

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

~~ June 27, 2013 9:00 AM ~~

Committee Room 3, First Floor
State House Annex, Trenton, New Jersey

CALL TO ORDER:

- ~ Amy E. Melick, Acting Senior 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

OLD BUSINESS:

1. Approval of the May 6, 2013 State House Commission Meeting (SHC) Minutes – The verbatim record of the May 6, 2013 SHC meeting will serve as the official minutes.
2. RPR #12-10, Vineland Developmental Center, West Campus, Block 2101, Part of Lot 53, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, requests approval to lease property located on the campus of the Vineland Developmental Center, West Campus, to the Vineland Board of Education for the term of one year, to be used for a public school.

Terms: The base rent will be \$286,000 annually, with the Lessee being billed directly for all utilities supplied to the premises. The previous approval was for an annual rental of \$260,000, plus \$122,000 for utility expenses. This action was previously approved by the State House Commission at its meetings of October 13, 2011 and March 15, 2012. The lease term will expire on September 30, 2013 and the new term must be approved by the Commission. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

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, requests approval to lease space located on an existing water tower on the grounds of the Ancora Psychiatric Hospital, as well as a small parcel of vacant land adjacent to the water tower, to AT&T Wireless, for the installation and maintenance of cellular antenna and associated equipment.

Terms: It is to be noted that AT&T has a current lease at this site under RPR #92-38. That lease and all renewal options are expiring and a new lease must now be approved. The lease will be for a term of five years with three, five year renewal options. Rent shall be \$38,000 for the first year, with annual increases of 3.5% based on the previous year's rent. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

4. RPR #13-23, 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, requests approval to lease space located on an existing water tower on the grounds of the Ancora Psychiatric Hospital, as well as a small parcel of vacant land adjacent to the water tower, to Verizon Wireless for the installation and maintenance of cellular antenna and associated equipment.

Terms: It is to be noted that Verizon Wireless has a current lease at this site under RPR #93-30. That lease and all renewal options are expiring and a new lease must now be approved. The lease will be for a term of five years with three, five year renewal options. Rent shall be \$38,000 for the first year, with annual increases of 3.5% based on the previous year's rent. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

5. RPR #13-28, Kean University, Block 104, Part of Lot 1, Union Township, Union County

Requesting Party: The NJ Department of the Treasury, Division of Property Management & Construction, requests approval to convey approximately 10.66 +/- acres of vacant land and improvements to Kean University for a public/private partnership development of student housing and parking facilities. Since this conveyance is to another State agency and has a direct benefit to the State, the property will be conveyed to the University for \$1.00.

Terms: There is a precedent for this request, as the State House Commission approved similar conveyances to Montclair State University and the College of New Jersey for \$1.00 for the development of student housing. 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 9, Section 22, Parcel VX94B, Block 140, Lot 1, Howell Township, Monmouth County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell to the only adjoining property owner, Gill Petroleum Inc., (Bikram Gill, Tarlochan Grewal and Kashmir Gill, Principal Partners), an irregular shaped, approximately 0.172 acre parcel at the intersection of Wycoff Mills Road and Route 9.

Terms: The recommended sale price is \$152,450, appraised value. The parcel will be assembled to the adjoining commercial property, which currently has a closed gas station for development into a possible gas and mini-market.

7. Project: Route 78, Section 5G, Parcel VX49B, Block 2726, Lot 1, Newark City, Essex County

Requesting Party: The NJ DOT, Division of Right of Way and Access Management, Property Management Unit, requests approval to sell by public auction a 3,426 +/- square foot parcel.

Terms: The minimum starting bid will be \$29,000, appraised value. The appraiser concluded that this parcel could be independently developed.

8. Project: Route 33, Section 4, Parcel VX16A2, Block 23, Adjoining Lot 11, Millstone Township, Monmouth County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a rectangular shaped parcel of vacant land having an area of approximately 0.684 acres or 29,785 square feet. The parcel is encumbered in its entirety with a drainage easement.

Terms: The property will be sold directly to Edward Brock Sr. and Angelina Brock as to 50% interest as Tenants by the Entirety and Edward Brock, Jr. and Linda Arcoleo, jointly, as to a 50% interest as Tenants in Common, the only adjoining owner. The recommended sale price is \$20,000, appraised value. The parcel will be used to combine with their existing adjacent commercial property which is currently being farmed and will enhance and make more feasible any future development.

9. Project: Route 35, Section 5, Parcels VX16 & VXR2J2, Block 816, Adjacent to Lots 5 & 9, Wall Township, Monmouth County

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

Unit, requests approval to sell a rectangular vacant lot having approximately 0.29 acres or 12,720 +/- square feet, located off of Lakewood Road and near Route 35. The property is not a buildable lot.

Terms: There are two adjoining owners that have both expressed an interest to acquire and, therefore, the parcels are being sold by public auction to the highest bidder with a minimum starting bid of \$49,000, the appraised value.

