

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

March 14, 2016 - 9:00 am

Committee Room 10, Third Floor

State House Annex, Trenton, New Jersey

Email: StateHouseCommission@treas.nj.gov

CALL TO ORDER:

- ~ Amy E. Melick, Deputy Chief Counsel, Governor's Office  
(on behalf of Governor Chris Christie)
- ~ Beth Schermerhorn, Assistant State Treasurer  
(on behalf of Acting State Treasurer Ford M. Scudder)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman David P. Rible

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OLD BUSINESS:

1. Approval of the October 26, 2015 State House Commission Meeting (SHC) Minutes -- The verbatim record of the October 26, 2015 SHC meeting will serve as the official minutes.
2. Project: Liberty State Park, Block: 15801, Lots: 23, 35, 38 and 41-46 (p/o), Jersey City, Hudson County

The NJ DEP, Division of Parks and Forestry, requests an amended approval for the even exchange with the City of Jersey City (City) of not more than one-half acre of State land for the purpose of improving access to Liberty State Park in Jersey City, Hudson County.

Terms: At its December 13, 2001 meeting the State House Commission approved the NJDEP's request for a land exchange with Jersey City to facilitate the construction of a road at the northern edge of Liberty State Park. The access road was constructed, but the development was not built and the land exchange with the City was never completed. The City now wishes to complete the exchange because the New Jersey Turnpike Authority (Authority) has agreed to use this right of way for the full extension of Jersey Avenue from downtown Jersey City to Liberty State Park. A revised approval from the State House Commission is needed to complete the land exchange due to slight acreage changes from the original approval as well as block/lot renumbering by the City in the area.

3. RPR 01-41, Albert C. Wagner Youth Correctional Facility, Block 104, Lot 2, Chesterfield Township, Burlington County

Requesting Party: The NJ Department of Treasury on behalf of the NJ Department of Corrections requests approval to lease approximately 19(+/-) acres of vacant land located at the Albert C. Wagner Youth Correctional Facility to the Bordentown Community Soccer Association, a not for profit entity, for use as recreational fields. The Bordentown Community Soccer Association has been leasing this property from the State for the past fifteen (15) years. The original lease is set to expire on June 30, 2016 and a new lease must now be approved. This project was originally approved by the State House Commission at its meeting of June 29, 2001.

Terms: The lease shall be for a term of three (3) years, with two (2), three (3) year renewal options at an annual rent of \$1.00. The Lessee will be responsible for all maintenance, utilities and services provided to the property.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

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

Requesting Party: The NJ Department of the Treasury requests approval to transfer a 2,298 square foot single family dwelling, located in the City of Linwood, Block 184, Lot 7, Atlantic County, that is currently occupied by Stockton University's Vice President for Administration and Finance, to Stockton University. Since 1970, Stockton University has paid for all expenses related to the property.

Terms: Since the University will continue to be solely responsible for the property it is requested that title be transferred to Stockton University for \$1.00.

5. RPR 16-09, Hagedorn Psychiatric Hospital, Block: 9, Part of Lot: 7, Lebanon Township, Hunterdon County

Requesting Party: The NJ Department of the Treasury requests leasing the property known as the East Hall, located on the grounds of the Hagedorn Psychiatric Hospital to Malvern Institute Hunterdon County, LLC to be used for rehabilitation and addiction services. East Hall contains 57,462 square feet of rentable space.

Terms: The base annual rent shall be \$521,754.96 with three (3%) increases every three (3) years during the term. The lease term shall be for fifteen (15) years with three (3), five (5) year renewal options. Lessee will be responsible for all utilities supplied to the premises.

6. RPR 16-10, Stockton University, Block 875.04, Part of Lot 1.01, Galloway Township, Atlantic County

Requesting Party: The NJ Department of the Treasury recommends granting permanent easements to Atlantic County for the construction, installation and maintenance of roadway improvements along Jimmie Leeds Road. In addition to the permanent easements, the County will also require temporary construction easements in order to complete the project. The project will serve a significant public purpose as it will improve vehicular travel as well as increase safety and accessibility for pedestrian and bicycle movement in the vicinity of Stockton University.

Terms: Since this project directly benefits the public safety and welfare of motorists, Pedestrians and cyclists, the easements will be granted for \$1.00.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

7. Project: Middlesex Greenway, Block 815, Part of Lot: 3, Township of Edison, Middlesex County

Requesting Party: The NJ DEP, on behalf of the County of Middlesex, requests approval to allow Public Service Electric and Gas Company (PSE&G) to create a permanent aerial easement across a portion (0.251 acres) of the Middlesex Greenway for an overhead electric transmission circuit. The easement is needed for upgrades on an existing overhead electric transmission circuit within the PSE&G Sewaren-Metuchen Right-of-Way.

Terms: The proposed easement is valued at \$13,100. In accordance with N.J.A.C. 7:36-26.10(g) the minimum ratio of monetary compensation for a private easement over parkland is 10:1 when the money is used for future land acquisition. Middlesex has agreed to place the \$131,000 received from PSE&G into its dedicated Open Space Trust Fund account for the future acquisition of parkland.

8. Project: Turkey Swamp Wildlife Management Area, Block 111, Lots 24, 26 and part of 27, Township of Freehold, Monmouth County

Requesting Party: The NJ DEP, Division of Fish and Wildlife, request approval to convey an access easement (0.180 acres +/-) and utility easement (0.156 acres +/-) to Michael and Elsa von Schleusingen, owners of a residential inholding in the Turkey Swamp Wildlife Management Area in the Township of Freehold, Monmouth County.

Terms: Since both uses predate State ownership of the surrounding property, no compensation is proposed.

9. Project: Delaware and Raritan Canal State Park, Block 1022, Part of Lot 21, City of Lambertville, Hunterdon County

Requesting Party: The NJ DEP, Division of Parks and Forestry, seeks approval to convey a 250 sq. ft. (0.0057 acre +/-) parcel within the Delaware and Raritan Canal State Park ("Canal Park") to 3 Clinton Street Partners, LLC ("3 Clinton"), a development entity as part of a land exchange intended to resolve an encroachment that existed at the time of State acquisition and an irregular and problematic boundary line. As part of its due diligence for the development of Block 1029, Lots 3 and 3.01, in the City of Lambertville, Hunterdon County, 3 Clinton determined that a strip of State property runs between an historic stone wall and the boundary of Lots 3 and 3.01, and that the private lots extend slightly onto the developed portion (towpath) of the Canal Park.

Terms: After further investigation NJDEP believes the best way to resolve this matter is to exchange the portion of the Canal Park containing the stone wall for the private property within the Canal Park Boundary. As additional compensation for the proposed conveyance, 3 Clinton has agreed to accept ownership and maintenance responsibility for the stone wall and provide a cash payment of \$2000 (to be used for future State park development purposes.)

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

10. Judicial Retirement System -

Requesting Party: The NJ Department of the Treasury, Division of Pensions & Benefits

Terms: The SHC shall sit as the Board of Trustees for the Judicial Retirement System to approve the following:

1. Approval of the Minutes of the Meeting Held on October 26, 2015 (pages 1940 to 1941).
2. Confirmation of Death Claims, Retirements and Survivor Benefits (pages 1942 to 1943).
3. Receive Financial Statements from July, 2015 to August, 2015 (pages 1944 to 1947).

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT