

P.L. 2021, CHAPTER 158, *approved July 2, 2021*
Assembly, No. 5840

1 **AN ACT** authorizing the execution of leases between the State
2 Treasurer and the New Jersey Economic Development Authority
3 for the New Jersey Wind Port.
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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:

9 a. Executive Order No. 8 of 2018 commits the State to
10 immediately pursue an initial 1,100 megawatts of offshore wind
11 power and a total of 3,500 megawatts of offshore wind energy by
12 2030, and Executive Order No. 92 of 2019 increased this power
13 procurement target to 7,500 megawatts by 2035;

14 b. Recent awards of offshore wind energy projects along the
15 country's east coast have created an unprecedented opportunity to
16 source parts and materials from the United States instead of Europe,
17 and several states are in a time sensitive competition to become
18 major supply chain hubs for the offshore wind energy industry;

19 c. The development of a local offshore wind energy supply
20 chain is critical to realizing the full economic benefits of this new
21 industry, and the development of port infrastructure, especially a
22 marshalling, installation, and manufacturing port is critical to
23 anchoring major offshore wind energy supply chain investments
24 within the State and creating the high-paying port and
25 manufacturing jobs associated therewith;

26 d. A site located in Lower Alloways Creek Township, Salem
27 County was identified in the New Jersey Offshore Wind Strategic
28 Plan, issued by the Board of Public Utilities in 2020, as a high-
29 potential option for marshalling and installation activities for
30 offshore wind energy projects; and

31 e. To ensure the development of the wind energy supply chain
32 necessary to capture the benefits of the burgeoning offshore wind
33 energy economy, the New Jersey Economic Development Authority
34 has entered into negotiations to lease or purchase real property at
35 the Lower Alloways Creek Township identified in the New Jersey
36 Offshore Wind Strategic Plan to develop a marshalling, installation,
37 and manufacturing wind port to be named the New Jersey Wind
38 Port.
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40 2. a. Notwithstanding the provisions of the "New Jersey
41 Building Authority Act," P.L.1981, c.120 (C.52:18A-78.1 et seq.)
42 or any other law, rule, or regulation to the contrary, the State
43 Treasurer may enter into a lease for real property and improvements
44 with the New Jersey Economic Development Authority for real

1 property and improvements acquired, leased, or caused to be
2 constructed by the New Jersey Economic Development Authority
3 for the New Jersey Wind Port in Lower Alloways Creek Township,
4 Salem County, provided, however, the State Treasurer shall notify,
5 in writing, the President of the Senate and the Speaker of the
6 General Assembly seven days prior to entering into a lease pursuant
7 to this section.

8 b. Notwithstanding the provisions of P.L.1962, c.220 (C.52:31-
9 1.1 et seq.), as amended by P.L.1993, c.38 (C.13:1D-51 et seq.) and
10 P.L.1997, c.135 (C.52:31-1.3a et al.), or any other law, rule, or
11 regulation to the contrary, the State Treasurer may enter into a lease
12 with the New Jersey Economic Development Authority for real
13 property and improvements for the New Jersey Wind Port in Lower
14 Alloways Creek Township, Salem County. A lease of real property
15 and improvements by the State Treasurer to the New Jersey
16 Economic Development Authority for the purposes described in this
17 section shall not require the approval of the State House
18 Commission, nor shall the lease of real property and improvements
19 by the State Treasurer to the New Jersey Economic Development
20 Authority for the New Jersey Wind Port require any further
21 approval of the Legislature.

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23 3. This act shall take effect immediately.
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26 STATEMENT

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28 This bill authorizes the State Treasurer to enter into a lease for
29 real property and improvements with the New Jersey Economic
30 Development Authority for real property and improvements
31 acquired, leased, or caused to be constructed by the New Jersey
32 Economic Development Authority (EDA) for the New Jersey Wind
33 Port in Lower Alloways Creek Township, Salem County. The State
34 Treasurer would be required to notify, in writing, the President of
35 the Senate and the Speaker of the General Assembly seven days
36 prior to entering into a lease pursuant to the bill.

37 Recent awards of offshore wind energy projects along the
38 country's east coast have created an unprecedented opportunity to
39 source parts and materials from the United States instead of Europe,
40 and several states are in a time sensitive competition to become
41 major supply chain hubs for the offshore wind energy industry. A
42 site located in Lower Alloways Creek Township, Salem County was
43 identified in the New Jersey Offshore Wind Strategic Plan, issued
44 by the Board of Public Utilities in 2020, as a high-potential option
45 for marshalling and installation activities for offshore wind energy
46 projects. The EDA has entered into negotiations to lease or
47 purchase real property at the identified site in Lower Alloways
48 Creek Township to develop a marshalling, installation, and

1 manufacturing wind port to be named the New Jersey Wind Port.
2 The development of a local offshore wind energy supply chain is
3 critical to realizing the full economic benefits of this new industry,
4 and the development of port infrastructure, especially a marshalling,
5 installation, and manufacturing port, is critical to anchoring major
6 offshore wind energy supply chain investments within the State and
7 creating the high-paying port and manufacturing jobs associated
8 with these investments.

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13 Authorizes State Treasurer to enter lease for real property and
14 improvements with NJEDA for construction of New Jersey Wind
15 Port in Lower Alloways Creek Township, Salem County.