10. Project: Route 1, Section 3H, Parcels VX26C2 & VX27B2, Block 1701, Part of Lots 5 & 6, Plainsboro Township, Middlesex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell irregular shaped, vacant land, having an area of 0.280 +/- acre or 12,225 +/- square feet, to the adjoining property owner, Princeton Healthcare Systems. The property is intended to be utilized for drainage, sewer and utility purposes for the construction of a new children's hospital.

Terms: The recommended sale price is \$53,000, appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

11. Project: South Mountain Reservation, Block 1.02, Lot 1 (p/o), Block 1.03 Lot 1 (p/o), Maplewood Township, Essex County, Block 5501, Lot 1 (p/o), Block 5503, Lot 1 (p/o), Millburn Township, Essex County

Requesting Party: The NJ DEP, on behalf of the County of Essex, requests approval to allow the County to dispose of approximately 1.54 acres of the South Mountain Reservation in fee and divert an additional 1.35 acres of parkland for drainage easements as part of a County project to improve traffic and safety conditions along a 1.6 mile section of South Orange Avenue (County Route 510).

Terms: As compensation, the County proposes to construct park improvements valued at over \$5 million, including a replacement pedestrian bridge, two new pedestrian bridges, a new park entrance at Crest Drive and new trail extensions within the Reservation. In addition, the County will vacate and add to the Reservation approximately 0.42 acre of existing right of way for South Orange Avenue. Although the proposed disposal involves the taking of small slivers of land along South Orange Avenue, this area is heavily wooded and the project will require the removal of approximately 360 trees. To limit the disturbance, stone facade walls, approved by the State's Historic Preservation Office, will be constructed along the new right of way rather than sloping the embankment back to grade. An approved NJ Forester performed a tree survey and calculated tree replacement requirements at 8,500 trees (of 2-inch diameter). During Hurricane Sandy, it was estimated that over 1,500 trees were lost in the Reservation. Tree replacement within these disturbed areas and along the newly realized South Orange Avenue will greatly improve the aesthetics. Essex County is committed to maintaining and watering the replacement trees as needed. Any of the new trees that do not survive for at least two years will be replaced by the County.

Public hearings were held on July 13, 2011 and March 11, 2013. At both public hearings a number of residents in attendance raised various questions and comments concerning the road improvement project. (A copy of the comments are included with each Commission members' briefing materials.)

12. Project: Assiscunk Creek Park 2, Block 144, Part of Lot 10, Burlington Township, Burlington County

Requesting Party: The NJ DEP, on behalf of Burlington Township, requests approval to allow the Township to establish a 10' wide subsurface sewer line easement across approximately 0.10 acre of Assiscunk Creek Park 2 to allow the connection of a gravity fed sanitary sewer main extension from the Pinewald Lane Pumping Station to the Township's LaGorce Pumping Station located adjacent to the Park. This extension will eliminate the existing Pinewald Lane Pump Station through the construction of a gravity fed sewer line within the Park.

Terms: As compensation, the Township shall pay \$2,500 to be deposited into the Garden State Preservation Trust Fund and add the decommissioned Pinewald Lane Pump Station parcel (approximately 0.10 acre in fee) to the Park for recreation purposes. Once the pump station is decommissioned and removed, this 0.10 acre parcel will become part of the Park. The easement will not affect any trees within the Park and, therefore, no tree compensation is due.

13. Project: Hamburg Mountain Wildlife Management Area, Block 190, Portion of Lot 20, Vernon Township, Sussex County

Requesting Party: The NJ DEP, Division of Fish and Wildlife, requests approval to convey a non-exclusive access easement along an existing road (known as Mountain Trail) to Philip and Donna Girlando, the owners of an adjacent undeveloped lot (Block 194.05, Lot 14). Although the Girlando property has legal access along Meadow Lane, a public street, the proposed access easement will allow the Girlando's to develop their property without constructing a road across an area of freshwater wetlands and steep slopes.

Terms: As compensation, the Girlando's propose to convey to DEP a 3.2 acre portion of their property for addition to the Hamburg Mountain WMA and either pay an additional \$5,500, increase the replacement land by 0.73 acre, or a combination of both. The Girlando's have requested to defer their decision on addressing the shortfall in replacement value until all other approvals are obtained. Since the DEP does not intend to convey the proposed access easement until such approvals are obtained, the DEP has agreed to this request. In addition, the value of the proposed replacement parcel is subject to upward adjustment if the final survey establishes a larger acreage for the proposed replacement parcel. Therefore, the DEP will allow the Girlando's to tender a combination of replacement land and cash compensation equal in value to \$29,500 (appraisal value of proposed access easement) as long as at least 3.2 acres of replacement land is conveyed to the DEP. Any cash compensation received by the DEP as a result of this conveyance will be

deposited into the Garden State Preservation Trust Fund for use by the DEP for future State land acquisition purposes. The Girlando's will be responsible for all technical costs associated with the proposed easement conveyance, including survey and recording fees. The Girlando's shall be required to maintain the access easement area to residential use. (The Block and Lot numbers associated with this transaction are subject to change.)

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

14. 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 May 6, 2013
2. Confirmation of Death Claims, Retirements & Survivor Benefits
3. Receive Financial Statements from January, 2013 to March, 2013

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT