

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

December 15, 2025 – 9:30 a.m.

Committee Room 7 – 2nd Floor

State House Annex, Trenton, NJ

Email: StateHouseCommission@treas.nj.gov

Formal action may be taken at the meeting.

CALL TO ORDER:

- ~ Assad Akhter, Deputy Chief of Staff, Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Aaron Binder, Deputy State Treasurer
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ 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 September 29, 2025, 2025 State House Commission (SHC) Meeting Minutes--The verbatim record of the September 29, 2025 SHC meeting, will serve as the official minutes.

2. **SEASIDE HEIGHTS BOROUGH CAROUSEL PROJECT – UPDATE:**

The NJ State Historic Preservation Office (SHPO) on November 14, 2025 approved the Borough of Seaside Heights application to list the Floyd L. Moreland Carousel in the New jersey Register of Historic Places. The application will now be forwarded by SHPO to the National Park Service (NPS) for review.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUEST:

- 3, Project: Unnamed Parkland on Route 206 (Van der Veer-Harris House), Township of Hillsborough, Somerset County

Requesting Party: On June 12, 2017, the State House Commission approved a request by the NJDEP, on behalf of the Township of Hillsborough (Township) to allow the disposal/diversion of a total of 1.85 acres of parkland to the NJ Department of Transportation (NJDOT) in connection with the Route U.S. 206 (1990) Bypass, Sections 14A and 15A project, located in the Township of Hillsborough, Somerset County.

At the time of the approval, the Township and NJDOT estimated the disposal area as 1.522 acre of additional right-of-way (ROW), to allow for the widening of Route U.S. 206 (Route 206). The approval also allowed the conveyance of a 0.013 acre easement to accommodate the relocation of an overhead electric utility line along Route 206, a 0.312 acre easement to maintain slopes along the widened portions of Route 206 and a 0.003 acre easement for the construction and maintenance of a noise wall within the new ROW. Upon project completion, however, NJDOT more precisely delineated the disposal, diversion and compensation areas. As a result, the total area of disposal decreased to 1.51 acres. The area of diversion via utility easement increased to 0.08 acre and the construction and maintenance easement area increased to 0.03 acre. The size of the slope easement area did not change. Therefore, the total disposal/diversion area increased from 1.85 acres to 1.93 acres.

Terms: To compensate for the proposed disposal/diversion, the Township previously proposed to acquire for recreation/conservation purposes a 12.99 acre parcel of land, currently owned by NJDOT, located along Township Line Road in the Township. The compensation parcel was slightly under reported in the original approval; the accurate compensation land figure is 13.071 acres. The NJDEP now seeks to amend the original approval to correct the acreage of the disposal/diversion areas and compensation land.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUESTS:

4. Project: RPR 26-03, Block: 156, Part of Lot: 1, Totowa Borough, Passaic County

Requesting Party: The Department of the Treasury, requests approval to lease a portion of vacant surplus land owned by the State of New Jersey to the Economic Development Authority for the construction of a new Youth Justice Facility to be located in the Northern New Jersey region.

Terms: Since the project benefits the State of New Jersey, the lease will be for \$1.00.

5. Project: RPR 24-03, 1012 Third Avenue, Block: 304, Lot 1, (previously Block 33, Lot 4) City of Asbury Park, Monmouth County

Requesting Party: The Department of the Treasury, on behalf of the NJ Motor Vehicle Commission, requests approval to dispose of .45 (+-) acre of land and improvements located at 1012 Third Avenue, in the City of Asbury Park to either the Asbury Park Housing Authority or the City of Asbury.

Terms: The property will be sold via direct sale for the appraised value of \$1,165,000. In the event the above direct sale does not occur and both parties or more have interest in the property, Treasury will dispose of the property via internet auction at the minimum bid price of \$1,165,000.

