

TECHNICAL REVIEW:	No	
COMMITTEE STATEMENT:	ASSEMBLY: Yes	State & Local Government Budget
	SENATE: No	

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, **may possibly** be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT:	No
LEGISLATIVE FISCAL ESTIMATE:	Yes
VETO MESSAGE:	No
GOVERNOR'S PRESS RELEASE ON SIGNING:	Yes

FOLLOWING WERE PRINTED:

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REPORTS:	No
HEARINGS:	No
NEWSPAPER ARTICLES:	No

CL/MM

P.L. 2024, CHAPTER 65, *approved September 12, 2024*
Senate, No. 741 (*Second Reprint*)

1 **AN ACT** authorizing the State Treasurer to sell certain surplus real
2 property and improvements owned by the State in the City of
3 Jersey City, County of Hudson.

4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:

7

8 1. The Legislature finds and declares that:

9 a. The Holland Tunnel Service Garage is a parcel that sits in
10 Jersey City outside the entrance to the Holland Tunnel, owned by
11 the Department of the Treasury and maintained by the Port
12 Authority of New York and New Jersey (PANYNJ);

13 b. The PANYNJ has controlled this property since 1931 via
14 legislation enacted concerning Bridge and Tunnel Unifications,
15 P.L.1931, c.4;

16 c. Legislative Committee notes indicate vesting of jurisdiction
17 over the property with the PANYNJ in 1931, and a property map
18 shows the area under PANYNJ jurisdiction as early as 1965;
19 however, there is no evidence that a deed was ever recorded
20 conferring title to the PANYNJ;

21 d. The PANYNJ has exercised control over the Holland Tunnel
22 Service Garage since its construction, and has assumed the payment
23 of the original debt that was incurred at the time the facility was
24 constructed in 1931;

25 e. Since 1931, the State has not exercised any indicia of
26 ownership or control over the Holland Tunnel Service Garage and
27 since that time has acted as if the PANYNJ has been the property
28 owner;

29 f. The PANYNJ has been and will continue to be responsible for
30 the monitoring, recordkeeping, reporting, and maintenance
31 obligations for this property and any remediation action required
32 because of the continued use and operation of the property; and

33 g. Consistent with the historical and ongoing responsibilities
34 assumed by the PANYNJ with respect to the property, it is fitting
35 and proper to legally transfer ownership of the property to the
36 PANYNJ.

37

38 2. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's right, title, and
40 interest in and to the land and improvements thereon, known as the

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SSG committee amendments adopted February 12, 2024.

²Assembly ASL committee amendments adopted May 16, 2024.

1 Holland Tunnel Service Garage, designated as Block 7203, Lot 2, in
2 the City of Jersey City, County of Hudson, which has been declared
3 surplus to the needs of the State. The property shall be conveyed to
4 the Port Authority of New York and New Jersey for ¹[a price
5 determined by the State House Commission] §1¹.

6 b. ²[The] Notwithstanding the provisions of P.L.1962, c.220
7 (C.52:31-1.1 et seq.) or any other law, rule, or regulation to the
8 contrary, the² sale and conveyance authorized by subsection a. of
9 this section shall ²[be executed in accordance with such terms and
10 conditions as may be approved by the State House Commission]
11 not require the approval of the State House Commission or any
12 additional legislative approval².

13
14 3. This act shall take effect immediately.

15
16
17
18

19 _____
20 Authorizes State Treasurer to sell as surplus certain real property
and improvements in City of Jersey City in Hudson County.

CHAPTER 65

AN ACT authorizing the State Treasurer to sell certain surplus real property and improvements owned by the State in the City of Jersey City, County of Hudson.

BE IT ENACTED *by the Senate and General Assembly of the State of New Jersey:*

1. The Legislature finds and declares that:
 - a. The Holland Tunnel Service Garage is a parcel that sits in Jersey City outside the entrance to the Holland Tunnel, owned by the Department of the Treasury and maintained by the Port Authority of New York and New Jersey (PANYNJ);
 - b. The PANYNJ has controlled this property since 1931 via legislation enacted concerning Bridge and Tunnel Unifications, P.L.1931, c.4;
 - c. Legislative Committee notes indicate vesting of jurisdiction over the property with the PANYNJ in 1931, and a property map shows the area under PANYNJ jurisdiction as early as 1965; however, there is no evidence that a deed was ever recorded conferring title to the PANYNJ;
 - d. The PANYNJ has exercised control over the Holland Tunnel Service Garage since its construction, and has assumed the payment of the original debt that was incurred at the time the facility was constructed in 1931;
 - e. Since 1931, the State has not exercised any indicia of ownership or control over the Holland Tunnel Service Garage and since that time has acted as if the PANYNJ has been the property owner;
 - f. The PANYNJ has been and will continue to be responsible for the monitoring, recordkeeping, reporting, and maintenance obligations for this property and any remediation action required because of the continued use and operation of the property; and
 - g. Consistent with the historical and ongoing responsibilities assumed by the PANYNJ with respect to the property, it is fitting and proper to legally transfer ownership of the property to the PANYNJ.

2.
 - a. The Department of the Treasury is authorized to sell and convey, as surplus real property, all of the State's right, title, and interest in and to the land and improvements thereon, known as the Holland Tunnel Service Garage, designated as Block 7203, Lot 2, in the City of Jersey City, County of Hudson, which has been declared surplus to the needs of the State. The property shall be conveyed to the Port Authority of New York and New Jersey for \$1.
 - b. Notwithstanding the provisions of P.L.1962, c.220 (C.52:31-1.1 et seq.) or any other law, rule, or regulation to the contrary, the sale and conveyance authorized by subsection a. of this section shall not require the approval of the State House Commission or any additional legislative approval.

3. This act shall take effect immediately.

Approved September 12, 2024.

SENATE, No. 741

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator PATRICK J. DIEGNAN, JR.

District 18 (Middlesex)

SYNOPSIS

Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



S741 DIEGNAN

1 AN ACT authorizing the State Treasurer to sell certain surplus real
2 property and improvements owned by the State in the City of
3 Jersey City, County of Hudson.
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. The Legislature finds and declares that:

9 a. The Holland Tunnel Service Garage is a parcel that sits in
10 Jersey City outside the entrance to the Holland Tunnel, owned by
11 the Department of the Treasury and maintained by the Port
12 Authority of New York and New Jersey (PANYNJ);

13 b. The PANYNJ has controlled this property since 1931 via
14 legislation enacted concerning Bridge and Tunnel Unifications,
15 P.L.1931, c.4;

16 c. Legislative Committee notes indicate vesting of jurisdiction
17 over the property with the PANYNJ in 1931, and a property map
18 shows the area under PANYNJ jurisdiction as early as 1965;
19 however, there is no evidence that a deed was ever recorded
20 conferring title to the PANYNJ;

21 d. The PANYNJ has exercised control over the Holland Tunnel
22 Service Garage since its construction, and has assumed the payment
23 of the original debt that was incurred at the time the facility was
24 constructed in 1931;

25 e. Since 1931, the State has not exercised any indicia of
26 ownership or control over the Holland Tunnel Service Garage and
27 since that time has acted as if the PANYNJ has been the property
28 owner;

29 f. The PANYNJ has been and will continue to be responsible for
30 the monitoring, recordkeeping, reporting, and maintenance
31 obligations for this property and any remediation action required
32 because of the continued use and operation of the property; and

33 g. Consistent with the historical and ongoing responsibilities
34 assumed by the PANYNJ with respect to the property, it is fitting
35 and proper to legally transfer ownership of the property to the
36 PANYNJ.
37

38 2. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's right, title, and
40 interest in and to the land and improvements thereon, known as the
41 Holland Tunnel Service Garage, designated as Block 7203, Lot 2, in
42 the City of Jersey City, County of Hudson, which has been declared
43 surplus to the needs of the State. The property shall be conveyed to
44 the Port Authority of New York and New Jersey for a price
45 determined by the State House Commission.

46 b. The sale and conveyance authorized by subsection a. of this
47 section shall be executed in accordance with such terms and
48 conditions as may be approved by the State House Commission.

1 3. This act shall take effect immediately.

2

3

4

STATEMENT

5

6 This bill authorizes the State Treasurer to sell and convey to the
7 Port Authority of New York and New Jersey the land and
8 improvements on Block 7203, Lot 2, in the City of Jersey City,
9 County of Hudson, known as the Holland Tunnel Service Garage.
10 The property has been declared to be surplus to the needs of the
11 State.

12 The State House Commission will set the terms and conditions of
13 the sale. The Executive Branch has expressed its desire to convey
14 the property to the Port Authority of New York and New Jersey for
15 \$1.

16 The Holland Tunnel Service Garage is a parcel of land in Jersey
17 City located outside the entrance to the Holland Tunnel and owned
18 by the Department of the Treasury. Since the property's
19 construction in 1931 however, and as a result of State legislation
20 concerning Bridge and Tunnel unification, the Port Authority of
21 New York and New Jersey has exercised de facto ownership over
22 the property, assuming the payment of original debt for the
23 property's construction and exercising control over operations,
24 record keeping, and maintenance. The State has acted as though the
25 Port Authority owns the property despite the fact that there is no
26 evidence to suggest that a deed was ever recorded conferring title to
27 the Port Authority.

28 Consistent with the historical and ongoing responsibilities
29 assumed by the Port Authority, it is fitting and proper to legally
30 transfer ownership of the property to the Port Authority of New
31 York and New Jersey.

[First Reprint]

SENATE, No. 741

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator PATRICK J. DIEGNAN, JR.

District 18 (Middlesex)

SYNOPSIS

Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.

CURRENT VERSION OF TEXT

As reported by the Senate State Government, Wagering, Tourism & Historic Preservation Committee on February 12, 2024, with amendments.



1 AN ACT authorizing the State Treasurer to sell certain surplus real
2 property and improvements owned by the State in the City of
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5 **BE IT ENACTED** by the Senate and General Assembly of the State
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21 d. The PANYNJ has exercised control over the Holland Tunnel
22 Service Garage since its construction, and has assumed the payment
23 of the original debt that was incurred at the time the facility was
24 constructed in 1931;

25 e. Since 1931, the State has not exercised any indicia of
26 ownership or control over the Holland Tunnel Service Garage and
27 since that time has acted as if the PANYNJ has been the property
28 owner;

29 f. The PANYNJ has been and will continue to be responsible for
30 the monitoring, recordkeeping, reporting, and maintenance
31 obligations for this property and any remediation action required
32 because of the continued use and operation of the property; and

33 g. Consistent with the historical and ongoing responsibilities
34 assumed by the PANYNJ with respect to the property, it is fitting
35 and proper to legally transfer ownership of the property to the
36 PANYNJ.
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38 2. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's right, title, and
40 interest in and to the land and improvements thereon, known as the
41 Holland Tunnel Service Garage, designated as Block 7203, Lot 2, in
42 the City of Jersey City, County of Hudson, which has been declared
43 surplus to the needs of the State. The property shall be conveyed to

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

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Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SSG committee amendments adopted February 12, 2024.

S741 [1R] DIEGNAN

3

1 the Port Authority of New York and New Jersey for ¹【a price
2 determined by the State House Commission】 \$1¹.

3 b. The sale and conveyance authorized by subsection a. of this
4 section shall be executed in accordance with such terms and
5 conditions as may be approved by the State House Commission.

6

7 3. This act shall take effect immediately.

[Second Reprint]

SENATE, No. 741

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator PATRICK J. DIEGNAN, JR.

District 18 (Middlesex)

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

SYNOPSIS

Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.

CURRENT VERSION OF TEXT

As reported by the Assembly State and Local Government Committee on May 16, 2024, with amendments.



(Sponsorship Updated As Of: 6/28/2024)

1 AN ACT authorizing the State Treasurer to sell certain surplus real
2 property and improvements owned by the State in the City of
3 Jersey City, County of Hudson.
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:

7
8 1. The Legislature finds and declares that:

9 a. The Holland Tunnel Service Garage is a parcel that sits in
10 Jersey City outside the entrance to the Holland Tunnel, owned by
11 the Department of the Treasury and maintained by the Port
12 Authority of New York and New Jersey (PANYNJ);

13 b. The PANYNJ has controlled this property since 1931 via
14 legislation enacted concerning Bridge and Tunnel Unifications,
15 P.L.1931, c.4;

