

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

April 26, 2021 9:00 a.m.

Email: StateHouseCommission@treas.nj.gov

****MEETING WILL BE HELD REMOTELY VIA THE FOLLOWING:**

Join Zoom Meeting

<https://zoom.us/j/99985833082?pwd=TEZrWmhXZlIzSmg3OUUpDSk9JQ0lOZz09>

Meeting ID: 999 8583 3082

Passcode: 545665

Dial In: 1 (646) 558-8656 or 1 (312) 626-6799

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)
 - ~ Lynn Azarchi, Acting Director Office of Management & Budget
 - ~ Senator Bob Smith
 - ~ Senator Michael Doherty
 - ~ Assemblyman Paul D. Moriarty
 - ~ Assemblyman John DiMaio
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OLD BUSINESS:

1. Approval of the January 25, 2021, State House Commission (SHC) Meeting Minutes--The verbatim record of the January 25, 2021 SHC meeting will serve as the official minutes.

DEPARTMENT OF TRANSPORTATION REQUESTS:

2. Project: Route 24 Freeway, Section 9, Parcels VX2R40A1, VX40B, VX41, VX42A, VX42B, VX43A, VX43B, VX44, VX45, VX47, VX48, VX49, VX53A, VX53B, VX54, VX55A, VX55B, VX56, VX58A2, Block: N/A, Lot(s): N/A, Hanover Township, Morris County

Requesting Party: On February 13, 2020, the New Jersey Department of Transportation, requested and received approval by the State House Commission to convey 63.956 (+-) acres of the former Route 24 Freeway, which are listed above, to Hanover Township for \$473,905. Subsequently, the Township surveyed the property and the area was increased from 63.956 acres to 74.702 acres. The NJDOT is requesting approval to convey the additional acreage for a total of 74.702 acres to Hanover Township.

Terms: The purchase price to be paid by the Township for the increased acreage is \$555,125 in the aggregate. This value was calculated through an Administrative Compensation Determination. The deed of conveyance to Hanover Township will include a requirement for public use, and will acknowledge that Green Acres funding will be involved in the purchase by the Township.

3. Project: Route 4, Section 2, Parcels VX109, VX122B, VX44C, Block: 609, Lot: 1, Borough of Paramus, Bergen County

Requesting Party: The New Jersey Department of Transportation, Property Management Unit, requests approval to relinquish a billboard restriction that was placed on this previously conveyed excess land identified as VX109, VX122B, VX44C of the Route 4, Section 2 Project. The property is located adjacent to the well-traveled Route 4 corridor and the removal of the deed restriction is warranted. The original sale included a restriction against billboards, in keeping with local prohibition. Subsequently, the owner was able to remove the local Paramus restriction and obtained a billboard permit from the NJDOT. In order to construct a billboard, the owner needs to have the NJDOT remove its billboard restriction.

Terms: The release of billboard rights has been estimated to have an approximate value of \$6,500 through an Administrative Compensation Determination and will be paid by the owner.

NEW BUSINESS:

DEPARTMENT OF THE TREASURY REQUESTS:

4. Project: RPR 21-04, Block: 875, Part of Lot: 1.01, Stockton University (easement 1 of 2), Galloway Township, Atlantic County

Requesting Party: The State of New Jersey, Department of the Treasury, requests approval to grant an easement to Atlantic County on the grounds of Stockton University. This

easement is necessary to provide roadway improvements at the intersection of Pomona Road (County Route 575) and Vera King Farris Drive. The improvements will include mill work and overlay of a section of Pomona Road, the installation of a traffic signal, and road widening along the northerly and southerly lanes of Pomona Road to provide both an eastbound right turn lane and westbound left turn lane at Vera King Farris Drive, the entrance of Stockton University. These improvements will address current roadway design standards and public safety by eliminating the unsignalized intersection. The easement area consists of approximately 42,786 (+-) square feet of land.

Terms: Since this action directly benefits the State, the easement will be granted for \$1 (one dollar).

5. Project: RPR 21-05, Block 875, Part of Lot 1.01, Stockton University (easement 2 of 2), Galloway Township, Atlantic County

Requesting Party: The State of New Jersey, Department of the Treasury, requests approval to grant an easement to Atlantic County of the grounds of Stockton University. This easement will include a right-of-way and permanent drainage easement along Pomona Road, necessary to provide roadway improvements at the intersection of Pomona Road (County Route 575) and Barlow Boulevard. These improvements will include mill work and overlay of a section of Pomona Road, improvements to the roadway vertical geometry, widening on the southerly lanes to provide both eastbound and westbound turn lanes, and entrance improvements to the recreational fields and student residential parking for the University. These improvements will address current roadway design standards and public safety and is needed as part of the construction of a new parking lot which would have over 800 parking spaces. The easement area consists of approximately 75,489.50 (+-) square feet of land.

