

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

~~ March 15, 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)
- ~ David A. Ridolfino, Associate Deputy State Treasurer
(on behalf of State Treasurer Andrew P. Sidamon-Eristoff)
- ~ Office of Management & Budget Director Charlene M. Holzbaur
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman David P. Rible
- ~ Assemblyman Joseph Cryan

OLD BUSINESS:

1. Approval of the December 15, 2011 State House Commission Meeting Minutes --
The verbatim record of the December 15, 2011 State House Commission meeting will serve as the official minutes.
2. Project: Berkshire Valley Wildlife Management Area, Block 255, Part of Lot 25.01, Jefferson Township, Morris County

Requesting Party: The NJ DEP, Division of Fish & Wildlife, requests approval to convey approximately 0.049 +/- acre of land in fee and 0.027 +/- in easement within the Berkshire Valley Wildlife Management Area (WMA) to Morris County in connection with the replacement and realignment of County Structure No. 1400-832 on Berkshire Valley Road over the Rockaway River in Jefferson Township. (The project entails the complete replacement of the existing temporary Acrow panel truss bridge with a new permanent bridge meeting current standards for safety and capacity, along with improvements to the substandard approach roadways.) This request was approved by the State House Commission at its October 13, 2011 meeting but is being revised to slightly increase the acreage in order to resolve some ownership issues pertaining to the underlying right of way for the existing bridge.

Terms: To compensate, the County will provide \$53,427 in time and materials to improve public access to the WMA. In addition, the County will provide and install 43 3" caliper replacement trees and 15 two to three gallon shrubs at an estimated value of \$36,550 in time and materials.

3. Project: Tuckahoe Wildlife Management Area, Block 7602, Part of Lot 29, Egg Harbor Township, Atlantic County

Requesting Party: The NJ DEP, Division of Fish & Wildlife, requests approval to convey approximately 0.520 +/- acre of land in fee within the Tuckahoe WMA to Atlantic County in connection with the replacement and realignment of County Bridge EH-21 on County Route 559 over the English Creek in Egg Harbor Township.

Terms: To compensate, the County agreed to provide \$5,000 in materials and delivery costs to improve access to the Great Egg Harbor WMA by securing approximately 333 tons of crushed concrete (at \$15 per ton) and delivering it to the site. On December 15, 2011, the State House Commission approved the conveyance of 0.200 +/- acre of land and fee within the Tuckahoe WMA to Atlantic County for road right of way purposes in connection with the placement and realignment of County Bridge EH-21. If this amendment request is approved, the area to be conveyed would increase to 0.520 +/- acre to include an area of deed overlap (0.320 +/- acre) created when the DEP acquired the parcel in July 2003.

4. Project: Route 70, Section 15, Parcel VXR36B, Block 107.01, Lot 15, Brielle Borough, Monmouth County

Requesting Party: The NJ Department of Transportation (DOT), Division of Right of Way, Property Management Unit, requests approval to sell by auction an approximately 1.16 acre surplus property improved with a vacant two story single family dwelling currently in the R2 residential zone. On November 22, 2010, the State House Commission granted approval to auction the land and dwelling with a minimum bid of \$1 million. An auction was held on February 25, 2011 with no bids being received. The property has since been reappraised and the appraised value is \$660,000. Since title of the property has not been vested in the State for more than 10 years, the previous owner was offered the option to purchase for the \$660,000 appraised value, which was not accepted.

Terms: The DOT is now seeking approval to auction the property with a minimum starting bid of \$660,000.

5. RPR #07-08, Block 6801, Lot 1, Ancora Psychiatric Hospital, Winslow Township, Camden County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, Division of Mental Health Services, requests approval to lease a property located on the grounds of Ancora Psychiatric Hospital to Catholic Charities, Diocese of Trenton, also known as Delaware House, a service provider under contract with the Division of Mental Health Services, to be used as group homes.

Terms: Since this action directly benefits the State, the lease will be for a five year term with one, five year renewal option at an annual rental of \$1.00 per year. All utilities used or furnished to the premises will be paid by the Lessee. This action was previously approved by the State House Commission at its December 11, 2006 meeting. The lease term has since expired. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

6. RPR #11-04, Block 21, Part of Lot 24, Hagedorn Psychiatric Hospital, Glen Gardner Borough, Hunterdon County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, Division of Addiction Services, requests approval to lease a former employee apartment building located on the grounds of Hagedorn Psychiatric Hospital to Freedom House, Inc., a service provider under contract with the Division of Addiction Services.

