

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

June 4, 2026 - 9:30 a.m.

Committee Room 7

State House Annex, Trenton, NJ

Email: StateHouseCommission@treas.nj.gov

Formal action may be taken at the meeting.

CALL TO ORDER:

- ~ Jay, Redd, Senior Director for Legislative Affairs
(on behalf of Governor Mikie Sherrill)
- ~ Kavin Mistry, Deputy Treasurer
(on behalf of State Treasurer Aaron Binder)
- ~ Tariq Shabazz, Acting Director Office of Management & Budget
- ~ Senator Bob Smith
- ~ Senator Anthony Bucco
- ~ Assemblyman John DiMaio
- ~ Assemblywoman Eliana Pintor Marin

OLD BUSINESS:

1. Approval of the December 15, 2025, January 15, 2026, and May 18, 2026, State House Commission (SHC) Meeting Minutes--The verbatim record of the December 15, 2025, January 15, 2026, and May 18, 2026, SHC meetings, will serve as the official minutes.

DEPARTMENT OF THE TREASURY REQUESTS:

2. Project: RPR 25-19, NJ Performing Arts Center, Block 17, Part of Lot: 1.01, City of Newark, Essex County

Requesting Party: On December 9, 2024, The State House Commission approved two easements on the grounds of the New Jersey Performing Arts Center, located at 1 Center Street, in the City of Newark, Essex County. The first easement to the City of Newark, Department of Water & Sewer Utilities for the installation and maintenance of high and low pressure water mains and sewer and storm mains, consisting of approximately 0.037 (+-) acres of land. The second easement to Public Service Electric & Gas (“PSE&G”)

for the installation and maintenance of a 4-inch gas line and electric infrastructure, which will include transformer vaults, pull boxes, hand holes and conduits, consisting of approximately 0.276 (+-) acres of land. Since then, the requested easement areas have been updated based on field conditions, which will now grant the City of Newark, Department of Water & Sewer Utilities approximately 0.283 (+-) acres of land and PSE&G approximately 0.052 (+-) acres of land.

Terms: Terms and conditions remain the same. Since this action benefits the State, the easements will be granted for \$1.00.

3. Project: RPR 06-18, NJ Training School for Boys, Block: 53, Part of Lot: 11.01, Monroe Township, Middlesex County

Requesting Party: At its meeting on June 23, 2025, the State House Commission approved leasing a portion of vacant land located on the grounds of the New Jersey Training School for Boys, to American Tower Corporation, Limited Power of Attorney for Verizon Communication Inc. (Verizon). American Tower has since requested to lease an additional 385 square feet, adjacent to the existing leased area to accommodate the installation of a generator and equipment cabinets for a co-locater on the tower.

Terms: The terms previously approved shall remain the same; initial term is five (5) years, with three (3) successive, five (5) year renewal options. The annual rent increase will be 3.5%, based upon the previous years rent. There will be a co-location fee (additional rent) due of fifty (50%), of any fees, rent and/or other income American Tower/Verizon receives from a co-locater. Lessee is responsible for all utilities and real estate taxes, (if applicable).

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUEST:

4. Project: Allamuchy State Park, Block: 7, Lot: 4 (now Block: 301, Lot: 4), Mount Olive Township, Morris County

Requesting Party: On September 19, 1989, the State House Commission approved the sale of land, (Block 7, Lot 4), in Mount Olive Township, Morris County “the Property”, by the NJDEP to the New Jersey Foreign Trade Zone Venture (“NJFTZ”) and amended at the Commission’s August 3, 1990, meeting. The purpose of the sale was to allow the NJFTZ to incorporate the Property into the Township’s International Trade Center, for use and development by the BASF Corporation as part of a proposed North American Headquarters complex. The NJDEP is now asking the Commission to amend the sale to

allow the lifting of the “office/research and development” restriction from the Property (as memorialized in the December 26, 1990 deed).

