

52:18A-78.6

LEGISLATIVE HISTORY CHECKLIST

(Building authority--no hearing required
for remodeling buildings for same use)

NJSA 52:18A-78.6

LAWS 1981

CHAPTER 528

Bill No. S3556

Sponsor(s) Merlino

Date Introduced Jan. 4, 1982

Committee: Assembly _____

Senate _____

Amended during passage

~~Yes~~

No Substituted for A3804
(not attached since
identical to S3556)

Date of Passage: Assembly Jan. 7, 1982

Senate Jan. 7, 1982

Date of approval Jan. 12, 1982

Following statements are attached if available:

Sponsor statement	Yes	No
Committee Statement: Assembly	Yes	No
Senate	Yes	No
Fiscal Note	Yes	No
Veto Message	Yes	No
Message on signing	Yes	No

Following were printed:

Reports	Yes	No
Hearings	Yes	No

6/22/81

SENATE, No. 3556

STATE OF NEW JERSEY

INTRODUCED JANUARY 4, 1982

By Senator MERLINO

(Without Reference)

AN ACT to amend the "New Jersey Building Authority Act,"
approved April 16, 1981 (P. L. 1981, c. 120).

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

1 1. Section 6 of P. L. 1981, c. 120 (C. 52:18A-78.6) is amended to
2 read as follows:

3 6. Prior to the acquisition or construction of any project, or
4 any reconstruction, rehabilitation, repair or improvement of a
5 project, the cost of which undertaking is estimated to exceed
6 \$100,000.00 the authority shall:

7 a. Prepare a project report which shall describe the nature and
8 scope of the project, including but not limited to its location, size,
9 cost, and purpose, a list of all entities entering lease agreements for
10 the use of the project and the amount of space each will occupy,
11 the anticipated annual State appropriation for lease agreements,
12 the total State appropriations necessary in each year until the total
13 indebtedness attributable to the project is paid or retired and a
14 statement of anticipated annual receipts and expenditures for the
15 project;

16 b. Submit the project report to the Commission on Capital
17 Budgeting and Planning for its review and its findings as to
18 whether the project is necessary and convenient to meet the needs
19 of the State agencies which are to utilize the project, whether the
20 project is consistent with the State Capital Improvement Plan,
21 and whether it meets the criteria otherwise established by the Com-
22 mission for its approval of State Capital projects;

23 c. Conduct a public hearing in the municipality in which the
24 project is to be located as provided in section 7 of this act, and
25 make all responses required by that section; *except that this*
26 *requirement shall not apply in the case of the reconstruction,*
27 *rehabilitation, repair or improvement of an existing building or*

28 *facility owned by the State and which will continue to be used for*
29 *substantially the same purpose after completion of the project;*

30 d. Submit to the Legislature the project report, the findings of
31 the Commission on Capital Budgeting and Planning, the tran-
32 script of the public hearing, and all responses required by section 7
33 of this act;

34 e. Submit to the Legislature documentation that:

35 (1) Plans and specifications for the project assure, or will assure
36 adequate light, air, sanitation, and fire protection;

37 (2) There is a feasible method for the relocation of families and
38 individuals displaced from the project area into decent safe and
39 sanitary dwellings in accordance with the provisions of the
40 "Relocation Assistance Act of 1967," P. L. 1967, c. 79 (C. 52:31B-1
41 et seq.) and the "Relocation Assistance Act," P. L. 1971, c. 362
42 (C. 20:4-1 et seq.), whichever is applicable;

43 (3) Plans and specifications for the project assure that the
44 project will comply with all applicable standards and requirements
45 prescribed by State and Federal law which promote the public
46 health, protect the environment or promote the conservation of
47 energy, and that, where practicable and appropriate, consideration
48 shall be given to the generation or cogeneration of electrical power
49 on the project site or in conjunction with other facilities.

50 (4) Plans and specifications for the project assure that it will
51 comply with the requirements of the "State Uniform Construction
52 Code Act," P. L. 1975, c. 217 (C. 52:27D-119 et seq.).

53 (5) The location of the project is consistent with the State's
54 urban policy of concentrating public investments in distressed
55 urban centers and assisting in the revitalization of the older mu-
56 nicipalities, except for a project intended to serve a region which
57 contains no such urban center.

