

SENATE, No. 1341

STATE OF NEW JERSEY

INTRODUCED JUNE 20, 1996

By Senator CASEY

1 AN ACT concerning residential housing and supplementing P.L.1975,
2 c.217 (C.52:27D-119 et seq.).

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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. No person shall construct new residential housing unless that
8 person, prior to the construction, conducts a preliminary assessment,
9 and, if necessary, a site investigation, to determine if contamination
10 exists at each residential housing site at levels in excess of the
11 applicable remediation standards as established pursuant to P.L.1993,
12 c.139 (C.58:10B-1 et seq.).

13 b. No permit shall be issued pursuant to section 13 of P.L.1975,
14 c.217 (C.52:27D-131) for new residential housing until the property
15 owner certifies that either no contamination exists at each residential
16 housing site in excess of the applicable remediation standards as
17 established pursuant to P.L.1993, c.139 (C.58:10B-1 et seq.) or that
18 any contaminated site has been remediated to meet all applicable
19 standards as established pursuant to P.L.1993, c.139.

20 c. As used in this act, "contamination," "preliminary assessment,"
21 "site investigation," and "remediation" shall have the same meaning as
22 in section 23 of P.L.1993, c.139 (C.58:10B-1).

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24 2. This act shall take effect 90 days from enactment.

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STATEMENT

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29 This bill would require any person who constructs new residential
30 housing on any property to investigate the property to determine if any
31 hazardous contaminants are present at levels in excess of the
32 applicable remediation standards. The bill would also require that as
33 a condition for the issuance of the construction permit as required
34 pursuant to the "State Uniform Construction Code Act," P.L.1975,
35 c.217 (C.52:27D-119 et seq.), the property owner certify either that
36 no contamination exists at the site in excess of the applicable
37 remediation standards or that the site has been remediated.

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3 Requires investigation and cleanup of land to be developed for
4 residential housing.