

§1
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§2
Repealer

P.L. 2025, CHAPTER 30, *approved March 6, 2025*
Assembly, No. 4707

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 Camden, Camden County, and repealing P.L.2013, c.22.

4

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

7

8 1. a. Notwithstanding the provisions of any other law, rule, or
9 regulation to the contrary, the Department of the Treasury, on
10 behalf of the Department of Corrections, is authorized to sell and
11 convey as surplus real property, all of the State's right, title, and
12 interest in and to the property known as the former Riverfront State
13 Prison, in the City of Camden, Camden County, which contains 16±
14 acres of land and improvements also known as Block 79, Lot 13 on
15 the tax map of the City of Camden.

16 The New Jersey Economic Development Authority, in
17 consultation with the City of Camden and the Department of the
18 Treasury, shall determine the boundaries of the NJEDA Site and the
19 City Site, as those Sites are defined in subsection e. of this section,
20 within the 16± acres of land and improvements of Block 79, Lot 13
21 on the tax map of the City of Camden, prior to the sale and
22 conveyance by the Department of the Treasury.

23 b. The NJEDA Site shall be sold and conveyed to the authority
24 by the department for the lesser of \$5,000,000 or the appraised
25 value at the time of the sale and conveyance.

26 c. The City Site shall be sold and conveyed to the City of
27 Camden by the department for one dollar. As a condition of the
28 sale and conveyance to the city, the city shall sell and convey all of
29 the city's right, title, and interest in and to the Southwest Site, as
30 that Site is defined in subsection e. of this section, by deed to the
31 authority. The sale and conveyance of the City Site to the City of
32 Camden shall be on the condition that City Site be preserved solely
33 for public use as a park or for recreational activities, or both, and
34 for a right of way.

35 The City Site shall be sold and conveyed to the City by the
36 department in an "as is" condition with no responsibility assumed
37 or expenditure made by the State prior to, or as a condition of, the
38 execution of the sale and conveyance for any repair, reconstruction,
39 or renovation of the land, buildings, or structures on the City Site
40 made necessary due to ordinary or extraordinary use, wear and tear,
41 neglect, deterioration due to exposure to the elements, vandalism, or

1 age, or for any infrastructure, habitability, life safety or building
2 code upgrade or improvement to, nor any demolition on, the City
3 Site.

4 d. The sale and conveyance of the NJEDA Site and City Site
5 authorized in this section shall not require the approval of the State
6 House Commission or any further approval of the Legislature.

7 e. Following the sale and conveyance of the NJEDA Site and the
8 Southwest Site to the authority by the Department of the Treasury
9 and the City of Camden, the authority shall sell and convey the
10 NJEDA Site and the Southwest Site though one or more
11 transactions. The NJEDA Site and the Southwest Site may be sold
12 and conveyed by the authority together with other property owned
13 or to be acquired by the authority adjacent to or near the NJEDA
14 Site and the Southwest Site. A sale and conveyance by the
15 authority in accordance with this section shall be in accordance with
16 the terms and conditions as the authority shall deem reasonable, and
17 those terms and conditions may require the redevelopment of the
18 NJEDA Site and the Southwest Site.

19 f. As used in this section:

20 “City Site” means the portion of the Riverfront State Prison
21 property on which the City of Camden, the Division of Property
22 Management and Construction within the Department of the
23 Treasury, and the New Jersey Economic Development Authority
24 have constructed and have maintained and operated a park and
25 roadway improvements through a memorandum of understanding
26 and license agreement.

27 “NJEDA Site” means the portion of the Riverfront State Prison
28 property owned by the State excluding the City Site.

29 “Southwest Site” means the portion of the Riverfront State
30 Prison property at the southwest corner of State Street and
31 Delaware Avenue in the City of Camden owned by the City of
32 Camden.

33

34 2. P.L.2013, c.22 is repealed.

35

36 3. This act shall take effect immediately.

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STATEMENT

40

41 In 2009, the Riverfront State Prison was closed. A law enacted
42 in 2013, P.L.2013, c.22, authorized the sale and conveyance of that
43 property by the Department of the Treasury to the New Jersey
44 Economic Development Authority so that the authority could sell
45 the property in accordance with specific procedures set forth by the
46 State House Commission at a meeting held on November 22, 2010.
47 The authority has been unable to sell the property following the
48 process set forth at that meeting, and therefore never received the

1 title for the property from the State. This bill again requires the sale
2 of the property by the State and will allow the authority to follow its
3 standard real estate development process as it pertains to the sale
4 and conveyance of the property it receives from the State and the
5 City of Camden.

6 This bill authorizes the State Treasurer to sell and convey all of
7 the State's interest within the former Riverfront State Prison in the
8 City of Camden, Camden County a 16± acres parcel of land and all
9 improvements. The property has been declared to be surplus to the
10 needs of the State. A portion of the land referred to as the NJEDA
11 Site will be sold and conveyed to the New Jersey Economic
12 Development Authority and a portion of the land referred to as the
13 City Site will be sold and conveyed to the City of Camden.

14 The NJEDA Site will be sold and conveyed to the authority for
15 the lesser of \$5,000,000 or the appraised value at the time of the
16 sale. The City Site will be sold and conveyed to the City of
17 Camden for one dollar, on the condition that the city sell and
18 convey the city's right, title, and interest in and to the Southwest
19 Site to the authority.

20 The bill requires the authority, in consultation with the City of
21 Camden and the Department of the Treasury, to determine the
22 boundaries of the NJEDA Site and the City Site. The conveyance
23 of real property by the State Treasurer to the authority and the city
24 will not require the approval of the State House Commission or any
25 further approval of the Legislature.

26 The authority can thereafter sell the NJEDA Site and the
27 Southwest Site in accordance with terms and conditions set by the
28 authority.

29 The NJEDA Site, City Site, and Southwest Site are defined in the
30 bill.

31 This bill repeals P.L.2013, c.22 which authorized the sale of the
32 site of the former Riverfront State Prison in the City of Camden as
33 State surplus property to the NJEDA for public auction to a
34 prequalified developer.

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39 Authorizes State Treasurer to sell as surplus certain real property
40 and improvements in City of Camden in Camden County.

CHAPTER 30

AN ACT authorizing the State Treasurer to sell certain surplus real property and improvements owned by the State in the City of Camden, Camden County, and repealing P.L.2013, c.22.

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

1. a. Notwithstanding the provisions of any other law, rule, or regulation to the contrary, the Department of the Treasury, on behalf of the Department of Corrections, is authorized to sell and convey as surplus real property all of the State's right, title, and interest in and to the property known as the former Riverfront State Prison, in the City of Camden, Camden County, which contains 16± acres of land and improvements also known as Block 79, Lot 13 on the tax map of the City of Camden.

The New Jersey Economic Development Authority, in consultation with the City of Camden and the Department of the Treasury, shall determine the boundaries of the NJEDA Site and the City Site, as those Sites are defined in subsection e. of this section, within the 16± acres of land and improvements of Block 79, Lot 13 on the tax map of the City of Camden prior to the sale and conveyance by the Department of the Treasury.

b. The NJEDA Site shall be sold and conveyed to the authority by the department for the lesser of \$5,000,000 or the appraised value at the time of the sale and conveyance.

c. The City Site shall be sold and conveyed to the City of Camden by the department for one dollar. As a condition of the sale and conveyance to the city, the city shall sell and convey all of the city's right, title, and interest in and to the Southwest Site, as that Site is defined in subsection e. of this section, by deed to the authority. The sale and conveyance of the City Site to the City of Camden shall be on the condition that City Site be preserved solely for public use as a park or for recreational activities, or both, and for a right of way.

The City Site shall be sold and conveyed to the City by the department in an "as is" condition with no responsibility assumed or expenditure made by the State prior to, or as a condition of, the execution of the sale and conveyance for any repair, reconstruction, or renovation of the land, buildings, or structures on the City Site made necessary due to ordinary or extraordinary use, wear and tear, neglect, deterioration due to exposure to the elements, vandalism, or age or for any infrastructure, habitability, life safety or building code upgrade or improvement to, nor any demolition on, the City Site.

d. The sale and conveyance of the NJEDA Site and City Site authorized in this section shall not require the approval of the State House Commission or any further approval of the Legislature.

e. Following the sale and conveyance of the NJEDA Site and the Southwest Site to the authority by the Department of the Treasury and the City of Camden, the authority shall sell and convey the NJEDA Site and the Southwest Site through one or more transactions. The NJEDA Site and the Southwest Site may be sold and conveyed by the authority together with other property owned or to be acquired by the authority adjacent to or near the NJEDA Site and the Southwest Site. A sale and conveyance by the authority in accordance with this section shall be in accordance with the terms and conditions as the authority shall deem reasonable, and those terms and conditions may require the redevelopment of the NJEDA Site and the Southwest Site.

f. As used in this section:

"City Site" means the portion of the Riverfront State Prison property on which the City of Camden, the Division of Property Management and Construction within the Department of the Treasury, and the New Jersey Economic Development Authority have constructed and have maintained and operated a park and roadway improvements through a memorandum of understanding and license agreement.

“NJEDA Site” means the portion of the Riverfront State Prison property owned by the State excluding the City Site.

“Southwest Site” means the portion of the Riverfront State Prison property at the southwest corner of State Street and Delaware Avenue in the City of Camden owned by the City of Camden.

Repealer.

2. P.L.2013, c.22 is repealed.

3. This act shall take effect immediately.

Approved March 6, 2025.

ASSEMBLY, No. 4707

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED JUNE 26, 2024

Sponsored by:

Assemblyman WILLIAM F. MOEN, JR.

District 5 (Camden and Gloucester)

Assemblywoman CAROL A. MURPHY

District 7 (Burlington)

Assemblywoman ELIANA PINTOR MARIN

District 29 (Essex and Hudson)

Senator NICHOLAS P. SCUTARI

District 22 (Somerset and Union)

Co-Sponsored by:

Assemblywomen Reynolds-Jackson, Lampitt and Speight

SYNOPSIS

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

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 2/25/2025)

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 Camden, Camden County, and repealing P.L.2013, c.22.

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13 Prison, in the City of Camden, Camden County, which contains 16±
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21 on the tax map of the City of Camden, prior to the sale and
22 conveyance by the Department of the Treasury.

23 b. The NJEDA Site shall be sold and conveyed to the authority
24 by the department for the lesser of \$5,000,000 or the appraised
25 value at the time of the sale and conveyance.

26 c. The City Site shall be sold and conveyed to the City of
27 Camden by the department for one dollar. As a condition of the
28 sale and conveyance to the city, the city shall sell and convey all of
29 the city's right, title, and interest in and to the Southwest Site, as
30 that Site is defined in subsection e. of this section, by deed to the
31 authority. The sale and conveyance of the City Site to the City of
32 Camden shall be on the condition that City Site be preserved solely
33 for public use as a park or for recreational activities, or both, and
34 for a right of way.

35 The City Site shall be sold and conveyed to the City by the
36 department in an "as is" condition with no responsibility assumed
37 or expenditure made by the State prior to, or as a condition of, the
38 execution of the sale and conveyance for any repair, reconstruction,
39 or renovation of the land, buildings, or structures on the City Site
40 made necessary due to ordinary or extraordinary use, wear and tear,
41 neglect, deterioration due to exposure to the elements, vandalism, or
42 age, or for any infrastructure, habitability, life safety or building
43 code upgrade or improvement to, nor any demolition on, the City
44 Site.

45 d. The sale and conveyance of the NJEDA Site and City Site
46 authorized in this section shall not require the approval of the State
47 House Commission or any further approval of the Legislature.

1 e. Following the sale and conveyance of the NJEDA Site and the
2 Southwest Site to the authority by the Department of the Treasury
3 and the City of Camden, the authority shall sell and convey the
4 NJEDA Site and the Southwest Site though one or more
5 transactions. The NJEDA Site and the Southwest Site may be sold
6 and conveyed by the authority together with other property owned
7 or to be acquired by the authority adjacent to or near the NJEDA
8 Site and the Southwest Site. A sale and conveyance by the
9 authority in accordance with this section shall be in accordance with
10 the terms and conditions as the authority shall deem reasonable, and
11 those terms and conditions may require the redevelopment of the
12 NJEDA Site and the Southwest Site.

13 f. As used in this section:

14 “City Site” means the portion of the Riverfront State Prison
15 property on which the City of Camden, the Division of Property
16 Management and Construction within the Department of the
17 Treasury, and the New Jersey Economic Development Authority
18 have constructed and have maintained and operated a park and
19 roadway improvements through a memorandum of understanding
20 and license agreement.

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22 property owned by the State excluding the City Site.

23 “Southwest Site” means the portion of the Riverfront State
24 Prison property at the southwest corner of State Street and
25 Delaware Avenue in the City of Camden owned by the City of
26 Camden.

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28 2. P.L.2013, c.22 is repealed.

29
30 3. This act shall take effect immediately.

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STATEMENT

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35 In 2009, the Riverfront State Prison was closed. A law enacted
36 in 2013, P.L.2013, c.22, authorized the sale and conveyance of that
37 property by the Department of the Treasury to the New Jersey
38 Economic Development Authority so that the authority could sell
39 the property in accordance with specific procedures set forth by the
40 State House Commission at a meeting held on November 22, 2010.
41 The authority has been unable to sell the property following the
42 process set forth at that meeting, and therefore never received the
43 title for the property from the State. This bill again requires the sale
44 of the property by the State and will allow the authority to follow its
45 standard real estate development process as it pertains to the sale
46 and conveyance of the property it receives from the State and the
47 City of Camden.

1 This bill authorizes the State Treasurer to sell and convey all of
2 the State's interest within the former Riverfront State Prison in the
3 City of Camden, Camden County a 16± acres parcel of land and all
4 improvements. The property has been declared to be surplus to the
5 needs of the State. A portion of the land referred to as the NJEDA
6 Site will be sold and conveyed to the New Jersey Economic
7 Development Authority and a portion of the land referred to as the
8 City Site will be sold and conveyed to the City of Camden.

9 The NJEDA Site will be sold and conveyed to the authority for
10 the lesser of \$5,000,000 or the appraised value at the time of the
11 sale. The City Site will be sold and conveyed to the City of
12 Camden for one dollar, on the condition that the city sell and
13 convey the city's right, title, and interest in and to the Southwest
14 Site to the authority.

15 The bill requires the authority, in consultation with the City of
16 Camden and the Department of the Treasury, to determine the
17 boundaries of the NJEDA Site and the City Site. The conveyance
18 of real property by the State Treasurer to the authority and the city
19 will not require the approval of the State House Commission or any
20 further approval of the Legislature.

21 The authority can thereafter sell the NJEDA Site and the
22 Southwest Site in accordance with terms and conditions set by the
23 authority.

24 The NJEDA Site, City Site, and Southwest Site are defined in the
25 bill.

26 This bill repeals P.L.2013, c.22 which authorized the sale of the
27 site of the former Riverfront State Prison in the City of Camden as
28 State surplus property to the NJEDA for public auction to a
29 prequalified developer.

ASSEMBLY BUDGET COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4707

STATE OF NEW JERSEY

DATED: JUNE 26, 2024

The Assembly Budget Committee reports favorably Assembly Bill No. 4707.

In 2009, the Riverfront State Prison was closed. A law enacted in 2013, P.L.2013, c.22, authorized the sale and conveyance of that property by the Department of the Treasury to the New Jersey Economic Development Authority so that the authority could sell the property in accordance with specific procedures set forth by the State House Commission at a meeting held on November 22, 2010. The authority has been unable to sell the property following the process set forth at that meeting, and therefore never received the title for the property from the State. This bill again requires the sale of the property by the State and will allow the authority to follow its standard real estate development process as it pertains to the sale and conveyance of the property it receives from the State and the City of Camden.

This bill authorizes the State Treasurer to sell and convey all of the State's interest within the former Riverfront State Prison in the City of Camden, Camden County a 16± acres parcel of land and all improvements. The property has been declared to be surplus to the needs of the State. A portion of the land referred to as the NJEDA Site will be sold and conveyed to the New Jersey Economic Development Authority and a portion of the land referred to as the City Site will be sold and conveyed to the City of Camden.

The NJEDA Site will be sold and conveyed to the authority for the lesser of \$5,000,000 or the appraised value at the time of the sale. The City Site will be sold and conveyed to the City of Camden for one dollar, on the condition that the city sell and convey the city's right, title, and interest in and to the Southwest Site to the authority.

The bill requires the authority, in consultation with the City of Camden and the Department of the Treasury, to determine the boundaries of the NJEDA Site and the City Site. The conveyance of real property by the State Treasurer to the authority and the city will not require the approval of the State House Commission or any further approval of the Legislature.

The authority can thereafter sell the NJEDA Site and the Southwest Site in accordance with terms and conditions set by the authority.

The NJEDA Site, City Site, and Southwest Site are defined in the bill.

This bill repeals P.L.2013, c.22 which authorized the sale of the site of the former Riverfront State Prison in the City of Camden as State surplus property to the NJEDA for public auction to a prequalified developer.

FISCAL IMPACT:

Fiscal information for this bill is currently unavailable.

LEGISLATIVE FISCAL ESTIMATE
ASSEMBLY, No. 4707
STATE OF NEW JERSEY
221st LEGISLATURE

DATED: AUGUST 23, 2024

SUMMARY

Synopsis: Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Camden in Camden County.

Type of Impact: One-time State revenue increase; one-time expenditure increase for Economic Development Authority and City of Camden.

Agencies Affected: Department of the Treasury; Economic Development Authority; City of Camden.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	Up to \$5,000,001
One-Time Expenditure Increase for Economic Development Authority	Up to \$5,000,000
One-Time Expenditure Increase for City of Camden	\$1.00

- The Office of Legislative Services (OLS) concludes that this bill will result in a one-time revenue increase to the State’s Debt Defeasance and Prevention Fund of up to \$5,000,001 for the sale of the surplus property to the Economic Development Authority and the City of Camden.
- The Economic Development Authority will experience a concurrent one-time expenditure increase of up to \$5,000,000.
- The City of Camden will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill authorizes the State Treasurer to sell and convey all of the State’s interest within the former Riverfront State Prison in the City of Camden, Camden County, a 16± acre parcel of land and all improvements. The property has been declared to be surplus to the needs of the State. A portion of the land referred to as the NJEDA Site will be sold and conveyed to the New Jersey

Economic Development Authority and a portion of the land referred to as the City Site will be sold and conveyed to the City of Camden.

The NJEDA Site will be sold and conveyed to the Economic Development Authority by the State Treasurer for the lesser of \$5,000,000 or the appraised value at the time of the sale. The City Site will be sold and conveyed to the City of Camden by the State Treasurer for one dollar, on the condition that the city sell and convey the city's right, title, and interest in and to the Southwest Site to the authority.

The bill requires the Economic Development Authority, in consultation with the City of Camden and the Department of the Treasury, to determine the boundaries of the NJEDA Site and the City Site. The conveyance of real property by the State Treasurer to the authority and the city will not require the approval of the State House Commission or any further approval of the Legislature.

The Economic Development Authority can thereafter sell the NJEDA Site and the Southwest Site in accordance with terms and conditions set by the authority.

Finally, this bill repeals P.L.2013, c.22, which authorized the sale of the site of the former Riverfront State Prison in the City of Camden as State surplus property to the Economic Development Authority for public auction to a prequalified developer. The sale authorized by P.L.2013, c.22 never occurred, as the authority has been unable to sell the property following the process set forth at that meeting, and therefore never received the title for the property from the State.

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's Debt Defeasance and Prevention Fund of up to \$5,000,001 for the sale of the surplus property to the Economic Development Authority and the City of Camden. The Economic Development Authority will experience a concurrent one-time expenditure increase of up to \$5,000,000 and the City of Camden will experience a concurrent one-time expenditure increase of one dollar.

Under the bill, the State Treasurer is authorized to sell and convey all of the State's interest within the former Riverfront State Prison in the City of Camden, a 16± acre parcel of land and all improvements. The NJEDA Site as defined in the bill is authorized to be sold to the Economic Development Authority for the lesser of \$5,000,000 or the appraised value at the time of the sale. The City Site as defined in the bill is authorized to be sold to the City of Camden for one dollar.

Under current law, any revenue generated from State property sales are to be deposited into the 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.).

SENATE, No. 3516

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED JUNE 26, 2024

Sponsored by:

Senator NICHOLAS P. SCUTARI

District 22 (Somerset and Union)

SYNOPSIS

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

CURRENT VERSION OF TEXT

As introduced.



S3516 SCUTARI

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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 Camden, Camden County, and repealing P.L.2013, c.22.

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5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
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9 regulation to the contrary, the Department of the Treasury, on
10 behalf of the Department of Corrections, is authorized to sell and
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13 Prison, in the City of Camden, Camden County, which contains 16±
14 acres of land and improvements also known as Block 79, Lot 13 on
15 the tax map of the City of Camden.

16 The New Jersey Economic Development Authority, in
17 consultation with the City of Camden and the Department of the
18 Treasury, shall determine the boundaries of the NJEDA Site and the
19 City Site, as those Sites are defined in subsection e. of this section,
20 within the 16± acres of land and improvements of Block 79, Lot 13
21 on the tax map of the City of Camden, prior to the sale and
22 conveyance by the Department of the Treasury.

23 b. The NJEDA Site shall be sold and conveyed to the authority
24 by the department for the lesser of \$5,000,000 or the appraised
25 value at the time of the sale and conveyance.

26 c. The City Site shall be sold and conveyed to the City of
27 Camden by the department for one dollar. As a condition of the
28 sale and conveyance to the city, the city shall sell and convey all of
29 the city's right, title, and interest in and to the Southwest Site, as
30 that Site is defined in subsection e. of this section, by deed to the
31 authority. The sale and conveyance of the City Site to the City of
32 Camden shall be on the condition that City Site be preserved solely
33 for public use as a park or for recreational activities, or both, and
34 for a right of way.

35 The City Site shall be sold and conveyed to the City by the
36 department in an "as is" condition with no responsibility assumed
37 or expenditure made by the State prior to, or as a condition of, the
38 execution of the sale and conveyance for any repair, reconstruction,
39 or renovation of the land, buildings, or structures on the City Site
40 made necessary due to ordinary or extraordinary use, wear and tear,
41 neglect, deterioration due to exposure to the elements, vandalism, or
42 age, or for any infrastructure, habitability, life safety or building
43 code upgrade or improvement to, nor any demolition on, the City
44 Site.

45 d. The sale and conveyance of the NJEDA Site and City Site
46 authorized in this section shall not require the approval of the State
47 House Commission or any further approval of the Legislature.

S3516 SCUTARI

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1 e. Following the sale and conveyance of the NJEDA Site and the
2 Southwest Site to the authority by the Department of the Treasury
3 and the City of Camden, the authority shall sell and convey the
4 NJEDA Site and the Southwest Site though one or more
5 transactions. The NJEDA Site and the Southwest Site may be sold
6 and conveyed by the authority together with other property owned
7 or to be acquired by the authority adjacent to or near the NJEDA
8 Site and the Southwest Site. A sale and conveyance by the
9 authority in accordance with this section shall be in accordance with
10 the terms and conditions as the authority shall deem reasonable, and
11 those terms and conditions may require the redevelopment of the
12 NJEDA Site and the Southwest Site.

13 f. As used in this section:

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18 have constructed and have maintained and operated a park and
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28 2. P.L.2013, c.22 is repealed.

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STATEMENT

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46 and conveyance of the property it receives from the State and the
47 City of Camden.

S3516 SCUTARI

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3 City of Camden, Camden County a 16± acres parcel of land and all
4 improvements. The property has been declared to be surplus to the
5 needs of the State. A portion of the land referred to as the NJEDA
6 Site will be sold and conveyed to the New Jersey Economic
7 Development Authority and a portion of the land referred to as the
8 City Site will be sold and conveyed to the City of Camden.