DEPARTMENT OF TRANSPORTATION REQUESTS:

6. Project: Rt. 280, Section 6, Parcels: VX300B, VX333B, VX334B, VX335B, VX336B, VX337B, Block 1867, Lot 1, Tax Map 32, City of Newark, Essex County

Requesting Party: The NJDOT requests approval to dispose of NJDOT owned excess land that was reviewed by various experts within the Department who deemed the property to be of no further use to the Department and can be auctioned without conditions. The parcels consist of approximately 8,505 square feet of buildable vacant land in the R-4 Low rise Multi-family Residential Zone located at 34-48 Gould Avenue, in the City of Newark, Essex County.

The original request to purchase this land was submitted by an adjacent property owner requesting a direct sale, however because the requestor is no longer an adjacent owner, the property will be sold at auction. The City of Newark and the County of Essex have expressed no interest in acquiring this property for public or transportation purposes.

Terms: The property will be sold via internet auction with a minimum starting bid of \$640,000, which is the appraised value.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

7. Project: Clyde Avenue Park, Block: 3.02, Lot: 1, Township of Woodbridge, Middlesex County

Requesting Party: The NJDEP on behalf of the Township of Woodbridge (Township) requests approval to dispose of 4.429 (+-) acres of Clyde Avenue Park in connection with the construction of a proposed elementary school.

Terms: As compensation for the proposed disposal, the Township proposes to dedicate as parkland approximately 12.85 acres of Board of Education-owned land located at the Lynn Crest School #22 in Colonia, the former Ford Avenue School #14 in Fords and a privately owned parcel next to the existing Clyde Avenue Park. As compensation for the loss of recreational facilities at Clyde Avenue Park, the Township proposes to place recreational facilities on the adjacent replacement parcel and at portions of the Fords Middle School property on Fanning Street in Fords.

8. Project: South Broad Street Playground, Block: 3905, Lot: 19, Village of Ridgewood, Bergen County

Requesting Party: The NJDEP on behalf of the Village of Ridgewood (Village) requests approval to legalize the unauthorized conveyance of approximately 0.38 acre of parkland to legalize a previously unapproved diversion. The parkland proposed for disposal (Disposal Area) is located at 308-316 South Broad Street, Ridgewood and was formerly known as the South Broad Street Playground. The disposal area is identified on the Village's tax map as Block: 3905, Lot 19. The Property measures 0.38 acre (approximately 16,550 square feet).

The disposal area was used as recreational space by the Village since the early 1940's. In 1977, the Village established its Recreation and Open Space Inventory (ROSI). At that time, the South Broad Street Playground was listed on the ROSI as unfunded parkland (that is, land encumbered with Green Acres restrictions but not directly funded by Green Acres). Following community concerns regarding unsafe behavior at the South Broad Street Playground, the Playground was closed and playground equipment moved to an alternative municipal park.

In or about 1982, the Disposal Area was sold to the Bergen County Housing Authority without any NJDEP authorization. The Disposal Area was later developed into two condominium buildings containing four affordable condominium units which are all owner-occupied, and which remain today under the ownership of the Broadwood Condominium Association.

Terms: To compensate for the loss of parkland, the Village proposes the dedication of 1.088 acres of replacement land appraised at \$436,000, a financial contribution of \$314,000 to the Garden State Preservation Trust, and the development of new recreational facilities.

9. Project: Castleton Park, Block: 383, Lot: 43-01, Township of Franklin, Somerset County

Requesting Party: The NJDEP, on behalf of the Township of Franklin (Township), requests approval to allow the Township to convey a surface utility easement on

approximately 0.141 acre of Castleton Park, in the Township of Franklin, Somerset County, to Sunoco Pipeline L.P. (Sunoco) for the purpose of installing a valve and associated equipment on the existing Sunoco pipeline which traverses the park property.

The Green Acres rules for major diversions of parkland generally require that the applicant compensate for both the fair market value and the area of the land being diverted through the dedication of replacement land or the dedication of funds for the future purchase of replacement land (N.J.A.C. 7:36-26.10). If compensation is to be provided in the form of monetary compensation, the minimum ratio of monetary compensation to be offered to the market value of the land to be diverted is 10 to 1.

