

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

~~ December 15, 2011, 9:00 AM ~~

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

CALL TO ORDER:

- ~ Dominick DiRocco, Assistant Counsel, Governor's Office  
(on behalf of Governor Chris Christie)
  - ~ Deputy State Treasurer Robert A. Romano  
(on behalf of State Treasurer Andrew P. Sidamon-Eristoff)
  - ~ Office of Management & Budget Director Charlene M. Holzbaaur
  - ~ Senator Gerald Cardinale
  - ~ Senator Bob Smith
  - ~ Assemblyman Jon M. Bramnick
  - ~ Assemblyman Joseph Cryan
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OLD BUSINESS:

1. Approval of the October 13, 2011 State House Commission Meeting Minutes --  
The verbatim record of the October 13, 2011 State House Commission meeting will serve as the official minutes.

2. RPR #04-21 and 98-15, Block 105, Part of Lot 12 (formerly Lot 7), Union Township, Union County

Requesting Party: The NJ Department of the Treasury, on behalf of Kean University, requests approval to lease approximately 2.5 ± acres of vacant land to Union Township for a parking lot.

Terms: The lease will be for \$1.00 per year for thirty years with one, thirty year renewal option. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action. This project was approved by the State House Commission at its meetings of: December 15, 1997, December 17, 1998, September 23, 1999, December 13, 1999, June 29, 2000, March 25, 2002, March 22, 2004, March 14, 2005. The summary of prior approvals are listed in the State House Commission members briefing materials.

3. RPR #05-29, Block 625, Lot 84, Plainfield Armory, Plainfield City, Union County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Military and Veterans Affairs, requests approval to dispose of the Plainfield

Armory, which has been declared surplus to the Department's needs. This action was previously approved by the State House Commission at its meeting of June 20, 2005 for the disposal of the Armory via auction with a minimum starting bid of \$1,000,000, if no State agency or municipality was interested in obtaining the property. It was also noted that this Armory is eligible for the NJ and National Register of Historic Places and would be sold with appropriate historic building protections. The City of Plainfield was interested in purchasing the property but did not have the funds to do so.

Terms: It is now recommended that the Armory be sold via internet auction with the minimum bid being \$900,000, appraised value, and to not have the property sold with historic protections in place. It has been determined that the property is not listed on the NJ Register of Historic Places and that the proposed sale to a third party is not subject to review pursuant to the NJ Register of Historic Places Act even though there was a prior determination of eligibility in 2009. The other regulatory process that could require the State Historic Preservation Office (SHPO) review would be pursuant to Section 106 of the National Historic Preservation Act. However, this review process would only be triggered if the sale/transfer was determined to be a federal undertaking such as a federal agency retaining an interest in or providing any funding for the property. The Armory is no longer receiving any federal funds for maintenance, repairs, operating expenses, etc. and there has not been any federal mission at the base since 2009 or any other continuing interests by the federal government at the site. As a result, a Section 106 review will not be necessary and the property can be conveyed free of any historical restrictions unless it was sold ultimately to the federal government.

4. Department of Human Services' Progress in the Development of Alternative Rate Setting Methodologies

Details on the Department of Human Services' progress to date are included in each State House Commission members briefing materials.

5. Department of Human Services' Response to Hudson County Letter to State House Commission Dated October 17, 2011

Details are included in each State House Commission members briefing materials.

NEW BUSINESS:

DEPARTMENT OF HUMAN SERVICES' REQUESTS:

6. Project: County Facilities Prior Period Rate Adjustments  
Requesting Party: The NJ Department of Human Services

Terms: Pursuant to Title 30:4-78, the State House Commission shall fix the per capita cost rates used by the State to pay County governments for services rendered to these individuals in County psychiatric facilities. The Department of Human

Services has developed revised per capita cost rates in accordance with provisions of the County Psychiatric Hospitals State Aid Reimbursement Methodology. The revised rates are as follows:

~ A revised Calendar Year 2010 rate was developed for Hudson County Meadowview Hospital to correct errors in reported total costs for psychiatric services provided during the Calendar Year 2008 service period.

~ A revised Calendar Year 2011 rate was developed for Runnells Specialized Hospital of Union County to correct errors in reported total costs for psychiatric services provided during the Calendar Year 2009 service period.

~ Revised Calendar Year 2010 and 2011 rates were developed for Acute Partial Hospital and Outpatient Psychiatric Services provided at Bergen Regional Medical Center to reflect corrections in the allocation of drug costs for clients receiving these services.

In this regard, the Department of Human Services is hereby recommending the following resolution for the Commission's consideration:

Whereas, pursuant to Title 30:4-78, the State House Commission shall establish rates to be charged to the State for various patients in County psychiatric facilities.

Therefore, be it resolved, that the following rates, developed in accordance with the approved County Psychiatric Hospitals State Aid Reimbursement Methodology Per Capita Cost Rates, effective January 1, 1991, be and are hereby established for the noted period. These rates are to be charged at 45% for the January 1 through June 30 service period and at 125% for the July 1 through December 31 service period for County indigent clients\* and at 100% for the entire year for State indigent clients. The rates established by the State House Commission shall be predicated on compliance with the facility's Certificate of Need and its conditions as approved by the Department of Health & Senior Services. Failure to comply with any aspect of the Certificate of Need or its conditions as determined by the Department of Human Services may result in the reduction of the rate for the applicable period by 25% in each month of such non-compliance. The facility shall supply all information determined by the Department of Human Services to be necessary to monitor such compliance.

<u>Facility Name</u>	<u>Inpatient Rates**</u>	<u>Outpatient Rates***</u>
	<u>Calendar Year 2010</u>	
Hudson County Meadowview Hospital Psychiatric Services	\$837.14	NA
	<u>Calendar Year 2011</u>	
Union County Runnells Specialized Hospital	\$732.53	NA

	<u>Calendar Year 2010</u>	
Bergen Regional Medical Center:		
Acute Partial Hospital	NA	\$ 68.42****
Outpatient Psychiatric	NA	\$157.97

	<u>Calendar Year 2011</u>	
Bergen Regional Medical Center:		
Acute Partial Hospital	NA	\$ 77.01****
Outpatient Psychiatric	NA	\$172.67

- \* The County indigent percentage may not exceed 85% for the year as a whole.
- \*\* These rates represent a per day rate.
- \*\*\* These rates represent a per visit rate.
- \*\*\*\* The Acute Partial Psychiatric rate represents a one-half day billing rate for these services.

7. Project: County Facilities Calendar Year 2012 Payment Rates  
 Requesting Party: The NJ Department of Human Services

Terms: Pursuant to Title 30:4-78, the State House Commission shall fix the rates to be charged to the State for various patients in County psychiatric facilities. The Department of Human Services has developed revised per capita cost rates in accordance with provisions of the County Psychiatric Hospitals State Aid Reimbursement Methodology. The following rates, developed in accordance with the approved County Psychiatric Hospitals State Aid Reimbursement Methodology Per Capita Cost Rates, effective January 1, 1991, including revisions to the methodology, be and are hereby established for the calendar year beginning January 1, 2012. These rates are to be charged at 45% for the January 1 through June 30, 2012 service period and at 125% for the July 1 through December 31, 2012 service period for County indigent clients\* and at 100% for the entire year for State indigent clients. The rates established by the State House Commission shall be predicated on compliance with the facility's Certificate of Need and its conditions as approved by the Department of Health & Senior Services. Failure to comply with any aspect of the Certificate of Need or its conditions as determined by the Department of Human Services may result in the reduction of the rate for the applicable period by 25% in each month of such non-compliance. The facility shall supply all information determined by the Department of Human Services to be necessary to monitor such compliance.

<u>Facility Name</u>	<u>Inpatient Rates**</u>	<u>Outpatient Rates***</u>
Bergen Co. Regional Medical Center:		
Inpatient Services	\$716.98	NA
Geriatric Psych.	425.45	NA
Extended Acute Psych.	355.21	NA
Acute Partial Psych.	NA	\$114.74****
Outpatient Psych.	NA	245.85

Buttonwood Hospital of Burlington County	521.19	NA
Camden County Health Services Center Psychiatric Services	730.51	NA
Hudson County Meadowview Hospital Inpatient Services	849.47	NA
Essex County Hospital Center Inpatient Services	710.48	NA
Union County Runnells Specialized Hospital	756.95	NA

\* The County indigent percentage may not exceed 85% for the year as a whole.

\*\* These rates represent a per day rate.

\*\*\* These rates represent a per visit rate.