16 c. Legislative Committee notes indicate vesting of jurisdiction
17 over the property with the PANYNJ in 1931, and a property map
18 shows the area under PANYNJ jurisdiction as early as 1965;
19 however, there is no evidence that a deed was ever recorded
20 conferring title to the PANYNJ;

21 d. The PANYNJ has exercised control over the Holland Tunnel
22 Service Garage since its construction, and has assumed the payment
23 of the original debt that was incurred at the time the facility was
24 constructed in 1931;

25 e. Since 1931, the State has not exercised any indicia of
26 ownership or control over the Holland Tunnel Service Garage and
27 since that time has acted as if the PANYNJ has been the property
28 owner;

29 f. The PANYNJ has been and will continue to be responsible for
30 the monitoring, recordkeeping, reporting, and maintenance
31 obligations for this property and any remediation action required
32 because of the continued use and operation of the property; and

33 g. Consistent with the historical and ongoing responsibilities
34 assumed by the PANYNJ with respect to the property, it is fitting
35 and proper to legally transfer ownership of the property to the
36 PANYNJ.
37

38 2. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's right, title, and
40 interest in and to the land and improvements thereon, known as the
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42 the City of Jersey City, County of Hudson, which has been declared
43 surplus to the needs of the State. The property shall be conveyed to

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SSG committee amendments adopted February 12, 2024.

²Assembly ASL committee amendments adopted May 16, 2024.

1 the Port Authority of New York and New Jersey for ¹【a price
2 determined by the State House Commission】 §1¹.
3 b. ²【The】 Notwithstanding the provisions of P.L.1962, c.220
4 (C.52:31-1.1 et seq.) or any other law, rule, or regulation to the
5 contrary, the² sale and conveyance authorized by subsection a. of
6 this section shall ²【be executed in accordance with such terms and
7 conditions as may be approved by the State House Commission】
8 not require the approval of the State House Commission or any
9 additional legislative approval².
10
11 3. This act shall take effect immediately.

ASSEMBLY STATE AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO

[First Reprint]

SENATE, No. 741

with committee amendments

STATE OF NEW JERSEY

DATED: MAY 16, 2024

The Assembly State and Local Government Committee reports favorably and with committee amendments Senate Bill No. 741 (1R).

As amended, this bill authorizes the State Treasurer to sell and convey to the Port Authority of New York and New Jersey (PANYNJ) the land and improvements on Block 7203, Lot 2, in the City of Jersey City, which property is commonly known as the Holland Tunnel Service Garage. The property would be conveyed to the PANYNJ for \$1.

The property has been declared to be surplus to the needs of the State. The sale and conveyance of the property does not require the approval of the State House Commission or any additional legislative approval.

As amended and reported by the committee, Senate Bill No. 741 (1R) is identical to Assembly Bill No. 2608, which was also amended and reported by the committee on this date.

COMMITTEE AMENDMENTS:

The committee amended the bill to specify that the sale and conveyance of the property does not require the approval of the State House Commission or any additional legislative approval.

ASSEMBLY BUDGET COMMITTEE

STATEMENT TO

[Second Reprint]

SENATE, No. 741

STATE OF NEW JERSEY

DATED: JUNE 26, 2024

The Assembly Budget Committee reports favorably Senate Bill No. 741 (2R).

This bill authorizes the State Treasurer to sell and convey to the Port Authority of New York and New Jersey (PANYNJ) the land and improvements on Block 7203, Lot 2, in the City of Jersey City, which property is commonly known as the Holland Tunnel Service Garage. The property would be conveyed to the PANYNJ for \$1.

The property has been declared to be surplus to the needs of the State. The sale and conveyance of the property does not require the approval of the State House Commission or any additional legislative approval.

As reported by the committee, Senate Bill No. 741 (2R) is identical to Assembly Bill No. 2608 (1R), which was also reported by the committee on this date.

FISCAL IMPACT:

The Office of Legislative Services (OLS) concludes that this bill will result in a one-time State revenue increase of one dollar for the sale of the surplus property to the Port Authority of New York and New Jersey. The Port Authority of New York and New Jersey will experience a concurrent one-time expenditure increase of one dollar.

SENATE STATE GOVERNMENT, WAGERING, TOURISM &
HISTORIC PRESERVATION COMMITTEE

STATEMENT TO

SENATE, No. 741

with committee amendments

STATE OF NEW JERSEY

DATED: FEBRUARY 12, 2024

The Senate State Government, Wagering, Tourism & Historic Preservation Committee reports favorably and with committee amendments Senate Bill No. 741.

As amended by the committee, this bill authorizes the State Treasurer to sell and convey to the Port Authority of New York and New Jersey the land and improvements on Block 7203, Lot 2, in the City of Jersey City, County of Hudson, known as the Holland Tunnel Service Garage. The property would be conveyed to the Port Authority of New York and New Jersey for \$1.

The property has been declared to be surplus to the needs of the State. The sale and conveyance authorized by the bill would be executed in accordance with such terms and conditions as may be approved by the State House Commission.

The Holland Tunnel Service Garage is a parcel of land in Jersey City located outside the entrance to the Holland Tunnel and owned by the Department of the Treasury. Since the property's construction in 1931 however, and as a result of State legislation concerning Bridge and Tunnel unification, the Port Authority of New York and New Jersey has exercised de facto ownership over the property, assuming the payment of original debt for the property's construction and exercising control over operations, record keeping, and maintenance. The State has acted as though the Port Authority owns the property despite the fact that there is no evidence to suggest that a deed was ever recorded conferring title to the Port Authority.

Consistent with the historical and ongoing responsibilities assumed by the Port Authority, it is fitting and proper to legally transfer ownership of the property to the Port Authority of New York and New Jersey.

This bill was prefiled for introduction in the 2024-2025 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

COMMITTEE AMENDMENTS:

The committee amendments specify that the property would be conveyed to the Port Authority of New York and New Jersey for \$1.

LEGISLATIVE FISCAL ESTIMATE

[Second Reprint]

SENATE, No. 741

STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JUNE 28, 2024

SUMMARY

- Synopsis:** Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.
- Type of Impact:** One-time State revenue increase; one-time expenditure increase for Port Authority of New York and New Jersey.
- Agencies Affected:** Department of the Treasury; Port Authority of New York and New Jersey.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	\$1.00
One-Time Expenditure Increase for Port Authority of New York and New Jersey	\$1.00

- The Office of Legislative Services (OLS) concludes that this bill will result in a one-time State revenue increase of one dollar for the sale of the surplus property to the Port Authority of New York and New Jersey. The Port Authority of New York and New Jersey will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill authorizes the Department of the Treasury to sell as surplus property certain State-owned land and improvements, known as the Holland Tunnel Service Garage, located in the City of Jersey City of the County of Hudson to the Port Authority of New York and New Jersey. The sale does not require the approval of the State House Commission, nor any additional legislative approval.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill will result in a one-time revenue increase to the State Debt Defeasance and Prevention Fund of one dollar for the sale of the surplus property to the Port Authority of New York and New Jersey. The Port Authority of New York and New Jersey will experience a concurrent one-time expenditure increase of one dollar.

Under current law, all State revenue gained from property sales is to be deposited in the State Debt Defeasance and Prevention Fund unless otherwise stated in the bill.

Section: *State Government*

Analyst: *Camryn Mathews*
 Assistant Fiscal Analyst

Approved: *Thomas Koenig*
 Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

ASSEMBLY, No. 2608

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

SYNOPSIS

Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



A2608 KARABINCHAK

1 AN ACT authorizing the State Treasurer to sell certain surplus real
2 property and improvements owned by the State in the City of
3 Jersey City, County of Hudson.
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
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8 1. The Legislature finds and declares that:

9 a. The Holland Tunnel Service Garage is a parcel that sits in
10 Jersey City outside the entrance to the Holland Tunnel, owned by
11 the Department of the Treasury and maintained by the Port
12 Authority of New York and New Jersey (PANYNJ);

13 b. The PANYNJ has controlled this property since 1931 via
14 legislation enacted concerning Bridge and Tunnel Unifications,
15 P.L.1931, c.4;

16 c. Legislative Committee notes indicate vesting of jurisdiction
17 over the property with the PANYNJ in 1931, and a property map
18 shows the area under PANYNJ jurisdiction as early as 1965;
19 however, there is no evidence that a deed was ever recorded
20 conferring title to the PANYNJ;

21 d. The PANYNJ has exercised control over the Holland Tunnel
22 Service Garage since its construction, and has assumed the payment
23 of the original debt that was incurred at the time the facility was
24 constructed in 1931;

25 e. Since 1931, the State has not exercised any indicia of
26 ownership or control over the Holland Tunnel Service Garage and
27 since that time has acted as if the PANYNJ has been the property
28 owner;

29 f. The PANYNJ has been and will continue to be responsible
30 for the monitoring, recordkeeping, reporting, and maintenance
31 obligations for this property and any remediation action required
32 because of the continued use and operation of the property; and

33 g. Consistent with the historical and ongoing responsibilities
34 assumed by the PANYNJ with respect to the property, it is fitting
35 and proper to legally transfer ownership of the property to the
36 PANYNJ.
37

38 2. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's right, title, and
40 interest in and to the land and improvements thereon, known as the
41 Holland Tunnel Service Garage, designated as Block 7203, Lot 2, in
42 the City of Jersey City, County of Hudson, which has been declared
43 surplus to the needs of the State. The property shall be conveyed to
44 the Port Authority of New York and New Jersey for a price
45 determined by the State House Commission.

46 b. The sale and conveyance authorized by subsection a. of this
47 section shall be executed in accordance with such terms and
48 conditions as may be approved by the State House Commission.

1 3. This act shall take effect immediately.

2

3

STATEMENT

4

5 This bill authorizes the State Treasurer to sell and convey to the
6 Port Authority of New York and New Jersey (PANYNJ) the land and
7 improvements on Block 7203, Lot 2, in the City of Jersey City, which
8 property is commonly known as the Holland Tunnel Service Garage.
9 The property has been declared to be surplus to the needs of the State.

10 The bill permits the property to be sold and conveyed for a price
11 determined by the State House Commission. The State House
12 Commission would also be permitted to set any terms and conditions
13 of the sale. The Executive Branch has expressed its desire to convey
14 the property to the PANYNJ for the price of \$1.

[First Reprint]

ASSEMBLY, No. 2608

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

SYNOPSIS

Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.

CURRENT VERSION OF TEXT

As reported by the Assembly State and Local Government Committee on May 16, 2024, with amendments.



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9 a. The Holland Tunnel Service Garage is a parcel that sits in
10 Jersey City outside the entrance to the Holland Tunnel, owned by
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13 b. The PANYNJ has controlled this property since 1931 via
14 legislation enacted concerning Bridge and Tunnel Unifications,
15 P.L.1931, c.4;

16 c. Legislative Committee notes indicate vesting of jurisdiction
17 over the property with the PANYNJ in 1931, and a property map
18 shows the area under PANYNJ jurisdiction as early as 1965;
19 however, there is no evidence that a deed was ever recorded
20 conferring title to the PANYNJ;

21 d. The PANYNJ has exercised control over the Holland Tunnel
22 Service Garage since its construction, and has assumed the payment
23 of the original debt that was incurred at the time the facility was
24 constructed in 1931;

25 e. Since 1931, the State has not exercised any indicia of
26 ownership or control over the Holland Tunnel Service Garage and
27 since that time has acted as if the PANYNJ has been the property
28 owner;

29 f. The PANYNJ has been and will continue to be responsible
30 for the monitoring, recordkeeping, reporting, and maintenance
31 obligations for this property and any remediation action required
32 because of the continued use and operation of the property; and

33 g. Consistent with the historical and ongoing responsibilities
34 assumed by the PANYNJ with respect to the property, it is fitting
35 and proper to legally transfer ownership of the property to the
36 PANYNJ.
37

38 2. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's right, title, and
40 interest in and to the land and improvements thereon, known as the
41 Holland Tunnel Service Garage, designated as Block 7203, Lot 2, in
42 the City of Jersey City, County of Hudson, which has been declared
43 surplus to the needs of the State. The property shall be conveyed to
44 the Port Authority of New York and New Jersey for ¹[a price
45 determined by the State House Commission] \$1¹.

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly ASL committee amendments adopted May 16, 2024.

1 b. ¹~~【The】~~ Notwithstanding the provisions of P.L.1962, c.220
2 (C.52:31-1.1 et seq.) or any other law, rule, or regulation to the
3 contrary, the¹ sale and conveyance authorized by subsection a. of
4 this section shall ¹~~【be executed in accordance with such terms and~~
5 ~~conditions as may be approved by the State House Commission】~~ not
6 require the approval of the State House Commission or any additional
7 legislative approval¹.

8

9 3. This act shall take effect immediately.

ASSEMBLY STATE AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO
ASSEMBLY, No. 2608

with committee amendments

STATE OF NEW JERSEY

DATED: MAY 16, 2024

The Assembly State and Local Government Committee reports favorably and with committee amendments Assembly Bill No. 2608.

As amended, this bill authorizes the State Treasurer to sell and convey to the Port Authority of New York and New Jersey (PANYNJ) the land and improvements on Block 7203, Lot 2, in the City of Jersey City, which property is commonly known as the Holland Tunnel Service Garage. The property would be conveyed to the PANYNJ for \$1.

The property has been declared to be surplus to the needs of the State. The sale and conveyance of the property does not require the approval of the State House Commission or any additional legislative approval.

As amended and reported by the committee, Assembly Bill No. 2608 is identical to Senate Bill No. 741 (1R), which was also amended and reported by the committee on this date.

This bill was prefiled for introduction in the 2024-2025 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

- provide that the property would be conveyed to the PANYNJ for \$1 instead of being conveyed at a price determined by the State House Commission; and
- specify that the sale and conveyance of the property does not require the approval of the State House Commission or any additional legislative approval.

ASSEMBLY BUDGET COMMITTEE

STATEMENT TO

[First Reprint]

ASSEMBLY, No. 2608

STATE OF NEW JERSEY

DATED: JUNE 26, 2024

The Assembly Budget Committee reports favorably Assembly Bill No. 2608 (1R).

This bill authorizes the State Treasurer to sell and convey to the Port Authority of New York and New Jersey (PANYNJ) the land and improvements on Block 7203, Lot 2, in the City of Jersey City, which property is commonly known as the Holland Tunnel Service Garage. The property would be conveyed to the PANYNJ for \$1.

The property has been declared to be surplus to the needs of the State. The sale and conveyance of the property does not require the approval of the State House Commission or any additional legislative approval.

As reported by the committee, Assembly Bill No. 2608 (1R) is identical to Senate Bill No. 741 (2R), which was also reported by the committee on this date.

FISCAL IMPACT:

The Office of Legislative Services (OLS) concludes that this bill will result in a one-time State revenue increase of one dollar for the sale of the surplus property to the Port Authority of New York and New Jersey. The Port Authority of New York and New Jersey will experience a concurrent one-time expenditure increase of one dollar.

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

ASSEMBLY, No. 2608

STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JUNE 28, 2024

SUMMARY

- Synopsis:** Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County.
- Type of Impact:** One-time State revenue increase; one-time expenditure increase for Port Authority of New York and New Jersey.
- Agencies Affected:** Department of the Treasury; Port Authority of New York and New Jersey.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	\$1.00
One-Time Expenditure Increase for Port Authority of New York and New Jersey	\$1.00

- The Office of Legislative Services (OLS) concludes that this bill will result in a one-time State revenue increase of one dollar for the sale of the surplus property to the Port Authority of New York and New Jersey. The Port Authority of New York and New Jersey will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill authorizes the Department of the Treasury to sell as surplus property certain State-owned land and improvements, known as the Holland Tunnel Service Garage, located in the City of Jersey City of the County of Hudson to the Port Authority of New York and New Jersey. The sale does not require the approval of the State House Commission, nor any additional legislative approval.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill will result in a one-time revenue increase to the State Debt Defeasance and Prevention Fund of one dollar for the sale of the surplus property to the Port Authority of New York and New Jersey. The Port Authority of New York and New Jersey will experience a concurrent one-time expenditure increase of one dollar.

Under current law, all State revenue gained from property sales is to be deposited in the State Debt Defeasance and Prevention Fund unless otherwise stated in the bill.

Section: *State Government*

Analyst: *Camryn Mathews*
 Assistant Fiscal Analyst

Approved: *Thomas Koenig*
 Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

Governor Murphy Takes Action on Legislation

09/12/2024

TRENTON – Today, Governor Murphy signed the following bills into law:

S-721/A-2812 (Steinhardt, Sarlo/Greenwald, Swain, Egan) - Exempts sales of investment metal bullion and investment coins from sales and use tax

S-741/A-2608 (Diegnan/Karabinchak) - Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Jersey City in Hudson County

SCS for S-2188/ACS for A-1970 (Ruiz, Greenstein/Speight, Karabinchak, Verrelli) – Requires DEP, DOH, owners or operators of certain public community water systems, and owners or operators of certain buildings or facilities to take certain actions to prevent and control cases of Legionnaires' disease

S-2311/A-1128 (Singleton, Singer/DiMaio, Matsikoudis) - Requires criminal history background check for individuals seeking licensure issued by boards regulating certain health care professions

S-2435/A-3537 (Greenstein, Mukherji/Stanley, McCoy, Murphy) - Revises certain requirements concerning eligibility for reimbursement from "Emergency Medical Technician Training Fund"

S-2607/A-3872 (Ruiz, McKnight/Pintor Marin, Calabrese, Speight) - Requires private bus operators to provide notice and hold public meetings for certain service changes

S-2810/A-3779 (Diegnan/DeAngelo, Karabinchak, Bagolie) - Changes membership of board of trustees of SPRS to remove requirement that two members be private citizens

S-3097/A-4226 (Pou, Sarlo/Wimberly, Sumter) - Modifies requirements for certain projects under Economic Redevelopment and Growth Grant program

S-3134/A-4192 (Diegnan, Moriarty/Calabrese, Carter) - Requires MVC to take certain action concerning commercial driver licenses and commercial learner's permits

S-3235/A-4461 (Ruiz, Moriarty/Conaway, Miller, Sampson) – Regulates production and sale of certain intoxicating hemp products

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S-3368/A-4623 (Ruiz, McKnight/Calabrese, Stanley, Reynolds-Jackson) - Concerns law protecting residential tenants from lead-based paint hazards

S-3407/A-4540 (Lagana/Verrelli) - Requires payment of prevailing wage for projects financed through commercial property assessed clean energy program

A-2610/S-3203 (Karabinchak, Calabrese, Sauickie/Gopal) - Extends annual horse racing purse subsidies through State fiscal year 2029

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A-2890/S-3231 (Verrelli, Reynolds-Jackson, Quijano/Cryan) - Permits temporary appointment of additional members to the Board of Review in the Division of Employment Security

A-4035/S-2809 (Dunn, Speight/Bucco, Pennacchio) - Requires State to sell as surplus property certain land and improvements in Morris County known as Central Park School

A-4533/S-3421 (Coughlin, Wimberly, Speight/Zwicker, Johnson) - Revises certain sections of law concerning financing mechanisms for school facilities projects of regular operating districts

A-4534/S-3439 (Coughlin, Wimberly, Schnall/Vitale, Mukherji) - Revises definition of qualified assistance fund expenses under UEZ program to include costs of transportation infrastructure projects and related debt service

Governor Murphy conditionally vetoed the following bills:

S-2864/A-4061 (Lagana/Verrelli, Swain, Venezia) – CONDITIONAL - Establishes working hours for certain minors employed as professional athletes

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S-3455/A-4597 (Sarlo, Burzichelli/Calabrese, Moen, Stanley) – CONDITIONAL - Provides for automatic renewal of off-track wagering licenses

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A-2180/S-3000 (Moen, Wimberly, Murphy/Beach, Polistina) – CONDITIONAL - Permits certain persons to operate Type S school buses

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A-2294/S-1443 (Lopez, Freiman, Tully/Singleton, Johnson) – CONDITIONAL - Establishes mortgage payment relief and foreclosure protection for certain homeowners impacted by the remnants of Hurricane Ida

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A-2607/S-360 (Karabinchak, Calabrese, Inganamort/Diegnan, Mukherji) – CONDITIONAL - Authorizes taxicabs, limousines, and transportation network companies to provide paratransit services for two-year period

[Copy of Statement](#)