

[Passed Both Houses]

[Second Reprint]

SENATE, No. 1262

STATE OF NEW JERSEY

INTRODUCED MAY 30, 1996

By Senators HAINES, KYRILLOS, Ciesla, Singer, McGreevey,
Bennett, Gormley, Assemblymen Asselta, Bodine, Gibson,
Assemblywoman Allen, Assemblymen DeSopo, Blee and
LeFevre

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

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 a program to research and test viable economic development
2 opportunities and to design implementation strategies to bring
3 development to these areas compatible with the ecologically sensitive
4 nature of the region.

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

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

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

1 4. There is appropriated from the General Fund, the sum of
2 \$250,000 to the Pinelands Commission in order to implement the
3 provisions of this act.

4

5 5. This act shall take effect immediately.

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10 Establishes economic development project in the Pinelands;
11 appropriates \$250,000.