

40:37A-55.1

LEGISLATIVE HISTORY CHECKLIST

NJSA: 40:37A-55.1

(Retail food outlets--creation
by county improvement authorities)

LAWS OF: 1983

CHAPTER: 273

Bill No: S1980

Sponsor(s): Gormley

Date Introduced: December 6, 1982

Committee: **Assembly:** County Government

Senate: County and Municipal Government

Amended during passage: No Substituted for A395 (not attached
since identical to S1980)

Date of Passage: **Assembly:** June 13, 1983

Senate: February 28, 1983

Date of Approval: July 18, 1983

Following statements are attached if available:

Sponsor statement: Yes

Committee statement: **Assembly** Yes

Senate Yes

Fiscal Note: No

Veto Message: No

Message on Signing: Yes

Following were printed:

Reports: No

Hearings: No

APPROVED July 18, 1983

SENATE, No. 1980

STATE OF NEW JERSEY

INTRODUCED DECEMBER 6, 1982

By Senator GORMLEY

Referred to Committee on County and Municipal Government

AN ACT concerning county improvement authorities, vesting them with the necessary powers to finance the establishment of retail food outlets, and amending P. L. 1979, c. 275.

1 BE IT ENACTED *by the Senate and General Assembly of the State*
2 *of New Jersey:*

1 1. Section 34 of P. L. 1979, c. 275 (C. 40:37A-55.1) is amended to
2 read as follows:

3 34. For purposes of the redevelopment of blighted, deteriorated,
4 or deteriorating areas, and subject to the provisions of this act, an
5 authority may:

6 a. Acquire or contract to acquire from any person, firm or
7 corporation, public or private, by contribution, gift, grant, bequest,
8 devise, purchase, condemnation or otherwise, real or personal prop-
9 erty or any interest therein, including such property as it may
10 deem necessary or proper, although temporarily not required for
11 such purposes, in a redevelopment area and in any area designated
12 by the municipal governing body as necessary for carrying out the
13 relocation of the residents, industry and commerce displaced from
14 a redevelopment area;

15 b. Demolish, remove or rehabilitate buildings or other improve-
16 ments on any area acquired and install, construct or reconstruct
17 streets, facilities, utilities and site improvements essential to the
18 preparation of sites for use in accordance with the redevelopment
19 plan;

20 c. Relocate or arrange for the relocation of residents and occu-
21 pants of an area;

22 d. Dispose of land so acquired for the uses specified in the

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 printed in italics *thus* is new matter.

23 redevelopment plan as determined by it to any person, firm, or
24 corporation or to any public agency by sale, lease or exchange;

25 e. Request the municipal planning board, if any, to recommend
26 and the municipal governing body pursuant to existing law to
27 designate blighted areas in need of redevelopment and to make
28 recommendations for such development;

29 f. Study the recommendations of the municipal planning board
30 for redevelopment of any area and to make its own investigations
31 and recommendations as to current trends in the municipality,
32 blighted areas and blighting factors, to the governing body of the
33 municipality thereon;

34 g. Publish and disseminate information;

35 h. Prepare or arrange by contract for preparation of plans by
36 registered architects or licensed professional engineers or planners
37 for the carrying out of the redevelopment projects;

38 i. Arrange or contract with public agencies or redevelopers for
39 the planning, replanning, conservation, rehabilitation, construction,
40 or undertaking of any project, or redevelopment work; or any part
41 thereof, to provide as part of any such arrangement or contract for
42 extension of credit or making of loans to redevelopers to finance any
43 project or redevelopment work, and to arrange or contract with
44 public agencies for the opening, grading or closing of streets, roads,
45 roadways, alleys, or other places or for the furnishing of facilities
46 or for the acquisition by such agency of property options or prop-
47 erty rights or for the furnishing of property or services in connec-
48 tion with a redevelopment area;

49 j. Arrange or contract with a public agency, to the extent that it
50 is within the scope of that agency's functions, to cause the services
51 customarily provided by such other agency to be rendered for the
52 benefit of the occupants of any redevelopment area, and to have
53 such other agency provide and maintain parks, recreation centers,
54 schools, sewerage, transportation, water and other municipal
55 facilities adjacent to or in connection with redevelopment areas;

56 k. Enter upon any building or property in any redevelopment
57 area in order to conduct investigations or make surveys, soundings
58 or test borings necessary to carry out the purposes of this act;

59 l. Arrange or contract with a public agency for the relocation of
60 residents, industry or commerce displaced from a redevelopment
61 area;

62 m. Make (1) plans for carrying out a program of voluntary
63 repair and rehabilitation of buildings and improvements; and (2)
64 plans for the enforcement of laws, codes, and regulations relating

65 to the use of land and the use and occupancy of buildings and im-
 66 provements, and to the compulsory repair, rehabilitation, demoli-
 67 tion, or removal of buildings and improvements; **[and,]**

68 n. Develop, test, and report methods and techniques, and carry
 69 out demonstrations and other activities, for the prevention and the
 70 elimination of blight; *and,*

71 o. *To finance by mortgage loans or otherwise the construction or*
 72 *establishment of retail food outlets and to make temporary loans*
 73 *or advances in anticipation of permanent loans.*

1 2. This act shall take effect immediately.

STATEMENT

The purpose of this bill is to authorize county improvement authorities to finance the construction and establishment of retail food outlets (i.e. supermarkets).

Under the provisions of P. L. 1979, c. 275, county improvement authorities were empowered to act as housing finance agencies and redevelopment agencies in order to enable them to undertake projects which would provide decent and affordable housing for low and moderate income families in certain areas.

If such projects are to evolve into viable, stable communities, retail food outlets (supermarkets) must be available to the residents. It is, therefore, necessary and desirable to authorize county improvement authorities to finance the construction and establishment of retail food outlets.

51980(1982)

ASSEMBLY COUNTY GOVERNMENT COMMITTEE

STATEMENT TO

SENATE, No. 1980

STATE OF NEW JERSEY

DATED: APRIL 11, 1983

Senate Bill No. 1980 authorizes county improvement authorities to finance the construction or establishment of retail food outlets by mortgage loans or otherwise, when the retail food outlet is constructed or established in connection with the redevelopment of blighted, deteriorated or deteriorating areas.

According to the sponsor, the provision of retail food outlets is beneficial to the success of county improvement authority housing projects, intended to provide affordable housing to low and moderate income families.

SENATE COUNTY AND MUNICIPAL GOVERNMENT
COMMITTEE

STATEMENT TO

SENATE, No. 1980

STATE OF NEW JERSEY

DATED: JANUARY 27, 1983

Senate Bill No. 1980 would authorize county improvement authorities to finance the construction and establishment of retail food outlets by mortgage loans or otherwise, when the retail food outlet is constructed or established in connection with the redevelopment of blighted, deteriorated or deteriorating areas.

According to the sponsor, the provision of retail food outlets is beneficial to the success of county improvement authority housing projects, intended to provide affordable housing to low and moderate income families.

BILLS

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JULY 18, 1983

A-2188, sponsored by Assemblyman Willie Brown, D-Essex, which authorizes the Department of Health to raise fees for a variety of services. The bill is expected to raise about \$800,000.

S-1980, sponsored by State Senator William L. Gormley, R-Atlantic, which enables county improvement authorities to finance the construction and establishment of supermarkets, even when the market is not ancillary to the authority's other projects, such as housing project.

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