

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

~~ September 24, 2012, 9:00 AM ~~

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

CALL TO ORDER:

- ~ Dominick DiRocco, 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)
 - ~ Office of Management & Budget Director Charlene M. Holzbaaur
 - ~ Senator Gerald Cardinale
 - ~ Senator Bob Smith
 - ~ Assemblyman Paul D. Moriarty
 - ~ Assemblyman David P. Rible
-

OLD BUSINESS:

1. Approval of the June 7, 2012 State House Commission Meeting Minutes -- The verbatim record of the June 7, 2012 State House Commission meeting will serve as the official minutes.
2. Update on Residential Lease Increases
3. RPR #93-64, Block 902, Lot 84, Allamuchy Township, Warren County

Requesting Party: The NJ Department of the Treasury, requests approval to lease a DEP residential property to Jeffrey and Dolly Snyder for the appraised value of \$1,190 per month for a term of one year.

Terms: At its March 15, 2012 meeting, the State House Commission approved this lease for the appraised value of \$1,210 per month for a term of one year. The property was appraised as a three bedroom, two bath, ranch style, single family house. Upon staff review, it was found that the property contained only two bedrooms, resulting in a lower appraised rental value (\$1,190 per month).

4. RPR #10-15A, Block 105, Part of Lot 2.01, Chesterfield Township, Burlington County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Corrections, requests approval to include access language in the deed instrument to enable periodic access for inspection and/or maintenance.

Terms: At its July 2, 2010 meeting, the State House Commission approved the conveyance of vacant land located at the Albert C. Wagner Correctional Facility to the NJ Turnpike Authority for a road widening project along with temporary construction easements and the placement of two conservation easements. Included in the original transfer (under RPR 10-15B) was an easement to Sunoco for the relocation of a pipeline. Following that approval and upon re-examination of the documents, it was discovered that the NJ Turnpike Authority actually owned the portion of the property upon which the Sunoco easement was located, thereby reducing the size of the property to be conveyed to the Turnpike Authority and also eliminating the need for the Sunoco easement as part of that transfer. As a result, the NJ Turnpike Authority now requires access to portions of the property that are inaccessible to them.

5. RPR #12-13, Block 215, Lot 37 & Part of Lot 38, Ewing Township, Mercer County

Requesting Party: The NJ Department of the Treasury requests approval for the conveyance of an additional $6 \pm$ acres of land in order to run a storm water line that is necessary to service the "Campus Town" project. Since this conveyance is to a State agency and also provides a benefit to the State, the property will be transferred to the College of New Jersey for \$1.00.

Terms: At its December 15, 2011 meeting, the State House Commission approved the conveyance of $6.5 \pm$ acres of vacant land and improvements to the College of New Jersey for a public/private partnership development of the "Campus Town" Project, which will include student housing and retail space for \$1.00.

6. Project: Ambrose & Doty's Brooks Park, Block 496 (**Now 5701**), Lots 1.02, 8, (p/o) and 9.01 (p/o), Piscataway Township, Middlesex County

Requesting Party: The NJ DEP, on behalf of the County of Middlesex, requests approval to allow the County to grant a $0.189 \pm$ acre storm water drainage easement to the Township of Piscataway on a portion of Ambrose and Doty's Brooks Park. The drainage easement is necessary to allow Trammell Crow Development and Investment, Inc., to develop an adjacent 44 acre parcel into a warehouse distribution center and related office facilities. The development will include two on site basins that will discharge to the Doty's Brook. To compensate, Trammell Crow has agreed to contribute \$50,000 (over ten times the appraised value of the easement) to Middlesex County for the future acquisition of parkland.

Terms: This project was previously approved at the May 2, 2011 State House Commission meeting. The DEP determined that Lot 8 was depicted on the Aerial Exhibit Plan as part of the easement corridor but was not listed on the SHC Approval Summary sheet. In addition, since the original approval, Piscataway has changed the Block designations on the tax lots involved with this approval.

Therefore, this request is made to correct the omission of Lot 8 and to revise the Block designations by amending the SHC approval. The remainder of the application and approval are unchanged.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUEST:

7. RPR #13-06, Block 2101, Part of Lot 53, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, Division of Property Management and Construction, requests approval to lease two buildings located on the grounds of the Vineland Developmental Center, West Campus to the Boys and Girls Club of America to be used for after school and youth programs.

Terms: The lease will be for a one year term at an annual rental of \$18,000. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

8. RPR #13-07, Block 10701, Part of Lot 2, Trenton City, Mercer County

Requesting Party: The NJ Department of the Treasury, Division of Property Management and Construction, requests approval to extend the leased space located beneath the helipad located at the Richard J. Hughes Justice Complex to Veolia Energy Trenton LP to continue to house an existing chilled water storage tank that is used in conjunction with its district cooling system, which is used to cool State owned buildings.

