

55:14a-59

LEGISLATIVE HISTORY CHECKLIST
Compiled by the NJ State Law Library

NJSA: 55:14a-59

(Housing projects-
-local officials)

LAWS OF: 1990

CHAPTER: 90

Bill No: A472

Sponsor(s): Salmon

Date Introduced: Pre-filed

Committee: Assembly: Housing

Senate: County & Municipal Government

Amended during passage: No

Date of Passage: Assembly: April 2, 1990

Senate: June 11, 1990

Date of Approval: August 21, 1990

Following statements are attached if available:

Sponsor statement: Yes

Committee Statement: Assembly: Yes

Senate: Yes

Fiscal Note: No

Veto Message: No

Message on signing: No

Following were printed:

Reports: No

Hearings: No

See newspaper clippings--attached:

KBG/SLJ

§1-C.55:14A-59
§2-C.55:14D-15.1
§3-C.55:14E-5.1
§4-C.55:14K-5.1
§§5,6-C.52:27D-3.1
and 52:27D-3.2
§7-Note to
§§1-6

P.L.1990, CHAPTER 90, *approved August 21, 1990*
1990 Assembly No. 472

1 AN ACT concerning local and regional housing authorities and
2 redevelopment entities, and supplementing chapter 14A of
3 Title 55 of the Revised Statutes, P.L.1944, c.169 (C.55:14D-1
4 et seq.), P.L.1946, c.52 (C.55:14E-1 et seq.), P.L.1983, c.530
5 (C.55:14K-1 et seq.) and P.L.1966, c.293 (C.52:27D-1 et seq.).
6

7 BE IT ENACTED by the Senate and General Assembly of the
8 State of New Jersey:

9 1. a. The executive director or other chief executive officer
10 of a local or regional housing authority shall provide written
11 notice to a county or municipality, as appropriate, whenever the
12 authority enters into a written agreement for the planning and
13 construction of a housing development project within the county
14 or municipality for which funding assistance shall be sought from
15 State or federal agencies, or both. The executive director or
16 other chief executive officer shall also provide notice to such
17 officials when the authority makes application for such
18 assistance. Such notification shall be made within five calendar
19 days of the signing of the written agreement, or the application
20 for funding assistance.

21 b. In the case of a county organized under the "Optional
22 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
23 written notice shall be provided to the county executive or other
24 appropriate executive officer, and to the board of chosen
25 freeholders. In all other counties, written notice shall be
26 provided to the members of the board of chosen freeholders.

27 In the case of a municipality other than a municipality
28 organized under the council-manager plan pursuant to the
29 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
30 et seq.), written notice shall be provided to the mayor and to the
31 members of the council. In the case of a municipality organized
32 under the council-manager plan pursuant to the "Optional
33 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),
34 written notice shall be provided to the manager and to the
35 members of the council.

36 2. a. The executive director or other chief executive officer
37 of a redevelopment company created pursuant to section 4 of
38 P.L.1944, c.169 (C.55:14D-4) shall provide written notice to a
39 county or municipality, as appropriate, whenever the company
40 enters into a written agreement for the planning and construction
41 of a housing development project within the county or
42 municipality for which funding assistance shall be sought from

1 State or federal agencies, or both. The executive director or
2 ~~other chief executive officer shall also provide notice to such~~
3 officials when the authority makes application for such
4 assistance. Such notification shall be made within five calendar
5 days of the signing of the written agreement, or the application
6 for funding assistance.

7 b. In the case of a county organized under the "Optional
8 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
9 written notice shall be provided to the county executive or other
10 appropriate executive officer, and to the board of chosen
11 freeholders. In all other counties, written notice shall be
12 provided to the members of the board of chosen freeholders.

13 In the case of a municipality other than a municipality
14 organized under the council-manager plan pursuant to the
15 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
16 et seq.), written notice shall be provided to the mayor and to the
17 members of the council. In the case of a municipality organized
18 under the council-manager plan pursuant to the "Optional
19 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),
20 written notice shall be provided to the manager and to the
21 members of the council.

22 3. a. The executive director or other chief executive officer
23 ~~of a corporation or entity which makes application to develop a~~
24 project pursuant to the provisions of the "Urban Redevelopment
25 Law," P.L.1946, c.52 (C.55:14E-1 et seq.) shall provide written
26 notice to a county or municipality, as appropriate, whenever such
27 a corporation or entity enters into a written agreement for the
28 planning and construction of a housing development project
29 within the county or municipality for which funding assistance
30 shall be sought from State or federal agencies, or both. The
31 executive director or other chief executive officer shall also
32 provide notice to such officials when the authority makes
33 application for such assistance. Such notification shall be made
34 within five calendar days of the signing of the written agreement,
35 or the application for funding assistance.

36 b. In the case of a county organized under the "Optional
37 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
38 written notice shall be provided to the county executive or other
39 appropriate executive officer, and to the board of chosen
40 freeholders. In all other counties, written notice shall be
41 provided to the members of the board of chosen freeholders.

42 In the case of a municipality other than a municipality
43 organized under the council-manager plan pursuant to the
44 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
45 et seq.), written notice shall be provided to the mayor and to the
46 members of the council. In the case of a municipality organized
47 under the council-manager plan pursuant to the "Optional
48 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),

1 written notice shall be provided to the manager and to the
2 ~~members of the council.~~

3 4. a. The executive director of the New Jersey Housing and
4 Mortgage Finance Agency shall provide written notice to a
5 county or municipality, as appropriate, when any funding is
6 provided to a local or regional housing authority, or to a
7 redevelopment corporation, agency or authority, for the purpose
8 of financing a housing development project within the county or
9 municipality. Such notification shall be made within five
10 calendar days of the decision to provide the funding.

11 b. In the case of a county organized under the "Optional
12 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
13 written notice shall be provided to the county executive or other
14 appropriate executive officer, and to the board of chosen
15 freeholders. In all other counties, written notice shall be
16 provided to the members of the board of chosen freeholders.

17 In the case of a municipality other than a municipality
18 organized under the council-manager plan pursuant to the
19 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
20 et seq.), written notice shall be provided to the mayor and to the
21 members of the council. In the case of a municipality organized
22 under the council-manager plan pursuant to the "Optional
23 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),
24 written notice shall be provided to the manager and to the
25 members of the council.

26 5. a. The Commissioner of Community Affairs shall provide
27 written notice to a county or municipality, as appropriate, when
28 any funding is provided to a local or regional housing authority, or
29 to a redevelopment corporation, agency or authority, for the
30 purpose of financing a housing development project within the
31 county or municipality. Such notification shall be made within
32 five calendar days of the decision to provide the funding.

33 b. In the case of a county organized under the "Optional
34 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
35 written notice shall be provided to the county executive or other
36 appropriate executive officer, and to the board of chosen
37 freeholders. In all other counties, written notice shall be
38 provided to the members of the board of chosen freeholders.

39 In the case of a municipality other than a municipality
40 organized under the council-manager plan pursuant to the
41 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
42 et seq.), written notice shall be provided to the mayor and to the
43 members of the council. In the case of a municipality organized
44 under the council-manager plan pursuant to the "Optional
45 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),
46 written notice shall be provided to the manager and to the
47 members of the council.

48 6. a. The Commissioner of Community Affairs shall provide

1 written notice to a county or municipality when the United States
2 Department of Housing and Urban Development makes any
3 request for information to the Department of Community Affairs
4 relative to the award of a grant for a project within the county or
5 municipality. The Commissioner of Community Affairs shall also
6 provide written notice to a county or municipality when the
7 Director of the Division of Housing and Development in the
8 Department of Community Affairs nominates for a grant from
9 the United States Department of Housing and Urban Development
10 a project which is to be developed within the county or
11 municipality.

12 b. In the case of a county organized under the "Optional
13 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
14 written notice shall be provided to the county executive or other
15 appropriate executive officer, and to the board of chosen
16 freeholders. In all other counties, written notice shall be
17 provided to the members of the board of chosen freeholders.

18 In the case of a municipality other than a municipality
19 organized under the council-manager plan pursuant to the
20 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
21 et seq.), written notice shall be provided to the mayor and to the
22 members of the council. In the case of a municipality organized
23 under the council-manager plan pursuant to the "Optional
24 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),
25 written notice shall be provided to the manager and to the
26 members of the council.

27 7. This act shall take effect immediately and shall apply to all
28 housing projects developed by local or regional housing
29 authorities or by redevelopment entities after the effective date
30 of this act.

31

32

33

HOUSING AND CONSTRUCTION

34

35

36

Requires that certain local officials be notified of certain housing projects.

1 written notice to a county or municipality when the United States
2 Department of Housing and Urban Development makes any
3 request for information to the Department of Community Affairs
4 relative to the award of a grant for a project within the county or
5 municipality. The Commissioner of Community Affairs shall also
6 provide written notice to a county or municipality when the
7 Director of the Division of Housing and Development in the
8 Department of Community Affairs nominates for a grant from
9 the United States Department of Housing and Urban Development
10 a project which is to be developed within the county or
11 municipality.

12 b. In the case of a county organized under the "Optional
13 County Charter Law," P.L.1972, c.154 (C.40:41A-1 et seq.),
14 written notice shall be provided to the county executive or other
15 appropriate executive officer, and to the board of chosen
16 freeholders. In all other counties, written notice shall be
17 provided to the members of the board of chosen freeholders.

18 In the case of a municipality other than a municipality
19 organized under the council-manager plan pursuant to the
20 "Optional Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1
21 et seq.), written notice shall be provided to the mayor and to the
22 members of the council. In the case of a municipality organized
23 under the council-manager plan pursuant to the "Optional
24 Municipal Charter Law," P.L.1950, c.210 (C.40:69A-1 et seq.),
25 written notice shall be provided to the manager and to the
26 members of the council.

27 7. This act shall take effect immediately and shall apply to all
28 housing projects developed by local or regional housing
29 authorities or by redevelopment entities after the effective date
30 of this act.

