

P.L. 2025, CHAPTER 337, *approved January 20, 2026*
Senate, No. 5018

1 AN ACT authorizing the State Treasurer to sell certain surplus real
2 property and improvements owned by the State in the Township
3 of Clinton, Hunterdon County.
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5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*
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8 1. a. The Department of the Treasury, on behalf the Department
9 of Corrections, is authorized to sell and convey as surplus real
10 property, all of the State's right, title, and interest in and to the
11 properties as described in subsection b. of this section, located on
12 the grounds of the property known as the Mountainview Youth
13 Correctional Facility, in the Township of Clinton, County of
14 Hunterdon, and identified as Block 46, Lot 32 and Block 33, Lot 10
15 on the tax map of the Township of Clinton.

16 The Department of the Treasury, in consultation with the County
17 of Hunterdon and Waste Management of New Jersey, Inc., shall
18 determine the boundaries of Site A to be approximately 10± acres
19 of land within Block 46, Lot 32 and Site B to be approximately
20 17.8± acres of land and improvements, along with an access
21 easement over the property, within Block 33, Lot 10, as those sites
22 are defined in subsection e. of this section, on the tax maps of the
23 Township of Clinton, prior to the sale and conveyance by the
24 Department of the Treasury.

25 b. Site A shall be sold and conveyed to Waste Management of
26 New Jersey, Inc. for the negotiated price of \$3,400,000. Site A
27 shall be sold and conveyed to Waste Management of New Jersey,
28 Inc. in an "as is" condition with no responsibility assumed or
29 expenditure made by the State prior to, or as a condition of, the
30 execution of the sale and conveyance for any repair, reconstruction,
31 renovation of the land, buildings, or structures on Site A. Waste
32 Management of New Jersey, Inc. shall be solely responsible for
33 compliance with all applicable environmental laws and regulations,
34 including, but not limited to, any investigation, remediation, or
35 permitting obligations that may arise as a result of its ownership or
36 operation of Site A.

37 c. Site B shall be sold and conveyed to the County of Hunterdon
38 for one dollar. The County of Hunterdon shall be solely responsible
39 for compliance with all applicable environmental laws and
40 regulations, including, but not limited to, any investigation,
41 remediation, or permitting obligations that may arise as a result of
42 its ownership or operation of Site B.

1 d. The sale and conveyance of Site A and Site B authorized in
2 this section shall not require the approval of the State House
3 Commission or any further approval of the Legislature.

4 e. As used in this section:

5 “Site A” means the portion of Block 46, Lot 32, located on the
6 grounds of the property known as the Mountainview Youth
7 Correctional Facility, on which Waste Management of New Jersey,
8 Inc. has constructed and continues to maintain and operate a
9 Transfer Station and Material Recovery Facility through an
10 Operating Agreement executed on July 1, 1989 with the Department
11 of the Treasury on behalf of the Department of Corrections.

12 “Site B” means the portion of Block 33, Lot 10, located on the
13 grounds of the property known as the Mountainview Youth
14 Correctional Facility, on which the County of Hunterdon has
15 constructed and continues to maintain and operate their Emergency
16 Services Training Center through a Lease Agreement executed on
17 March 6, 2017 with the Department of the Treasury on behalf of the
18 Department of Corrections.

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20 2. This act shall take effect immediately.
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23 STATEMENT 24

25 This bill authorizes the State Treasurer to sell and convey to
26 Waste Management of New Jersey, Inc. all of the State’s rights,
27 title, and interest in a portion of the property, referred to as Site A,
28 which will contain approximately 10± acres of land and
29 improvements, on the property known as the Mountainview Youth
30 Correctional Facility, in the Township of Clinton, County of
31 Hunterdon. This portion of the property has been declared surplus
32 to the needs of the State. The site will be sold and conveyed to
33 Waste Management of New Jersey, Inc. for \$3,400,000.

34 This bill also authorizes the State Treasurer to sell and convey to
35 the County of Hunterdon all of the State’s rights, title, and interest
36 in a portion of the property, referred to as Site B, which will contain
37 approximately 17.8± acres of land and improvements, along with an
38 access easement. This portion of the property has also been
39 declared surplus to the needs of the State. The site will be sold and
40 conveyed to the County of Hunterdon for one dollar.

41 The bill requires the State, in consultation with Waste
42 Management of New Jersey, Inc. and the County of Hunterdon, to
43 determine the boundaries of Site A and Site B. The conveyance of
44 real property by the State Treasurer to Waste Management of New
45 Jersey, Inc. and the County of Hunterdon will not require the
46 approval of the State House Commission or any further approval of
47 the Legislature. The bill further clarifies that the purchasers will

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1 assume all responsibility for any environmental conditions or
2 regulatory requirements associated with the respective properties.

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7 Authorizes State Treasurer to sell as surplus certain real property
8 and improvements in Township of Clinton in Hunterdon County.