\*\*\*\* The Acute Partial Psychiatric rate represents a one-half day billing rate for these services.

8. Project: State Facilities Calendar Year 2012 Payment Rates  
Requesting Party: The NJ Department of Human Services

Terms: Pursuant to Title 30:4-78, the State House Commission shall fix the rates to be charged to Counties for various clients residing in State institutions and programs, pursuant to the Commissioner of Human Services' recommendations. This is also in accordance with the provisions of the Rate Setting Methodology for Establishing State Psychiatric Hospital, Developmental Center and Residential Functional Service Rates, effective January 1, 1991, including revisions to the methodology, are hereby established for the calendar year beginning January 1, 2012:

<u>Facility Name</u>	<u>County Rate (Per Diem)</u>	
State General Psychiatric Hospitals	\$474.38	(1)
Ann Klein Forensic Center	337.02	(1)
Community Mental Health Center of UMDNJ	510.49	(2)
State Developmental Centers	190.27	(3)
Residential Functional Services	138.19	(3)

Notes:

- (1) This rate is billed to Counties for all applicable inpatient days and includes credits and/or debits to reflect recoveries from the Medicare Part B program. Other applicable third party recoveries are refunded separately to Counties when received by the facility.

- (2) This rate is billed to Counties for all applicable inpatient days and does not include any credits to reflect recoveries from third party payers. Applicable third party recoveries are refunded separately to Counties when received by the facility.
- (3) This rate is billed to Counties for all applicable inpatient days and includes applicable credits to reflect recoveries from the Medicaid and Medicare programs.

DEPARTMENT OF TREASURY REQUESTS:

9. RPR #12-11, Block 7, Part of Lot 1, Greystone Psychiatric Hospital, Parsippany Troy Hills Township, Morris County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, requests approval to lease the Mountain Meadows Cottages, #1 through #10, located on the grounds of the Greystone Psychiatric Hospital to Comprehensive Behavioral Health Care, Inc., a service provider currently under contract with the Division of Mental Health Services. This is a continuation of Lease (RPR 03-28), which has expired. The cottages will continue to be used as group homes.

Terms: The lease will be for five years with two, five year renewal options at an annual rental of \$1.00 with Comprehensive Behavioral Health Care, Inc., being responsible for all utilities associated with their use of the space. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

10. RPR #12-12, Ramapo College of New Jersey, Block 18, Part of Lot 3, Mahwah Township, Bergen County

Requesting Party: The NJ Department of the Treasury, on behalf of Ramapo College of New Jersey, requests approval to grant permanent utility easements to Ramapo Solar LLC, a subsidiary of National Energy Partners, for the installation and maintenance of underground electrical conduits to supply electric to a proposed solar photovoltaic system.

Terms: As provided by the NJ Economic Stimulus Act of 2009, Ramapo College is planning to enter into a public private partnership under which the private partner, Ramapo Solar LLC will install, at its expense, solar panels on college grounds and on the roofs of certain college buildings and sell back to the college electricity generated by the panels. Ramapo Solar LLC will also pay for the re-roofing of several academic buildings and a residence hall, a project that is valued at over \$2.2 million. Since this action directly benefits the State, 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.

11. RPR #12-13, The College of New Jersey, Block 215, Lots, 34, 35, 39, 104, Part of Lots 32, 33, 36, 38, 97, 106, 109, Ewing Township, Mercer County

Requesting Party: The NJ Department of the Treasury, on behalf of The College of New Jersey, requests approval to convey 6.5 ± 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.

Terms: The College of New Jersey requests the property be conveyed for \$1.00 instead of the appraised value of \$165,000, on the premise that the College is itself a State entity. This property and the other land to be developed by the College is located entirely on its campus, has been solely used and occupied by the College and is contiguous with and to other College owned lands. There is precedent for this request as the State House Commission approved a similar conveyance to Montclair State University for \$1.00 for the development of its student housing project. 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, 1 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 #98-26, Block 37.02, Lot 49, Franklin Township, Somerset County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Robert Acosta 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 three bedroom, one bath, ranch style single family house. Mr. Acosta has been a tenant 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 #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, 2 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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 Sasaki 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.

40. 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.

