

SENATE, No. 1945

STATE OF NEW JERSEY
209th LEGISLATURE

INTRODUCED DECEMBER 14, 2000

Sponsored by:

Senator ANTHONY R. BUCCO

District 25 (Morris)

Senator ROBERT J. MARTIN

District 26 (Essex, Morris and Passaic)

SYNOPSIS

Requires State to sell and convey portion of Greystone Park Psychiatric Hospital property to Morris County.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT requiring the State to sell and convey to Morris County a
2 portion of Greystone Park Psychiatric Hospital property.

3
4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

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7 1. a. (1) The portion, located as described in paragraph (2) of this
8 subsection, of the 671 ± acres of real property, including the
9 improvements thereon, owned by the State, known as the Greystone
10 Park Psychiatric Hospital, and constituting a portion of Block 10, Lot
11 1 on the tax map of the Township of Parsippany-Troy Hills, County of
12 Morris, is hereby declared to be surplus to the needs of the hospital
13 and the State and is deemed appropriate and usable for preservation,
14 recreation, or conservation purposes, as well as for the provision of
15 services to the public by local governmental or private not-for-profit
16 entities. The Attorney General is hereby authorized to sell and convey
17 all of the State's interest in the portion of the real property located as
18 described in paragraph (2) of this subsection, and improvements
19 thereon, owned by the State to the County of Morris, in accordance
20 with the provisions and schedule set forth in this section. The sale and
21 conveyance of this property is declared to be in the best interests of
22 the State.

23 (2) The portion of the real property and improvements thereon to
24 be sold and conveyed pursuant to paragraph (1) of this subsection is
25 located in the southeast area of the Greystone Park Psychiatric
26 Hospital property between Old Dover Road and Central Avenue and
27 between Central Avenue and West Hanover Avenue, but not including
28 these roads, and bounded, at one end, by as straight a line as is
29 geographically possible, from West Hanover Avenue to Old Dover
30 Road perpendicular to the terminus of Central Avenue in front of the
31 building known as the Main Building, but not including the buildings
32 known as North Cottage and South Cottage, and bounded, at the other
33 end, by another line as straight as is geographically possible
34 approximately parallel to the previous straight line from West Hanover
35 Avenue to Old Dover Road following the line of Collins Road, but not
36 including Collins Road or the improvements known as the Waste
37 Water Treatment Facility, including, but not limited to, on the west
38 side of Central Avenue the improvements known as the Nurses'
39 Residences and Employees' Residences and associated structures, and
40 on the east side of Central Avenue the improvements known as the
41 Clinic Building, Employees' Cafeteria Building, Curry Building,
42 Central Avenue Complex (medical services building) and the Executive
43 and other Residences and associated structures.

44 b. (1) The deed conveying the property described in subsection a.
45 of this section from the State to the County of Morris shall contain
46 appropriate restrictions limiting the use of the property for

1 preservation, recreation, conservation purposes, but also permitting
2 use for the purpose of providing services to the public by local
3 governmental or private not-for-profit entities simultaneously with the
4 use of the property for preservation, recreation, conservation
5 purposes. Upon the conveyance, the County of Morris shall agree to
6 assume responsibility for the preservation, management and
7 maintenance of the property and to provide public access thereto.

8 (2) (a) Prior to the execution of the sale and conveyance of the
9 property described in subsection a. of this section, the State shall
10 conduct a review and determination of any abatement of hazardous
11 materials or remediation of environmental conditions that would be
12 required on the property both if the land, buildings and structures are
13 to be restored to habitable use and if the buildings and structures are
14 to be demolished. A written report of this review and determination
15 shall be submitted to the County of Morris upon completion. The
16 review shall be completed within 90 days following the effective date
17 of this act.

18 (b) If the report contains a determination that abatement or
19 remediation is needed, the State and the County of Morris shall enter
20 into a written agreement, prior to the execution of the sale and
21 conveyance, as to which entity shall be responsible for the abatement
22 or remediation, and the schedule for the abatement and remediation to
23 be undertaken and completed by the State, if any, before the sale and
24 conveyance or after.

25 (c) The property shall be conveyed to the County of Morris in an
26 "as is" condition with no responsibility assumed or expenditure made
27 by the State prior to, or as a condition of, the execution of the sale or
28 conveyance, unless otherwise provided in a written agreement between
29 the State and County of Morris prior to the execution of the sale and
30 conveyance, for any repair, reconstruction or renovation of the land,
31 buildings or structures made necessary due to ordinary or
32 extraordinary use, wear and tear, neglect, deterioration due to
33 exposure to the elements, vandalism, or age, or for any infrastructure,
34 habitability, life safety or building code upgrade or improvement to,
35 nor any demolition on, the property. The State may assume
36 responsibility for and make expenditure for such repair,
37 reconstruction, renovation, upgrade or improvement if such is an
38 integral part of any abatement or remediation to be undertaken and
39 completed by the State in accordance with a written agreement entered
40 into pursuant to subparagraph (b) of this paragraph.

41 c. The Attorney General shall be responsible for ensuring
42 implementation with this act and for the expeditious execution of the
43 sale and conveyance of the property described in subsection a. of this
44 section in accordance with the schedule set forth in subsection e. of
45 this section. The necessary documents required for the execution of
46 the sale and conveyance, including any written agreements provided

1 for in this section, shall be prepared by the Attorney General.

2 d. (1) The conveyance of the property described in subsection a.
3 of this section shall be made free of all liens and other claims by third
4 parties which adversely affect good and marketable title.

5 (2) The consideration to be paid to the State by the County of
6 Morris for the sale and conveyance shall be the sum of one dollar,
7 which shall be deposited into the State General Fund.

8 (3) The execution of the sale and conveyance shall include such
9 easements, at no cost, for both the State across and unto the property
10 being sold and conveyed and the County of Morris across and unto
11 property owned by the State and adjacent to the property being sold
12 and conveyed, as may be necessary for effective and practical use by
13 both the State and county for their respective purposes.

14 e. (1) Within 90 days following the effective date of this act, the
15 Attorney General shall obtain a survey and inventory of the property
16 described in subsection a. of this section necessary for the proper
17 conveyance. Within 90 days following the completion of the survey
18 and inventory, the sale and conveyance shall be executed.

19 (2) If the property to be sold and conveyed is being used for the
20 purposes of the hospital or State government on the effective date of
21 this act, the execution of the sale and conveyance of that section in use
22 may be delayed, but in no event longer than one year following the
23 effective date of this act. If delay in the execution is necessary, the
24 property shall be divided, into several sections but no more than three
25 sections if necessary to ensure the efficacy of the conveyance, so that
26 the section that is being used for hospital or State purposes is
27 segregated from the whole for sale and conveyance at a later date.

28 (3) The County of Morris and the Attorney General may enter into
29 a written agreement to extend, in whole or in part, the schedule
30 provided for in this section for the sale and conveyance. If no such
31 agreement is entered into prior to the 180th day following the effective
32 date of this act, the schedule set forth in this section shall be
33 implemented.

34 f. Notwithstanding the provisions of P.L.1999, c.188 specifically
35 or any other law, rule, or regulation to the contrary, the sale and
36 conveyance described on this act shall not require the approval of the
37 Department of Treasury, Department of Human Services or the State
38 House Commission, nor shall the sale and conveyance require any
39 further approval of the Legislature.

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41 2. This act shall take effect immediately.

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STATEMENT

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46 This bill requires the State to sell and convey to Morris County a

1 portion of the Greystone Park Psychiatric Hospital property located in
2 Parsippany-Troy Hills in Morris County. The bill describes this
3 portion located in the southeast sector of the 671± acres of the
4 Greystone property, and declares it to be surplus to the needs of the
5 hospital and the State and appropriate and usable for preservation,
6 recreation, or conservation purposes, as well as for the provision of
7 services to the public by local governmental or private not-for-profit
8 entities.

9 Morris County is to be given clear title to the property for the sum
10 of one dollar. The transaction will be handled by the Attorney
11 General. The deed will restrict use of the property for preservation,
12 recreation, conservation purposes, but permit use for services to the
13 public by local governmental or private not-for-profit entities as well.

14 The bill provides for a review and determination of any abatement
15 of hazardous materials or remediation of environmental conditions that
16 would be required on the property both if the land, buildings and
17 structures are to be restored to habitable use and if the buildings and
18 structures are to be demolished. A written report of this review and
19 determination will be submitted to the Morris County. The review
20 must be completed within 90 days following enactment. The State and
21 the Morris County will enter into a written agreement, prior to the
22 execution of the sale and conveyance, as to which entity will be
23 responsible for the abatement and remediation.

24 The property will be conveyed to the Morris County in an "as is"
25 condition with no responsibility assumed or expenditure made by the
26 State prior to or as a condition of the execution of the sale or
27 conveyance, unless provided for in a written agreement between the
28 State and Morris County.

29 Within 90 days following enactment, the Attorney General must
30 obtain a survey and inventory of the property, and within 90 days
31 following the completion of the survey and inventory, the sale and
32 conveyance must be executed. If a section of the property is currently
33 in use for the hospital or State government purposes, the execution of
34 the sale and conveyance of that section in use may be delayed, but for
35 no more than one year.

36 The approval of the Department of Treasury, Department of Human
37 Services or the State House Commission, or the further approval of
38 the Legislature, will not be required for this sale and conveyance.

39 By means of this bill, the Morris County seeks title to this property
40 in an expeditious manner in order to prevent further deterioration in
41 the condition of the land and its buildings and structures. Except
42 possibly to a very limited extent, the property is not used by the State
43 for hospital purposes and has long been neglected. The county can
44 restore and maintain the property's condition and plan and implement
45 viable and valuable uses for it.