Terms: The original lease has expired and new approvals are needed. Please note that the existence of the chilled water storage tank does not interfere with the use of the helipad. The lease will be for a 20 year term with five, two year renewal options. Since this lease directly benefits the State, it will be granted for \$1.00. 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:

9. Project: Routes 1 & 9, Section 1, Parcel VX231D, Route 25 (Currently Route 1 & 9), Section 6, Parcel VX3A1B, Adjacent to Block 847.01, Lot 1, Woodbridge Township, Middlesex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the adjacent property owner, excess surplus lots, Parcel VX3A1B, consisting of 163 ± square feet and Parcel VX231D,

consisting of 2,310 ± square feet. The property is in the Route 1 Redevelopment Zone. The property will sold at assemblage to the only adjacent property owner, Colonia Investment, LLC, Ralph Mocci, Managing Member.

Terms: The recommended sale price is \$14,000, appraised value.

10. Project: Route 55 Freeway, Section 8, Parcels VX14C, VX15C & VX16B, Block 602, Lot 13, Vineland City, Cumberland County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a land locked property containing approximately 7.423 acres to the adjacent property owner, Russell & Jacqueline Lampe. The property will be encumbered in its entirety with a conservation easement restricting the property to forestry use only.

Terms: The fair market value purchase price is \$6,000.

11. Project: Route S31, (aka Route 206), Section 5, Parcels VX8 & VX9, Block 26, Lot 19, Frankford Township, Sussex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a land locked property containing approximately 11.417 acres.

Terms: The property will be sold at public auction to the highest bidder with a minimum bid price of \$84,000, appraised value.

12. Project: Route 6 (1927) and 23 (1927), Section N/A, Part of Parcel 3X, Adjacent to Block 207, Lot 1, Wayne Township, Passaic County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease an approximately 100 square foot piece of property to the only adjacent property owner, 190 Route 23, LLC, (Raymond Maroon, Jr., Managing Member), for a business sign which is currently encroaching within the State right of way and will be relocated to this area.

Terms: The rental is \$35 per month, appraised value, and the lease will be on a month to month to month basis.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

13. Project: Belleplain State Forest, Block 37, Lot 13, Dennis Township, Cape May County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to enter into a 20 year lease with the NJ DOT for the use of a small parcel of land consisting of 7 square feet, associated with the installation of a dynamic message sign along Route 47.

Terms: Proposed compensation is a one time payment of \$1.00.

14. Project: Cheesequake State Park, Block 2000, Lot 1, Old Bridge Township, Middlesex County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to enter into a 20 year lease with the NJ Turnpike Authority for the use of a small parcel of land (approximately 0.029 acre/1,263 square feet) to gain access to a supply of electricity for the installation, operation and maintenance of a variable message sign along the Garden State Parkway, Northbound, at Mile Post 121.73 in Old Bridge Township.

Terms: In accordance with the State's August 18, 2011 Interagency State Land Lease Valuation Report, which recommends \$0.05/square foot rental rate for utility crossings by public entities (with a 2.5% annual escalation clause), the total rent for the 20 year term will be \$1,613.15.

15. Project: Kittatinny Valley State Park, Block 2002, Lots 15.01, 17 & 18, Blairstown Township, Warren County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to convey 97 ± acres of DEP owned property as a nonadjacent part of the Kittatinny Valley State Park to the Ridge and Valley Conservancy. In exchange, the Ridge and Valley Conservancy and The Nature Conservancy will transfer 137 acres of land to the DEP. The land exchange will consolidate properties owned by Ridge and Valley Conservancy and lands administered by the DEP as part of Allamuchy State Park. The Ridge and Valley Conservancy shall deed restrict the lands received from the State for public recreation purposes.

Terms: A break out of the Summary of Acreage Gains and Losses as well as compensation figures are contained in the documentation provided in the member briefing materials. As required, the DEP conducted two public hearings. The first was held on May 24, 2012, wherein a member of the Blairstown Open Space Committee testified in support of the proposed land exchange. No members of the public attended the June 7, 2012 public hearing. Subsequent to the first public hearing, the DEP received one written comment in opposition to the proposed land

exchange and any involvement by The Nature Conservancy in the future management of these properties.

16. Project: Grace Lord Park (also known as Canalside Park), Block 34, Part of Lot 15, Boonton Town, Morris County

Requesting Party: The NJ DEP, on behalf of the Town of Boonton, requests approval to divert 4,223 ± square feet of parkland (approximately 0.10 acre) for a permanent 20 foot wide sewer line easement along a new sanitary sewer alignment. The new sewer line is needed to restore service to a residential area that was severed when Hurricane Irene washed away a downstream section of sanitary sewer crossing the Rockaway River. This is an emergency situation for the Town. The current emergency bypass system installed to temporarily restore service to affected areas has had a number of failures, due to location and exposure, and continues to be susceptible.

