** Okay. Thank you.

MR. SHAUGHNESSY: Any other members have any questions or comments? (no response)

Does any member of the public want to be heard on this matter?

MS. SACHAU: Yes, I do.

MR. SHAUGHNESSY: Please come up and introduce yourself for the record.

Thank you.

MS. SACHAU: Barbara Sachau.

I wanted to speak on this item because I do not believe in this farm lease program. The fact of the matter is, most of this land has been saved with Green Acres from the taxpayers of this state. And those taxpayers saved the land with the intention to have it open space and to be used for people to be on it, for animals to live on it, for birds to live on it, for trees to be on it. And it was not saved with the express purpose of being used for a farm, especially if the taxpayers are leasing 20 acres for \$746. That doesn't even cover the cost of the time spent in preparing a contract. That doesn't even cover the cost.

I think that if we save land for natural purposes, it should be used for natural purposes. You don't bring in miners, you don't bring in drillers, you don't bring in farmers, you don't bring in all of these uses. You don't cover it with concrete. So that is an important purpose for me.

I think that if you allow this kind of thing to continue, we'll have no natural space left in New Jersey. We've been spending \$200 million a year for this purpose for many, many, many years. Is it 30 years? So the purpose is there, and it should be honored and respected.

I think the lease should be denied. There is no reason to allow this. And I am concerned with the low appraisal rates that come in on so much of the land that we have in New Jersey. This is a congested state. And I think a lot of these appraisal rates are coming in at very, very low -- and I've seen that consistently at the State House Commission. So I think we need to get a new appraiser. Because the land I see is all valued at a lot more money than this kind of amount -- \$746 for 20-acre usage. It's just a perversion of the intent of the mission of the money that we have spent, which is in the hundreds of millions of dollars.

Thank you.

MR. SHAUGHNESSY: Thank you for your comments.

Does any other member of the public wish to be heard or comment on this matter? (no response)

Hearing none, do we have a motion?

DEPUTY TREASURER ROMANO: I'll move it.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN RIBLE: Second.

MR. SHAUGHNESSY: Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

No. 19: Delaware and Raritan Canal State Park, Hanover Street Canal House, Block 3706, Lots 8 and 10, Trenton, Mercer County.

DEP requests approval to enter into a lease agreement with Thomas Edison College on the historic Hanover Street Canal House for five years, with an option to renew for an additional five years, for use as office space for academic and administrative purposes.

The rental rate shall be \$11,718 for the first year of the lease, and shall increase annually by 2.5 percent beginning on the first anniversary of each year from the effective date.

The College will also be responsible for the upkeep and maintenance of the property and pay all utility services.

Any members have any questions or comments about that? (no response)

Any member of the public wishing to be heard on this? (no response)

Hearing none, motion?

SENATOR CARDINALE: So moved.

MR. SHAUGHNESSY: Thank you. Second?

ASSEMBLYMAN RIBLE: Second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: No. 19 is approved.

On to 20: Hopatcong State Park, Block 10710, Lot 4, Block 1106, part of Lot 1, Stanhope, Sussex County.

DEP requests approval to enter into a 10-year lease agreement with the Borough of Stanhope for the development, maintenance, and operation of outdoor recreational facilities for the benefit of the public. The tenant has leased the premises until the recent expiration of their lease in July 2013.

The leased premises consist of 2.64 acres. As compensation, there will be a one-time payment of \$20 and investment being made by the Borough of Stanhope for the maintenance, improvement, equipment

replacement, and insurance coverage on the property and the recreational facilities.

Any members of the Commission want to be heard on that?

Questions? (no response)

Any members of the public want to be heard? (no response)

Hearing none, may I have a motion?

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Second?

SENATOR CARDINALE: Second.

Motion and second. Thank you.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.



On to No. 21 on our agenda -- this is somewhat similar to the last one -- Delaware and Raritan Canal State Park, Block 1043, Lot 6, Lambertville, Hunterdon County.

DEP requests approval to enter into a 10-year lease agreement with the City of Lambertville for the continued development, maintenance, and operation of outdoor recreational facilities for the benefit of the public. The tenant has leased the premises since October 1982.

As compensation, a one-time payment of \$20 and the investment being made by the City of Lambertville in the maintenance, improvement, equipment replacement, and insurance coverage on the property and recreational facilities.

Any member want to be heard on that matter? (no response)

Any member of the public want to be heard? (no response)

Hearing none, may I have a motion, please?

ASSEMBLYMAN MORIARTY: Motion.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN RIBLE: Second.

Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

On to No. 22 on the agenda: Clarks Pond Wildlife Management Area, Block 31, Lot 28, Fairfield, Cumberland County.

DEP requests approval to enter into a 5-year lease agreement, with the option to renew for an additional five years, with Ozkan Akilli.

Interestingly, this lease is for land under the water of Clarks Pond. The leased premises is irregularly shaped and generally centered on a small dock extending from the adjacent lot. The leased premises shall extend 12 feet from the outside of the dock. The leased premises contain approximately 0.23 acres. The annual rent is \$1,002 per year, with 2.5 percent annual increases. The rental rate of \$0.10 per square foot per lease year was established by the New Jersey Interagency Land Lease Valuation Project, for tidelands leases that include structures in the water.

Does any member have any questions or comments about this?

(no response)

Any member of the public want to be heard on this matter? (no

response)

Hearing none, may I have a motion, please?

ASSEMBLYMAN RIBLE: Moved.

MR. SHAUGHNESSY: Second?

MS. MELICK: Second.

MR. SHAUGHNESSY: Motion and second. Thank you.  
Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

Next, we're on to 23: Delaware and Raritan Canal State Park, Stavola Estate, also known as Holcombe House, Block 59, part of Lot 11, Delaware Township, Hunterdon County.

DEP requests approval to sell, at public auction, a farmhouse and associated outbuildings known locally as either the Stavola Estate or the Holcombe House, along with approximately 7 plus or minus acres.

Auctioning off the surplus parcel and its structures will save the State money by avoiding maintenance, security, and/or demolition costs.

The fair market value of a 6- to 7-acre lot will be determined for auction by an appraisal.

There were a couple of hearings on this matter. No public opposition to the proposed sale was made.

Do I have any questions or comments in this matter?

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Yes, Senator Cardinale.

SENATOR CARDINALE: This one seems to be different in that you have not yet received your appraisal.

MR. SHAUGHNESSY: This is true. That is my understanding.

SENATOR CARDINALE: Why has the appraisal not been received?

MR. SHAUGHNESSY: Someone from the DEP will be helpful on that. But you're correct, Senator.

MS. PICCININI YEANY: Judeth Yeany, DEP.

MR. SHAUGHNESSY: Thank you.

MS. PICCININI YEANY: We have a lengthy statutory process we have to go through just to get approval to auction off property over an acre. And at that point, we turn the property over to the Department of the Treasury for the auction process. And Treasury generally commissions the appraisal for us using whatever funds are available to them for that purpose. So we generally don't spend the money on an appraisal before we come to the Commission in the event that the proposed sale is not approved.

And it also cues it up so that we have the appraisal closer in time to the actual auction. Sometimes time passes between this approval and when it actually makes it to the auction process.

SENATOR CARDINALE: I hear what you're saying, but on so many of the others we have seen what the appraisal is. We have some idea of that -- what the minimum bid is going to be of this auction. And here we have no idea of any minimum bid.

I am somewhat sympathetic to the comments that we received that our appraisals all seem to be relatively low. I abstained from a matter because I was a former next door property owner of a parcel that was sold in Fort Lee some time ago, at a prior meeting. But I looked at what those numbers were -- and, of course, there is no conflict, I don't think, possibly at this point in time. And I know what I sold the property next door for. And it was night and day.

I'm reluctant to go forward on a sale where we have no idea of what we're going to be getting. Perhaps the suggestion that we get a new appraiser might be one that should be looked into. These prices all seem, to me, to be fairly low. They are done by some appraiser who has credentials, I understand that. And I understand also that I don't have expertise in land values all over the state. I do know something about land values where I do trade in real estate. But it seems to me that we should at least have an appraisal before we authorize going forward.

SENATOR SMITH: Is there an emergency on this that we need to go forward today?

MS. PICCININI YEANY: Well, there are a couple of things. I forget what year we said we bought the property, but it's been vacant ever

since. There has been some deterioration of the property. We've also had multiple inquiries from Delaware Township, where the property is located. They're very eager to see this property sold, both because it's historically significant -- they want to see somebody in there; and they want it to go back on the tax rolls. So they have been inquiring very frequently about when this auction is going to occur.

SENATOR SMITH: Any idea what the zoning is on the property?

MS. PICCININI YEANY: I believe it said in the State House Commission summary that we prepared; I just don't remember off the top of my head. We did discuss what the zoning was.

SENATOR SMITH: I don't know that Senator Cardinale is that far off. A little more information can't hurt us. There is no emergency. Why don't we just adjourn it to the next meeting? And by then we'll have an appraisal.

MR. SHAUGHNESSY: So the consensus appears to be, hold this matter to the next meeting and hopefully bring it back with an appraised value.

ASSEMBLYMAN MORIARTY: I have a couple of questions also about this.

MR. SHAUGHNESSY: Yes, Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: What did your Department buy this for? What was the price you paid in 2007?

MS. PICCININI YEANY: I don't have that information with me today. I can follow up if you'd like, and we can bring that when we come back to the Commission.

ASSEMBLYMAN MORIARTY: Yes, I would like to know.

And why would you purchase it in 2007 and so quickly want to get rid of it?

MS. PICCININI YEANY: It often happens that we buy properties knowing that we're going to have to parcel off the residences. The owners often do not want to go through local subdivision to divide out the houses. They're not looking to have two separate transactions. So generally we want the acreage and not the structures. And to make that happen, we sometimes have to buy the structures as part of the original acquisition, with the intention from the start of auctioning them off.

In fact, in this acquisition, we had the surveyor survey out the residential lot at the time of acquisition. We knew we were going to sell this off.

ASSEMBLYMAN MORIARTY: Well, the structure that was built in 1744 -- wouldn't that have some value as one of the older residences in the state since we became a state in 1787?

MS. PICCININI YEANY: It is historically significant. The Town is very concerned about it. There has been some study of the original part of the structure. There was at least a little internal discussion at the time of acquisition as to whether we could put money into the building to use it as some sort of office space for State purposes. But I think the determination was that it would need too much work to bring it up to code for that purpose.

ASSEMBLYMAN MORIARTY: So is it a vacant building?

MS. PICCININI YEANY: It has been vacant, yes; although we have a tenant-- We have a tenant farmer using the acreage and keeping an

eye on the place. I don't think there has been vandalism. I think there has just been a little bit of deterioration.

ASSEMBLYMAN MORIARTY: If and when you do auction this off for whatever price, what would be the stipulations regarding that significant historical structure?

MS. PICCININI YEANY: Well, that's actually part of what has delayed us getting to the point of being able to auction this off -- is trying to find a suitable holder for historic preservation easement. Even though the Town is concerned, their historic commission felt that they didn't want to hold the easement. We have looked at some other possible holders, and we're working with the State Historic Preservation Office on that -- because at the time it goes to auction, we need to tell somebody who will hold the easement and, generally speaking, what that easement will say. And that's taken a while to figure out.

ASSEMBLYMAN MORIARTY: Are you saying that in a transfer of the property you would have some kind of easement and some stipulation that the successful bidder would have to restore this house, keep it at status quo, or what?

MS. PICCININI YEANY: No. The successful bidder would not be required to restore the house, and the easement would generally apply to the outside of the house more than the inside. I think it's been the informal determination so far that the inside has been altered enough that the purchaser would not be required to maintain that to any specific standard. But the outside does have significance. And if you've driven through that area, it's part of a landscape that people are familiar with.



And they would be required to maintain that to historic preservation standards.

Beyond that, the Town did ask us-- The lot size was based on the Town wanting the future lot to qualify for farmland assessment so that there would be, potentially, continued agricultural use of that area.

ASSEMBLYMAN MORIARTY: Thank you very much. And you will get us that information about the sale price in 2007?

MS. PICCININI YEANY: Yes, I'm sorry I didn't have it available.

ASSEMBLYMAN MORIARTY: Thank you.

I agree with the Senators that we should hold this until we get more information.

MR. SHAUGHNESSY: So I'm going to need a motion to table.

SENATOR SMITH: Motion to adjourn -- or table until the next meeting.

MR. SHAUGHNESSY: Yes, to the next meeting.

Do I have a second to that motion?

ASSEMBLYMAN MORIARTY: Second.

Any other comments or questions? (no response)

Any public members want to be heard? (no response)

I'll call the roll.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The motion to table has been approved.

On to No. 24: Barnegat Light State Park, Block 4, Lots 9 and 10, Barnegat Light, Ocean County.

DEP requests approval to enter into a 5-year ground lease with three, 5-year renewal options, with Ryan Kelly -- Ry-Kris Corporation -- for the operation of a seasonal restaurant known as Kelly's Old Barney Restaurant, directly adjacent to the Barnegat Lighthouse.

In 1988, the DEP purchased the land but not the restaurant structure. DEP acquired the lease when it purchased the property in 1988. Frank and Michele Kelly have been leasing the property since 1979 and recently sold the restaurant structure and Ry-Kris Corporation to their son, Ryan Kelly. That lease expired, and the DEP seeks approval for a new lease.

The DEP commissioned an appraisal in 2011 to determine the fair market rental value of the ground lease. Based on the appraisal, DEP

certified an annual fair market rental value of \$20,300, with 3 percent escalations each year.

Any questions or comments by the members?

SENATOR CARDINALE: Yes, I have a question.

MR. SHAUGHNESSY: Senator Cardinale, please.

SENATOR CARDINALE: On the lease that has expired, what was the rent?

MR. SHAUGHNESSY: Just for the record, identify yourself again, please.

MR. GUNSON: Joe Gunson, DEP, Office of Leases and Concessions.

MR. SHAUGHNESSY: Thank you, sir.

MR. GUNSON: Could you repeat your question, sir?

SENATOR CARDINALE: On the lease which has recently expired, what was the rental?

MR. GUNSON: I'm sorry, I couldn't hear you.

SENATOR CARDINALE: What was the rental on the lease that has recently expired?

MR. GUNSON: I know in 2013 -- I don't have the exact figure -- but I know it was between \$8,000 and \$9,000. Over the past three years, we've been escalating it 3 percent.

SENATOR CARDINALE: What's the basis of the 3 percent?

MR. GUNSON: It's just been an annual amount that we've included in some leases instead of using the Consumer Price Index. It kind of gives the tenant a better idea what their annual increases will be.

SENATOR CARDINALE: What are the practicalities of the structure being moved?

MR. GUNSON: The tenant would be responsible. If we did not renew the ground lease with them, the tenant is responsible to remove the structure

SENATOR CARDINALE: Right. What are the practicalities? What kind of structure is this? Is this a structure that is readily moved? Is this a structure that has a foundation to the ground? It seems to me to be a relatively old structure.

MR. GUNSON: Yes, it is. I believe there is just foundation. I believe it's on a slab. I don't think there is any basement. It is an older structure. It may have been--

SENATOR CARDINALE: Is it worth moving, or is the cost of moving this structure in excess of the value of the structure? And where could it be moved to? This seems to me like it's an isolated location.

MR. GUNSON: The tenant would have to determine where they're going to move it to. They would have to acquire another parcel of property to have it moved to.

SENATOR CARDINALE: Are there other private parcels in the near vicinity?

MR. GUNSON: That they would be able to move it to? That I'm not aware of.

SENATOR CARDINALE: It just seems that this is a restaurant -- we don't really know how big it is, but this is a restaurant. And as a practical matter, it would seem to me that we've sort of inherited the building because it's on our land. I don't think, from what I can determine

here -- but I have very limited information -- that we should consider that anybody is going to pick this building up and move it somewhere else. And that just seems to me like a very low rental for a restaurant. But that's a guess, because I don't know how big it is.

I think we need to know what the square footage of the restaurant is. I've seen the pictures, but I didn't notice any square footage. And you don't seem to have that information.

It just seems like a very low rent for a seashore-type facility which apparently has no competition. Some of the notes indicate that one of the reasons you want to do this is because it would provide a place for people who are visiting this park to have something to eat. And that's good. But it also means that there is probably not a lot of competition. And this just seems like a very, very low proposed rental.

MR. GUNSON: In the appraisal they have the-- It's a 2,300 square foot restaurant.

SENATOR CARDINALE: It's a 2,300 square foot restaurant?

MR. GUNSON: Yes.

SENATOR CARDINALE: So you're going to be renting it for under \$10 a square foot.

MR. GUNSON: Well, we're not renting the restaurant; we're renting the land.

SENATOR CARDINALE: I understand what you're saying. But I think the practicalities are that you're renting the restaurant.

SENATOR SMITH: Do you know how many months a year the restaurant is open?

MR. GUNSON: It's a seasonal operation. It's usually Memorial weekend through Labor Day weekend. They may extend into September depending on the type of season.

DIRECTOR HOLZBAUR: Are there other rental properties in this area? Is that another restaurant off the left of the map?

MR. GUNSON: I believe caddy-corner or on the opposite street corner from this property there is another restaurant. I don't remember the name of it.

DIRECTOR HOLZBAUR: Do you know what the building is? I'm looking at the Geo (*sic*) Earth map.

MR. GUNSON: I'm sorry?

DIRECTOR HOLZBAUR: I'm looking at the Geo Earth map. There is a building off to the left, closer to the Inlet. Do you know what that is and if we lease it?

MR. GUNSON: No, I don't know what that is.

DIRECTOR HOLZBAUR: My recollection is that that is a restaurant too.

MR. GUNSON: I know there was-- Looking at the same map, down at the bottom where it's kind of saying Google Earth -- that's where I knew the one restaurant was. But I'm not sure what the other property is.

SENATOR SMITH: Do you have the appraisal there?

MR. GUNSON: Yes, I do have a copy of the appraisal.

SENATOR SMITH: Would it be possible to take a look at it?

MR. GUNSON: Sure. Do you want copies?

SENATOR SMITH: Oh, you have copies?

MR. GUNSON: No, not copies for everybody.

SENATOR SMITH: Just let us take a look at the-- I'd like to see that you've compared it with other rental rates for restaurants in the area.

MR. GUNSON: I think what this appraisal was based on was if you took the property value -- the value of the property and invested it over the period of time for the lease agreement. They weren't comparing it to other restaurants. I think they were comparing it to other land values.

SENATOR SMITH: Land lease.

MR. GUNSON: Right.

SENATOR SMITH: They were comparing land leases.

MR. GUNSON: Yes.

SENATOR SMITH: But they did compare other land leases.

MR. GUNSON: Yes. And I believe they were all for--

SENATOR SMITH: Commercial use?

MR. GUNSON: No, residential uses. I believe they were recent structures that were land purchases.

SENATOR SMITH: And who did the appraisal?

MR. GUNSON: James McHale. (phonetic spelling)

SENATOR SMITH: So this is one of the appraisers the State of New Jersey uses.

MR. GUNSON: Yes. We also gave the-- When we first presented the appraisal to the tenant, they felt the price was rather high. We gave them the option to have their own, independent appraisal done using Green Acres approved appraisers. They researched that and came back and said that the appraisers told them they would come back with the same rental value.

SENATOR SMITH: And the appraiser -- are they MIA certified?

MR. GUNSON: Yes, I believe so, sir.