Terms: The lease will be for a one year term with a one year renewal option at an annual rental of \$1.00. In exchange, Freedom House will provide five beds for clients of the Division of Addiction Services and be responsible for all utilities associated with their use of the space. This provider has leased this property since 1992, however, the original lease and all renewal options have expired. The State House Commission approved a new lease at its meeting of November 22, 2010, however, that lease will expire on June 30, 2012.

7. RPR #12-10, Block 2101, Part of Lot 53, Vineland Developmental Center, 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 grounds of Vineland Developmental Center, West Campus, to the Vineland Board of Education for use as a public school.

Terms: The lease will be for a one year term with a one year renewal option. The base rental will be \$260,000 annually, plus \$122,000 for utility expenses, for a total rental of \$382,000. This action was previously approved by the State House Commission its meeting of October 13, 2011, however, that lease will expire in 2012.

DEPARTMENT OF TREASURY REQUESTS:

8. RPR #12-15, Block 905, Part of Lot 10, Woodbridge Township, Middlesex County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Corrections, requests approval to convey 8.06 +/- acres of vacant land to the adjacent property owner, Sansone Dealership Group.

Terms: The property will be sold for fair market value as determined by an appraisal. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

9. RPR #12-16, Montclair State University –
Block 1004, Part of Lots 1 & 1.01, Montclair Township, Essex County;
Block 62.03, Part of Lots 12 & 15, Block 74.01, Part of Lot 1, Clifton City,
Passaic County;
Block 250, Part of Lots 1, 1.01, 1.03, 1.09, 4, 4.01, 5, 5.01 & 6, Little Falls Township,
Passaic County

Requesting Party: The NJ Department of the Treasury, on behalf of Montclair State University, requests approval to grant easements to UMM Energy Partners, LLC for the installation and maintenance of a combined heating and cooling distribution system that will be located on the grounds of Montclair State University.

Terms: The distribution system will link approximately 19 University campus buildings into a loop that will travel out of and back into a heating and cooling plant being constructed at the University. This system will replace an existing combined heating and cooling plant and distribution system that has reached the end of its life cycle. Because property at the University was conveyed over time to the Educational Facilities Authority (EFA) in connection with various bond financings, various portions of the campus land are owned by the State of NJ and EFA. The distribution system will run through the entire campus, therefore, the University requires easements on the State owned and EFA owned lands. Since this action directly benefits the University, the easements 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.

10. RPR #12-17, Block 110, Part of Lot 1, Woodbine Developmental Center, Woodbine Borough, Cape May County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, Division of Developmental Disabilities, requests approval to lease two single family homes located on the grounds of the Woodbine Developmental Center to a private service provider in order to develop the properties as group homes. The service provider will be chosen through a competitive process currently underway by the Division of Developmental Disabilities (DDD).

Terms: The program will provide five beds in each home for male individuals eligible for DDD services who have a history of sexual acting out and/or Megan's Law involvement. The Lessee will be required to pay for utilities, repairs, maintenance and renovations of the properties. Since this lease will directly benefit the State, the lease will be for a five year term with two, five year renewal options, at

an annual rent of \$1.00 and will be contingent upon the Lessee having a current service contract with the DDD. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

11. RPR #12-19, Block 322, Part of Lot 6.01, Ewing Township, Mercer County
Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Children & Families, requests approval to sell by direct sale a 5.03 +/- acre of vacant land located on the grounds of Ewing Residential to the adjacent property owner, the non-profit Seix Academy.

Terms: The Seix Academy previously purchased vacant land from the State for the construction of the Seix Academy. The property will be sold for fair market value as determined by an appraisal. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

12. RPR #93-33, Block 959, Lot 2, Wall Township, Monmouth County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Robin Ennis for \$935 per month for a term of one year with four one year renewal options with annual increases based on the Consumer Price Index for housing.

Terms: This property is a one bedroom, one bath apartment. Mrs. Ennis has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

13. RPR #93-42, Block 1902, Lot 3, Hampton Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Jean Michael for \$450 per month for a term of one year with four, one year renewal options with annual increases based on the Consumer Price Index for housing.

