

# 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.