

**ASSEMBLY, No. 4707**

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**STATE OF NEW JERSEY**

**221st LEGISLATURE**

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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)**

**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: 6/28/2024)**

1 AN ACT authorizing the State Treasurer to sell certain surplus real  
2 property and improvements owned by the State in the City of  
3 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:*

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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  
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.

21 “NJEDA Site” means the portion of the Riverfront State Prison  
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.

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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.