

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

~~ June 25, 2015 - 9:00 AM ~~

Committee Room 1, First Floor
State House Annex, 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

OLD BUSINESS:

1. Approval of the March 16, 2015 State House Commission Meeting (SHC) Minutes -- The verbatim record of the March 16, 2015 SHC meeting will serve as the official minutes.
2. RPR 07-28, Trenton Office Complex, Block 202, Part of Lot 6, City of Trenton, Mercer County

Requesting Party: The NJ Department of the Treasury, requests approval to lease 210 square feet (+/-) of office space consisting of two (2) workstations, located at the Trenton Office Complex, to Comdata Network, Inc., a Maryland Corporation. Comdata provides assistance to the trucking industry in obtaining permits for overweight/dimensional goods. Comdata Network Inc. has leased this property since 1997, however the original lease and all renewal options have expired and a new lease must now be approved.

Terms: The lease will be for a term of three (3) years with one (1), three (3) year renewal option. The annual rent shall be \$8,000 per year (\$38.16 per square foot), based on an in house appraisal. All utilities are included in the annual rent.

3. RPR 01-36, Morven, Block 12.01, Lot 4, Princeton Borough, Mercer County

Requesting Party: The NJ Department of Treasury, proposes an extension of the current lease of Morven, the former Governor's residence, with Historic Morven,

Inc. (HMI), a nonprofit corporation. The purpose of the lease is to provide for the continued public use and enjoyment of Morven as a museum of historic, cultural and aesthetic heritage. The lease allows Morven to be maintained as a repository for private and public collections, pieces of fine and decorative arts and historic artifacts. HMI's next phase includes the addition of an education center. HMI has raised substantial capital in donations and pledges in order to start construction on this new center that includes new parking facilities.

Terms: The original lease was approved for a twenty five (25) year term with one (1), ten (10) year mutual, renewal option with a potential expiration of June 30, 2036, by the State House Commission at its meeting of December 5, 2000. To solidify financial commitments required for the construction of the new center, HMI requests instead of the lease renewal that the lease term be extended so the lease expires on June 30, 2065. The rent of \$1.00 per year during the original term shall continue thru the extended term.

4. Project: Douglass and Harrison Parks, Block 2556, Part of Lot 1.01, Block 2556, Part of Lot 1.02, City of Newark, Essex County

Requesting Party: The NJDEP on behalf of the City of Newark previously received approval by the State House Commission (at its meeting on September 24, 2012), to allow the City to reconfigure Douglass Park and Harrison Park for the improved functioning of both parks. The original State House Commission application inadvertently left out one of the Douglass Park lots intended for disposal (Block 2556, Lot 1.01). As a result, the area of disposal was under reported by 0.358 acres. The total area of disposal should be 1.377 acres (1.019 acres of Block 2556, Lot 1.02 & 0.358 acres of Block 2556, Lot 1.01).

Terms: The compensation (replacement land) remains the same because it always was intended that the disposal and replacement land be of similar acreage.

NEW BUSINESS:

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

5. Project: Route 31 (now Rt. 206), Section 4, Parcel VX215, Block 112, Adjoining Lot 3, Raritan Township, Somerset County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale 0.021 acres (919 square foot +/-) of excess surplus vacant lot currently in the B-3 Highway Business District zone in the Township of Raritan, Somerset County. The Property has portions of the adjacent property owners parking on the parcel.

Terms: The Property will be a direct sale to the only adjoining owner, Raritan Crossing LLC, for the purchase price of \$21,000, which is the appraised value.

6. Project: Route 31 (current Rt. 206), Section 4, Part of Parcels 5 & 7, Block 112 & 116.01, Adjoining Lots 3, 27 & 27.01, Raritan Township, Somerset County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease 0.034 acres (1,468 square foot +/-) of excess vacant lot currently in the B-3 Highway Business District zone in the Township of Raritan, Somerset County. The Property has portions of the adjacent property owners parking on the parcels.

Terms: The Property will be a direct lease to the only adjoining property owner, Raritan Crossing LLC, for the monthly rental of \$200, inclusive of the municipal service charge, which is the appraised value, and will increase according to the rent schedule which is part of the lease.

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

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, is seeking approval to auction 0.261 acres (1,140 square feet +/-) of excess vacant lot which the only two adjoining owners have expressed interest in.

Terms: The parcel will be auctioned with a minimum starting bid of \$22,000, which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

8. Project: Menantico Ponds Wildlife Management Area, Block 578, Lot 19, City of Millville, Cumberland County

Requesting Party: The NJ DEP, Division of Fish and Wildlife, proposes to convey to either the City of Millville (“City”), the Millville Urban Redevelopment Corporation (“MURC”), the Cumberland County Improvement Authority (“CCIA”) or any other nonprofit or public entity designated by the City, the property designated for tax purposes as Block 578, Lot 19 (comprising of 81 +/- acres, hereafter “the Property”), to be used for commercial/industrial purposes consistent with current zoning. The property was purchased by the NJDEP from the prior owner, Durand Glass Manufacturing Company, Inc. (“Durand”), in July 2013 for \$335,000.

Terms: The proposed sale price for the conveyance by the NJDEP to the City or its designee is \$395,000. The NJDEP intends to apply the proceeds of the sale to the purchase of an equal acreage of replacement property elsewhere in the City of Millville and/or Cumberland County. The replacement land will be purchased within two years of the approval of the proposed conveyance.

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

Township, Somerset County

Requesting Party: The NJ DEP, Division of Parks and Forestry requests approval to transfer 1 +/- acre of land (Block 516, Lots 8 & 10 in the Township of Franklin, Somerset County) to Groton Associates, LLC (as to Lot 8) and PVP Franklin LLC (as to Lot 10) in order to settle ongoing quiet title litigation.

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

10. Project: Swartswood State Park, Block, 1903, Part of Lot 1, Township of Hampton, Sussex County

Requesting Party: The NJ DEP, Division of Parks and Forestry requests approval to convey 0.138 +/- acres of Block 1903, Part of Lot 1 in Hampton Township, Sussex County to Wendy and Joe Priestner, the owners of an adjacent property (Block 1903, Lot 2.01). The purpose of the proposed land exchange is to eliminate the encroachment of a residence onto the State parkland. The encroachment was discovered during the pending sale of the private parcel.

Terms: In exchange the private landowners have agreed to convey 0.276 +/- acres of land to the NJDEP to become part of Swartswood State Park.

11. Project: Musconetcong Gorge Preserve, Block 1, Lot 1, Block 1.01, Lot 1, Block 2, Lot 1, Township of Holland, Hunterdon County

Requesting Party: The NJDEP, on behalf of the County of Hunterdon requests approval to allow the disposal of 0.353 +/- acres of County owned parkland within the Musconetcong Gorge Preserve. The disposal will allow the reconstruction of Milford Warren Glen Road / County Route 519 to improve the roadway section and geometry and upgrade the guide rail and signing to current standards.

Terms: To compensate for the proposed diversion and temporary impacts, the County proposes to remit \$10,000.00 to the Green Acres Program for deposit in the Garden State Preservation Trust Fund to be used for the acquisition of additional open space.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

12. 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 March 16, 2015
2. Confirmation of Death Claims, Retirements & Survivor Benefits
3. Receive Financial Statements from October, 2014 to March, 2015

4. Receive the Annual Report of the Actuary prepared as of July 1, 2014 presented by Buck Consultants

EXECUTIVE SESSION *(as necessary)*

OTHER BUSINESS *(as necessary)*

ADJOURNMENT