At the time of approval, the proposed sale of the Property was supported by then-Commissioner Daggett and former Governor Kean as being in the public interest to avoid at least 1,600 (and possibly up to 3,300) high paying BASF jobs from leaving New Jersey. After Governor Florio took office in January 1990, the new administration conducted a review of the proposed sale. Governor Florio and then newly appointed NJDEP Commissioner Yaskin then conveyed their concerns, at the Commission’s August 3, 1990, meeting, that the original proposed sale terms had significantly undervalued the property and asked the Commission to amend the September 19, 1989 approval to increase the proposed compensation, based on additional compensation terms negotiated between the NJDEP and the NJFTZ. The matter was approved.

Consistent with the approvals, the NJFTZ acquired the Property from the NJDEP in December 1990 and immediately conveyed it to the BASF Corporation, however, BASF’s plans for its North American Headquarters never came to fruition and BASF was unable to find another use for the Property.

The Township purchased the property in 2012, using unrestricted funds to keep its options open regarding the future use of the property. After considering other uses of the Property over the past 14 years, the Township now plans to use the property as the site of up to a 180-unit 100% affordable rental housing development. To use the Property for this development, it is necessary to remove a restriction imposed by the NJDEP in the December 26, 1990 deed to the NJFTZ, and is still applicable to the Property, which limits the use of the Property for “office and/or research and development purposes and such other purposes as are ancillary thereto”. This restriction was not specifically required by the Commission but was imposed by the NJDEP as part of the sale to ensure that the underlying rationale for the sale was enforced. The development will include units for very-low income, low and moderate-income families, a 50% veterans housing preference, and 12 supportive housing units for persons with disabilities. The project has been approved by the Affordable Housing Dispute Resolution Program and the Morris/Sussex County Mount Laurel Judge.

The selected developer, Ingerman Development Company “Ingerman”), has a June 30, 2026, deadline to apply for HMFA funding for the affordable housing projected and needs to represent, as part of the application, that the property has no major development restrictions that would prevent it from being used for the project.

Terms: NJDEP believes that allowing the Property to be used for the proposed affordable housing project instead of the BASF project will not confer an additional economic benefit on either the Township or the selected developer that is out of the proportion to

the compensation terms originally approved by the Commission. Therefore no additional compensation is proposed.

NEW BUSINESS:

DEPARTMENT OF TRANSPORTATION REQUESTS:

5. Project: Route 30, Section 6, Parcel VX2R44a2, Block: 503, Lot: 8, Tax Map 16.03, Township of Galloway, Atlantic County

Requesting Party: The NJDOT is requesting approval for the sale of NJDOT owned excess land located in the Township of Galloway, Atlantic County that was acquired as Route 30, Section 6, Parcel VX2R44A2. Title has been vested in the State of New Jersey for more than 10 years. Applicable NJDOT units have reviewed this parcel and confirmed it is no longer needed to accomplish the mission of the Department. The County of Atlantic and the Township of Galloway have expressed no interest in acquiring the parcel for public use. The property has multiple adjoining owners who have expressed interest in acquiring this parcel.

The property consists of approximately 10,890 (+-) square feet or 0.25 (+-) acre of land located at 405 S. Pomona Road, and can be identified on Tax Map #16.03 as Block 503, Lot 8. The property is a non-buildable, non-conforming lot. The highest and best use of this property is an assemblage with any adjoining properties.

Terms: The property will be sold via public auction with the minimum starting bid of \$25,000, which is the appraised fair market value. The conveyance of the property is additionally subject to FHWA approvals upon receiving State House Commission approval.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

6. Project: Rahway River Parkway Park, Block: 1501, Part of Lot: Township of Springfield, Union County

Requesting Party: The NJDEP, on behalf of the County of Union (“County”) and the Township of Springfield (“Township”), request approval to partially remove the Green Acres restrictions on a 0.016 (+-) acre portion of parkland in order to legalize the past unauthorized diversion of a subsurface sewer easement within the

County's Rahway River Parkway Park. In 2009, the Township submitted an application to NJDEP for an emergency sewer relocation permit, mistakenly identifying Block 1501, Lot 1 as Township property. The County, as the owner, along with the Green Acres, was notified about the project in 2010, following the completion of the work.

Terms: As compensation, the Township proposes to give \$10,000 cash compensation to the County to be used for future parkland acquisition.

7. Project: Rahway River Parkway Park, Block: 908, Part of Lot: 16, Block: 406, Part of Lot: 20, Township of Springfield, Union County, Block: 3617, Part of Lot: 1, Block: 4508, Part of Lot 4, Township of Union, Union County

Requesting Party: The NJDEP, on behalf of the County of Union ("Union"), requests approval to remove the Green Acres restrictions from a 0.288 (+-) portion of parkland in order to convey 0.021 (+-) acre in fee, and a total of 0.267 (+-) acre as easements, to the New Jersey Department of Transportation ("NJDOT") in connection with the Morris Avenue (NJ Route 82) Bridge replacement over Rahway River and relocation of an associated water line. The proposed diversions and disposal meet the necessary criteria of size, being granted to a public entity for a project serving a public purpose, and no adverse impact on the parkland or loss of recreation and conservation facilities.

Terms: As compensation, the NJDOT proposes to pay \$9,500 cash compensation to the County to be used for future park improvement, and \$518,640.00 to the NJDEP's Shade Tree and Community Forest Preservation License Plate Fund as mitigation for tree removal on parkland. Under the Green Acres rules, the County would be required to (1) plant replacement trees or (2) make a cash contribution to the Shade Tree and Community Forestry Plate Fund in lieu of the tree planting.

8. Project: Gaylord Park (Block: 903, Lot: 1, Block 902, Lot: 1, Block 2210, Lot: 5, Block: 2211, Lot: 1), Windsor Park (Block: Block: 4701, Lot: 1, Block: 2701, Lot: 1), Milton Votee Park (Block: 4704, Lot: 1), Township of Teaneck, Bergen County

Requesting Party: The NJDEP on behalf of the Township of Teaneck ("Township"), requests approval to allow the Township to convey a total of 0.332 (+-) acres of parkland (0.230 in fee and 0.102 as easements) to the New Jersey Department of Transportation ("NJDOT") in connection with the Route 4 Bridge Over Palisades Avenue and CSX, Bridge Improvements from Garrison Avenue to Queen Anne Road Project ("Project"). The Route 4 corridor in the vicinity of Palisade Avenue, the CSX Railroad Corridor and Windsor Road suffers from geometric deficiencies, traffic congestion, Safety issues, and a structurally deficient bridge. The Project will replace the

structurally deficient and functionally obsolete bridge and improve the roadway operational problems over approximately 0.62 miles of Route 4. The Project will result in minor unavoidable impacts to the following Green Acres encumbered properties along the Route 4 Corridor, Gaylord Park, Windsor Park and Milton Votee Park.

Terms: To compensate for the disposal of 0.230 acre of parkland (in fee) and the diversion of 0.102 acre of parkland (as easements), including the associated tree removal, the Township proposes to accept from the NJDOT, and impose Green Acres restrictions on a 1.625-acre wooded parcel of replacement land. The Department has determined that the proposed replacement land qualifies as “comparable wooded replacement land” and that the Township’s proposal satisfies the tree replacement requirement.

9. Project: Claremont Field, Block: 69, Part of Lot: 8, Block 81, Part of Lot: 6.02 and Lot: 6.03, Borough of Bernardsville, Somerset County

Requesting Party: The NJDEP, on behalf of the Borough of Bernardsville (“Borough”), requests approval to allow the disposal of 0.263 (+-) acre of parkland within Claremont Field in the Borough of Bernardsville, Somerset County to resolve two private encroachments, one of which pre-existed the Green Acres Program encumbrance on the property.

In 1975, the Borough received Green Acres Program (“Green Acres”) funding for the acquisition of parkland. As a result of this funding the Borough subsequently listed Claremont Field (Block 69, Lots 8,9 and 29) on the Borough’s Recreation and Open Space Inventory (“ROSI”) as unfunded parkland. In 2013, as a result of surveying its park and open space holdings, the Borough identified several private encroachments. Specifically, the two private parking lot encroachments are on a 0.263 acre (+-) portion of Claremont Field. Disposal Area A consisting of 0.072 acres (Block 69, Lot 5), owned by Ramsey Associates. Ramsey Associates had access to, used and considered the area behind Lot 5 to be part of its property prior to the Green Acres encumbrance in 1975. Disposal Area B consisting of 0.192 acres (Block 69, Lots 6 & 7), owned by Rossi Holdings, LLC. The encroachments behind Lots 6 and 7 occurred after the 1975 encumbrance.

In 2015, the Borough submitted a ROSI Amendment request to the Department stating that the Borough made “a bona fide error” when listing Claremont Field on its ROSI in its entirety and seeking to remove these areas from its ROSI. The Department denied the Borough’s request regarding the private encroachments given that the uses were unauthorized and constituted diversions of parkland.

Terms: Since the Borough is combining the compensation requirements from the two disposal areas into one compensation proposal, the Borough proposes dedicating 5.505 (+-) acres of land, which is substantially more than the required 3.91 required acres under the Green Acres rules. This replacement area (Block 81, Lot 6.02) consisting of 2.639 acres and a 2.866-acre portion of Block 81, Lot 6.02 is located along Mine Brook Road/State Highway 202 in the Borough of Bernardsville, Somerset County. The proposed replacement parcel is vacant, entirely wooded and includes a 15-foot access area to Mine Brook Road.

10. Project: Strawbridge Lake Park, Block: 3104, Part of Lot: 1 & Part of Lot: 2, Township of Moorestown, Burlington County

Requesting Party: The NJDEP, on behalf of the Township of Moorestown (“Township”), requests approval to allow the disposal of a 0.007 (+-) acre portion of Green Acres encumbered parkland within Strawbridge Lake Park in connection with the New Jersey Department of Transportation’s (“NJDOT”) resurfacing project on Route 38 from Nixon Drive to the Route 295 Bridge. As part of the project, traffic signals will be upgraded, ADA-compliant sidewalks and ramps will be installed for safe access to and from the traffic signals, and guiderails will be upgraded to current safety standards. This project will result in a permanent disposal of Parkland and temporary work area within the Park. No recreational facilities will be impacted by the proposed disposal. Given the adjacency of the land to the roadway, the area proposed for disposal is not suitable for recreational activities or significant public uses.

Terms: The estimated value of the 0.007 acre of easement area is \$612. The minimum compensation for the disposal of parkland is \$5,000 for disposals or diversions of less than 0.25 acre. Since the estimated value of the disposal area is less than the minimum compensation required, the Township has agreed to accept \$5,000 cash compensation from the NJDOT to be used towards a planned acquisition of approximately 5.5 acres of open space. The proposed disposal does not involve the removal of any trees, therefore no tree compensation is due.

11. Project: Wilkinson Baseball Field (Block: 42, Part of Lot: 14) & Kent Road Playground, (Block: 6, Part of Lot: 15), Township of Oxford, Warren County

Requesting Party: The NJDEP, on behalf of the Township of Oxford (“Township”), Warren County, requests approval to allow the diversion of a 0.136 (+-) acre portion Of Green Acres encumbered parkland within Wilkinson Baseball Field and Kent Road

Playground in connection with the New Jersey Department of Transportation's ("NJDOT") Route 31, over Furnace Brook Bridge ("Bridge") Replacement Project ("Project"). The NJDOT has requested permanent easements on both parks to accommodate the Bridge replacement, drainage improvements, and utility line relocations needed as part of the Project.

Terms: The estimated value of the proposed 0.136 acre total diversion area is \$1,765. The minimum compensation for a minor diversion of parkland is \$2,500 for the first 0.10 acre of parkland to which the easement(s) would apply and \$1,000 for each additional tenth of an acre subject to the easement(s). Since the estimated value of the proposed easements is less than the minimum compensation required, the NJDOT has agreed to pay \$3,500 cash compensation to the NJDEP to be deposited into the State of New Jersey Garden State Preservation Trust Fund.

12. Project: Delaware & Raritan Canal State Park, Six Mile Run Reservoir Site, Block: 57, Part of Lot: 32.02, Block: 85, Part of Lots: 62.02 and Lot: 62.03, Township of Franklin, Somerset County

Requesting Party: The NJDEP requests approval to execute a farm lease agreement on approximately 69.73 acres of land within portions of Block 57.01, Lot 32.02, Block 85, Lot 62.02 and Block 85, Lot 63.02 in the Township of Franklin, Somerset County. These lands are administered by the DEP as part of Delaware & Raritan Canal State Park and are located within the area known as the Six Mile Run Reservoir Site.

