ASSEMBLY, No. 4431

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED JULY 20, 2020

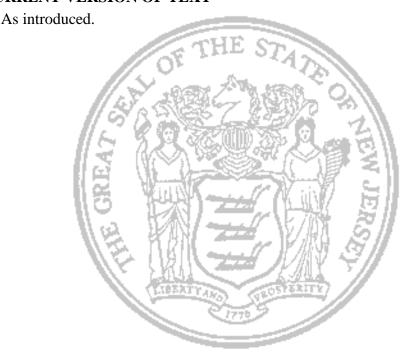
Sponsored by:
Assemblyman RAJ MUKHERJI
District 33 (Hudson)
Assemblywoman ANGELICA M. JIMENEZ
District 32 (Bergen and Hudson)
Assemblyman CLINTON CALABRESE
District 36 (Bergen and Passaic)

Co-Sponsored by: Assemblyman Mejia

SYNOPSIS

Limits height of new construction in area below cliffs east of Palisade Avenue.

CURRENT VERSION OF TEXT



(Sponsorship Updated As Of: 7/30/2020)

A4431 MUKHERJI, JIMENEZ

1	AN ACT limiting the height of new construction in certain areas and
2	supplementing P.L.1975, c.291.

BE IT ENACTED by the Senate and General Assembly of the State of New Jersey:

1. Notwithstanding the provisions of any other law to the contrary, a building or structure shall not be constructed or granted approval if the building or structure is proposed for development in the area between the cliffs east of Palisade Avenue in Hudson County and Bergen County and the Hudson River unless the maximum height of the proposed building or structure is at least 20 feet below the surface of the portion of Palisade Avenue directly west of the proposed building or structure, including any mechanical structures to be constructed atop the building or structure.

As used in this section, "Palisade Avenue" means the road named Palisade Avenue that extends from Jersey City in Hudson County in the south to Fort Lee in Bergen County in the north.

2. This act shall take effect immediately and apply to applications for development determined to be or deemed complete on or after the date of enactment.

STATEMENT

This bill would limit the height of any development below the cliffs east of Palisade Avenue in Hudson and Bergen counties. Under the bill, no development, inclusive of any mechanical structures on top, in that area could exceed 20 feet below the surface of that road. This bill would protect the unique views enjoyed by residents who live in the historic neighborhoods above those cliffs.

35 The bill would apply to developments for which an application 36 for development has not been determined to be or deemed complete 37 before the effective date.