9 The NJEDA Site will be sold and conveyed to the authority for
10 the lesser of \$5,000,000 or the appraised value at the time of the
11 sale. The City Site will be sold and conveyed to the City of
12 Camden for one dollar, on the condition that the city sell and
13 convey the city's right, title, and interest in and to the Southwest
14 Site to the authority.

15 The bill requires the authority, in consultation with the City of
16 Camden and the Department of the Treasury, to determine the
17 boundaries of the NJEDA Site and the City Site. The conveyance
18 of real property by the State Treasurer to the authority and the city
19 will not require the approval of the State House Commission or any
20 further approval of the Legislature.

21 The authority can thereafter sell the NJEDA Site and the
22 Southwest Site in accordance with terms and conditions set by the
23 authority.

24 The NJEDA Site, City Site, and Southwest Site are defined in the
25 bill.

26 This bill repeals P.L.2013, c.22 which authorized the sale of the
27 site of the former Riverfront State Prison in the City of Camden as
28 State surplus property to the NJEDA for public auction to a
29 prequalified developer.

SENATE BUDGET AND APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE, No. 3516

STATE OF NEW JERSEY

DATED: JUNE 26, 2024

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 3516.

In 2009, the Riverfront State Prison was closed. A law enacted in 2013, P.L.2013, c.22, authorized the sale and conveyance of that property by the Department of the Treasury to the New Jersey Economic Development Authority so that the authority could sell the property in accordance with specific procedures set forth by the State House Commission at a meeting held on November 22, 2010. The authority has been unable to sell the property following the process set forth at that meeting, and therefore never received the title for the property from the State. This bill again requires the sale of the property by the State and will allow the authority to follow its standard real estate development process as it pertains to the sale and conveyance of the property it receives from the State and the City of Camden.

This bill authorizes the State Treasurer to sell and convey all of the State's interest within the former Riverfront State Prison in the City of Camden, Camden County a 16± acres parcel of land and all improvements. The property has been declared to be surplus to the needs of the State. A portion of the land referred to as the NJEDA Site will be sold and conveyed to the New Jersey Economic Development Authority and a portion of the land referred to as the City Site will be sold and conveyed to the City of Camden.

The NJEDA Site will be sold and conveyed to the authority for the lesser of \$5,000,000 or the appraised value at the time of the sale. The City Site will be sold and conveyed to the City of Camden for one dollar, on the condition that the city sell and convey the city's right, title, and interest in and to the Southwest Site to the authority.

The bill requires the authority, in consultation with the City of Camden and the Department of the Treasury, to determine the boundaries of the NJEDA Site and the City Site. The conveyance of real property by the State Treasurer to the authority and the city will not require the approval of the State House Commission or any further approval of the Legislature.

The authority can thereafter sell the NJEDA Site and the Southwest Site in accordance with terms and conditions set by the authority.

The NJEDA Site, City Site, and Southwest Site are defined in the bill.

This bill repeals P.L.2013, c.22 which authorized the sale of the site of the former Riverfront State Prison in the City of Camden as State surplus property to the NJEDA for public auction to a prequalified developer.

FISCAL IMPACT:

Fiscal information for this bill is currently unavailable.

LEGISLATIVE FISCAL ESTIMATE
SENATE, No. 3516
STATE OF NEW JERSEY
221st LEGISLATURE

DATED: AUGUST 23, 2024

SUMMARY

Synopsis: Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Camden in Camden County.

Type of Impact: One-time State revenue increase; one-time expenditure increase for Economic Development Authority and City of Camden.

Agencies Affected: Department of the Treasury; Economic Development Authority; City of Camden.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	Up to \$5,000,001
One-Time Expenditure Increase for Economic Development Authority	Up to \$5,000,000
One-Time Expenditure Increase for City of Camden	\$1.00

- The Office of Legislative Services (OLS) concludes that this bill will result in a one-time revenue increase to the State’s Debt Defeasance and Prevention Fund of up to \$5,000,001 for the sale of the surplus property to the Economic Development Authority and the City of Camden.
- The Economic Development Authority will experience a concurrent one-time expenditure increase of up to \$5,000,000.
- The City of Camden will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill authorizes the State Treasurer to sell and convey all of the State’s interest within the former Riverfront State Prison in the City of Camden, Camden County, a 16± acre parcel of land and all improvements. The property has been declared to be surplus to the needs of the State. A portion of the land referred to as the NJEDA Site will be sold and conveyed to the New Jersey

Economic Development Authority and a portion of the land referred to as the City Site will be sold and conveyed to the City of Camden.

The NJEDA Site will be sold and conveyed to the Economic Development Authority by the State Treasurer for the lesser of \$5,000,000 or the appraised value at the time of the sale. The City Site will be sold and conveyed to the City of Camden by the State Treasurer for one dollar, on the condition that the city sell and convey the city's right, title, and interest in and to the Southwest Site to the authority.

The bill requires the Economic Development Authority, in consultation with the City of Camden and the Department of the Treasury, to determine the boundaries of the NJEDA Site and the City Site. The conveyance of real property by the State Treasurer to the authority and the city will not require the approval of the State House Commission or any further approval of the Legislature.

The Economic Development Authority can thereafter sell the NJEDA Site and the Southwest Site in accordance with terms and conditions set by the authority.

Finally, this bill repeals P.L.2013, c.22, which authorized the sale of the site of the former Riverfront State Prison in the City of Camden as State surplus property to the Economic Development Authority for public auction to a prequalified developer. The sale authorized by P.L.2013, c.22 never occurred, as the authority has been unable to sell the property following the process set forth at that meeting, and therefore never received the title for the property from the State.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that this bill will result in a one-time revenue increase to the State's Debt Defeasance and Prevention Fund of up to \$5,000,001 for the sale of the surplus property to the Economic Development Authority and the City of Camden. The Economic Development Authority will experience a concurrent one-time expenditure increase of up to \$5,000,000 and the City of Camden will experience a concurrent one-time expenditure increase of one dollar.

Under the bill, the State Treasurer is authorized to sell and convey all of the State's interest within the former Riverfront State Prison in the City of Camden, a 16± acre parcel of land and all improvements. The NJEDA Site as defined in the bill is authorized to be sold to the Economic Development Authority for the lesser of \$5,000,000 or the appraised value at the time of the sale. The City Site as defined in the bill is authorized to be sold to the City of Camden for one dollar.

Under current law, any revenue generated from State property sales are to be deposited into the 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

03/6/2025

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

S-3825/A-4992 (Burzichelli, Testa/Bailey, McClellan, Hutchison) - Provides project grant under “Securing Our Children’s Future Fund” for career and technical education expansion; appropriates \$7.65 million

A-1672/S-1285 (Lampitt, Karabinchak, Hutchison/Beach, Mukherji) - Makes disabled persons receiving disability payments pursuant to federal Railroad Retirement Act eligible to receive homestead property tax reimbursement

A-3904/S-2954 (Moen, Spearman, Miller/Cruz-Perez, Beach) - Requires geotechnical testing and certain monitoring of transportation projects

A-4091/S-2874 (Speight, Sampson, Hall/Diegnan, Polistina) - Expands services that can be provided by audiologists and hearing aid dispensers

A-4684/S-3564 (Quijano, Park/Vitale, Turner) - Removes certain limitations on recovery for victims of certain sexual offenses

A-4707/S-3516 (Moen, Murphy, Pintor Marin/Scutari) - Authorizes State Treasurer to sell as surplus certain real property and improvements in City of Camden in Camden County

A-4757/S-3456 (Danielsen/Scutari) - Permits amusement games licenses to be issued to certain nonprofit organizations

A-4948/S-3819 (Lopez/Vitale) - Allows unexpended balance of FY2024 appropriation for City of Perth Amboy – Convery Boulevard Pedestrian Bridge to be used by municipality for pedestrian safety infrastructure projects

A-5116/S-4142 (Wimberly, Barlas/Scutari, Bucco) - Revises design of primary election ballots and certain primary election procedures; provides for ballots to be arranged by office block; removes State committee members from primary process; requires reporting on primary elections by Division of Elections

AJR-120/SJR-110 (Conaway/McKnight) - Designates first full week of May of each year as “Tardive Dyskinesia Awareness Week” in NJ