The proposed lease was competitively bid at a live public auction held on December 10, 2025, in the central region of the State. Notice of the auction was posted on the NJDEP's website and distributed to a mailing list maintained by the NJDEP's Office of Transactions and Public Land Administration. The proposed tenant, Suydam Farms, LLC was the sole bidder at the public auction.

Terms: The proposed lease term is five (5) years, with the option to renew for three (3) additional five (5) year terms. The proposed rental rate is \$1,296 per year for the initial five-year lease term, subject to adjustment at the start of each renewal term. The NJDEP established the proposed annual rental rate of \$1,296 per year using soil rental rates set by the Farm Service Agency (FSA) of the United States Department of Agriculture. As a programmatic matter, based on prior discussions with the NJ Dept. of Agriculture and NJ Farm Bureau, the NJDEP agreed to reduce the FSA rental rate for its farm leases by 20 percent to account for the disadvantages of farming on NJDEP land. These disadvantages include: the requirement that the farmed lands be used for public hunting; restrictions on

the types of crops that can be grown; and the inability to control wildlife damage using management tools such as deer fencing.

The rental rate will be reviewed at the beginning of each renewal term to determine the current fair market value of the leased premises based on the Consumer Price Index (CPI), FSA soil rental rates or value of similar real estate rentals. However, if the CPI and value of similar real estate rentals decrease or remain stable, the rent will not decrease.

13. Project: Leap Street Park, Block: 5925, Lot: 1, Township of Egg Harbor, Atlantic County

Requesting Party: The NJDEP, on behalf of the Township of Egg Harbor (“Township”), requests approval to change the Green Acres encumbrance classification from “funded” to “unfunded” for a 0.78 (+-) acre portion of the Township’s Leap Street Park (Block 5925, Lot 1) “(Diversion Area)”. In 2005, the Township acquired Block 5925, Lots 1 through 4, comprising approximately 23 acres using Green Acres funding (Project No. 0100-99-25-02). These lots have since been consolidated as Block 2925, Lot 1 (“The Property”). Currently the property consists predominantly of wooded terrain and includes an outdoor riding area, a small parking lot, several shed and barn structures and a 900 sf. recreation building containing restroom facilities, administration/office space and classroom space.

The proposed diversion will allow Hearts Therapeutic Riding Center (“Hearts”) to construct an indoor riding arena on the property to better serve its clients and the Township community on a year-round basis. Hearts is a nonprofit organization that in 2025 leased from the Township a 5.13-acre portion of the Property for operation of a community-based equestrian center, including a trail system for therapeutic horseback riding and equine assisted activities.

Terms: As compensation for the proposed diversion, the Township proposes to place Green Acres funded parkland restrictions on a 2.09 (+-) acres of land located at 6653 West Jersey Avenue (Block 2417, Lot 4) (“Replacement Land”). The proposed Replacement Land is adjacent to the Township’s Green Acres encumbered Broadway Park (Block 2417, Lot 6), an 8-acre wooded undeveloped park.

14. Project: Round Valley Recreation Area, Block: 14, Lot: 7.02, Township of Clinton, Hunterdon County

Requesting Party: The NJDEP requests approval to grant a permanent subsurface gas line easement to Elizabethtown Gas Company to serve the NJDEP’s State Parks Service Central Region Field Office, located on Block 14, Lot 7.02, (1451 Route 22) in Clinton

Township, Hunterdon County. The proposed easement is needed to allow the installation of a new gas line to serve the office.

Terms: Because the proposed easement will benefit the State, the proposed compensation is \$1.00.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

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

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

1. Approval of the Minutes of meeting held on December 15, 2025.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receipt of Financial Statements from July 2025 through September 2025.
4. Receipt of the JRS Actuarial Valuation Report as of July 1, 2025.

OTHER BUSINESS (as necessary)

ADJOURNMENT