

SENATE, No. 422

STATE OF NEW JERSEY 218th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2018 SESSION

Sponsored by:

Senator NELLIE POU

District 35 (Bergen and Passaic)

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

SYNOPSIS

Directs NJEDA to establish pilot program to assist with permit and approval process related to redevelopment of certain properties.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT establishing a redevelopment permit and approval
2 assistance pilot program in the New Jersey Economic
3 Development Authority and supplementing P.L.1974, c.80
4 (C.34:1B-1 et seq.).
5

6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:
8

9 1. As used in this act:

10 "Authority" means the New Jersey Economic Development
11 Authority established by section 4 of P.L.1974, c.80 (C.34:1B-4).

12 "Qualified rehabilitation entity" means an entity organized or
13 authorized to do business under the New Jersey statutes which shall
14 have as one of its purposes the construction or rehabilitation of
15 residential or non-residential buildings, the provision of affordable
16 housing, the restoration of abandoned property, the revitalization
17 and improvement of urban neighborhoods, or similar purpose, and
18 which shall be well qualified by virtue of its staff, professional
19 consultants, financial resources, and prior activities as determined
20 by the authority to carry out the rehabilitation of abandoned
21 properties.
22

23 2. a. The executive director of the New Jersey Economic
24 Development Authority shall, in consultation with the
25 Commissioner of Community Affairs, establish and administer a
26 pilot program to provide assistance to qualified rehabilitation
27 entities seeking to obtain necessary permits and approvals
28 concerning the redevelopment and revitalization of abandoned
29 properties.

30 b. The authority shall administer the program as follows:

31 (1) Upon the effective date of P.L. , c. (C.) (pending
32 before the Legislature as this bill), the authority shall establish a
33 pilot program, to be administered Statewide, in which the authority
34 shall identify and include 12 properties in the State which have
35 been deemed poor or risky investments due to problems associated
36 with the properties, including, but not limited to, environmental
37 hazards, infrastructural hazards, title disputes, and governmental or
38 legal claims, or other problems which may interfere with, limit, or
39 prolong the process of redevelopment or revitalization, which
40 properties shall include, but not be limited to, those properties
41 determined to be abandoned properties pursuant to P.L.2003, c.210
42 (C.55:19-78 et al.), the area known as the Roebling factories
43 property in the city of Trenton, and the Vista site, with surrounding
44 factories, located in the Great Falls National Historical Park section
45 of the city of Paterson.

46 (2) Within 90 days of the effective date of P.L. , c. (C.)
47 (pending before the Legislature as this bill), the authority shall
48 establish an application process in which the authority shall accept

1 applications from qualified rehabilitation entities seeking
2 participation in the program, and upon the 91st day following
3 enactment of P.L. , c. (C.) (pending before the Legislature
4 as this bill), the authority shall make available the applications and
5 shall, within a reasonable time frame thereafter, commence
6 approving applications for participation in the program. The
7 authority shall assist participating qualified rehabilitation entities
8 with the process of obtaining permits and approvals necessary to
9 commence and continue redevelopment upon the properties
10 identified by the authority for inclusion in the program. The
11 authority is authorized to collect fees in connection with
12 applications for, and participation in, the pilot program as the
13 authority deems reasonable.

14 (3) Within three years following the effective date of this act,
15 the executive director shall submit a report to the Governor, and to
16 the Legislature as provided under section 2 of P.L.1991, c.164
17 (C.52:14-19.1), containing an evaluation of the pilot program. The
18 report shall provide the executive director's opinion as to whether
19 the pilot program should be continued and, if so, recommendations
20 for further improvement, modifications, and implementation.

21
22 3. The authority shall establish and maintain the pilot program
23 with such moneys:

24 (1) collected as fees charged to qualified rehabilitation entities
25 in connection with applications for, and participation in, the pilot
26 program as the authority deems reasonable;

27 (2) as may be available to the authority from programs
28 administered by the authority or other State agencies, as
29 appropriate; and

30 (3) such other moneys as may be made available.

31
32 4. The executive director of the authority shall adopt rules and
33 regulations, pursuant to the "Administrative Procedure Act,"
34 P.L.1968, c.410 (C:52:14B-1 et seq.), necessary to effectuate the
35 purposes of P.L. , c. (C.) (pending before the Legislature as
36 this bill).

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38 5. This act shall take effect immediately and shall expire five
39 years thereafter.

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STATEMENT

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44 This bill directs the executive director of the New Jersey
45 Economic Development Authority (EDA) to, in consultation with
46 the Commissioner of Community Affairs, establish and administer a
47 "pilot program" to assist qualified rehabilitation entities with the
48 process of obtaining permits and approvals necessary to redevelop

1 certain properties. The bill directs EDA to identify and include in
2 the pilot program 12 New Jersey properties that have problems
3 which interfere with their redevelopment, such as environmental
4 hazards, infrastructural hazards, title disputes, and governmental or
5 legal claims which may interfere with, limit, or prolong the process
6 of redevelopment and revitalization. Qualified rehabilitation
7 entities would apply to participate in the program. The bill
8 authorizes EDA to charge fees to program applicants to help fund
9 the pilot program, and also authorizes EDA to use other available
10 moneys for that purpose.

11 The authority is to fund the program using moneys: (1) collected
12 as fees charged to qualified rehabilitation entities in connection
13 with applications for, and participation in, the pilot program as the
14 authority deems reasonable; (2) as may be available to the authority
15 from programs administered by the authority, or other State
16 agencies, as appropriate; and (3) other moneys as may be made
17 available.

18 Finally, the bill directs the executive director of the EDA to,
19 within three years of the commencement of the implementation of
20 the pilot program, submit a report to the Governor and the
21 Legislature providing the executive director's opinion as to whether
22 the pilot program should be continued and, if so, recommendations
23 for further improvement, modifications, and implementation.