

**SENATE, No. 3923**

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**STATE OF NEW JERSEY**  
**219th LEGISLATURE**

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INTRODUCED JUNE 10, 2021

**Sponsored by:**

**Senator STEPHEN M. SWEENEY**

**District 3 (Cumberland, Gloucester and Salem)**

**SYNOPSIS**

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

**CURRENT VERSION OF TEXT**

As introduced.



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.  
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:

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.  
39

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  
45 property and improvements acquired, leased, or caused to be  
46 constructed by the New Jersey Economic Development Authority  
47 for the New Jersey Wind Port in Lower Alloways Creek Township,  
48 Salem County, provided, however, the State Treasurer shall notify,

1 in writing, the President of the Senate and the Speaker of the  
2 General Assembly seven days prior to entering into a lease pursuant  
3 to this section.

4 b. Notwithstanding the provisions of P.L.1962, c.220 (C.52:31-  
5 1.1 et seq.), as amended by P.L.1993, c.38 (C.13:1D-51 et seq.) and  
6 P.L.1997, c.135 (C.52:31-1.3a et al.), or any other law, rule, or  
7 regulation to the contrary, the State Treasurer may enter into a lease  
8 with the New Jersey Economic Development Authority for real  
9 property and improvements for the New Jersey Wind Port in Lower  
10 Alloways Creek Township, Salem County. A lease of real property  
11 and improvements by the State Treasurer to the New Jersey  
12 Economic Development Authority for the purposes described in this  
13 section shall not require the approval of the State House  
14 Commission, nor shall the lease of real property and improvements  
15 by the State Treasurer to the New Jersey Economic Development  
16 Authority for the New Jersey Wind Port require any further  
17 approval of the Legislature.

18  
19 3. This act shall take effect immediately.  
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## 22 STATEMENT

23  
24 This bill authorizes the State Treasurer to enter into a lease for  
25 real property and improvements with the New Jersey Economic  
26 Development Authority for real property and improvements  
27 acquired, leased, or caused to be constructed by the New Jersey  
28 Economic Development Authority (EDA) for the New Jersey Wind  
29 Port in Lower Alloways Creek Township, Salem County. The State  
30 Treasurer would be required to notify, in writing, the President of  
31 the Senate and the Speaker of the General Assembly seven days  
32 prior to entering into a lease pursuant to the bill.

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

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1 installation, and manufacturing port, is critical to anchoring major  
2 offshore wind energy supply chain investments within the State and  
3 creating the high-paying port and manufacturing jobs associated  
4 with these investments.