

**ASSEMBLY, No. 2982**

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**STATE OF NEW JERSEY**

**219th LEGISLATURE**

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INTRODUCED FEBRUARY 20, 2020

**Sponsored by:**  
**Assemblyman JAY WEBBER**  
**District 26 (Essex, Morris and Passaic)**

**SYNOPSIS**

Requires sale of remaining unused State-owned portion of Greystone Park Psychiatric Hospital to Morris County.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning the Greystone Park Psychiatric Hospital  
2 property in Morris County, and amending P.L.2001, c.345.

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

6  
7 1. Section 1 of P.L.2001, c.345 is amended to read as follows:

8 1. a. (1) The portions, located as described in paragraph (2) of  
9 this subsection, of the 671 + acres of real property, including the  
10 improvements thereon, owned by the State, known as the Greystone  
11 Park Psychiatric Hospital, are hereby declared to be surplus to the  
12 needs of the hospital and the State and are deemed appropriate and  
13 usable for preservation, recreation, or conservation purposes, as  
14 well as for the provision of services to the public by local  
15 governmental or private not-for-profit entities. The Attorney  
16 General is hereby authorized to sell and convey all of the State's  
17 interest in those portions of real property, and improvements  
18 thereon, owned by the State to the County of Morris, in accordance  
19 with the provisions and schedule set forth in this section. During  
20 the period ending six months after the effective date of this act, the  
21 county shall be permitted, before entering into any agreement for  
22 the sale and conveyance of such property interest, to enter upon the  
23 real property for the purpose of examining and evaluating the  
24 condition thereof, and the State shall provide the county at its  
25 request with any information or other assistance reasonably  
26 necessary for the conduct of that examination and evaluation. The  
27 sale and conveyance of this property is declared to be in the best  
28 interests of the State.

29 (2) The portions of real property and improvements thereon to  
30 be sold and conveyed pursuant to paragraph (1) of this subsection  
31 shall be those designated on the map thereof prepared by the Office  
32 of the County Engineer of the County of Morris and generally  
33 meeting the following descriptions:

34 (a) A portion located in the southeast area of the Greystone Park  
35 Psychiatric Hospital property between Old Dover Road and Central  
36 Avenue and between Central Avenue and West Hanover Avenue,  
37 but not including these roads, and bounded, at one end, by as  
38 straight a line as is geographically possible, from West Hanover  
39 Avenue to Old Dover Road perpendicular to the terminus of Central  
40 Avenue in front of the building known as the Main Building, but  
41 not including the buildings known as North Cottage and South  
42 Cottage, and bounded, at the other end, by another line as straight  
43 as is geographically possible approximately parallel to the previous  
44 straight line from West Hanover Avenue to Old Dover Road  
45 following the line of Collins Road, but not including Collins Road

**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.

1 or the improvements known as the Waste Water Treatment Facility,  
2 including, but not limited to, on the west side of Central Avenue the  
3 improvements known as the Nurses' Residences and Employees'  
4 Residences and associated structures, and on the east side of Central  
5 Avenue the improvements known as the Clinic Building,  
6 Employees' Cafeteria Building, Curry Building, Central Avenue  
7 Complex (medical services building) and the Executive and other  
8 Residences and associated structures; and

9 (b) A portion located in the northeastern area of the Greystone  
10 Park Psychiatric Hospital property, bounded by a line beginning  
11 from the point at which Old Dover Road intersects the existing  
12 southeasterly property line, and following the existing easterly  
13 property line to the point at which it intersects the northerly portion  
14 of Old Dover Road, then following westerly along Old Dover Road  
15 to a point opposite the mid-point of Block 14, Lot 21, then  
16 southerly in a straight line at an angle of approximately 120 degrees  
17 for a distance of approximately 1,810 feet, then westerly at an angle  
18 of approximately 67 degrees for a distance of approximately 770  
19 feet, then southerly at an angle of approximately 90 degrees to Old  
20 Dover Road, and then along the northerly edge of Old Dover Road  
21 to the first point.

22 If the description of either portion of land, as set forth in the  
23 foregoing provisions of this paragraph, varies from the designation  
24 of that portion as it appears on the map, the Attorney General, in  
25 consultation with the governing body of the County of Morris, is  
26 authorized and directed, in preparing the instrument of conveyance,  
27 to conform the instrument's description of that portion to the  
28 designation indicated by the map.

29 b. (1) The deed conveying the property described in subsection  
30 a. of this section from the State to the County of Morris shall  
31 contain appropriate restrictions limiting the use of the property for  
32 preservation, recreation, or conservation purposes, but also  
33 permitting use for the purpose of providing services to the public by  
34 local governmental or private not-for-profit entities simultaneously  
35 with the use of the property for preservation, recreation, or  
36 conservation purposes. Upon the conveyance, the County of Morris  
37 shall agree to assume responsibility for the preservation,  
38 management and maintenance of the property and to provide public  
39 access thereto.

40 (2) (a) Prior to the execution of the sale and conveyance of the  
41 property described in subsection a. of this section, the State shall  
42 conduct a review and determination of any abatement of hazardous  
43 materials or remediation of environmental conditions that would be  
44 required on the property both if the land, buildings and structures  
45 are to be restored to habitable use and if the buildings and structures  
46 are to be demolished. A written report of this review and  
47 determination shall be submitted to the County of Morris upon  
48 completion. The review shall be completed within 90 days

1 following the effective date of this act.

2 (b) If the report contains a determination that abatement or  
3 remediation is needed, the State and the County of Morris shall  
4 enter into a written agreement, prior to the execution of the sale and  
5 conveyance, as to which entity shall be responsible for the  
6 abatement or remediation, and the schedule for the abatement and  
7 remediation to be undertaken and completed by the State, if any,  
8 before the sale and conveyance or after.

9 (c) The property shall be conveyed to the County of Morris in  
10 an "as is" condition with no responsibility assumed or expenditure  
11 made by the State prior to, or as a condition of, the execution of the  
12 sale or conveyance, unless otherwise provided in a written  
13 agreement between the State and the County of Morris prior to the  
14 execution of the sale and conveyance, for any repair, reconstruction  
15 or renovation of the land, buildings or structures made necessary  
16 due to ordinary or extraordinary use, wear and tear, neglect,  
17 deterioration due to exposure to the elements, vandalism, or age, or  
18 for any infrastructure, habitability, life safety or building code  
19 upgrade or improvement to, nor any demolition on, the property.  
20 The State may assume responsibility for and make expenditure for  
21 such repair, reconstruction, renovation, upgrade or improvement if  
22 such is an integral part of any abatement or remediation to be  
23 undertaken and completed by the State in accordance with a written  
24 agreement entered into pursuant to subparagraph (b) of this  
25 paragraph.

26 c. The Attorney General shall be responsible for ensuring  
27 implementation **【with】** of this act and for the expeditious execution  
28 of the sale and conveyance of the property described in subsection  
29 a. of this section in accordance with the schedule set forth in  
30 subsection e. of this section. The necessary documents required for  
31 the execution of the sale and conveyance, including any written  
32 agreements provided for in this section, shall be prepared by the  
33 Attorney General.

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

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

40 (3) The execution of the sale and conveyance shall include such  
41 easements, at no cost, for both the State across and unto the  
42 property being sold and conveyed and the County of Morris across  
43 and unto property owned by the State and adjacent to the property  
44 being sold and conveyed, as may be necessary for effective and  
45 practical use by both the State and county for their respective  
46 purposes.

47 e. (1) Within 90 days following the effective date of this act,  
48 the Attorney General shall obtain a survey and inventory of the

1 property described in subsection a. of this section necessary for the  
2 proper conveyance.

3 (2) If the property to be sold and conveyed is being used for the  
4 purposes of the hospital or State government on the effective date  
5 of this act, the execution of the sale and conveyance of that section  
6 in use may be delayed, but in no event longer than one year  
7 following the effective date of this act. If delay in the execution is  
8 necessary, the property shall be divided, into several sections but no  
9 more than three sections if necessary to ensure the efficacy of the  
10 conveyance, so that the section that is being used for hospital or  
11 State purposes is segregated from the whole for sale and  
12 conveyance at a later date.

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

19 f. (1) Notwithstanding the provisions of P.L.1999, c.188  
20 specifically or any other law, rule, or regulation to the contrary, the  
21 sale and conveyance described in subsection a. of this [act] section  
22 shall not require the approval of the Department of the Treasury,  
23 Department of Human Services or the State House Commission, nor  
24 shall the sale and conveyance require any further approval of the  
25 Legislature.

26 (2) With respect to the Greystone Park Psychiatric Hospital  
27 property not conveyed under the provisions of subsection a. of this  
28 [act] section, no portion of that property shall be used for any  
29 purpose other than (a) recreation and conservation, historic  
30 preservation, or farmland preservation, or (b) the administration of  
31 programs and the provision of services by the Department of  
32 Human Services.

33 The portion of the Greystone Park Psychiatric Hospital property  
34 not conveyed under the provisions of subsection a. of this section  
35 and not reserved by the State for the administration of programs and  
36 the provision of services by the Department of Human Services as  
37 allowed pursuant to subparagraph (b) of this paragraph shall be sold  
38 and conveyed by the State to the County of Morris for the sum of  
39 one dollar as consideration, which shall be deposited into the State  
40 General Fund. This sale and conveyance shall take place as soon as  
41 practicable, but not more than 90 days except upon agreement of  
42 both parties otherwise, after the final maturity of any bonds or  
43 refunding bonds issued by the State or any State agency, board,  
44 commission, or authority, including but not limited to the New  
45 Jersey Health Care Facilities Financing Authority, which are  
46 secured by lease revenue payments relating to the portion of the  
47 Greystone Park Psychiatric Hospital not conveyed under the  
48 provisions of subsection a. of this section. Notwithstanding the

1 provisions of any other law, rule, or regulation to the contrary, any  
2 sale and conveyance described in this paragraph shall not require  
3 the approval of the State House Commission or any further approval  
4 of the Legislature.

5 (cf: P.L.2001, c.345, s.1)

6  
7 2. This act shall take effect immediately.

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10 STATEMENT

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12 This bill would require that the portion of the Greystone Park  
13 Psychiatric Hospital property not conveyed previously to Morris  
14 County as required by P.L.2001, c.345, and not reserved for use by  
15 the Department of Human Services as allowed pursuant to that law,  
16 be sold to Morris County for one dollar. This sale would take place  
17 as soon as practicable, but not more than 90 days except upon  
18 agreement of both parties otherwise, after the final maturity of any  
19 bonds or refunding bonds issued by the State or any State agency,  
20 board, commission, or authority, including but not limited to the  
21 New Jersey Health Care Facilities Financing Authority, which are  
22 secured by lease revenue payments relating to the portion of the  
23 Greystone Park Psychiatric Hospital not conveyed previously to  
24 Morris County as required by P.L.2001, c.345.

25 Lastly, the bill would provide that the sale would not require the  
26 approval of the State House Commission or any further approval of  
27 the Legislature.