

ASSEMBLY, No. 4690

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED SEPTEMBER 21, 2020

Sponsored by:

Assemblyman ERIC HOUGHTALING

District 11 (Monmouth)

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District 11 (Monmouth)

SYNOPSIS

Expands eligibility criteria for municipalities wherein projects receiving New Jersey Redevelopment Authority assistance may occur.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 9/24/2020)

1 AN ACT concerning eligibility criteria for municipalities wherein
2 projects receiving New Jersey Redevelopment Authority
3 assistance may occur and amending P.L.1996, c.62.

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

7
8 1. Section 3 of P.L.1996, c.62 (C.55:19-22) is amended to read
9 as follows:

10 3. As used in P.L.1996, c.62 (C.55:19-20 et al.), except as
11 otherwise clearly required by the context:

12 "Authority" means the New Jersey Redevelopment Authority
13 established pursuant to section 4 of P.L.1996, c.62 (C.55:19-23).

14 "Council" means the Urban Coordinating Council established
15 pursuant to section 45 of P.L.1996, c.62 (C.55:19-60).

16 "Department" means the Department of Commerce and
17 Economic Development.

18 "Project" means a specific work or improvement, including
19 lands, buildings, improvements, real and personal property or any
20 interest therein, including lands under water, riparian rights, space
21 rights and air rights, acquired, owned, constructed, reconstructed,
22 rehabilitated or improved by the authority or a subsidiary, or by any
23 other person, firm or corporation under agreement with the
24 authority or subsidiary pursuant to the provisions of P.L.1996, c.62
25 (C.55:19-20 et al.) in a qualified municipality, and which falls
26 within any of the following classifications:

27 (1) "Industrial project"--a project designed and intended to
28 provide facilities for manufacturing, industrial, commercial,
29 wholesale, retail, warehousing, or research and development
30 purposes, including but not limited to machinery and equipment
31 deemed necessary for the operation thereof, when the authority
32 finds that there is a compelling public need to undertake such
33 project.

34 (2) "Land-use improvement project"--a project for the clearance,
35 replanning, reconstruction, rehabilitation, renewal, redevelopment,
36 conservation, restoration or improvement of an area, in cooperation
37 or under agreement with a qualified municipality which has
38 designated the area in need of redevelopment.

39 (3) "Civil project"--a project designed and intended to provide
40 facilities for educational, cultural, health, recreational, community
41 or other civic purposes.

42 (4) "Utility project"--a project designed and intended to provide
43 facilities for provision of water, sewerage, solid waste disposal,
44 transportation, utility or other public services necessary for the
45 accommodation of a project of another classification undertaken

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

Matter underlined thus is new matter.

1 pursuant to P.L.1996, c.62 (C.55:19-20 et al.), but accommodation
2 of needs greater than those of the other project may be
3 encompassed.

4 (5) "Mixed-use project"--a project consisting of housing
5 development and commercial development, in which the prorated
6 cost of the housing development is equivalent to no more than one-
7 third of the cost of the total project.

8 (6) "Multi-purpose project"--a project combining the purposes
9 of two or more of the foregoing classifications.

10 "Qualified municipality" means any municipality which, at the
11 time of the initiation of a project;

12 (1) was **either** eligible to receive aid under the "Special
13 Municipal Aid Act," P.L.1987, c.75 (C.52:27D-118.24 et seq.)
14 **or**;

15 (2) was coextensive with a school district which qualified for
16 designation as a "special needs district" pursuant to the "Quality
17 Education Act of 1990," P.L.1990, c.52 (C.18A:7D-1 et seq.); or **if**

19 (3) had established within the municipality a special
20 improvement district, as defined in section 2 of P.L.1972, c.134
21 (C.40:56-66), and operated pursuant to P.L.1972, c.134 (C.40:56-
22 65 et seq.).

23 If no municipality in a county meets **these** either of the first
24 two requirements above, the Commissioner of Community Affairs
25 may nominate one municipality in that county for inclusion. The
26 nominated municipality must have a rank in the top 20% of the
27 current Municipal Distress Index (MDI), as promulgated by the
28 Division of Housing and Community Resources in the Department
29 of Community Affairs, and be approved by the New Jersey
30 Redevelopment Authority Board. If approved, the municipality
31 shall be eligible to participate in the program for a period of five
32 years and may, thereafter, be re-nominated by the commissioner
33 every five years.

34 "Subsidiary" means a subsidiary corporation formed by the
35 authority pursuant to section 8 of P.L.1996, c.62 (C.55:19-27).

36 (cf: P.L.2015, c.56, s.1)

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38 2. This act shall take effect immediately.

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STATEMENT

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43 This bill expands the criteria for an eligible municipality wherein
44 a project having already received New Jersey Redevelopment
45 Authority (NJRA) assistance may occur. Under the bill, a
46 municipality may further qualify for NJRA assistance if, at the
47 initiation of a project receiving NJRA assistance, that municipality
48 had an established a special improvement district.