

SENATE, No. 1262

STATE OF NEW JERSEY

INTRODUCED MAY 30, 1996

By Senators HAINES, KYRILLOS, Ciesla, Singer and
McGreevey

1 AN ACT concerning economic development in the Pinelands, and
2 supplementing P.L.1979, c.111 (C.13:18A-1 et seq.), and making
3 an appropriation.
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5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
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8 1. The Legislature finds and declares that the Pinelands
9 comprehensive management plan and its accompanying land use
10 regulations place a number of restrictions on opportunities for
11 economic development in portions of the region in which growth is
12 restricted and which are largely devoted to conservation and
13 agriculture; that within these areas, there is potential for limited
14 development that may be undertaken in a manner that does not detract
15 from ecological protection goals; and that certain types of economic
16 development can be identified that are compatible with the
17 environmentally sensitive and rural character of the region.

18 The Legislature further finds and declares that small villages exist
19 in non-growth portions of the region that include areas zoned for
20 commercial and other uses but are isolated in the rural municipalities
21 and lack the staff and resources for planning and economic
22 development; that economic development of a certain type, such as
23 ecotourism, retail sales and services, recreation, and light
24 manufacturing, may be viable alternatives for these areas; and that in
25 order to promote opportunities for these areas, it is necessary to create
26 a program to research and test viable economic development
27 opportunities and to design implementation strategies to bring
28 development to these areas compatible with the ecologically sensitive
29 nature of the region.
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31 2. a. The Pinelands Commission shall develop a pilot program to
32 assist rural Pinelands municipalities in non-growth regions in the
33 Pinelands area in identifying economic development opportunities that
34 complement regional requirements for resource protection and in
35 attracting such development to the area. The pilot program shall be
36 developed by the Pinelands Commission, together with several rural

1 municipalities within non-growth areas in the Pinelands area chosen by
2 the commission, to enable similarly situated municipalities to match
3 local conditions with economic development opportunities. The
4 commission shall choose municipalities to participate in the program
5 based on the extent to which: the entire municipality or large portions
6 thereof are located in an environmentally sensitive area; limited sites
7 are available for development; sewer service is unavailable in most of
8 the municipality; large portions of the municipality are owned by the
9 State; and no local resources are available for economic development
10 planning.

11 b. The Pinelands Commission shall establish a partnership with
12 each municipality participating in the program. The municipality shall
13 be given technical and other assistance in developing a local economic
14 development entity. Each local economic development entity shall,
15 together with the commission, perform a community assessment to
16 determine community interests and opportunities for development, and
17 to identify sites for development that are compatible with resource
18 protection and that take into account constraints on the scale of
19 allowable development. The commission, together with the local
20 economic development entities shall develop strategies for attracting
21 development and shall develop promotional materials for that purpose,
22 and shall develop links with county and regional economic
23 development entities. The commission shall develop strategies for the
24 expedited review of development applications and permits for such
25 projects.

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27 3. Not later than two years after the effective date of this act, the
28 Pinelands Commission shall prepare and submit a report to the
29 Governor and the Legislature describing the pilot program developed
30 pursuant to this act, evaluating its effectiveness, and discussing its
31 applicability to other regions of the State. The commission shall also
32 make the report available, upon request, to any municipality in the
33 State.

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35 4. There is appropriated from the General Fund, the sum of
36 \$250,000 to the Pinelands Commission in order to implement the
37 provisions of this act.

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39 5. This act shall take effect immediately.

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42 STATEMENT

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44 This bill would establish a pilot program to provide for economic
45 development in non-growth areas of the Pinelands that is compatible
46 with the environmentally sensitive nature of the area. The Pinelands

1 comprehensive management plan and the accompanying land use
2 regulations impose restrictions on opportunities for development in
3 many municipalities in the Pinelands area, especially those within the
4 non-growth area. However, some development is possible in these
5 rural towns. This bill would establish a pilot program to promote
6 economic development in communities in the Pinelands where large
7 portions of the municipality are within an environmentally sensitive
8 area, there are large areas of State property in the municipality, limited
9 sites are available for economic development, sewer service is
10 unavailable, and there are no resources available for planning or
11 economic development activities. The Pinelands Commission, in
12 cooperation with several municipalities that meet these criteria, would
13 develop a program to identify economic development opportunities
14 that complement regional requirements for resource protection and
15 provide assistance and planning to attract such development to the
16 area. The commission would be required to issue a report concerning
17 the program within two years of the effective date of the act.

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22 Establishes economic development project in the Pinelands;
23 appropriates \$250,000.