Terms: The fair market value of the proposed 0.141 acre surface easement was determined to be \$15,800.00 based on an appraisal commissioned by the Township and accepted by the Green Acres review appraiser for purposes of this application. At a 10:1 ratio, Sunoco will provide the required monetary compensation of \$158,000.00 to the Township for a future acquisition of at least 0.56 acres of land for recreation/conservation purposes located within the Township.

10. Project: 43rd Street Park, Block 103, Lot 127, North Bergen Township, Hudson County

Requesting Party: The NJDEP, on behalf of the North Bergen Township (Township), requests approval to legalize the unauthorized diversion of 0.138 (+-) acre of parkland within 43rd Street Park in the Township of North Bergen, Hudson County used for the construction and continued use of a building (EMS South Building) that houses one of the two North Bergen Emergency Medical Services (EMS) companies and the North Bergen Community Assistance Relief Events & Support (CARES).

43rd Street Park was originally 0.627 acre and consisted of Block 103, Lot 107 (0.301 acre) and Block 103, Lot 127 (0.326 acre). The Township received Green Acres funding in the mid-1980's for the development of two basketball courts at the park under Green Acres Project Number 0908-13-229. As a result of this funding the park became permanently encumbered with Green Acres restrictions as funded parkland.

In October 1999, the Hudson County Improvement Authority (HCIA) and the Township entered into a lease for construction of a firehouse at 1814 43rd Street, North Bergen which is a part of 43rd Street Park. The lease acknowledges that the 43rd Street site was subject to Green Acres restrictions that would have to be removed to allow construction of the firehouse.

In 2005, construction of the firehouse was completed, and it became home to the new North Bergen EMS South Unit. However, the NJDEP does not have any record of the Township pursuing removal of the Green Acres restrictions prior to the completion of the construction. Subsequent to the construction of the EMS South building, the Township

revised its tax map to create a new 30 foot by 200 foot (0.138 acre) tax lot for the new building, now designated as Block 103, Lot 127. The remainder of the park is now designated as Block 103, Lot 107. No recreational facilities and /or activities were displaced by the firehouse construction and none will be affected by approval of the diversion.

Terms: For a major diversion associated with an “after the fact” fee conveyance for a public purpose, the minimum ratio (by area) of diverted land to replacement land is 5:1. Therefore, the minimum compensation requirement is 0.835 acre for the major diversion involving the EMS South building. To compensate for the “after the fact” diversion, the Township proposes to dedicate a 1.55 acre parcel of land for recreation and conservation purposes.

11. Project: Amherst Avenue Waterfront Park, Block: 526, Lots: part of 4.01 and 4.02, City of Margate, Atlantic County

Requesting Party: The NJDEP, on behalf of the City of Margate (City), requests approval to allow the diversion of an approximately 0.014 acre portion of Amherst Avenue Waterfront Park (Park) in connection with a Federal Emergency Management Agency (FEMA) funded flood mitigation project. The proposed diversion will consist of the creation of an approximately 0.014 (+-) acre subsurface utility easement by the City for the installation, operation and maintenance of a stormwater pump station beneath the parking lot area of the Park.

Terms: To compensate for the proposed diversion, the City, pursuant to N.J.A.C. 7:36-26.5(c) will deposit \$19,177.01 into a dedicated account to be used for future park improvements. The monetary value for the proposed subsurface easement was established based on comparative land tax assessed values of surrounding properties at a percentage of 50% of the fee value of the land. The proposed compensation exceeds the regulatory minimum of \$3,500 for a subsurface easement of up to 0.20 acre (N.J.A.C. 7:36-26.5(a)1. The proposed diversion will not impact on any trees and thus no tree compensation is required.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

12. 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 September 29, 2025.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.

3. Receipt of Financial Statements from May 2025 through June 2025.
4. Appellate Division Decision -The court affirmed the Board's forfeiture of Judge Carla M. Brady's retirement benefits

OTHER BUSINESS (as necessary)

ADJOURNMENT