Terms: To compensate, the Town will use a \$3,000 payment to be made by Rockaway Valley Regional Sewerage Authority (RVRSA) toward park improvements within the Town. The RVRSA will also make a \$54,400 payment for tree replacement. Per statute, a public hearing was held on July 23, 2012 with no public opposition. All comments expressed at the meeting were adequately answered by the RVRSA's engineer on behalf of the Town.

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

Requesting Party: The NJ DEP, on behalf of the City of Newark, requests approval to allow the City to reconfigure Douglass Park (2.22 acres) and Harrison Park (2.37 acres) to improve the functioning of both parks. Once the reconfiguration is completed, a 1.019 ± acre portion of the current site of Douglass Park will be used as part of a new low and moderate income housing development. The new parkland configuration will enhance the attractiveness and usability of both parks by making them more accessible and visible, with new park amenities and improved landscaping. Both Douglass and Harrison Parks will continue to be used predominately for passive open space purposes.

Terms: Per statute, the City conducted a public hearing on June 13, 2012 at which time a large number of residents were in attendance who voiced opposition to the proposed housing project. Comments are located in each members' briefing materials under this agenda number as well as more details on reimbursement.

18. Project: Mercer County Central Park and Flowage Easements, Block 25, Lot 93 (p/o), Block 32, Lots 6.03, 7, 8 (p/o), West Windsor Township, Mercer County

Requesting Party: The NJ DEP, on behalf of the County of Mercer, requests approval to divert/dispose of a total of $0.34 \pm$ acre of parkland (in fee and easement), for a bridge replacement and road improvements on County Route 535 (Old Trenton Road), where it crosses the Assunpink Creek in West Windsor Township. The diversion/disposal consists of the following property interests: (1) $0.06 \pm$ acre in fee simple from Mercer County Central Park (Block 25, Lot 93 (p/o)); (2) the release of a flowage easement on the same $0.06 \pm$ acre area, (Block 25, Lot 93, (p/o)); and (3) a release of flowage easements on a total of $0.28 \pm$ acre of other lands (Block 32, Lots 6.03, 7 & 8).

Terms: To compensate for the diversion and disposal, the Township will install playground equipment valued at \$34,000 at Zaitz Park on Southfield Road in West Windsor. Release of the Greenbelt Conservation Easement is also subject to the provisions of the NJ Conservation Restriction and Historic Preservation Restrict Act. A total of 12 large trees constituting 1,958 square inches of basal area will be lost as a result of the bridge replacement and roadway improvements. Of the 12, seven are located on County parkland (Block 25, Lot 93), with the balance being on West Windsor Township parkland. The Township shall provide the full compensation for all 12 trees by planting a minimum of 399 trees (valued at \$110,124) at Duck Pond Park. This approval will also serve to release the Greenbelt Conservation Restriction on the area to be diverted by the DEP Commissioner (pursuant to N.J.S.A. 13:1B-1 et seq.). Based on the above, no additional compensation is proposed for the conservation restriction release.

Per statute, public hearings were held on June 5, 2012 with no public objections being raised. At and subsequent to the public hearings, several residents asked logistical questions about the proposed bridge replacement and road project. These questions included concerns about the timing of the project and the potential traffic impacts of the reconfigured intersection. Several residents advocated that the County include an additional traffic light in the project design. One resident strongly urged the County to include a bikeway in the project design, but the County responded that there is not sufficient room for a separate bikeway in the proposed right of way.

19. Project: Greenbelt Conservation Easement, Block 32, Lot 6.03 (p/o), West Windsor Township, Mercer County

Requesting Party: The NJ DEP, on behalf of the Township of West Windsor, requests approval to divert an easement interest in $0.05 \pm$ acre of parkland for a bridge replacement and road improvements on County Route 535 (Old Trenton Road), where it crosses the Assunpink Creek in West Windsor. The area proposed

for diversion comprises a portion of a Greenbelt Conservation Easement held by the Township on private property.

Terms: To compensate, the Township will install playground equipment valued at \$34,000 at Zaitz Park on Southfield Road in West Windsor. Release of the Greenbelt Conservation Easement is also subject to the provisions of the NJ Conservation Restriction and Historic Preservation Restrict Act. A total of 12 large trees, constituting 1,985 square inches of basal area, will be lost as a result of the bridge replacement and roadway improvements. Of the 12 trees, five are located on the Greenbelt Conservation Easement, with the balance being on Mercer County parkland. The Township shall provide the full compensation by planting a minimum of 399 trees (valued at \$110,124) at Duck Pond Park. This approval will also serve to release the Greenbelt Conservation Restriction on the area to be diverted by the DEP Commissioner (pursuant to N.J.S.A. 13:1B-1 et seq.). Based on the above, no additional compensation is proposed for the conservation restriction release.

A public hearing was held on June 5, 2012 with no opposition being expressed. At and subsequent to the public hearing, several residents asked logistical questions about the proposed bridge replacement and road project which included concerns about the timing of the project and the potential traffic impacts of the reconfigured intersection. Several residents advocated the County include an additional traffic light in the project design. One resident strongly urged the County to include a bikeway in the project design but the County responded that there is not sufficient room for a separate bikeway in the proposed right of way.

20. Project: Rockaway River Wildlife Management Area, Jefferson Township, Morris County and Kittatinny Valley State Park, Andover Township, Sussex County

Requesting Party: The NJ DEP, requests approval to lease additional rights (in the form of air rights-no additional ground occupancy), within an existing utility corridor, for a period of 20 years, to Public Service Electric and Gas (PSE&G) for the purpose of constructing, installing, operating and maintaining overhead electric transmission lines and towers as part of the Susquehanna-Roseland Electric Reliability Project. A right of way containing one 230,000 volt overhead transmission line has existed on these lands since the early 1930's. The proposed lease would provide PSE&G with the right to add one additional 500,000 volt overhead transmission line within the existing right of way.

Terms: As compensation for the lease, the applicant will pay the DEP cash compensation totaling \$2,191,491. The approval and execution of the lease shall include the following conditions: 1) Issuance of DEP Land Use permits. 2) As applicable, review by the State Historic Preservation Office under Section 106 of the National Historic Preservation Act, as amended, for impacts on historic properties. 3) Approval of the Project's route across National Park Service lands by the National

Park Service. 4) Issuance of any other required Federal, State or local approvals required for the Project to commence construction. 5) Completion of all technical requirements for the lease, including land surveys, to the DEP's satisfaction and at PSE&G's expense. 6) Review and approval of the lease by the Division of Law.

Under N.J.S.A. 13:1D-51 et seq., a public hearing is not required for DEP leases of less than 25 years. However, the Project has been the subject of extensive public review and opportunity for comment through the PJM Interconnection LLC and NJ Board of Public Utilities' review processes, including open houses in each of the affected counties. Three public hearings were held as part of the New Jersey Board of Public Utilities' approval process, and additional public hearings were held in Jefferson and Fredon Townships in relation to local parkland diversions associated with the project. The DEP permit applications and Highlands Act exemption processes also involve public notice and comment. Hundreds of individuals were given the opportunity to express concerns or support for the Project through these public meetings. The majority of the commenters at each public hearing were opposed to the Project. Major opposition was primarily based on health and safety issues related to electromagnetic fields, aesthetic concerns, property value concerns and environmental concerns. However, the DEP is not aware of any significant concerns being raised by the public about the Project as it relates to the crossing of State property.

21. Project: Mahlon Dickerson Reservation, Block 320, Lot 9 (p/o) and Block 335, Lot 4 (p/o), Jefferson Township, County of Morris

Requesting Party: The NJ DEP, on behalf of the County of Morris, is seeking approval to convey to PSE&G, additional easement rights relating to an existing electric utility right of way that is located on parts of two parcels of land that are administered by Morris County as part of Mahlon Dickerson Reservation in Jefferson Township, Morris County. The total land area of the existing right of way on the subject parcels is approximately 1.28 ± acres. The existing right of way contains a single 230KV overhead electric transmission line. The additional easement rights would be conveyed to PSE&G in order to accommodate an upgrade of the transmission capacity to include one 230KV overhead electric transmission line and one 500 KV overhead electric transmission line. These additional rights would be conveyed to PSE&G for the purpose of constructing, installing, operating and maintaining a 500KV electric transmission line as part of the Susquehanna to Roseland upgrade project.

Terms: To compensate for the diversion of the additional easement rights, PSE&G proposes to remit \$44,000 cash compensation (ten times the appraised value of the diverted area). The cash compensation will be used by the County for park improvements and/or land acquisition projects.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

22. Judicial Retirement System -
Requesting Party: The NJ Department of the Treasury, Division of Pensions & Benefits

Terms: The State House Commission 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 7, 2012
2. Confirmation of Death Claims, Retirements & Survivor Benefits
3. Receive Financial Statements for Period of April 2012 to June 2012
4. Presentation by the Judicial Retirement System Actuary of the Revised July 1, 2011 Actuarial Report and the June 30, 2011 Experience Study

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT