

ASSEMBLY, No. 625

STATE OF NEW JERSEY

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1996 SESSION

By Assemblyman IMPREVEDUTO

1 AN ACT concerning the Hackensack Meadowlands District and
2 amending P.L.1968, c.404.

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

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7 1. Section 11 of P.L.1968, c.404 (C.13:17-12) is amended to read
8 as follows:

9 11. (a) No building or structure may be constructed or altered
10 within the area shown on the master plan unless the commission shall
11 first issue a permit approving the plans and specifications for the
12 proposed construction or alteration as being in conformity with the
13 master plan. No permit may be issued without a certificate from the
14 chief engineer or equivalent official of the commission that the
15 proposed construction or alteration meets the engineering standards
16 adopted by the commission.

17 (b) Whenever the commission shall have adopted a master plan or
18 any portion thereof, the governing body of any constituent
19 municipality or affected county, or any agency or instrumentality
20 thereof, before taking action necessitating the expenditure of any
21 public funds incidental to the location, character, or extent of one or
22 more projects of said municipality or affected county, or any agency
23 or instrumentality thereof, shall refer action involving such specific
24 project to the commission for review and approval, and shall not act
25 thereon unless the commission has indicated its approval by a majority
26 vote of said commission within 45 days of reference to the commission
27 or by the failure of the commission to disapprove by a majority vote
28 of said commission within said 45 days.

29 (c) Notwithstanding the provisions of this section or any other law,
30 rule or regulation to the contrary, whenever the governing body of a
31 constituent municipality has enacted zoning ordinances and any other
32 codes or standards consistent with the master plan, that municipality

EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and intended to be omitted in the law.

Matter underlined thus is new matter.

1 may make final land use decisions within the municipality with respect
2 to applications made concerning individual one or two family
3 residences. These decisions shall include, but not be limited to,
4 variances, certificates of occupancy, building permits and site
5 approvals. Whenever a municipality shall make a land use decision
6 pursuant to the subsection, a copy of the decision, the application and
7 any other pertinent information shall be forwarded to the commission
8 within 10 working days of the final action.
9 (cf: P.L.1968, c.404, s.11)

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11 2. This act shall take effect on the thirtieth day after enactment.

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STATEMENT

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16 The bill would amend the "Hackensack Meadowlands Reclamation
17 and Development Act," P.L.1968, c.404 (C.13:17-1 et seq.) to
18 authorize constituent municipalities which have enacted zoning
19 ordinances consistent with the master plan promulgated by the
20 Hackensack Meadowlands Development Commission to make final
21 land use decisions with respect to one and two family residences.

22 Under current law, all land use decisions within the Hackensack
23 Meadowlands District are made by the Hackensack Meadowlands
24 Development Commission. An application is filed with the constituent
25 municipality, which makes a recommendation on the application. The
26 application is then forwarded to the commission for final action.

27 The bill would authorize constituent municipalities to make final
28 land use decisions, including approving variances and issuing
29 certificates of occupancy, building permits, and site approvals, with
30 respect to applications concerning individual one or two family
31 residences.

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37 Authorizes municipalities in the Hackensack Meadowlands District to
make certain land use decisions.