

STATE HOUSE COMMISSION PROPOSED MEETING AGENDA September 23, 2019–10:30 a.m. Committee Room 1 – First Floor	
State House Annex, Trenton, New Jersey	
Email: StateHouseCommission@treas.nj.gov	

CALL TO ORDER:

- ~ Justin Braz, Deputy Chief of Staff for Legislative Affairs
(on behalf of Governor Philip D. Murphy)
- ~ Catherine Brennan, Deputy State Treasurer,
(on behalf of State Treasurer Elizabeth Maher Muoio)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Michael J. Doherty
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman John DiMaio

OLD BUSINESS:

1. Approval of the June 24, 2019, State House Commission (SHC) Meeting Minutes--The verbatim record of the June 24, 2019 SHC meeting will serve as the official minutes.

2. Project: RPR 98-09, Block: 36302 (formerly 426), Lot: 1 (formerly 6), City of Trenton, Mercer County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to lease a portion of the water tower located at 100 Sullivan Way, also known as Trenton Psychiatric Hospital, to AT&T Wireless PCS of Philadelphia LLC, d/b/a AT&T Wireless Services for the operation and maintenance of a cellular antenna. AT&T Wireless PCS of Philadelphia LLC, d/b/a AT&T Wireless Services is the current tenant of this space, however the current lease and all renewal options are expiring and a new lease must be approved. The current annual rent is \$43,319.04. The prior annual rent increases have resulted in the current annual rent being in excess of the market rate, requiring adjustment.

Terms: The lease will be for a term of five (5) years commencing on August 25, 2020, at \$35,000 annually, with three (3) successive five (5) year renewal options, with a 3% annual rent increase during each renewal option.

3. Project: RPR 13-04, Block: 156, Lot: 11, City of Burlington, Burlington County

Requesting Party: The State of NJ, Department of the Treasury, on behalf of the Department of Military & Veteran's Affairs (DMAVA), is requesting approval for the direct sale to the City of Burlington of the former Burlington Armory, which has been declared surplus to DMAVA's needs. This property was previously approved by the Commission for a direct sale to a third party at its meeting on December 12, 2016. The agreement of sale to this party was terminated, effective November 2, 2018, due to the Purchaser's failure to close title. Previously, at its meeting on September 27, 2018 the Commission had approved the sale of the property by internet auction for \$225,000 in the event the prior sale referred to above was not consummated. Since that time the property has received significant damage resulting in a reduced liquidated value.

Terms: The property will be sold via direct sale to the City of Burlington for the appraised liquidation value of \$56,300.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

4. Project: RPR 20-01, Block: 9, Part of Lot: 7, Lebanon Township, Hunterdon County

Requesting Party: The State of NJ, Department of the Treasury, requests approval to lease the property known as the East Hall, located on the Grounds of the Hagedorn Psychiatric Hospital, to Evoke Wellness, LLC to be used for treating patients with psychiatric, mental health issues, eating disorders and substance abuse addiction. East Hall contains 57,462 (+-) square feet of rentable space.

Terms: The lease shall be for a term of fifteen (15) years with three (3) five (5) year renewal options with a cap not to exceed 10% per each five (5) year renewal term. The base annual rent shall be \$100,000 (no rent for the first six months), year two rent shall be \$400,000, year three rent shall be \$521,754.96, with three (3%) percent increases every three (3) years during the remainder of the lease term. The Lessee will be responsible for the care and general maintenance of and all utilities supplied to the premises. Lessee shall also have a right to terminate the lease after the first 5 years of the term with the payment of a cancellation fee of three (3) months at the rental rate then in effect.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

5. Project: Delaware Heights Park, Block: 3001, Part of Lot: 21, Town of Phillipsburg, Warren County

Requesting Party: The NJDEP, on behalf of the Town of Phillipsburg, requests approval to allow the diversion of 0.485(+/-) acre of parkland within Delaware Heights Park, in connection with a utility scale solar project proposed to be constructed on private property in Pohatcong Township by Pohatcong Solar Farm, LLC. The solar project consists of the construction of a 10 MW solar facility on Block 93, Lot 4. The proposed diversion involves the installation of three underground electric transmission cables, one rise pole and guy wire and 60 feet of aerial transmission lines within a 15-foot wide easement on Delaware Heights Park.

Terms: To compensate for the diversion of this utility easement, the Town proposes to accept ownership of, and permanently dedicate, 4.272 acres of replacement land, to be acquired from Pohatcong Solar Farms, for recreation and conservation purposes.

DEPARTMENT OF TRANSPORTATION REQUESTS:

6. Project: Route 76, Section 1, Parcel V1080, Adjoining Block: 138, Lots: Multiple, City of Camden, Camden County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to convey through public auction approximately 5.824 (+/-) acres of excess land located in the City of Camden, Camden County.

Terms: The land will be conveyed via public auction with the minimum starting bid of \$1.3 Million Dollars.

7. Project: Route 206, Block 14, Lot 2, Township of Frankford, Sussex County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit is requesting approval to relocate an existing access easement by NJDOT in the Township of Frankford, Sussex County, to accommodate the development of a Wawa on the adjacent Lot 2 by One Route 15 Holdings ("Wawa"). In exchange Wawa will provide a relocated

easement from Lot 2 to the Park and Ride so as to provide NJDOT with access to and from the Park and Ride, and will contain an area of 1,440 (+-) square feet. The new easement granted by NJDOT to Wawa will contain 1,090 (+-) square feet.

Terms: Because this is a relocation of an existing access easement which will benefit the area traffic flow, and provide access to the Park and Ride, and the easement provided by Wawa to NJDOT is larger than the easement provided by NJDOT to Wawa, the NJDOT has determined that there is no additional consideration being sought from Wawa for this transaction.

8. Project: Route 70, Section 14, Part of Parcel 11, Adjacent to Block: 446.19, Lot: 7, Township of Brick, Ocean County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to lease a portion of excess land in Parcel 11 of the Route 70, Section 14 Project in the Township of Brick, Ocean County having an area of approximately 9,540 (+-) square feet to Duquesne Holdings LLC, the only adjoining property owner, for the purpose of a parking lot.

Terms: The lease will be on a month to month basis for five (5) years. The monthly rent, inclusive of municipal service charges, is Six Hundred and Ninety Dollars (\$690.00), which is the appraised value and will increase according to the rent schedule included in the lease. NJDOT will have the right to terminate the lease in the event this land is needed for highway purposes.

9. Project: Route 24 Freeway, Section 9, VX2R40A1, VX40B, VX41, VX42A, VX42B, VX43A, VX43B, VX44, VX45, VX47, VX48, VX49, VX53A, VX53B, VX54, VX55A, VX55B, VX56, VX58A2, Blocks: Adjoining Multiple, Lots: Adjoining Multiple, Township of Hanover, Morris County

Requesting Party: The NJDOT, Division of Right of Way, Property Management Unit, is requesting approval to convey 63.956 (+-) acres of the former Route 24 Freeway, Section 9, which are no longer needed by the Department for transportation purposes, by direct sale to Hanover Township for public use as a park and recreational trail.

Terms: The deed of conveyance to Hanover Township will include a conservation restriction for public use, and will acknowledge that Green Acres funding will be involved in the purchase by the Township. The purchase price is Four Hundred Seventy Three Thousand, Nine Hundred Five Dollars (\$473,905), which is based upon the original acquisition cost of the underlying land.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

10. Judicial Retirement System –

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

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

1. Approval of the Minutes of the Meeting held on May 9, 2019.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statements for January 2019 through June 2019.

Appellate Divisions Decision – The Court affirmed the State House Commission's decision for total forfeiture of service and final salary credit for Stephen Thompson M/S# 6-614.
(INFORMATIONAL ONLY)

OTHER BUSINESS (as necessary)

ADJOURNMENT