Terms: This property is a one bedroom, one bath, ranch style, single family house. Ms. Michael has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

14. RPR #93-51, Block 370, Lot 5, Byram Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Ann Sobel for \$1,720 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, ranch style single family house. Ms. Sobel has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

15. RPR #93-52, Block 2801, Lot 41, Mt. Olive Township, Morris County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to James Smith for \$1,190 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, ranch style single family house. Mr. Smith has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

16. RPR #93-62, Block 902, Lot 10, Allamuchy Township, Warren County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Joanne and Michael Providakis for \$840 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, 1.5 bath, ranch style house. Mr. and Mrs. Providakis have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

17. 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 \$1,210 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, two bath, ranch style, single family house. Mr. and Mrs. Snyder have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

18. RPR #93-78, Block 901, Lot 105, Allamuchy Township, Warren County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Mary Ann Goodstein for \$1,040 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, ranch style, single family house. Ms. Goodstein has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

19. RPR #93-90, Block 55, Lot 13.1, Branchburg Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Bruce and Roberta Lake for \$1,260 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, ranch style, single family house. Mr. and Mrs. Lake have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

20. RPR #93-94, Block 58, Lot 15, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Augustine and Maureen Scafidi for \$1,100 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a two bedroom, one bath, ranch style, single family house. Mr. and Mrs. Scafidi have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

21. RPR #93-96, Block 58, Lot 16, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Vivian Shields for \$1,225 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, ranch style, single family house. Ms. Shields has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

22. RPR #93-97, Block 74.01, Lot 10, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Middlebush Farms for \$1,100 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, two story, single family house. Middlebush Farms have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

23. RPR #93-98, Block 102, Lot 1.10, Bridgewater Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to George Brickman and Laurie Morse for \$1,065 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a two bedroom, one bath, ranch style, single family house. Mr. Brickman and Ms. Morse have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

24. RPR #93-100, Block 57.01, Lot 12, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Steven and Anna Brenner for \$1,600 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, 2.5 bath, ranch style, single family house. Mr. and Mrs. Brenner have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

25. RPR #93-106, Block 85, Lot 10, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Anna Higgins for \$1,325 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, ranch style, single family house. Ms. Higgins has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

26. RPR #93-107, Block 58, Lot 3, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to John Van Cleef for \$1,100 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a two bedroom, one bath, two story, single family house. Mr. Van Cleef has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

27. RPR #93-109, Block 57.01, Lot 1, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Ellen Wilson for \$1,300 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, 1.5 bath, ranch style house with a detached garage. Ms. Wilson has been a tenant since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

28. RPR #93-111, Block 4, Lot 1, Upper Freehold Township, Monmouth County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Ernest and Marion Stillwell for \$885 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing.

Terms: This property is a three bedroom, one bath, two story single family house. Mr. and Mrs. Stillwell have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

29. RPR #95-14, Block 370, Lot 3, Byram Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Ruth Stewart for \$1,210 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a two bedroom, one bath, ranch style, single family house. Ms. Stewart has been a tenant since 1994. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

30. RPR #97-33D, Block 67, Lot 3, Branchburg Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Debra Cook for \$860 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a one bedroom, one bath apartment. Ms. Cook has been a tenant since 1997. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

31. RPR #98-60, Block 1001.01, Lot 115, Allamuchy Township, Warren County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Richard and Diane Millman for \$1,320 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, two bath, split level style house. Mr. and Mrs. Millman have been tenants since 1998. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

32. RPR #00-33, Block 366, Lot 5, Byram Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Donald Dolan Sr. for \$820 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a one bedroom, one bath, duplex. Mr. Dolan has been a tenant since 2001. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

33. RPR #00-34, Block 37.02, Lot 48, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Eugene and Doris Gambrell for \$1,650 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, 1.5 bath, ranch style, single family house. Mr. and Mrs. Gambrell have been tenants since 2000. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

34. RPR #00-35, Block 366, Lot 5, Byram Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Donald Dolan, Jr. for \$940 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a two bedroom, one bath, duplex. Mr. Dolan has been a tenant since 2001. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

35. RPR #01-02, Block 800, Lot 2, Mt. Olive Township, Morris County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Charles and Joyce Applegate for \$910 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a two bedroom, 1.5 bath, ranch style house. Mr. and Mrs. Applegate have been tenants since 1993. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

36. RPR #01-37, Block 901, Lot 8, Allamuchy Township, Warren County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to David and Linda Bell for \$1,410 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a five bedroom, two bath, cape cod style house. Mr. and Mrs. Bell have been tenants since 2001. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