31

32

STATEMENT

33

34 This bill requires the executive director of a local or regional
35 housing authority or a redevelopment entity to notify the local
36 governing body and local appointed officials whenever such an
37 authority or entity enters into a written agreement for the
38 planning and construction of a housing development project for
39 which funding assistance shall be sought from either State or
40 federal agencies, or both, and further requires that the applicant
41 notify the local governing body and local appointed officials when
42 application is made funding for a housing development project to
43 such an authority or entity. The executive director of the
44 Housing and Mortgage Finance Agency and the Commissioner of
45 Community Affairs, as appropriate, are also required to provide
46 written notice to the local governing body and local appointed
47 officials when funding is provided by the State for a housing
48 development project within a county or municipality.

2472

1 The bill also requires the Commissioner of Community Affairs
2 to provide written notice to the local governing body and certain
3 local appointed officials when the United States Department of
4 Housing and Urban Development makes any request for
5 information to the Department of Community Affairs relative to
6 the award of a grant for a project within the county or
7 municipality, and also when the Director of the Division of
8 Housing and Development in the Department of Community
9 Affairs nominates a project which is to be developed within the
10 county or municipality for a grant from the United States
11 Department of Housing and Urban Development.

12 The requirements of the bill will provide local elected and
13 appointed officials with information as to the activities of
14 housing authorities and redevelopment entities, as well as the
15 activities of the United States Department of Housing and Urban
16 Development, with regard to the planning and development of
17 housing projects for which State and federal monies are
18 accepted. Such information will serve to prevent abuses of the
19 system which arise when local officials are unaware of the
20 activities of these entities, and will prevent unneeded and
21 unnecessary housing developments from being built at the
22 taxpayer's expense.

23

24

25

HOUSING AND CONSTRUCTION

26

27 Requires that certain local officials be notified of certain housing
28 projects.

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 472

STATE OF NEW JERSEY

DATED: MARCH 19, 1990

The Assembly Housing Committee reports Assembly Bill No. 472 favorably, without amendment.

This bill requires the executive director of a local or regional housing authority or a redevelopment entity to notify the local governing body and local appointed officials whenever such an authority or entity enters into a written agreement for the planning and construction of a housing development project for which funding assistance shall be sought from either State or federal agencies, or both, and further requires that the applicant notify the local governing body and local appointed officials when application is made funding for a housing development project to such an authority or entity. The executive director of the Housing and Mortgage Finance Agency and the Commissioner of Community Affairs, as appropriate, are also required to provide written notice to the local governing body and local appointed officials when funding is provided by the State for a housing development project within a county or municipality.

The bill also requires the Commissioner of Community Affairs to provide written notice to the local governing body and certain local appointed officials when the United States Department of Housing and Urban Development makes any request for information to the Department of Community Affairs relative to the award of a grant for a project within the county or municipality, and also when the Director of the Division of Housing and Development in the Department of Community Affairs nominates a project which is to be developed within the county or municipality for a grant from the United States Department of Housing and Urban Development.

The requirements of the bill will provide local elected and appointed officials with information as to the activities of housing authorities and redevelopment entities, as well as the activities of the United States Department of Housing and Urban Development, with regard to the planning and development of housing projects for which State and federal monies are accepted. Such information will serve to prevent abuses of the system which arise when local officials are unaware of the activities of these entities, and will prevent unneeded and unnecessary housing developments from being built at the taxpayer's expense.

This bill was pre-filed for introduction in the 1990 Session pending technical review. As reported, it incorporates the changes indicated by technical review, which has been performed.

SENATE COUNTY AND MUNICIPAL
GOVERNMENT COMMITTEE

STATEMENT TO

ASSEMBLY, No. 472

STATE OF NEW JERSEY

DATED: MAY 17, 1990

The Senate County and Municipal Government Committee reports favorably Assembly Bill No. 472.

Assembly Bill No. 472 requires the executive director of a local or regional housing authority or a redevelopment entity to notify the local governing body and local appointed officials whenever such an authority or entity enters into a written agreement for the planning and construction of a housing development project for which funding assistance shall be sought from either State or federal agencies, or both, and further requires that the applicant notify the local governing body and local appointed officials when application is made for funding for a housing development project to such an authority or entity. The executive director of the Housing and Mortgage Finance Agency and the Commissioner of Community Affairs, as appropriate, are also required to provide written notice to the local governing body and local appointed officials when funding is provided by the State for a housing development project within a county or municipality.

The bill also requires the Commissioner of Community Affairs to provide written notice to the local governing body and certain local appointed officials when the United States Department of Housing and Urban Development makes any request for information to the Department of Community Affairs relative to the award of a grant for a project within the county or municipality, and also when the Director of the Division of Housing and Development in the Department of Community Affairs nominates a project which is to be developed within the county or municipality for a grant from the United States Department of Housing and Urban Development.

The requirements of the bill will provide local elected and appointed officials with information as to the activities of housing authorities and redevelopment entities, as well as the activities of the United States Department of Housing and Urban Development, with regard to the planning and development of housing projects for which State and federal monies are accepted. Such information will serve to prevent abuses of the system which arise when local officials are unaware of the activities of these entities, and will prevent unneeded and unnecessary housing developments from being built at the taxpayer's expense.