Terms: Since this action directly benefits the State, the easement will be granted for \$1 (one dollar).

6. Project: RPR 21-06, ShotSpotter Respond, Block(s): Various, Lot(s): Various, Township of Ewing, City of Trenton, Mercer County

Requesting Party: The State of New Jersey, Department of the Treasury, requests approval to lease a portion of the rooftop space on three (3) State owned buildings to ShotSpotter Respond, in order to provide the New Jersey State Police with information that will detect and locate gunfire. This information will enable a quicker response time to gunfire activity, which will assist the State Police in prosecuting gun related crimes. The three rooftops are located at the following sites:

NJ Library for the Blind – 2300 Stuyvesant Avenue, Ewing
Department of Labor – 1 John Fitch Way, Trenton
Justice Complex – 25 Market Street, Trenton

Terms: The lease will be for a term of three (3) years, with one (1) three (3) year renewal. Since this action directly benefits the State, the lease will be for an annual rent of \$1.00. This request is contingent upon the completion of the RPR process on May 17, 2021.

DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUESTS:

7. Project: Votee and Windsor Parks, Block: 4702, Part of Lot 1 (Votee), Block: 4704, Part of Lot: 1 (Votee), Block: 4701, Part of Lot: 1 (Windsor), Block: 4901, Part of Lot: 2 (Windsor) Township of Teaneck, Bergen County

Requesting Party: The NJDEP, on behalf of the Township of Teaneck, requests approval to allow the diversion of a total of 0.842 acre of parkland at two park locations in the Township of Teaneck, Bergen County to accommodate the upgrading of electrical lines by Public Service Electric & Gas. In 2020 PSE&G upgraded existing electrical lines that cross portions of the Township's Votee and Windsor Parks. In order to properly maintain the upgraded facilities, PSE&G is requesting to purchase three easements, for two separate utility lines to widen the existing easement corridor. Because PSE&G is a privately owned entity, the purchase of these easements is considered a major diversion. The easements are valued at \$191,580.00.

Terms: PSE&G has elected to provide Teaneck with cash compensation of \$1,918,500 (slightly more than the 10:1 ratio required by the Green Acres rules). Teaneck will use the payment to purchase at least 3.37 acres of replacement land (fee or easement) within two years of State House Commission approval. For the loss of eight trees greater than 6-inch DBH, 188 3-inch caliper trees will be planted at 15 Green Acres encumbered parks within Teaneck and the remaining basal area compensation of \$101,505.00 will be paid into the Shade Tree and Community Forest Preservation License Plate Fund.

8. Project: Colony Pool and Esternay Field, Block: 62.08, Lot 18 (Esternay Field), Block: 105, Lot: 6 (Colony Pool), Township of Chatham, Morris County

Requesting Party: The NJDEP, on behalf of the Township of Chatham ("Township"), requests approval for the diversion of a total of 0.05 (+-) acre of Green Acres encumbered parkland at Colony Pool and Esternay Field, in connection with the occupation by T-Mobile Northeast, LLC ("T-Mobile") cell towers past their authorized term of temporary use. T-Mobile had to temporarily relocate its two cell towers to the above locations due to a North

Central Reliability Project ("NCRP") for a transmission upgrade by PSE&G. T-Mobile then remained in these temporary locations beyond the 30 month maximum period due to NCRP delays. As a result, this continued occupancy was considered to constitute a diversion. T-Mobile has since vacated these locations as of January 31, 2018.

Terms: To compensate for the diversions, T-Mobile has paid the Township \$217,942.98 for the purchase of approximately 0.86 acres of replacement land within the Township.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

9. 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 January 25, 2021.
2. Confirmation of Death Claims, Retirements and Survivor Benefits.
3. Receive Financial Statement for July to October 2020.
4. Adoption of Disability Retirement Process (P.L. 2019, c.287), Proposed Amendments, Proposed Repeal and New Rules to N.J.A.C. 17:10.
5. Judge Mary Ann O'Brien is appealing the denial of her purchase request of service credit.

OTHER BUSINESS (as necessary)

ADJOURNMENT