SENATOR CARDINALE: Might I have a look at the appraisal?

MR. GUNSON: Yes.

ASSEMBLYMAN MORIARTY: If I may.

MR. SHAUGHNESSY: Yes, Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: The DEP apparently, according to my notes, purchased this land in 1988. Is that correct?

MR. GUNSON: Yes.

ASSEMBLYMAN MORIARTY: Do you know why?

MR. GUNSON: I believe because it was adjacent to the -- it's right adjacent to Barnegat Light State Park.

ASSEMBLYMAN MORIARTY: Was it in this configuration at the time, do you know? I mean, it looks like it's surrounded by street, parking lot-- It's just a square piece of land in the middle of concrete.

MR. GUNSON: Yes, I believe the property -- the way it is now was the way it was purchased.

ASSEMBLYMAN MORIARTY: And the restaurant predates the purchase by the State.

MR. GUNSON: Yes.

ASSEMBLYMAN MORIARTY: By, according to my notes, 20 years.

MR. GUNSON: Yes.



ASSEMBLYMAN MORIARTY: And how long has this family operated a restaurant at this location?

MR. GUNSON: I believe they go back to 1979 -- that they've had the restaurant.

ASSEMBLYMAN MORIARTY: So for like 34 years they've operated a restaurant and had a lease with the State.

MR. GUNSON: Since the State acquired the property, yes. When the State purchased the property, they assumed the lease with the restaurant owner.

ASSEMBLYMAN MORIARTY: Okay. And you're proposing to more than double the lease this year?

MR. GUNSON: Yes, the rental rate will double.

ASSEMBLYMAN MORIARTY: I would suggest that I'm all for getting as much money for the State as possible. But you have a family that has operated a restaurant for 30-plus years, and they're now going to pay more than twice what they paid last year. To suggest that they should go elsewhere, I think, would be unfair to our tenant. So I support it and will vote yes if this comes to a vote today.

SENATOR SMITH: I think we also have another issue, which is: this is seasonal; it's not year-round. In addition to that, the appraiser, as I understand it, is an MIA appraiser. I think it's a tough parcel to evaluate. When you say the rent is doubling, it sounds to me like the State is getting its pound of flesh.

MR. SHAUGHNESSY: Any other members with comments or questions?

SENATOR CARDINALE: This appraisal says that the rent at the time of the expiration of the lease was under \$4,000 a year.

MR. GUNSON: That's correct.

SENATOR CARDINALE: The appraisal was done almost four years ago.

SENATOR SMITH: Are you saying it's taking a while for this to get to the surface? (laughter)

SENATOR CARDINALE: Yes. The values from four years ago to today could be very significantly different.

MR. GUNSON: The thing was, four years ago they were only paying on one of the Blocks and Lots. This now includes two Blocks and Lots.

SENATOR SMITH: Let me take a look, Gerry. (referring to the appraisal)

The date on this is December 12, 2011, so it was the end of 2011.

Do you want to take a peak?

ASSEMBLYMAN MORIARTY: Sure.

MR. SHAUGHNESSY: While the members are looking at the appraisal, I don't know if there are any other questions or comments that are known at this point.

MS. MELICK: I have a question. I'm assuming that the Department is supportive of having a restaurant in the Barnegat Light State Park.

MR. GUNSON: Yes, the Department wanted to continue with the restaurant operation on the property.

ASSEMBLYMAN RIBLE: The other restaurant that's on there -- is that also on State property, or is that--

MR. GUNSON: No, I don't believe so. I would have to really research it to find out. I don't believe that the other-- The one restaurant that I'm aware of is privately owned. It's on private property; it's not State-owned property.

ASSEMBLYMAN RIBLE: Is that seasonal operation as well?

MR. GUNSON: I can't answer that for you, sir.

MR. SHAUGHNESSY: Okay. Any other members want to be heard on this matter? (no response)

Any members of the public want to comment on this matter? (no response)

Hearing none, do I have a motion?

ASSEMBLYMAN MORIARTY: Motion.