37. RPR #02-01, Block 366, Lot 6, Byram Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Jefferson Lakes Camp and Travel Co. for \$1,320 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, one bath, ranch style house with a three car garage. Jefferson Lakes Camp and Travel Co. have been tenants since 2001. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

38. RPR #02-34, Block 158, Lot 7, Wantage Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Patrick and Patricia Saski for \$1,130 per month for a

term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a four bedroom, 1.5 bath, single family house with a two car garage. Mr. and Mrs. Saski have been tenants since 2002. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

39. RPR #03-29, Block 67, Lot 3, Branchurg Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Edward Krutsick for \$925 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a one bedroom, one bath apartment. Mr. Krutsick has been a tenant since 2003. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

40. RPR #04-06, Block 74.01, Lot 17, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Scott and Barbara Hewitt for \$1,700 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, 1 full and 2 ½ bath, ranch style, single family house. Mr. and Mrs. Hewitt have been tenants since 1994. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

41. RPR #05-09, Block 902, Lot 58, Allamuchy Township, Warren County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Jeffrey McNeel for \$1,410 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, two bath, single family house. Mr. McNeel has been a tenant since 2005. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real

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

42. RPR #05-23, Block 57.01, Lot 55, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Elbereth LLC, d.b.a. Bug Juice Properties, for \$1,200 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a three bedroom, one bath, ranch style house. Bug Juice Properties has been a tenant since 2005. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

43. RPR #06-08, Block 37.02, Lot 50, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Linda Paul, for \$1,500 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a two bedroom, one bath, ranch style house. Ms. Paul has been a tenant since 2006. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

44. RPR #06-22, Block 67, Lot 3, Branchburg Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Florence and Andrew Bailey for \$860 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a one bedroom, one bath apartment. Mr. and Mrs. Bailey have been tenants since 1996. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

45. RPR #07-06, Block 958, Lot 8, Wall Township, Monmouth County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Kira and Jeremy Lang for \$935 per month for a term of one year, with four, one year renewal options, with annual increases based on the Consumer Price Index for housing purposes.

Terms: This property is a one bedroom, one bath apartment. Mr. and Mrs. Lang have been tenants since 2006. Facts supporting this rental figure are included in each State House Commission members' briefing materials. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

46. Project: Washington Valley Park, Block 706, Portion of Lot 7, Block 707, Portion of Lot 53, Bridgewater Township, Somerset County

Requesting Party: The NJ DEP, on behalf of the County of Somerset, requests approval to divert 0.13 +/- acres, in fee, to accommodate roadway improvements and a bridge replacement on Newmans Lane where it crosses the West Branch of the Middle Brook in Bridgewater.

Terms: To compensate, the Township will dedicate for recreation/conservation purposes, a 3.923 acre parcel of wooded land. A public hearing was held on December 14, 2011 with no opposition being expressed.

47. Project: Cinnaminson Home, Block 1004, Lot 45, Cinnaminson Township, Burlington County

Requesting Party: The NJ DEP, on behalf of the Township of Cinnaminson, requests approval to allow the disposal, for affordable housing development purposes, of 2.69 +/- acres of parkland known locally as the Cinnaminson Home. The Township is under contract to sell the property to the Lutheran Social Ministries of NJ, Inc., a non-profit housing development organization, for construction of a 54 unit affordable housing development for senior citizens.

Terms: As compensation for the disposal, the Township shall encumber with Green Acres restrictions four parcels of replacement land totaling 10.24 +/- acres. Cinnaminson Township shall also acquire additional parkland within two years of the date of approval by the SHC to bring the replacement ratio to at least 4:1 as required by N.J.A.C. 7:36-26.10 (g). The current ratio of replacement land acreage to parkland disposed of is 3.8 to 1 (based on size). The Township shall remove all private encroachments on the replacement parcels within two years of the SHC approval. (These encroachments involve the placement of sheds and fences on

Block 2010, Lot 1 and Block 2011, Lot 1.) The Township shall provide the Green Acres Program with information sufficient to address the Technical Requirements for Site Remediation standards regarding the existing petroleum pipeline located on Block 3420, Lot 32. This information will need to be submitted and approved prior to the release of Green Acres restrictions on the Cinnaminson Home parcel. Also, because survey work for this parcel appears to indicate the pipeline is now within the formal easement right of way on the property, if the Township wishes to revise the easement to reflect its true location, then the DEP will not consider the "new" easement to be a diversion of parkland.

