

STATE HOUSE COMMISSION  
PROPOSED MEETING AGENDA

~~ June 7, 2012, 9:00 AM ~~

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

CALL TO ORDER:

- ~ Dominick DiRocco, Senior Counsel, Governor's Office  
(on behalf of Governor Chris Christie)
- ~ Robert A. Romano, Deputy State Treasurer  
(on behalf of State Treasurer Andrew P. Sidamon-Eristoff)
- ~ Office of Management & Budget Director Charlene M. Holzbaur
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman David P. Rible

OLD BUSINESS:

1. Approval of the March 15, 2012 State House Commission Meeting Minutes --  
The verbatim record of the March 15, 2012 State House Commission meeting will serve as the official minutes.
2. Discussion of Residential Lease Increases
3. RPR #12-17, Block 110, Part of Lot 1, Woodbine Developmental Center, Woodbine Borough, Cape May County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Human Services, Division of Developmental Disabilities, requests approval to lease two single family homes located on the grounds of the Woodbine Developmental Center to Devereux New Jersey, a private service provider, to be used as group homes. The service provider was chosen through a competitive process undertaken by the Division of Developmental Disabilities (DDD).

This matter was tabled by the Commission at its March 15, 2012 meeting so that Woodbine Borough and their solicitor could have an opportunity to comment on the proposed action. Included in each members' briefing materials is a fact sheet provided by the Department of Human Services that relates to the Request for Letters of Interest for the Transfer of Operations at the Woodbine Developmental Center. There will be no change to the 10 men who are currently living in the group homes. The change is that the Woodbine Developmental Center will no longer be administering services to these clients. The service provider will be taking over the operation of the homes.

Terms: The program will provide five beds in each home for male individuals eligible for DDD services who have a history of sexual acting out and/or Megan's Law involvement. Devereux New Jersey will be required to pay for utilities, repairs, maintenance and renovations of the properties. Since this lease will directly benefit the State, the lease will be for a five year term with two, five year renewal options, at an annual rent of \$1.00 and will be contingent upon Devereux New Jersey having a current service contract with the DDD. Real Property Review clearance was completed with no Department or Agency expressing formal interest or possible conflict with the proposed action.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUEST:

4. RPR #11-04, Block 21, Part of Lot 24, Hagedorn Psychiatric Hospital, Glen Gardner Borough, Hunterdon County

Requesting Party: The NJ Department of the Treasury, on behalf of the Department of Military and Veterans Affairs, requests approval to lease a former employee apartment building located on the grounds of Hagedorn Psychiatric Hospital to Freedom House, Inc.

Terms: At this time, the terms and conditions are still being negotiated. A complete submission will be provided to the members at or before the meeting.

5. RPR #12-18, Block 366, Lot 4, Byram Township, Sussex County

Requesting Party: The NJ Department of the Treasury requests approval to lease a DEP residential property to Jeff Lake Camp LLC (Jane and Dan Kagan, principals). The lease will be for \$990 per month for a term of one year.

Terms: This property is a three bedroom, one bath, ranch style house with a three car garage. Jeff Lake Camp LLC will use the property as a residence for their Director of Camp Activities. Real Property Review clearance will be completed if no Department or Agency expresses formal interest or possible conflict with the proposed action.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

6. Project: Hackettstown Fish Hatchery, Block 107, Lot 37, Hackettstown Town, Warren County

Requesting Party: The NJ DEP, Division of Fish & Wildlife, requests approval to lease laboratory and classroom space in a building on the site of the Hackettstown Fish Hatchery to Centenary College for educational purposes.

Terms: The College will use the building space for a laboratory and classrooms for a 10 year term. Rent has been appraised at \$13,682/year for years one to five and \$14,995/year for years six to 10. The College will not have to pay rent for approximately the first 4.8 years based on the value of the improvements it will be making to the property which are estimated to be \$67,000. Once the value of the improvements equals the total rental payments that would have been due and owing under the lease, the College will be required to remit annual rental payments based on the appraised rental values.

7. Project: Six Mile Run Recreation Area, Various Blocks and Lots, Franklin Township, Somerset County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to lease farmland in the area known as Six Mile Run Recreation Area to Middlebush Farms, Inc., the successful bidder, for 2 ½ years.

Terms: In 2003, the NJDEP and State Agriculture Development Committee (SADC), publicly bid the agricultural lands within Six Mile Run. A fair market value rental rate of \$19.58 per acre for cropland and \$9.79 for pastureland was established. Middlebush Farms, Inc. was the successful bidder to lease this property. Middlebush Farms, Inc. was the original owner of the land and has been farming it pursuant to an expired lease and special use permits since the DEP acquired the property. Middlebush Farms did not originally agree to the terms of the lease it was offered in 2005, but has been farming the property pursuant to an expired lease, although paying the correct rent specified in the unsigned lease. Specifically, Middlebush Farms objected to the lease's restrictions against private recreational hunting on the land. Middlebush Farms, Inc. has now agreed to the terms and to sign the lease. The initial term of the lease was five years plus a five year renewal period. DEP is currently seeking approval to enter into a lease with Middlebush Farms for the remaining two and a half years of the five year renewal term. This takes into account the seven and a half years Middlebush Farms has been farming the property under the terms of the lease that was offered in 2005 but not signed. This will also ensure consistency in the lease terms for all of the farmers in the Six Mile Run Recreation Area that bid on farms in 2003.

The payment will be \$11,748 based on a 2003 valuation by the Department of Agriculture and the DEP, which established a rental rate of \$19.58 per acre for cropland and \$9.79 for pastureland for farmland within the Six Mile Run Recreation Area.

8. Project: Delaware & Raritan Canal State Park, Block 9, Lot 19, Franklin Township, Somerset County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to lease a historic residential property along the Delaware & Raritan Canal to Sally Suydam.

Terms: The State House Commission granted approval in 2007 to lease this property for five years and to abate rent during the entire term in the amount of \$60,000 for a capital improvement project the tenant undertook with her own financing. The abatement has expired and the DEP now seeks to enter into a new lease with the same tenant (Sally Suydam), for a five year term, with a five year renewal option. Compensation will be \$1,000 a month with annual increases based on the Consumer Price Index.

9. Project: Delaware & Raritan Canal State Park, Six Mile Run Recreation Area, Block 57.01, Part of Lot 41.01, Franklin Township, Somerset County

Requesting Party: The NJ DEP, requests approval to convey a total of 0.250 ± acres in fee, to the NJ Department of Transportation (DOT) in connection with roadway improvements and a bridge replacement on Route 27. The 0.250 ± acre area proposed for disposal is an approximately 20 foot wide sliver of sparsely wooded land immediately adjacent to State Highway 27. The proposed bridge structure will carry two 12 foot lanes with 10 foot shoulders over the Six Mile Run. A 6 foot wide sidewalk will also be constructed on the northwest side of State Highway 27. In addition to the 0.250 ± acre taking area, the DOT will need to use approximately 0.90 acre of DEP property for temporary construction and temporary access purposes to accommodate the bridge replacement project. The granting of the temporary use areas will be handled separately from this approval through a Right of Entry agreement between the DEP's Division of Parks & Forestry and the DOT.

Terms: To compensate, the DOT will pay \$20,100 to the DEP to be utilized by the Division of Parks and Forestry towards capital improvements to various public parking areas within the Canal Park, including the Rockingham Historic Site. Mitigation for the tree removal associated with this project will be through the planting of 111 three-quarter inch caliper trees of native species within the stream corridor of the Canal Park. An additional seven trees, including four American elms and very large pin oak, will be protected by DOT from construction impacts.

10. Project: Kittatinny Valley State Park, Paulinskill Valley Trail, Block 40, Part of Lot 21, Franklin Borough, Sussex County

Requesting Party: The NJ DEP, requests approval to convey an aerial easement to the County of Sussex over approximately 0.010 acre of the Paulinskill Valley Trail (Trail) within Kittatinny Valley State Park. These rights are needed in connection

with a bridge replacement on North Church Road (County Route 631) in Franklin Borough, Sussex County.

Terms: To compensate, the County will remove all existing and previously proposed bridge substructures within the Trail corridor and provide park improvements worth a minimum of \$2,500, or the market value of the easement area (whichever is greater), at a State Park in Sussex County. All technical costs associated with this application, including surveys and recording fees will be borne by the County.

11. Project: Bellmawr Baseball Fields, Block 49, Part of Lot 1.02, Bellmawr Borough, Camden County

Requesting Party: The NJ DEP, on behalf of the Borough of Bellmawr, requests approval to allow the Borough to dispose of approximately 0.747 ± acre of parkland (in fee) and divert an additional 0.013 ± acre of parkland (as easements) to the DOT for the construction of the Route 295 & 42/I-76 Direct Connection Project (Project). The disposal/diversion will be required to accommodate a shift in the alignment of the I-295 southbound roadway and an associated on-ramp from I-76 eastbound, as well as the construction of a new retaining wall and noise wall, three storm water inlets and relocation of a sanitary sewer main as part of the project. The purpose of this project is to improve traffic safety, reduce traffic congestion and meet driver expectations by providing the direct connection of the I-295 mainline to improve the interchange of I-295/I-76/Route 42.

Terms: To compensate, the DOT will provide Bellmawr with 1.707 acres of replacement parkland that will function as an extension of the Bellmawr Baseball Fields and provide space for the construction of a parking lot, detention basin and covered batting cage. The remaining area of the replacement parkland will be planted with 152 of the 682 trees that will be removed from the diversion/disposal parcels. For the remaining 531 trees, the DOT proposes monetary compensation in the amount of \$159,300. At the public hearings held on October 26, 2010 (scoping hearing) and March 8, 2012 (final hearing), no public opposition was voiced.

12. Project: Tannery Field, Block 104, Part of Lot 1, Hackettstown Town, Warren County

Requesting Party: The NJ DEP, on behalf of the Town of Hackettstown, requests approval to allow the use of 2,321 square feet of parkland to accommodate roadway improvements to the Tannery Field park road (formerly Third Avenue), at the intersection of Grand Avenue in the Town of Hackettstown.

Terms: To compensate, the Town will use a \$3,000 payment from Centenary College to construct a handicap lift at the community pool. Centenary College owns property that abuts Tannery Field and uses the former Third Avenue for access. A public hearing was held on February 16, 2012 with some public opposition to the

project being expressed. The opposition was aimed at the potential impact of the proposed traffic light on traffic patterns in the surrounding neighborhood (and not the impacts of the proposed road improvements on Tannery Field). In particular, residents whose properties front on Grand Street expressed concern that the traffic light would cause traffic to back up in front of their houses. In response, the Town asserted that traffic studies did not predict this result but committed to revisit the issue prior to any construction being performed on the roadway improvements.

13. Project: Francis Mills Preserve, Block 3503, Part of Lots 16, 17 18 and 27, Jackson Township, Ocean County

Requesting Party: The NJ DEP, on behalf of the Township of Jackson, requests approval to allow the conveyance to Ocean County of 0.479 ± acre of the Francis Mills Preserve to accommodate roadway improvements and a bridge replacement on Route 571 where it crosses the main branch of the Toms River in the Township.

Terms: To compensate, the Township will accept title to and dedicate for recreation/conservation purposes a nearby 2.2 acre parcel of undeveloped wooded wetlands currently owned by the County. A public hearing was held on March 6, 2012 with no opposition being expressed.

14. Project: Pennington Park, Block 5004, Part of Lot 2, Paterson City, Passaic County

Requesting Party: The NJ DEP, on behalf of the City of Paterson, requests approval to allow the City to develop a new firehouse on 1.35 acres of Pennington Park.

Terms: In exchange, the City of Paterson will dedicate for permanent recreation and conservation purposes, three separate parcels of land, totaling approximately 5.79 acres. Public hearings were held on June 3, 2011 (scoping hearing) and February 29, 2012 (final hearing). Ten members of the public attended the scoping hearing. Of these, six residents raised concerns about the proposal. At the final hearing, one member of the public spoke and objected to the loss of parkland for the construction of a firehouse and the amount of impervious coverage that this project would create.

15. Project: Municipal Open Space, Block 95, Part of Lot 58.01, South Brunswick Township, Middlesex County

Requesting Party: The NJ DEP, on behalf of South Brunswick Township, requests approval to allow for the extension of Forest Court South through 0.086 ± acre of open space in order to provide a more viable means of access to an adjacent 7.15 acre parcel (Block 95, Lot 55.02), which is planned for a four lot residential subdivision. Currently, access to Block 95, Lot 55.02 is via Pinter Lane, a 12' wide private right of way.

Terms: As compensation, Richard Spilatore, the owner of Block 95, Lot 55.02 has agreed to convey title to 1.985 ± acres of his property to South Brunswick Township for permanent open space purposes. Mr. Spilatore has also agreed to the Township's request to extend the 8" public water supply main that services the existing dwelling on his property to an existing un-looped water main that serves the existing homes on the Forest Court South cul-de-sac in the neighboring Princeton Hills Estates subdivision. The Township estimates that the cost of this extension is at least \$210,000 (based on 1200 linear feet at \$175 per linear foot). No adverse comments were received at the January 24, 2012 public hearing. However, a letter was received by the Green Acres Program for a young resident of the Township asking the DEP to rethink its position on allowing a road to be built on parkland.

16. Project: Waterview Park, Block 311, Lots 1.01 & 1.03, Ringwood Borough, Passaic County

Requesting Party: The NJ DEP, on behalf of the Passaic River Coalition (Coalition), requests approval to allow the diversion of approximately 2.292 ± acres of Waterview Park in order to accommodate the construction by Tennessee Gas Pipeline Company, LLC (Tennessee) of a 30" diameter natural gas pipeline as part of the Northeast Upgrade Project (Project). An additional 4.475 ± acres of parkland are needed by Tennessee on a temporary basis during construction.

Terms: To compensate for the proposed diversion and temporary impacts, Tennessee proposes to pay \$400,000 to the Coalition for the acquisition of 9.45 ± acres of a 16.541 acre property located in West Milford Township.

This application is subject to the following terms and conditions: 1) Issuance of a Certificate for the Project by FERC for a pipeline route that crosses the Park as described in the Coalition's application, prior to the start of construction on the Park. 2) Issuance of DEP Land Use (freshwater wetlands and flood hazard area) permits for the Project. 3) Issuance of any other Federal, State or local approvals required for the Project to commence construction. 4) The use of any temporary work space on the Park is subject to the provisions of N.J.A.C. 7:36-25.14, including provisions as to the length of the term of the use. 5) The proposed replacement land must be purchased within two years of the start of construction on the Park. 6) The funds to be paid by Tennessee to the Coalition must be deposited into a dedicated account and expended only for the purchase of the proposed replacement land (including related technical costs). 7) The Coalition must receive a partial release of the Green Acres conservation restriction on the property from the DEP Commissioner pursuant to N.J.S.A. 13:1B-1 et seq. prior to conveying any property interests to Tennessee.

Three public hearings were held: On July 25, 2011 (Green Acres scoping hearing), August 18, 2011 (conservation restriction release hearing) and January 26, 2012

(Green Acres final hearing). Concerns and support expressed at these public hearings are summarized in each members' briefing materials (Exhibit A).

17. Project: Ramapo Mountain Reservation, Block 1, Lot 54, Mahwah Township, Bergen County

Requesting Party: The NJ DEP, on behalf of the County of Bergen, requests approval to allow the diversion of approximately 1.415 ± acres of Ramapo Mountain Reservation in order to accommodate the construction of a 30" diameter natural gas pipeline by Tennessee Gas Pipeline Company, LLC (Tennessee) as part of the Northeast Upgrade Project (Project). An additional 2.696 ± acres of parkland are needed on a temporary basis during construction.

Terms: To compensate for the proposed diversion and temporary impacts, Tennessee proposes to pay the County \$700,000. The County proposes to set aside \$50,000 for the acquisition of at least 2.83 acres of replacement land and use the remaining \$650,000 for the implementation of Bergen County's Ramapo Mountains Management Plan.

This application is subject to the following terms and conditions: 1) Issuance of a Certificate for the Project by FERC for a pipeline route that crosses the Park as described in the Borough's application, prior to the start of construction on the Park. 2) Issuance of DEP Land Use (freshwater wetlands and flood hazard area) permits for the project. 3) Issuance of any other Federal, State or local approvals required for the Project to commence construction. 4) The use of any temporary work space on the Park is subject to the provisions of N.J.A.C. 7:36-25.14, including provisions as to the length of the term of the use. 5) The proposed replacement land must be acquired by the County within two years of the start of construction on the Park, subject to Green Acres approval of the proposed replacement land under the suitability and eligibility requirements of N.J.A.C. 7:36-26.10. 6) The funds to be paid by Tennessee to the County must be deposited into a dedicated account and used solely for land acquisition and stewardship purposes as outlined in this approval.

Public hearings were held on July 28, 2011 and January 25, 2012. Concerns and support expressed at these public hearings are summarized in each members' briefing materials (Exhibit A).

18. Project: High Point State Park, Montague Township, Sussex County  
Long Pond Ironworks State Park, West Milford Township, Passaic County and Ringwood Borough, Passaic County, and  
Ringwood State Park, Mahwah Township, Bergen County and Ringwood Borough, Passaic County



Requesting Party: The NJ DEP requests approval to lease for 25 years approximately 19.536 ± acres of land within High Point State Park, Long Pond Ironworks State Park and Ringwood State Park to Tennessee Gas Pipeline Company, LLC (Tennessee), for the purpose of constructing, installing, operating and maintaining two 30" diameter underground natural gas pipeline looping segments (known as "Loop 323" and "Loop 325") to be constructed parallel to and connected to its existing 24" diameter natural gas pipeline as part of Tennessee's Northeast Upgrade Project. An additional 75.751 ± acres of State land are needed by Tennessee on a temporary basis during construction (for temporary work space and access roads).

Terms: As compensation for the proposed conveyances and temporary impacts, the DEP has negotiated a combination of ground rental, replacement land and other mitigation measures valued at more than \$12.5 million (including mitigation required by DEP permits and the Highlands Council). The approval and execution of the proposed lease is subject to the following terms and conditions: 1) Issuance of a Certificate of Public Convenience and Necessity by FERC for the proposed Project. 2) Issuance of DEP Land Use (freshwater wetlands and flood hazard area) permits for the project. 3) As applicable, review of the project by the State Historic Preservation Office under Section 106 of the National Historic Preservation Act, as amended for impacts on historic properties. 4) Issuance of any other required Federal, State or local approvals required for the Project to commence construction. 5) Completion of all technical requirements for the lease, including land surveys, to the DEP's satisfaction and at Tennessee's expense. 6) Finalization of the Appalachian Trail crossing plan and the general trail crossing plan prior to execution of the lease. 7) Finalization of the Construction Work Plan for the lease prior to execution of the lease. 8) Final approval of the No Net Loss Reforestation Plan. 9) Finalization of the Invasive Species Management Plan. 10) Review and approval of the lease by the Division of Law.

Three public hearings were held: On August 17, 2011 (Montague Township, Sussex County), August 18, 2011 (Ringwood Township, Passaic County) and September 7, 2011 (Trenton City, Mercer County). Significant general public opposition to the Project (and to the natural gas extraction industry) was expressed at all three public hearings. In addition, the commenters raised specific concerns related to the terms and conditions of the propose lease. A summarization of concerns expressed at these public hearings are included in each members' briefing materials.

19. Project: Borough Hall Park, Block 601, Lot 7, Ringwood Borough, Passaic County

Requesting Party: The NJ DEP, on behalf of the Borough of Ringwood requests approval to allow the diversion of approximately 0.375 ± acre of Borough Hall Park (Park) in order to accommodate the construction by Tennessee Gas Pipeline Company, LLC (Tennessee) of a 30" diameter natural gas pipeline as part of the

Northeast Upgrade Project (Project). An additional 1.159 ± acres of the park are needed by Tennessee on a temporary basis during construction.

Terms: To compensate for the proposed diversion and temporary impacts, the Borough proposes to dedicate 4.285 ± acres of land as Green Acres encumbered parkland. In addition, Tennessee will pay the Borough \$128,000 to be used for park improvements.

This application is subject to the following terms and conditions: 1) Issuance of a Certificate for the Project by FERC for a pipeline route that crosses the Park as described in the Borough's application, prior to the start of construction on the Park. 2) Issuance of DEP Land Use (freshwater wetlands and flood hazard area) permits for the project. 3) Issuance of any other Federal, State or local approvals required for the Project to commence construction. 4) The use of any temporary work space on the Park is subject to the provisions of N.J.A.C. 7:36-25.14, including provisions as to the length of the term of the use. 5) The proposed replacement land must be transferred to the Passaic River Coalition within six months of the start of construction on the Park. 6) The funds to be paid by Tennessee to the Borough must be deposited into a dedicated account and expended for park improvement purposes within 12 months of the date of the approval of the diversion application by the State House Commission. Upon completion of the park improvements, the Borough must provide the Green Acres Program with an "as built" rendering of the park improvements and an accounting of all compensation funds expended.

Public hearings were held on July 25, 2011 and January 26, 2012. Concerns expressed at these public hearings are summarized in each members' briefing materials (Exhibit A).

20. Project: Liberty State Park, Various Blocks and Lots, Jersey City, Hudson County

Requesting Party: The NJ DEP, Division of Parks & Forestry, requests approval to lease for 20 years approximately 0.93 ± acres of land within the western edge of Liberty State Park to Texas Eastern Transmission, L.P., a wholly owned subsidiary of Spectra Energy Corporation, for the purpose of constructing, installing, operating and maintaining a 30" diameter underground pipeline facility as part of the New Jersey-New York Expansion Project.

Terms: As compensation, the applicant will pay the DEP cash compensation totaling approximately \$2.279 million.

The approval and execution of the proposed lease is subject to the following terms and conditions: 1) Issuance of a Certificate of Public Convenience and Necessity by FERC for the proposed route. 2) Issuance of DEP Land Use (freshwater wetlands and flood hazard area) permits for the Project. 3) As applicable, review of the Project by the State Historic Preservation Office under Section 106 of the National Historic

Preservation Act, as amended for impacts on historic properties. 4) Issuance of any other required Federal, State or local approvals required for the Project to commence construction. 5) Completion of all technical requirements for the lease, including land surveys, to the DEP's satisfaction and at Texas Eastern's expense. 6) Review and approval of the lease by the Division of Law.

Under N.J.S.A. 13:1D-51 et seq, a public hearing is not required for a lease term of less than 25 years. However, the Project has been the subject of extensive public review and opportunity for comment through the FERC process. In addition, although not legally required, DEP issued a public notice and held two public meetings on April 16, 2012 at Liberty State Park to solicit comment on Texas Eastern's application and the proposed compensation. Comments on this Project are summarized in each members' briefing materials.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

21. Project: Route 35, Section 8A, Parcels VX59A1 & VX59A2, Block 357, Adjoining Lot 1, Wall Township, Monmouth County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the adjoining property owner, Jeffrey Woszczak, a 13,870 square foot irregular shaped parcel of vacant land in the highway business zone. The property will be assembled to the adjoining developed commercial property to allow for additional customer parking.

Terms: The recommended sale price is \$142,400 as determined in the May 14, 2012 settlement memo included in members' briefing materials.

22. Project: Route S3, Section 3, Parcels VXW31 & VXW32A, Adjacent to Block 80.01, Lot 23, Clifton City, Passaic County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell parcels containing approximately 0.0778 acres (3,385 +/- square feet) to the only adjacent property owner, Clifton Towne Center, LLC, 95 Route 17 North, Paramus, NJ (Mark Gabrellian, 450 East 83<sup>rd</sup> Street, New York, NY, Principal Managing Member) for use as assemblage after roadway improvements have been completed as per the access permit.

Terms: The fair market value purchase price is \$120,000.

23. Project: Routes 1 & 9, Section 1, Parcel VX231D, Route 25 (Currently Routes 1 & 9), Section 6, Parcel VX3A1B, Adjacent to Block 847.01, Lot 1, Woodbridge Township, Middlesex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by direct sale to the only adjacent property owner, Colonia Investment, LLC, 241 Main Street, Woodbridge, NJ (Ralph Mocci, Managing Member), Parcel VX3A1B consisting of 163 ± square feet and Parcel VX231D consisting of 2,310 ± square feet of excess surplus lots located within the Route 1 Redevelopment Zone and will be sold at assemblage.

Terms: The recommended sale price is \$14,000, fair market value.

24. Project: Route 41, Section 1, Parcel VXR3A2, Block 203.01, Part of Lot 1, Deptford Township, Gloucester County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to sell by auction a parcel of vacant land containing approximately 41,687 square feet of which there is no permitted access to the State Highway and no local roads adjoining the property.

Terms: Both adjoining property owners have expressed a desire to acquire this Parcel, therefore, the property will be sold at auction with a minimum starting bid of \$45,000, the appraised value.

25. Project: South Jersey Regional Airport, Block 31, Part of Lots 5 & 6.01, Block 33, Part of Lots 7, 8, 12, 13 & 14.01, Block 36, Part of Lot 14 and Block 38, Part of Lot 4.01, Lumberton Township, Burlington County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease property owned by the NJDOT on the grounds of the South Jersey Regional Airport. The property contains approximately 484 acres of tillable farm land. The property is currently being farmed on a month to month basis by a hold over tenant from when the DOT acquired the South Jersey Regional Airport. The DOT is seeking State House Commission approval to lease the property to the highest bidder at a public auction for the specific use of farming annual crops.

Terms: The property lease will be auctioned with a minimum bid of a monthly rental of \$2,000, inclusive of the in lieu of payment to the municipality and for a period of three years, subject to the terms and conditions of the Lease agreement.

26. Project: FAI 101-4-(3), (aka Route 80), Parcel 73A & 93, Block 1001, Part of Lots 3, 3A & 4, Saddlebrook Township, Bergen County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, requests approval to lease an area that is less than what is currently being leased on a month to month basis to Belden Tri-State Building Materials (formerly known

as Belden Brick Sales & Service, Inc.), 333 Seventh Avenue, 5<sup>th</sup> floor, New York, New York.

Terms: The proposed monthly rental has increased from the \$515 a month that was established in 2003. DOT has determined that the property cannot be sold but that it can continue to be leased to the only adjoining property owner for storage of non-flammable building materials. The recommended monthly rental is \$1,800, inclusive of a monthly municipal service charge of \$353.07, and includes an incremental rental increase of 5% per annum on the monthly rental, not inclusive of the monthly service charge.

DEPARTMENT OF TRANSPORTATION WAIVER OF OUTDOOR ADVERTISING REGULATIONS:

27. Waiver of Outdoor Advertising Regulations – Outdoor Advertising Application Number 70652, Block 347, Lot 1, County Route 533 (East Main Street), Bridgewater Township, Somerset County

Requesting Party: The NJ DOT, Division of Right of Way, on behalf of Somerset County Improvement Authority (landlord), TD Bank Ballpark, Somerset Patriots Baseball Club (tenant), and Somerset Patriots Community Message Display LLC (SPCMD), requests a waiver from outdoor advertising regulations to allow the issuance of an outdoor advertising permit to SPCMD for one freestanding digital off-premises sign (double-sided) to be placed on the grounds of the Patriots Stadium grounds along East Main Street. The sign does not meet regulations because it would be 1,654 feet away from another digital sign where the regulations require a minimum spacing distance of 3,000 feet between digital signs.

Terms: The sign would have two sides, each 36 feet wide by 10' 6" high and total 378 square feet. It will be mounted approximately 40' above grade. The sign is intended for commercial outdoor advertising and on site promotional purposes. The sign provides ballpark advertisers with greater exposure, thereby enhancing marketing opportunities and providing additional revenues for the Ballpark, estimated to be \$125,000 to \$175,000. These additional revenues will strengthen the ability of the Somerset Patriots to repay debt service on the County improvement bonds. Somerset County will also receive a minimum of 8,400 spots on the sign annually for public service announcements. NJDOT will receive annual permit fees of \$170 plus a license fee of \$50 (totaling \$220).

ITEM FOR DISCUSSION:

28. August 2011 Interagency State Land Lease Valuation Panel Report

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

29. 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 March 15, 2012.
2. Confirmation of Death Claims, Retirements & Survivor Benefits.
3. Receive Financial Statements for Period of January 2012 to March 2012.

EXECUTIVE SESSION *(as necessary)*

OTHER BUSINESS *(as necessary)*

ADJOURNMENT