SENATOR SMITH: Second.

MR. SHAUGHNESSY: Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes. But I want to comment that I think we should look into the efficacy of the appraisals that we are getting. I just think that the comments here on the various properties that we have

received -- while I don't agree with all of them, I think they have some merit. And I think we should just check into it. Building lots in Newark for -- \$25,000 for a two-family house building lot-- Now, I don't know anything about Newark real estate -- maybe that's good. But it seems to me that it's very low. Such things in the area where I operate are going to go for \$500,000. So it just doesn't seem to me, like-- Things just don't make sense.

But I will vote yes for this one.

MR. SHAUGHNESSY: Thank you for your comment and your vote, Senator.

Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: That approves the matter.

So we're now moving to 25 on our agenda: Washington Avenue Open Space, Block 60, part of Lot 5.06, Milltown, Middlesex County.

DEP, on behalf of the County of Middlesex, requests approval to allow the County to dispose of approximately 1.325 plus or minus acres of the Washington Avenue property to the Borough of Milltown for the construction of a new electrical substation to replace the existing substation that is located within the Lawrence Brook floodplain.

To compensate for the loss of 1.325 acres of County parkland, the Borough shall acquire 2.653 acres of privately owned property adjacent to existing parkland -- which is Albert Avenue Park -- as an addition to the existing Borough Park. The Borough will retain 0.034 acre for future right-of-way purposes associated with Kuhlthau -- and I will spell that, K-U-H-L-T-H-A-U -- Avenue. Milltown shall pay a sum of \$90,000 to the County of Middlesex to compensate for the difference in value between the area of parkland disposed and the replacement property. This amount will be deposited into the Middlesex County Open Space account to be used solely for parkland acquisition purposes.

It should be noted that the County and the Borough are certain that this project meets the criteria for protecting a critical public facility from the threat of disaster, eliminating the repetitive damage to and repair costs for the electric substation, which would have been borne by Borough residents and businesses; and providing for a more productive use of Borough resources -- including police, fire, utility, and administration -- during a natural disaster.

So in other words, we have this matter for proposal and approval.

Does any member have a comment or question with regard to this matter?

SENATOR SMITH: Yes, I have a comment.

First of all, I represent Milltown. It's part of my legislative district. During our recent storm events, the electric substation of Milltown was wiped out. The residents of the town were without electricity for about 10 days. It was a tremendous hardship for the people in that area. And I

believe this is a very responsible attempt on the part of the Mayor and Council of Milltown to protect the future of the Borough. By doing this project, they will move the location of their electric substation approximately 20 feet higher in elevation and get it out of harm's way from future storm events. So it is truly a public emergency in the sense that you have the basic necessity for this -- the people in this town dependent upon an exchange. And it also looks like the exchange is very fair. We're getting twice as much land and some additional monetary compensation, as well, for future open space acquisition. I think it's a pretty good project, and I hope that the Commission will approve it.

MR. SHAUGHNESSY: Any other members want to be heard in this matter? (no response)

Any members of the public wanting or desiring to be heard? (no response)

Hearing none, may I have a motion?

SENATOR SMITH: Move it.

SENATOR CARDINALE: Second.

MR. SHAUGHNESSY: Motion and second.

I'll call the roll.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: Thank you.

No. 26 on our agenda: Coursens Meadows, Block 1602, part of Lots 8 and 10, Fredon Township, Sussex County.

DEP, on behalf of the Township of Fredon, requests approval to allow the diversion of additional electric utility right-of-way easement rights in the Coursens Meadows Tract, through the amendment of an existing easement held by PSEG. The additional easement rights would be conveyed to PSEG to accommodate an upgrade of the transmission capacity.

It should be noted that the Fredon Township Board of Education has requested PSEG relocate a portion of the line within Fredon Township farther away from the local elementary school. This shift will impact two Green Acres and County open space-funded parcels, within which additional easement area is needed by PSEG to accomplish this.

