

[Second Reprint]
SENATE, No. 1262

STATE OF NEW JERSEY

INTRODUCED MAY 30, 1996

By Senators HAINES, KYRILLOS, Ciesla, Singer,
McGreevey and Bennett

1 AN ACT concerning economic development in the Pinelands, ¹[and]¹
2 supplementing P.L.1979, c.111 (C.13:18A-1 et seq.), and making
3 an appropriation.

4

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

7

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.

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.

Matter enclosed in superscript numerals has been adopted as follows:

¹ Senate SNR committee amendments adopted June 6, 1996.

² Senate SBA committee amendments adopted September 19, 1996.

1 2. a. The Pinelands Commission shall develop a pilot program to
2 assist rural Pinelands municipalities in non-growth regions in the
3 Pinelands area in identifying economic development opportunities that
4 complement regional requirements for resource protection and in
5 attracting such development to the area. The pilot program shall be
6 developed by the Pinelands Commission, together with several rural
7 municipalities within non-growth areas in the Pinelands area chosen by
8 the commission, to enable similarly situated municipalities to match
9 local conditions with ¹compatible¹ economic development
10 opportunities. The commission shall choose municipalities to
11 participate in the program based on the extent to which: the entire
12 municipality or large portions thereof are located in an environmentally
13 sensitive area; limited sites are available for development; sewer
14 service is unavailable in most of the municipality; large portions of the
15 municipality are owned by the State; and no local resources are
16 available for economic development planning.

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

32
33 3. Not later than two years after the effective date of this act, the
34 Pinelands Commission shall prepare and submit a report to the
35 Governor and the Legislature describing the pilot program developed
36 pursuant to this act, evaluating its effectiveness, ²detailing the
37 expenditure of the funds appropriated pursuant to section 4 of P.L. . . .
38 c. _____ (C. _____) (now pending before the Legislature as this bill)²
39 and discussing its applicability to other regions of the State. The
40 commission shall also make the report available, upon request, to any
41 municipality in the State.

42
43 4. There is appropriated from the General Fund, the sum of
44 \$250,000 to the Pinelands Commission in order to implement the
45 provisions of this act.

1 5. This act shall take effect immediately.

2

3

4

5

6 Establishes economic development project in the Pinelands;

7 appropriates \$250,000.