

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.

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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. 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.

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 P.L.2013, c.22 is repealed.

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36 3. This act shall take effect immediately.

37 38 39 STATEMENT

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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.