So to compensate, the Township shall accept \$30,500 in cash compensation -- 10 times the appraised value of the diverted area -- from PSEG and donate it directly to the Garden State Preservation Trust Fund for parkland acquisition purposes. PSEG will vacate its existing right-of-way within these two parcels.

Do I have any questions or comments from the members on this matter? (no response)

Does anyone in the public here want to discuss this matter? (no response)

If not, I'll call for a motion, please.

SENATOR CARDINALE: So moved.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN RIBLE: Second.

MR. SHAUGHNESSY: Motion and second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

On to No. 27: Stockton Street Park, Block 11305, part of Lot 11.09, Piscataway, Middlesex County.



The New Jersey DEP, on behalf of the Township of Piscataway, requests approval to allow the DOT to extend Stockton Street, a municipal roadway, through a 0.64 acre portion of Stockton Street Park as part of its continuing enhancements and safety improvements along the Route 18 Extension.

As compensation, the Township of Piscataway will dedicate replacement land of 1.288 acres of vacant land -- which is Block 10513, Lot 1.03 -- for recreation and conservation purposes.

Any questions or comments about this matter? (no response)

Any members of the public want to be heard on this matter?  
(no response)

Hearing none, may I have a motion, please?

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN RIBLE: Second.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

We're moving on now to the final portion of our agenda: The Division of Pensions and Benefits requests. But I do need a motion to sit as the Judicial Retirement System Board.

SENATOR CARDINALE: So moved.

MR. SHAUGHNESSY: Second?

SENATOR SMITH: Second.

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

Any opposed? (no response)

We are now sitting as the Judicial Retirement System Board.

The State House Commission is sitting as the Retirement System Board of Trustees to approve the following: No. 1 on the agenda, the approval of the minutes of the meeting held on June 27, 2013.

May I have a motion to approve them?

ASSEMBLYMAN MORIARTY: Motion.

MR. SHAUGHNESSY: Second?

MS. MELICK: Second.

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

Any opposed? (no response)

Any abstentions? (no response)

Hearing none, that's approved.

No. 2: Confirmation of the death claims, retirements, survivor benefits in the members' packets.

Do I have a motion to approve those?

SENATOR SMITH: So moved.

MR. SHAUGHNESSY: Second?

DIRECTOR HOLZBAUR: Second.

MR. SHAUGHNESSY: Motion and second.

All in favor? (affirmative responses)

MR. KOTLER: Roll call.

MR. SHAUGHNESSY: Okay. Roll call.

Thank you, Counselor.

Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: The matter is approved.

And finally, the receipt and approval of the final statements  
from April 2013 to September 2013.

May I have a motion?

DEPUTY TREASURER ROMANO: I'll move it.

MR. SHAUGHNESSY: Second?

DIRECTOR HOLZBAUR: Second.

MR. SHAUGHNESSY: Special Counsel Melick.

MS. MELICK: Yes.

MR. SHAUGHNESSY: Deputy State Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. SHAUGHNESSY: Director Holzbaur.

DIRECTOR HOLZBAUR: Yes.

MR. SHAUGHNESSY: Senator Cardinale.

SENATOR CARDINALE: Yes.

MR. SHAUGHNESSY: Senator Smith.

SENATOR SMITH: Yes.

MR. SHAUGHNESSY: Assemblyman Moriarty.

ASSEMBLYMAN MORIARTY: Yes.

MR. SHAUGHNESSY: Assemblyman Rible.

ASSEMBLYMAN RIBLE: Yes.

MR. SHAUGHNESSY: And we need a motion to return back  
to sit as the State House Commission.

ASSEMBLYMAN RIBLE: So moved.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN MORIARTY: Second.

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

Any opposition or abstentions? (no response)

We're now sitting again as the State House Commission.

I don't believe there are any matters for executive session today.  
Any other business the members want to bring up in front of  
the Commission? (no response)

SENATOR SMITH: Motion to adjourn.

MR. SHAUGHNESSY: Second?

ASSEMBLYMAN MORIARTY: Second.

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

Thank you very much for your time and participation today.

**(MEETING CONCLUDED)**