58 For the purposes of this section "cost" means, in addition to the
59 usual connotations thereof, the cost of acquisition, construction,
60 reconstruction, rehabilitation, repair, improvement and operation
61 of all or any part of a project, and includes, but is not limited to,
62 the cost or fair market value of construction, machinery and equip-
63 ment, property rights, easements, privileges, agreements, fran-
64 chises, utility extensions, disposal facilities, access roads and site
65 development deemed by the authority to be necessary or useful and
66 convenient therewith, discount on bonds, cost of issuance of bonds,
67 engineering and inspection costs and legal expenses, cost of finan-
68 cial, professional and other estimates and advice, organization,
69 administrative, insurance, operating and other expenses of the
70 authority or any person prior to and during any acquisition or

71 construction, reconstruction, rehabilitation, repair or improvement,
72 and all other expenses as may be necessary or incident to the financ-
73 ing, acquisition, construction, rehabilitation, repair or improvement
74 and completion of the project or part thereof, and also provision for
75 reserves for payment or security of principal of, or interest on,
76 the bonds during any such undertaking.

1 2. This act shall take effect immediately.

STATEMENT

This bill provides that the Building Authority need not conduct a public hearing when remodeling or rehabilitating an existing State-owned building which will continue to be used for the same purpose. All other procedural requirements, including legislative approval, will still be in effect.

The making of internal improvements to an existing building does not affect local interests in the same way as the construction of a new building or the conversion of a building from one purpose to another. The purpose of the bill is to save time and paperwork in order to allow for efficient and timely action in undertaking necessary modernizations of existing buildings.

71 construction, reconstruction, rehabilitation, repair or improvement,
72 and all other expenses as may be necessary or incident to the financ-
73 ing, acquisition, construction, rehabilitation, repair or improvement
74 and completion of the project or part thereof, and also provision for
75 reserves for payment or security of principal of, or interest on,
76 the bonds during any such undertaking.

1 2. This act shall take effect immediately.

STATEMENT

This bill provides that the Building Authority need not conduct a public hearing when remodeling or rehabilitating an existing State-owned building which will continue to be used for the same purpose. All other procedural requirements, including legislative approval, will still be in effect.

The making of internal improvements to an existing building does not affect local interests in the same way as the construction of a new building or the conversion of a building from one purpose to another. The purpose of the bill is to save time and paperwork in order to allow for efficient and timely action in undertaking necessary modernizations of existing buildings.

53556(1981)

S-680, sponsored by Senator Anthony Russo (D-Union), permitting members of the Public Employees' Retirement System (PERS), the Teachers Pension and Annuity Fund (TPAF), and the Police and Firemen's Retirement System to purchase credit for previous membership service earned in any other retirement system or pension fund administered by the State of New Jersey.

S-1437, sponsored by Senator Wynona Lipman (D-Essex), extending the definition of the unclassified section of the civil service to the positions of assistant executive director, director of staff operations, director of administration, director of redevelopment and the urban initiatives coordinator of any local housing authority.

S-3556, sponsored by Senator Joseph Merlino (D-Mercer), eliminating the requirement that proposed construction on State-owned facilities by the the New Jersey Building Authority be prefaced by a public hearing, as long as the facility will continue to be used for a purpose similar to its original purpose.

The bill is primarily intended to expedite renovation projects on the State House.

S-3330, sponsored by Senator Steven P. Perskie (D-Atlantic), eliminating the requirement that casino hotel employees be licensed before starting work. Instead, an employee may begin work as soon as he is registered with the Casino Control Commission registration is automatically given to employees who hold a temporary license or who have applied for a license. The provision extends to bartenders, waiters, maintenance and kitchen staff.

In addition, the bill eliminates the two-year licenses for gaming-related casino employees and for gaming school instructors, changing the license period to three years.

S-3120, also sponsored by Senator Feldman, permitting municipal and county utility authorities to appoint managerial personnel, technical advisors and experts, and professional employees without regard to civil service laws. The appointments are for terms not to exceed five years. General counsels and consulting engineers are excluded from the act.

S-3010, also by Senator Feldman and called the County Library Reorganization Law, establishes a county library study commission to evaluate the system and make recommendations to be approved by the voters.