

S2809 (1R)

INTRODUCED BILL: (Includes sponsor(s) statement)	Yes	
REPRINT(S):	Yes	SBA 6/24/24 1R
TECHNICAL REVIEW:	No	
COMMITTEE STATEMENT:		
ASSEMBLY:	No	
SENATE:	Yes	State Government, Wagering, Tourism & Historic Preservation Budget & Appropriations

(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	06/28/2024
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 78, *approved September 12, 2024*
Assembly, No. 4035 (*Second Reprint*)

1 AN ACT requiring the State to sell to the Morris County Educational
2 Services Commission certain surplus land and improvements in
3 Morris County known as the ²**[Morris Regional Day]** Central
4 Park² School.

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

8
9 ²**[1. a. (1)** The land and improvements, located as described in
10 paragraph (2) of this subsection, owned by the State, known as the
11 Morris Regional Day School, are hereby declared to be surplus to the
12 needs of the State and are deemed appropriate and usable for the
13 purposes of a school and the provision of educational services to the
14 public by the Morris County Educational Services Commission. The
15 ¹**[Attorney General]** State Treasurer¹ shall sell and convey all of the
16 State’s right, title, and interest in the real property, and improvements
17 thereon, owned by the State to the Morris County Educational Services
18 Commission, in accordance with the provisions and schedule set forth
19 in this section. The sale and conveyance of this property is declared to
20 be in the best interests of the State.

21 (2) The real property and improvements thereon to be sold and
22 conveyed pursuant to paragraph (1) of this subsection shall be the
23 10.01± acres of land and improvements located at 5 Jean Street,
24 designated as Block 901, Lot 2 of the tax map of Morris Township,
25 Morris County.

26 If the description of the land or improvements thereon, known as
27 the Morris Regional Day School, as set forth in this paragraph, varies
28 from the designation of such land or improvements as they appear on
29 the tax map, the ¹**[Attorney General]** State Treasurer¹, in consultation
30 with the governing body of Morris County, is authorized and directed,
31 in preparing the instrument of conveyance, to conform the
32 instrument’s description of such land or improvements to the
33 designation indicated by the tax map and execute the sale.

34 (3) The property shall be conveyed to the Morris County
35 Educational Services Commission in an “as is” condition with no
36 responsibility assumed or expenditure made by the State prior to, or as
37 a condition of, the execution of the sale or conveyance, unless
38 otherwise provided in a written agreement between the State and the
39 Morris County Educational Services Commission prior to 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:

¹Assembly AHE committee amendments adopted June 17, 2024.

²Assembly ABU committee amendments adopted June 26, 2024.

1 execution of the sale and conveyance for any repair, reconstruction or
2 renovation of the land, buildings, or structures made necessary due to
3 ordinary or extraordinary use, wear and tear, neglect, deterioration due
4 to exposure to the elements, vandalism, or age, or for any
5 infrastructure, habitability, life safety, or building code upgrade or
6 improvement to, nor any demolition on, the property.

7 b. The ¹~~Attorney General~~ State Treasurer¹ shall be responsible
8 for ensuring implementation of this section and for the expeditious
9 execution of the sale and conveyance of the property described in
10 subsection a. of this section, known as the Morris Regional Day
11 School, within 90 days following the effective date of this act,
12 P.L. , c. (C.)(pending before the Legislature as this bill). The
13 necessary documents required for the execution of the sale and
14 conveyance, including any written agreements provided for in this
15 section, shall be prepared by the ¹~~Attorney General~~ State Treasurer
16 or a designee¹.

17 c. (1) The conveyance of the property described in subsection a.
18 of this section shall be made free of all liens and other claims by third
19 parties that adversely affect good and marketable title.

20 (2) The consideration to be paid by the Morris County Educational
21 Services Commission for the sale and conveyance shall be the sum of
22 one dollar, which shall be deposited into the State General Fund.

23 d. Within 30 days following the effective date of this act, the
24 ¹~~Attorney General~~ State Treasurer¹ shall obtain a survey and
25 inventory of the property described in subsection a. of this section
26 necessary for the proper conveyance.

27 e. Notwithstanding the provisions of any law, rule, or regulation to
28 the contrary, the sale and conveyance described in this act shall not
29 require the approval of the ¹~~Department of the Treasury,~~¹
30 ~~Department of Education~~¹, or the ~~State House Commission~~¹, nor
31 shall the sale and conveyance require any further approval from the
32 Legislature.

33 ¹f. The sale and conveyance authorized by subsection a. of this
34 section shall be executed in accordance with the terms and conditions
35 approved by the State House Commission, that may be in addition to
36 the terms and conditions set forth in this section.¹²

37
38 ²1. a. The Department of the Treasury is authorized to sell and
39 convey, as surplus real property, all of the State's interest in the
40 property known as the Central Park School, which contains 10.01±
41 acres of land and improvements located at 5 Jean Street, designated as
42 Block 901, Lot 2 on the tax map of Morris Township, Morris County.

43 The property shall be sold and conveyed to the Morris County
44 Educational Services Commission for the sum of one dollar.

45 b. The sale and conveyance authorized by subsection a. of this
46 section shall be executed in accordance with the terms and conditions
47 approved by the State House Commission.²

A4035 [2R]

3

1 2. This act shall take effect immediately.

2

3

4

5

6 Requires State to sell as surplus property certain land and
7 improvements in Morris County known as Central Park School.

CHAPTER 78

AN ACT requiring the State to sell to the Morris County Educational Services Commission certain surplus land and improvements in Morris County known as the Central Park School.

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

1. a. The Department of the Treasury is authorized to sell and convey, as surplus real property, all of the State's interest in the property known as the Central Park School, which contains 10.01± acres of land and improvements located at 5 Jean Street, designated as Block 901, Lot 2 on the tax map of Morris Township, Morris County.

The property shall be sold and conveyed to the Morris County Educational Services Commission for the sum of one dollar.

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

2. This act shall take effect immediately.

Approved September 12, 2024.

ASSEMBLY, No. 4035

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED MARCH 7, 2024

Sponsored by:

Assemblywoman AURA K. DUNN

District 25 (Morris and Passaic)

Assemblywoman SHANIQUE SPEIGHT

District 29 (Essex and Hudson)

SYNOPSIS

Requires State to sell as surplus property certain land and improvements in Morris County known as Morris Regional Day School.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 6/17/2024)

1 AN ACT requiring the State to sell to the Morris County Educational
2 Services Commission certain surplus land and improvements in
3 Morris County known as the Morris Regional Day School.

4
5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*

7
8 1. a. (1) The land and improvements, located as described in
9 paragraph (2) of this subsection, owned by the State, known as the
10 Morris Regional Day School, are hereby declared to be surplus to
11 the needs of the State and are deemed appropriate and usable for the
12 purposes of a school and the provision of educational services to the
13 public by the Morris County Educational Services Commission.
14 The Attorney General shall sell and convey all of the State's right,
15 title, and interest in the real property, and improvements thereon,
16 owned by the State to the Morris County Educational Services
17 Commission, in accordance with the provisions and schedule set
18 forth in this section. The sale and conveyance of this property is
19 declared to be in the best interests of the State.

20 (2) The real property and improvements thereon to be sold and
21 conveyed pursuant to paragraph (1) of this subsection shall be the
22 10.01± acres of land and improvements located at 5 Jean Street,
23 designated as Block 901, Lot 2 of the tax map of Morris Township,
24 Morris County.

25 If the description of the land or improvements thereon, known as
26 the Morris Regional Day School, as set forth in this paragraph,
27 varies from the designation of such land or improvements as they
28 appear on the tax map, the Attorney General, in consultation with
29 the governing body of Morris County, is authorized and directed, in
30 preparing the instrument of conveyance, to conform the
31 instrument's description of such land or improvements to the
32 designation indicated by the tax map and execute the sale.

33 (3) The property shall be conveyed to the Morris County
34 Educational Services Commission in an "as is" condition with no
35 responsibility assumed or expenditure made by the State prior to, or
36 as a condition of, the execution of the sale or conveyance, unless
37 otherwise provided in a written agreement between the State and the
38 Morris County Educational Services Commission prior to the
39 execution of the sale and conveyance for any repair, reconstruction
40 or renovation of the land, buildings, or structures made necessary
41 due to ordinary or extraordinary use, wear and tear, neglect,
42 deterioration due to exposure to the elements, vandalism, or age, or
43 for any infrastructure, habitability, life safety, or building code
44 upgrade or improvement to, nor any demolition on, the property.

A4035 DUNN, SPEIGHT

4

1 Under the bill, the sale and conveyance of the property will not
2 require approval from the Department of the Treasury, Department
3 of Education, or State House Commission, nor any additional
4 approval from the Legislature beyond the passage of this act,
5 notwithstanding any provision of law, rule, or regulation to the
6 contrary.

[First Reprint]

ASSEMBLY, No. 4035

STATE OF NEW JERSEY
221st LEGISLATURE

INTRODUCED MARCH 7, 2024

Sponsored by:

Assemblywoman AURA K. DUNN

District 25 (Morris and Passaic)

Assemblywoman SHANIQUE SPEIGHT

District 29 (Essex and Hudson)

SYNOPSIS

Requires State to sell as surplus property certain land and improvements in Morris County known as Morris Regional Day School.

CURRENT VERSION OF TEXT

As reported by the Assembly Health Committee on June 17, 2024, with amendments.



(Sponsorship Updated As Of: 6/17/2024)

1 AN ACT requiring the State to sell to the Morris County Educational
2 Services Commission certain surplus land and improvements in
3 Morris County known as the Morris Regional Day School.

4
5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*

7
8 1. a. (1) The land and improvements, located as described in
9 paragraph (2) of this subsection, owned by the State, known as the
10 Morris Regional Day School, are hereby declared to be surplus to the
11 needs of the State and are deemed appropriate and usable for the
12 purposes of a school and the provision of educational services to the
13 public by the Morris County Educational Services Commission. The
14 ¹**【Attorney General】 State Treasurer**¹ shall sell and convey all of the
15 State's right, title, and interest in the real property, and improvements
16 thereon, owned by the State to the Morris County Educational Services
17 Commission, in accordance with the provisions and schedule set forth
18 in this section. The sale and conveyance of this property is declared to
19 be in the best interests of the State.

20 (2) The real property and improvements thereon to be sold and
21 conveyed pursuant to paragraph (1) of this subsection shall be the
22 10.01± acres of land and improvements located at 5 Jean Street,
23 designated as Block 901, Lot 2 of the tax map of Morris Township,
24 Morris County.

25 If the description of the land or improvements thereon, known as
26 the Morris Regional Day School, as set forth in this paragraph, varies
27 from the designation of such land or improvements as they appear on
28 the tax map, the ¹**【Attorney General】 State Treasurer**¹, in consultation
29 with the governing body of Morris County, is authorized and directed,
30 in preparing the instrument of conveyance, to conform the
31 instrument's description of such land or improvements to the
32 designation indicated by the tax map and execute the sale.

33 (3) The property shall be conveyed to the Morris County
34 Educational Services Commission in an "as is" condition with no
35 responsibility assumed or expenditure made by the State prior to, or as
36 a condition of, the execution of the sale or conveyance, unless
37 otherwise provided in a written agreement between the State and the
38 Morris County Educational Services Commission prior to the
39 execution of the sale and conveyance for any repair, reconstruction or
40 renovation of the land, buildings, or structures made necessary due to
41 ordinary or extraordinary use, wear and tear, neglect, deterioration due
42 to exposure to the elements, vandalism, or age, or for any
43 infrastructure, habitability, life safety, or building code upgrade or
44 improvement to, nor any demolition on, the property.

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 AHE committee amendments adopted June 17, 2024.

- 1 b. The ¹~~Attorney General~~ State Treasurer¹ shall be responsible
2 for ensuring implementation of this section and for the expeditious
3 execution of the sale and conveyance of the property described in
4 subsection a. of this section, known as the Morris Regional Day
5 School, within 90 days following the effective date of this act, P.L. ,
6 c. (C.)(pending before the Legislature as this bill). The necessary
7 documents required for the execution of the sale and conveyance,
8 including any written agreements provided for in this section, shall be
9 prepared by the ¹~~Attorney General~~ State Treasurer or a designee¹.
- 10 c. (1) The conveyance of the property described in subsection a.
11 of this section shall be made free of all liens and other claims by third
12 parties that adversely affect good and marketable title.
- 13 (2) The consideration to be paid by the Morris County Educational
14 Services Commission for the sale and conveyance shall be the sum of
15 one dollar, which shall be deposited into the State General Fund.
- 16 d. Within 30 days following the effective date of this act, the
17 ¹~~Attorney General~~ State Treasurer¹ shall obtain a survey and
18 inventory of the property described in subsection a. of this section
19 necessary for the proper conveyance.
- 20 e. Notwithstanding the provisions of any law, rule, or regulation to
21 the contrary, the sale and conveyance described in this act shall not
22 require the approval of the ¹~~Department of the Treasury,~~¹
23 ~~Department of Education~~¹, or the ~~State House Commission~~¹, nor
24 shall the sale and conveyance require any further approval from the
25 Legislature.
- 26 ¹f. The sale and conveyance authorized by subsection a. of this
27 section shall be executed in accordance with the terms and conditions
28 approved by the State House Commission, that may be in addition to
29 the terms and conditions set forth in this section.¹
- 30
- 31 2. This act shall take effect immediately.

[Second Reprint]

ASSEMBLY, No. 4035

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED MARCH 7, 2024

Sponsored by:

Assemblywoman AURA K. DUNN

District 25 (Morris and Passaic)

Assemblywoman SHANIQUE SPEIGHT

District 29 (Essex and Hudson)

Senator ANTHONY M. BUCCO

District 25 (Morris and Passaic)

Senator JOSEPH PENNACCHIO

District 26 (Morris and Passaic)

SYNOPSIS

Requires State to sell as surplus property certain land and improvements in Morris County known as Central Park School.

CURRENT VERSION OF TEXT

As reported by the Assembly Budget Committee on June 26, 2024, with amendments.



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

1 AN ACT requiring the State to sell to the Morris County Educational
 2 Services Commission certain surplus land and improvements in
 3 Morris County known as the ²**[[Morris Regional Day] Central**
 4 **Park²** School.

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

8
 9 ²**[[1. a. (1)** The land and improvements, located as described in
 10 paragraph (2) of this subsection, owned by the State, known as the
 11 Morris Regional Day School, are hereby declared to be surplus to the
 12 needs of the State and are deemed appropriate and usable for the
 13 purposes of a school and the provision of educational services to the
 14 public by the Morris County Educational Services Commission. The
 15 ¹**[[Attorney General] State Treasurer¹** shall sell and convey all of the
 16 State's right, title, and interest in the real property, and improvements
 17 thereon, owned by the State to the Morris County Educational Services
 18 Commission, in accordance with the provisions and schedule set forth
 19 in this section. The sale and conveyance of this property is declared to
 20 be in the best interests of the State.

21 (2) The real property and improvements thereon to be sold and
 22 conveyed pursuant to paragraph (1) of this subsection shall be the
 23 10.01± acres of land and improvements located at 5 Jean Street,
 24 designated as Block 901, Lot 2 of the tax map of Morris Township,
 25 Morris County.

26 If the description of the land or improvements thereon, known as
 27 the Morris Regional Day School, as set forth in this paragraph, varies
 28 from the designation of such land or improvements as they appear on
 29 the tax map, the ¹**[[Attorney General] State Treasurer¹**, in consultation
 30 with the governing body of Morris County, is authorized and directed,
 31 in preparing the instrument of conveyance, to conform the
 32 instrument's description of such land or improvements to the
 33 designation indicated by the tax map and execute the sale.

34 (3) The property shall be conveyed to the Morris County
 35 Educational Services Commission in an "as is" condition with no
 36 responsibility assumed or expenditure made by the State prior to, or as
 37 a condition of, the execution of the sale or conveyance, unless
 38 otherwise provided in a written agreement between the State and the
 39 Morris County Educational Services Commission prior to the
 40 execution of the sale and conveyance for any repair, reconstruction or
 41 renovation of the land, buildings, or structures made necessary due to
 42 ordinary or extraordinary use, wear and tear, neglect, deterioration due
 43 to exposure to the elements, vandalism, or age, or for any

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:

¹**Assembly AHE committee amendments adopted June 17, 2024.**

²**Assembly ABU committee amendments adopted June 26, 2024.**

1 infrastructure, habitability, life safety, or building code upgrade or
2 improvement to, nor any demolition on, the property.

3 b. The ¹~~Attorney General~~ State Treasurer¹ shall be responsible
4 for ensuring implementation of this section and for the expeditious
5 execution of the sale and conveyance of the property described in
6 subsection a. of this section, known as the Morris Regional Day
7 School, within 90 days following the effective date of this act,
8 P.L. , c. (C.)(pending before the Legislature as this bill). The
9 necessary documents required for the execution of the sale and
10 conveyance, including any written agreements provided for in this
11 section, shall be prepared by the ¹~~Attorney General~~ State Treasurer
12 or a designee¹.

13 c. (1) The conveyance of the property described in subsection a.
14 of this section shall be made free of all liens and other claims by third
15 parties that adversely affect good and marketable title.

16 (2) The consideration to be paid by the Morris County Educational
17 Services Commission for the sale and conveyance shall be the sum of
18 one dollar, which shall be deposited into the State General Fund.

19 d. Within 30 days following the effective date of this act, the
20 ¹~~Attorney General~~ State Treasurer¹ shall obtain a survey and
21 inventory of the property described in subsection a. of this section
22 necessary for the proper conveyance.

23 e. Notwithstanding the provisions of any law, rule, or regulation to
24 the contrary, the sale and conveyance described in this act shall not
25 require the approval of the ¹~~Department of the Treasury,~~¹
26 ~~Department of Education~~¹, or the ~~State House Commission~~¹, nor
27 shall the sale and conveyance require any further approval from the
28 Legislature.

29 ¹f. The sale and conveyance authorized by subsection a. of this
30 section shall be executed in accordance with the terms and conditions
31 approved by the State House Commission, that may be in addition to
32 the terms and conditions set forth in this section.¹²

33
34 ²1. a. The Department of the Treasury is authorized to sell and
35 convey, as surplus real property, all of the State's interest in the
36 property known as the Central Park School, which contains 10.01±
37 acres of land and improvements located at 5 Jean Street, designated as
38 Block 901, Lot 2 on the tax map of Morris Township, Morris County.

39 The property shall be sold and conveyed to the Morris County
40 Educational Services Commission for the sum of one dollar.

41 b. The sale and conveyance authorized by subsection a. of this
42 section shall be executed in accordance with the terms and conditions
43 approved by the State House Commission.²

44

45 2. This act shall take effect immediately.

ASSEMBLY HEALTH COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4035

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 17, 2024

The Assembly Health Committee reports favorably and with committee amendments Assembly Bill No. 4035.

As amended, this bill requires the State Treasurer, on behalf of the State, to sell to the Morris County Educational Services Commission a 10.01± acres parcel of land, known as the Morris Regional Day School, located at 5 Jean Street in Morris Township, Morris County. The bill requires the State Treasurer to consult with the governing body of Morris County if the description of the property as detailed in the bill varies from the description of the property as it appears on the tax map, conform the instrument of conveyance's description of the property to that of the tax map, and execute the sale.

The bill requires the State Treasurer to execute the sale in accordance with the provisions and schedule established in the bill. The sale will be a direct sale for the sum of one dollar and the property will be conveyed in an "as is" condition, unless the State and county agree otherwise.

Under the bill, the sale and conveyance of the property will not require approval from the Department of Education, nor any additional approval from the Legislature beyond the passage of the bill, notwithstanding any provision of law, rule, or regulation to the contrary.

COMMITTEE AMENDMENTS:

The committee amendments provide that the sale and conveyance is to be executed by the State Treasurer, instead of the Attorney General, and in accordance with terms and conditions approved by the State House Commission that may be in addition to terms and conditions set forth in the bill.

ASSEMBLY BUDGET COMMITTEE

STATEMENT TO

[First Reprint]

ASSEMBLY, No. 4035

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 26, 2024

The Assembly Budget Committee reports favorably and with committee amendments Assembly Bill No. 4035 (1R).

This bill provides for the sale, as surplus real property, of all of the State's interest in the property known as the Central Park School, which contains 10.01± acres of land and improvements located at 5 Jean Street, designated as Block 901, Lot 2 on the tax map of Morris Township, Morris County.

As amended, the Department of the Treasury will be authorized under the bill to sell the Central Park School in accordance with the terms and conditions approved by the State House Commission.

The property will be sold and conveyed to the Morris County Educational Services Commission for the sum of one dollar.

COMMITTEE AMENDMENTS:

These committee amendments make the bill identical to S2809 (1R).

The amendments change the reference to the property being authorized to be sold from the Morris Regional Day School to the Central Park School.

The amendments also remove specific conditions and timelines for the sale, and instead provide for the sale under terms and conditions approved by the State House Commission.

FISCAL IMPACT:

The Office of Legislative Services 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 Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of one dollar.

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

ASSEMBLY, No. 4035

STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JUNE 24, 2024

SUMMARY

- Synopsis:** Requires State to sell as surplus property certain land and improvements in Morris County known as Morris Regional Day School.
- Type of Impact:** One-time State revenue increase; one-time expenditure increase for Morris County.
- Agencies Affected:** Department of the Treasury; Morris County.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	\$1.00
One-Time Expenditure Increase for Morris County	\$1.00

- The Office of Legislative Services (OLS) concludes that this bill will result in a one-time revenue increase to the State General Fund of one dollar for the sale of the surplus property to the Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill requires the State Treasurer to sell as surplus property certain State-owned land and improvements, known as the Morris Regional Day School, located in Morris Township of Morris County to the Morris County Educational Services Commission pursuant to the terms and conditions approved by the State House Commission.

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 General Fund of one dollar for the sale of the surplus property to the Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of one dollar.

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.).

LEGISLATIVE FISCAL ESTIMATE

[Second Reprint]

ASSEMBLY, No. 4035

STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JULY 2, 2024

SUMMARY

- Synopsis:** Requires State to sell as surplus property certain land and improvements in Morris County known as Central Park School.
- Type of Impact:** One-time State revenue increase; one-time expenditure increase for Morris County.
- Agencies Affected:** Department of the Treasury; Morris County.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	\$1.00
One-Time Expenditure Increase for Morris County	\$1.00

- The Office of Legislative Services (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 Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill requires the State Treasurer to sell as surplus property certain State-owned land and improvements, known as the Central Park School, located in Morris Township of Morris County to the Morris County Educational Services Commission pursuant to the terms and conditions approved by the State House Commission.

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 Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of 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. 2809

STATE OF NEW JERSEY
221st LEGISLATURE

INTRODUCED FEBRUARY 22, 2024

Sponsored by:

Senator ANTHONY M. BUCCO

District 25 (Morris and Passaic)

SYNOPSIS

Requires State to sell as surplus property certain land and improvements in Morris County known as Morris Regional Day School.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT requiring the State to sell to the Morris County Educational
2 Services Commission certain surplus land and improvements in
3 Morris County known as the Morris Regional Day School.

4
5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*

7
8 1. a. (1) The land and improvements, located as described in
9 paragraph (2) of this subsection, owned by the State, known as the
10 Morris Regional Day School, are hereby declared to be surplus to
11 the needs of the State and are deemed appropriate and usable for the
12 purposes of a school and the provision of educational services to the
13 public by the Morris County Educational Services Commission.
14 The Attorney General shall sell and convey all of the State's right,
15 title, and interest in the real property, and improvements thereon,
16 owned by the State to the Morris County Educational Services
17 Commission, in accordance with the provisions and schedule set
18 forth in this section. The sale and conveyance of this property is
19 declared to be in the best interests of the State.

20 (2) The real property and improvements thereon to be sold and
21 conveyed pursuant to paragraph (1) of this subsection shall be the
22 10.01± acres of land and improvements located at 5 Jean Street,
23 designated as Block 901, Lot 2 of the tax map of Morris Township,
24 Morris County.

25 If the description of the land or improvements thereon, known as
26 the Morris Regional Day School, as set forth in this paragraph,
27 varies from the designation of such land or improvements as they
28 appear on the tax map, the Attorney General, in consultation with
29 the governing body of Morris County, is authorized and directed, in
30 preparing the instrument of conveyance, to conform the
31 instrument's description of such land or improvements to the
32 designation indicated by the tax map and execute the sale.

33 (3) The property shall be conveyed to the Morris County
34 Educational Services Commission in an "as is" condition with no
35 responsibility assumed or expenditure made by the State prior to, or
36 as a condition of, the execution of the sale or conveyance, unless
37 otherwise provided in a written agreement between the State and the
38 Morris County Educational Services Commission prior to the
39 execution of the sale and conveyance for any repair, reconstruction
40 or renovation of the land, buildings, or structures made necessary
41 due to ordinary or extraordinary use, wear and tear, neglect,
42 deterioration due to exposure to the elements, vandalism, or age, or
43 for any infrastructure, habitability, life safety, or building code
44 upgrade or improvement to, nor any demolition on, the property.

45 b. The Attorney General shall be responsible for ensuring
46 implementation of this section and for the expeditious execution of
47 the sale and conveyance of the property described in subsection a.
48 of this section, known as the Morris Regional Day School, within

1 90 days following the effective date of this act,
2 P.L. , c. (C.)(pending before the Legislature as this bill). The
3 necessary documents required for the execution of the sale and
4 conveyance, including any written agreements provided for in this
5 section, shall be prepared by the Attorney General.

6 c. (1) The conveyance of the property described in subsection a.
7 of this section shall be made free of all liens and other claims by
8 third parties that adversely affect good and marketable title.

9 (2) The consideration to be paid by the Morris County
10 Educational Services Commission for the sale and conveyance shall
11 be the sum of one dollar, which shall be deposited into the State
12 General Fund.

13 d. Within 30 days following the effective date of this act, the
14 Attorney General shall obtain a survey and inventory of the
15 property described in subsection a. of this section necessary for the
16 proper conveyance.

17 e. Notwithstanding the provisions of any law, rule, or regulation
18 to the contrary, the sale and conveyance described in this act shall
19 not require the approval of the Department of the Treasury,
20 Department of Education, or the State House Commission, nor shall
21 the sale and conveyance require any further approval from the
22 Legislature.

23

24 2. This act shall take effect immediately.

25

26

STATEMENT

27

28 This bill requires the Attorney General, on behalf of the State, to
29 sell and convey to the Morris County Educational Services
30 Commission a 10.01± acres parcel of land and all improvements
31 thereon, known as the Morris Regional Day School, located at 5
32 Jean Street in Morris Township, Morris County. The bill requires
33 the Attorney General to consult with the governing body of Morris
34 County if the description of the property as detailed in the bill
35 varies from the description of the property as it appears on the tax
36 map, conform the instrument of conveyance's description of the
37 property to that of the tax map, and execute the sale.

38 The bill requires the Attorney General to execute the sale in
39 accordance with the provisions and schedule established in the bill.
40 The sale will be a direct sale for the sum of one dollar and the
41 property will be conveyed in an "as is" condition, unless the State
42 and county agree otherwise.

43 Under the bill, the sale and conveyance of the property will not
44 require approval from the Department of the Treasury, Department
45 of Education, or State House Commission, nor any additional
46 approval from the Legislature beyond the passage of this act,
47 notwithstanding any provision of law, rule, or regulation to the
48 contrary.

[First Reprint]

SENATE, No. 2809

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED FEBRUARY 22, 2024

Sponsored by:

Senator ANTHONY M. BUCCO

District 25 (Morris and Passaic)

Senator JOSEPH PENNACCHIO

District 26 (Morris and Passaic)

SYNOPSIS

Requires State to sell as surplus property certain land and improvements in Morris County known as Central Park School.

CURRENT VERSION OF TEXT

As reported by the Senate Budget and Appropriations Committee on June 24, 2024, with amendments.



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

1 AN ACT requiring the State to sell to the Morris County Educational
2 Services Commission certain surplus land and improvements in
3 Morris County known as the ¹**[Morris Regional Day]** Central
4 Park¹ School.

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

8
9 ¹**[1.** a. (1) The land and improvements, located as described in
10 paragraph (2) of this subsection, owned by the State, known as the
11 Morris Regional Day School, are hereby declared to be surplus to
12 the needs of the State and are deemed appropriate and usable for the
13 purposes of a school and the provision of educational services to the
14 public by the Morris County Educational Services Commission.
15 The Attorney General shall sell and convey all of the State's right,
16 title, and interest in the real property, and improvements thereon,
17 owned by the State to the Morris County Educational Services
18 Commission, in accordance with the provisions and schedule set
19 forth in this section. The sale and conveyance of this property is
20 declared to be in the best interests of the State.

21 (2) The real property and improvements thereon to be sold and
22 conveyed pursuant to paragraph (1) of this subsection shall be the
23 10.01± acres of land and improvements located at 5 Jean Street,
24 designated as Block 901, Lot 2 of the tax map of Morris Township,
25 Morris County.

26 If the description of the land or improvements thereon, known as
27 the Morris Regional Day School, as set forth in this paragraph,
28 varies from the designation of such land or improvements as they
29 appear on the tax map, the Attorney General, in consultation with
30 the governing body of Morris County, is authorized and directed, in
31 preparing the instrument of conveyance, to conform the
32 instrument's description of such land or improvements to the
33 designation indicated by the tax map and execute the sale.

34 (3) The property shall be conveyed to the Morris County
35 Educational Services Commission in an "as is" condition with no
36 responsibility assumed or expenditure made by the State prior to, or
37 as a condition of, the execution of the sale or conveyance, unless
38 otherwise provided in a written agreement between the State and the
39 Morris County Educational Services Commission prior to the
40 execution of the sale and conveyance for any repair, reconstruction
41 or renovation of the land, buildings, or structures made necessary
42 due to ordinary or extraordinary use, wear and tear, neglect,
43 deterioration due to exposure to the elements, vandalism, or age, or
44 for any infrastructure, habitability, life safety, or building code
45 upgrade or improvement to, nor any demolition on, the property.

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 SBA committee amendments adopted June 24, 2024.

1 b. The Attorney General shall be responsible for ensuring
2 implementation of this section and for the expeditious execution of
3 the sale and conveyance of the property described in subsection a.
4 of this section, known as the Morris Regional Day School, within
5 90 days following the effective date of this act,
6 P.L. , c. (C.)(pending before the Legislature as this bill). The
7 necessary documents required for the execution of the sale and
8 conveyance, including any written agreements provided for in this
9 section, shall be prepared by the Attorney General.

10 c. (1) The conveyance of the property described in subsection a.
11 of this section shall be made free of all liens and other claims by
12 third parties that adversely affect good and marketable title.

13 (2) The consideration to be paid by the Morris County
14 Educational Services Commission for the sale and conveyance shall
15 be the sum of one dollar, which shall be deposited into the State
16 General Fund.

17 d. Within 30 days following the effective date of this act, the
18 Attorney General shall obtain a survey and inventory of the
19 property described in subsection a. of this section necessary for the
20 proper conveyance.

21 e. Notwithstanding the provisions of any law, rule, or regulation
22 to the contrary, the sale and conveyance described in this act shall
23 not require the approval of the Department of the Treasury,
24 Department of Education, or the State House Commission, nor shall
25 the sale and conveyance require any further approval from the
26 Legislature.】¹

27

28 1. a. The Department of the Treasury is authorized to sell and
29 convey, as surplus real property, all of the State's interest in the
30 property known as the Central Park School, which contains 10.01±
31 acres of land and improvements located at 5 Jean Street, designated as
32 Block 901, Lot 2 on the tax map of Morris Township, Morris County.

33 The property shall be sold and conveyed to the Morris County
34 Educational Services Commission for the sum of one dollar.

35 b. The sale and conveyance authorized by subsection a. of this
36 section shall be executed in accordance with the terms and conditions
37 approved by the State House Commission.¹

38

39 2. This act shall take effect immediately.

SENATE STATE GOVERNMENT, WAGERING, TOURISM &
HISTORIC PRESERVATION COMMITTEE

STATEMENT TO

SENATE, No. 2809

STATE OF NEW JERSEY

DATED: MARCH 18, 2024

The Senate State Government, Wagering, Tourism & Historic Preservation Committee reports favorably Senate Bill No. 2809.

This bill requires the Attorney General, on behalf of the State, to sell and convey to the Morris County Educational Services Commission a 10.01± acres parcel of land and all improvements thereon, known as the Morris Regional Day School, located at 5 Jean Street in Morris Township, Morris County. The bill requires the Attorney General to consult with the governing body of Morris County if the description of the property as detailed in the bill varies from the description of the property as it appears on the tax map, conform the instrument of conveyance's description of the property to that of the tax map, and execute the sale.

The bill requires the Attorney General to execute the sale in accordance with the provisions and schedule established in the bill. The sale will be a direct sale for the sum of one dollar and the property will be conveyed in an "as is" condition, unless the State and county agree otherwise.

Under the bill, the sale and conveyance of the property will not require approval from the Department of the Treasury, Department of Education, or State House Commission, nor any additional approval from the Legislature beyond the passage of this act, notwithstanding any provision of law, rule, or regulation to the contrary.

SENATE BUDGET AND APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE, No. 2809

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 24, 2024

The Senate Budget and Appropriations Committee reports favorably and with committee amendments Senate Bill No. 2809.

This bill provides for the sale, as surplus real property, of all of the State's interest in the property known as the Central Park School, which contains 10.01± acres of land and improvements located at 5 Jean Street, designated as Block 901, Lot 2 on the tax map of Morris Township, Morris County.

As amended, the Department of the Treasury will be authorized under the bill to sell the Central Park School in accordance with the terms and conditions approved by the State House Commission.

The property will be sold and conveyed to the Morris County Educational Services Commission for the sum of one dollar.

COMMITTEE AMENDMENTS:

These committee amendments change the reference to the property being authorized to be sold from the Morris Regional Day School to the Central Park School.

The committee amendments shift responsibility for the sale of this property from the Attorney General to the Department of the Treasury.

The amendments also remove specific conditions and timelines for the sale, and instead provide for the sale under terms and conditions approved by the State House Commission.

FISCAL IMPACT:

The Office of Legislative Services concludes that this bill will result in a one-time revenue increase to the State General Fund of one dollar for the sale of the surplus property to the Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of one dollar.

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

SENATE, No. 2809 STATE OF NEW JERSEY 221st LEGISLATURE

DATED: JUNE 28, 2024

SUMMARY

- Synopsis:** Requires State to sell as surplus property certain land and improvements in Morris County known as Central Park School.
- Type of Impact:** One-time State revenue increase; one-time expenditure increase for Morris County.
- Agencies Affected:** Department of the Treasury; Morris County.

Office of Legislative Services Estimate

Fiscal Impact	
One-Time State Revenue Increase	\$1.00
One-Time Expenditure Increase for Morris County	\$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 Morris County Educational Services Commission. Morris County will experience a concurrent one-time expenditure increase of one dollar.

BILL DESCRIPTION

This bill requires the Department of the Treasury to sell as surplus property certain State-owned land and improvements, known as the Central Park School, located in Morris Township of Morris County to the Morris County Educational Services Commission pursuant to the terms and conditions approved by the State House Commission.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The 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 Morris County Educational Services Commission. Morris County 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

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