

STATEMENT TO
[First Reprint]
ASSEMBLY, No. 1700

with Senate Floor Amendments
(Proposed by Senator CRUZ-PEREZ)

ADOPTED: MAY 30, 2019

This amendment would delete from section 1 of the bill a proposed new subsection i. to section 5 of P.L.1992, c.79 (C.40A:12A-5) and insert language comparable to the language being deleted into subsection b. of that section. This amendment would eliminate the possibility of a conflict between existing subsection b. and the proposed new subsection i.

The amendment would delete from the bill a provision authorizing a municipality to designate an area in need of redevelopment under the “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et seq.) if the area contains buildings used as a shopping mall, shopping plaza, or professional office park, and the buildings have been vacant, or partially vacant with less than 50 percent occupancy, for at least two years. The amendment would replace the deleted provision with language authorizing designation of an area as being in need of redevelopment if the area contains a building or buildings used, or previously used, for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes if the building or buildings have had significant vacancies for at least two consecutive years.

The amendment would replace the bill's current 50 percent or more vacancy requirement with a significant vacancy requirement and also extend the criterion of significant vacancies to all types of buildings used for commercial, manufacturing, or industrial purposes. In its current form, the bill applies the partial vacancy criterion only to buildings used, or previously used, as a shopping mall, shopping plaza, or professional office park.