41. 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, 2 1/2 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. RPR #10-10, 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 Robert and Laurie Lendenmann for \$1,480 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, two story, single family house. Mr. and Mrs. Lendenmann have been tenants since 2010. 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:

48. Project: Wharton State Forest, Block 266, Lot 3, Waterford Township, Camden County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to enter into a ground lease with Western Pacific Broadcasting, LLC (Western) for the operation of commercial television transmitting facilities, broadcasting tower and necessary appurtenances. The lease involves the reuse of a commercial broadcasting tower that has existed on the site since the early 1980's. The lease will be for 20 years.

Terms: The annual rental payment is \$27,000 with a 3% increase each year, plus 30% of gross revenue from co-locators (subtenants). Under the terms of the lease, the tenant would not have to provide any revenue it receives under the agreement with an existing co-locator, Cricket Communications, but would have to share 30% of the gross revenue with DEP for any new co-locators on the tower. If Western Pacific Broadcasting assigns the lease to its parent company, the parent company would not have to share 30% of the revenue it generates from allowing Western to use the tower.

49. Project: Swartswood State Park, Block 1901, Lot 9 (p/o), Hampton Township, Sussex County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to dispose of a 0.052 ± acre of land in order to resolve a building encroachment that occurred due to a deed and survey error. The parcel will be sold to Patricia Cholasta, the adjacent property owner (Block 2104, Lot 8) for \$2,821.25, fair market value as determined by appraisal). In addition, the DEP proposes to lease to Ms. Cholasta, for a term of 10 years, a 0.188 acre parcel currently being used as her front yard at an annual rental of \$820 as determined by the appraisal.

Terms: As part of the compensation for the conveyance and lease, Mrs. Cholasta shall execute a Right of First Refusal, giving the DEP first option to purchase Block 2104, Lot 8, at fair market value in the event she decides to sell her house. As a condition of this transaction, the buyer is responsible for the cost of the survey and all other technical costs.

50. Project: Tuckahoe Wildlife Management Area, Block 7602, Lot 29 (p/o), Egg Harbor Township, Atlantic County

Requesting Party: The NJ DEP, on behalf of Atlantic County, requests approval to divert a total of  $0.200 \pm$  acre of land in fee within the Tuckahoe Wildlife Management Area to Atlantic County in connection with the replacement and realignment of County Bridge EH-21 on County route 559 over English Creek in Egg Harbor Township.

Terms: The value of the area to be conveyed was calculated based on its current assessed value as the appraisals for the project have not yet been completed. Because the roadway is now closed due to the failure of the existing bridge structure, this project is moving forward on an emergency basis and an expedited schedule has been implemented for replacement of the bridge to re-open the roadway. The estimated per acre value for the subject lot is \$8,526.64, based on the current assessed value of the parcel. Applying the per acre value, the estimated value of the  $0.200 \pm$  acre of State property to be conveyed is approximately \$1,705.33.

To compensate, the County will 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 \$0.15 per ton) and delivering it to the site. In addition, the bridge design includes a raised profile to allow sufficient clearance for recreational boats utilizing English Creek to pass under the bridge structure, thereby increasing public access to the WMA. Proposed improvements include bicycle and pedestrian compatible through an increased shoulder width providing additional recreational opportunities.

51. Project: Campgaw Mountain County Reservation (Franklin Lakes Section), Block 1602, Lot 1, Franklin Lakes Borough, Bergen County

Requesting Party: The NJ DEP, on behalf of Bergen County, requests approval to allow the County to grant easements totaling  $2.922 \pm$  acres to United Water New Jersey, Inc. (United) on a portion of Campgaw Mountain County Reservation in order to allow United to construct a ground level 3 million gallon usable water storage tank and ancillary facilities on a disturbed portion of the park.

Terms: To compensate, United will pay \$2,545,000 for the acquisition of 13.862 acres of replacement land. The appraised value of the parkland interests proposed to be transferred to United is \$732,000. United will construct, at the approximate cost of \$575,000, a 2,700 foot long water line and pump station to provide water service to the County riding stables located on the northern portion of the park.

The approval of the proposed diversion is subject to the following:

- 1) Bergen County must obtain approval from the National Park Service and General Services Administration to amend an existing federal deed restriction on the area proposed for diversion.
- 2) A portion of the proposed replacement property (approximately 0.958 acres) is encumbered with a future roadway right of way, future right of way extension and temporary cul-de-sac. Franklin Lakes Borough will vacate this area by ordinance within six months of State House Commission approval and prior to transferring ownership of the replacement parcel to Bergen County.
- 3) An existing non-exclusive 0.08 acre driveway easement across Block 1109, Lot 1, for use by an adjacent private property is proposed to be expanded to contain a total area of 0.10 acres. The granting of the expanded easement area for use by the adjacent private property owner must be recorded prior to transferring ownership of the replacement parcel to Bergen County.

The Green Acres rules require applicants for major diversions or disposals to conduct two public hearings. The first was a scoping hearing and is conducted by the applicant prior to filing a pre-application for the proposed diversion/disposal with Green Acres. The second public hearing is called the final hearing and is conducted by the applicant after Green Acres has completed its application review.

Prior to the scoping hearing, Bergen County conducted a community outreach meeting on Saturday, January 23, 2010. The scoping hearing was then held on March 18, 2010. After extensive discussions with Green Acres about the proposed diversion, the final Green Acres hearing was held on September 14, 2011.

The Bergen County Department of Parks, acting on the County's behalf, conducted a public hearing on September 14, 2011 that combined the first Local Lands and Building Hearing with the Green Acres final hearing. Two weeks later, on September 28, 2011, the County Parks Department held the second hearing required under Local Lands and Building Law. No one attended the second Local Lands and Buildings hearing.

Approximately 25 people attended the community outreach meeting and the Green Acres mandated scoping and final hearings. Approximately half the attendees asked logistical questions about the proposed water tank. All questions were responded to by the County without further comment from the public. No one objected to the project at any of the public hearings. A summary of the comments made at the hearings are included in each State House Commission members' briefing materials.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

52. Project: Route 29, Section 6, Parcel VX27A2, VX28A2, VX29A2, VX30B, VX33A2 & VX34, Adjacent to Block 1082, Lot 6, Lambertville City, Hunterdon County

Requesting Party: The NJ Department of Transportation (DOT), Division of Right of Way and Access Management, Property Management Unit, requests approval to

sell by direct sale to the adjoining property owners, Daniel Connelly and Amy Reynolds of 65 Grants Alley, Lambertville, parcels containing approximately 0.0876 acres (3,816 square feet) to be assembled to their residential yard.

Terms: The recommended sale amount shall be \$1,600, fair market value.

53. Project: Route S100 (AKA Route 1 & 9), Block 8, Adjacent to Lot 1299K, Parcel VX2B1B, Elizabeth City, Union County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease with an option to acquire a site identified as Parcel VX2B1B of the Route S100 Project to 901 Spring Street LLC, the adjoining property owner (Jason Cheng, managing member, 2025 Lincoln Highway (Rt. 27), Edison, NJ), for assemblage to their developed commercial property, a hotel, for the continued use as employee and customer parking. The parcel contains approximately 26,092 square feet (0.599 acres).

Terms: The lease will be month to month at a monthly rental of \$5,275 with an option to acquire the property for the recommended sale price of \$595,000. The option to acquire the property will be for one year from the date the lease is executed.

54. Project: Route 33, Section 7, Parcel VX5C2, Block 164, Part of Lot 1, Howell Township, Monmouth County

Requesting Party: The NJ Department of Transportation, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the adjoining property owner, Joseph Roda of #1 Howell Road, Howell Township, a 994 square foot parcel located adjacent and behind his residential property in order to add to his residential property to allow for access to the residential street behind his property.

Terms: The recommended sale amount shall be \$2,250, appraised value.

55. Project: Route 40, (AKA Route 70), Section 10 & 11, Parcels VXW47B, VXW48B & VX120B, Block 1085, Adjacent to Lot 1, Lakewood Township, Ocean County

Requesting Party: The NJ Department of Transportation, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the adjoining property owner, Future's Trust Realty Associates, (Principal Managing Members: Harvey N. Karen of Wall, NJ and Peter Falk of Interlaken, NJ), a 10,503 square foot parcel for assemblage to their adjoining undeveloped commercial property to increase the overall size of their property for possible future commercial development.

Terms: The recommended sale amount shall be \$58,000. The appraised value is \$57,600.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

56. 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. Financial Statements for Period of June, 2011 to August, 2011.

EXECUTIVE SESSION (as necessary)

OTHER BUSINESS (as necessary)

ADJOURNMENT