Public opposition was expressed at both public hearings; October 17, 2011 and January 17, 2012. Several local residents expressed concern that the disposal of the Cinnaminson Home property and subsequent development of a 54 unit age restricted affordable housing project would result in adverse impacts to local home values, traffic, sewer capacity and water quality. Several commenters were concerned the proposed replacement parcels are not comparable in value, utility or accessibility to the land proposed for disposal. (All comments and responses thereto are included in Commission members briefing materials.)

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

48. Project: Route S41 (Current Route 73), Section 3, Parcel VX14B, Block 35.30, Adjoining Lot 20, Evesham Township, Burlington County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a 7,405 square foot parcel of land to the only adjoining property owner, Thunder Road Properties, LLC., (principal managing members are Morris and Tami Starkman of Cherry Hill, NJ), for use as assemblage to their vacant land with the intent to eventually develop commercially.

Terms: The recommended sale price is \$8,200, appraised value.

49. Project: Route S41 (Current Route 73), Section 3, Parcel VX15B, Block 37.01, Adjoining Lot 2, Evesham Township, Burlington County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell a 5,793 square foot irregular shaped lot located in a commercial zone to the only adjoining property owner, 901 Route 73 South, LLC, (principal managing members are Morris and Tami Starkman of Cherry Hill, NJ), for use as assemblage to their currently vacant land with the intent to eventually develop commercially.

Terms: The recommended sale price is \$6,400, appraised value.

DEPARTMENT OF TRANSPORTATION WAIVER OF OUTDOOR ADVERTISING REGULATIONS:

50. Waiver of Outdoor Advertising Regulations – Outdoor Advertising Application Numbers 70713, 70811, 70812, 70813, Block 45, Lot 11.01, Wall Street, Easton Avenue, New Brunswick, Middlesex County

Requesting Party: The NJ DOT, Division of Right of Way, on behalf of the City of New Brunswick and the New Brunswick Parking Authority, request a waiver from outdoor advertising regulations to allow the issuance of outdoor advertising permits to Imagine Outdoor Advertising (principals: William A. Froehlich, 3 Maidstone Court, Skillman, NJ and Paul W. Ducharme, 54 E. Curlis Avenue, Pennington, NJ) for four off-premises signs which would be mounted on the parking garage of the Gateway Project at Easton Avenue and adjacent to the train station in New Brunswick. This waiver would allow the issuance of new permits to modify four signs which were previously granted a waiver on May 2, 2011. The Gateway Project is a mixed use transit village project which emphasizes the quality of the urban fabric. The signage is designed for outdoor advertising and public service announcements.

Terms: Three signs will be mounted on the back side of existing façade signs which were built on Easton Avenue and face eastbound traffic pursuant to the previous waiver. The new signs would be placed on the backside of the existing sign structures and will be visible to westbound traffic on Easton Avenue. These will be 8' wide by 40' high (8 x 40 = 320 square feet) to match the area on the back side of the existing structures. The fourth sign was previously approved as a static sign 40' wide by 30' tall (40 x 30 = 1,200 square feet) to be mounted on the southern façade of the parking garage overlooking the train station and Route 27 (Albany Street). The new sign would be a digital sign of the same size and at the same location.

All four signs do not meet regulations because they would be too close to each other and to other existing permitted locations. They are oversized in height. Because one sign is visible to Route 27, the standards of the Federal Agreement of 1971 also apply. The issuance of outdoor advertising permits for these signs requires waivers from the following regulatory requirements:

- To permit to allow the signs on Easton Avenue to be within 70, 56 & 126 feet of each other where spacing of 300' is required.
- To allow the signs on Easton Avenue to be 40' in height where a maximum sign height of 30' is required.
- To allow the sign visible to Route 27 to be within 137' of another sign on Route 27 where spacing of 300' is required.

The three 8' x 40' signs are expected to produce \$453,600 in revenue over 15 years to New Brunswick Parking Authority as property owner. The 40' x 30' digital sign is expected to produce \$910,000 for the New Brunswick Parking Authority as property

owner over 15 years. In addition to these revenues, additional annual permit fees totaling \$510 will be paid to NJ DOT for the signs on the back sides of the existing signs on Easton Avenue.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

51. 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 October 13, 2011.
2. Confirmation of Death Claims, Retirements & Survivor Benefits.
3. Receive Financial Statements for Period of June, 2011 to December, 2011.
4. Presentation by the actuary of the July 1, 2011 JRS Valuation Report.

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT