

55:19-22

LEGISLATIVE HISTORY CHECKLIST

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LAWS OF: 2015 **CHAPTER:** 56

NJSA: 55:19-22 (Permits DCA to nominate a municipality as a qualified municipality for purposes of NJ Redevelopment Authority program participation)

BILL NO: S1677 (Substituted for A3528)

SPONSOR(S) Oroho and others

DATE INTRODUCED: March 17, 2014

COMMITTEE: **ASSEMBLY:** Commerce and Economic Development

SENATE: Community and Urban Affairs

AMENDED DURING PASSAGE: No

DATE OF PASSAGE: **ASSEMBLY:** March 26, 2015

SENATE: June 12, 2014

DATE OF APPROVAL: May 11, 2015

FOLLOWING ARE ATTACHED IF AVAILABLE:

FINAL TEXT OF BILL (Introduced version of bill enacted)

S1677

SPONSOR'S STATEMENT: (Begins on page 3 of introduced bill) Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes

SENATE: Yes

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, *may possibly* be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

A3528

SPONSOR'S STATEMENT: (Begins on page 3 of introduced bill) Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes

SENATE: No

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

(continued)

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING: No

FOLLOWING WERE PRINTED:

To check for circulating copies, contact New Jersey State Government Publications at the State Library (609) 278-2640 ext.103 or <mailto:refdesk@njstatelib.org>

REPORTS: No

HEARINGS: No

NEWSPAPER ARTICLES: Yes

"Governor back in N.J. to act on bills," The Record, 5-12-15

LAW/RWH

P.L.2015, CHAPTER 56, *approved May 11, 2015*

Senate, No. 1677

1 AN ACT concerning qualified municipalities and amending
2 P.L.1996, c.62.

3
4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6
7 1. Section 3 of P.L.1996, c.62 (C.55:19-22) is amended to read
8 as follows:

9 3. As used in P.L.1996, c.62 (C.55:19-20 et al.), except as
10 otherwise clearly required by the context:

11 "Authority" means the New Jersey Redevelopment Authority
12 established pursuant to section 4 of P.L.1996, c.62 (C.55:19-23).

13 "Council" means the Urban Coordinating Council established
14 pursuant to section 45 of P.L.1996, c.62 (C.55:19-60).

15 "Department" means the Department of Commerce and
16 Economic Development.

17 "Project" means a specific work or improvement, including
18 lands, buildings, improvements, real and personal property or any
19 interest therein, including lands under water, riparian rights, space
20 rights and air rights, acquired, owned, constructed, reconstructed,
21 rehabilitated or improved by the authority or a subsidiary, or by any
22 other person, firm or corporation under agreement with the
23 authority or subsidiary pursuant to the provisions of P.L.1996, c.62
24 (C.55:19-20 et al.) in a qualified municipality, and which falls
25 within any of the following classifications:

26 (1) "Industrial project"--a project designed and intended to
27 provide facilities for manufacturing, industrial, commercial,
28 wholesale, retail, warehousing, or research and development
29 purposes, including but not limited to machinery and equipment
30 deemed necessary for the operation thereof, when the authority
31 finds that there is a compelling public need to undertake such
32 project.

33 (2) "Land-use improvement project"--a project for the clearance,
34 replanning, reconstruction, rehabilitation, renewal, redevelopment,
35 conservation, restoration or improvement of an area, in cooperation
36 or under agreement with a qualified municipality which has
37 designated the area in need of redevelopment.

38 (3) "Civil project"--a project designed and intended to provide
39 facilities for educational, cultural, health, recreational, community
40 or other civic purposes.

41 (4) "Utility project"--a project designed and intended to provide
42 facilities for provision of water, sewerage, solid waste disposal,

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 underlined thus is new matter.

1 transportation, utility or other public services necessary for the
2 accommodation of a project of another classification undertaken
3 pursuant to P.L.1996, c.62 (C.55:19-20 et al.), but accommodation
4 of needs greater than those of the other project may be
5 encompassed.

6 (5) "Mixed-use project"--a project consisting of housing
7 development and commercial development, in which the prorated
8 cost of the housing development is equivalent to no more than one-
9 third of the cost of the total project.

10 (6) "Multi-purpose project"--a project combining the purposes
11 of two or more of the foregoing classifications.

12 "Qualified municipality" means any municipality which at the
13 time of the initiation of a project was either eligible to receive aid
14 under the "Special Municipal Aid Act," P.L.1987, c.75 (C.52:27D-
15 118.24 et seq.) or was coextensive with a school district which
16 qualified for designation as a "special needs district" pursuant to the
17 "Quality Education Act of 1990," P.L.1990, c.52 (C.18A:7D-1 et
18 seq.) or, if no municipality in a county meets these requirements,
19 the Commissioner of Community Affairs may nominate one
20 municipality in that county for inclusion. The nominated
21 municipality must have a rank in the top 20% of the current
22 Municipal Distress Index (MDI), as promulgated by the Division of
23 Housing and Community Resources in the Department of
24 Community Affairs, and be approved by the New Jersey
25 Redevelopment Authority Board. If approved, the municipality
26 shall be eligible to participate in the program for a period of five
27 years and may, thereafter, be re-nominated by the commissioner
28 every five years.

29 "Subsidiary" means a subsidiary corporation formed by the
30 authority pursuant to section 8 of P.L.1996, c.62 (C.55:19-27).
31 (cf: P.L.1996, c.62, s.3)

32

33 2. This act shall take effect immediately.

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STATEMENT

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38 This bill permits the Commissioner of Community Affairs to
39 nominate a municipality as a "qualified municipality" in order to be
40 eligible to participate in community redevelopment programs
41 financed through the New Jersey Redevelopment Authority (NJRA)
42 when no other municipality within the county meets the
43 requirements of a "qualified municipality" pursuant to
44 N.J.S.A.55:19-22. The nominated municipality must have a rank in
45 the top 20% of the Municipal Distress Index (MDI) and be
46 approved by NJRA's board. Once approved, the municipality shall
47 be eligible to participate in the program for five years. Thereafter,

1 the commissioner may re-nominate the municipality for
2 participation in the program every five years.

3 The NJRA, established pursuant to N.J.S.A.55:19-23, acts as a
4 financing agency to eligible urban communities throughout New
5 Jersey. In addition to technical assistance, many financial resources
6 such as loans, loan guarantees, and bonding financing, are offered
7 to redevelop urban neighborhoods.

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12 Permits DCA to nominate a municipality as a qualified
13 municipality for purposes of NJ Redevelopment Authority program
14 participation.

SENATE, No. 1677

STATE OF NEW JERSEY 216th LEGISLATURE

INTRODUCED MARCH 17, 2014

Sponsored by:

Senator STEVEN V. OROHO

District 24 (Morris, Sussex and Warren)

Senator JEFF VAN DREW

District 1 (Atlantic, Cape May and Cumberland)

Assemblyman BOB ANDRZEJCZAK

District 1 (Atlantic, Cape May and Cumberland)

SYNOPSIS

Permits DCA to nominate a municipality as a qualified municipality for purposes of NJ Redevelopment Authority program participation.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 3/27/2015)

1 AN ACT concerning qualified municipalities and amending
2 P.L.1996, c.62.

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4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

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7 1. Section 3 of P.L.1996, c.62 (C.55:19-22) is amended to read
8 as follows:

9 3. As used in P.L.1996, c.62 (C.55:19-20 et al.), except as
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14 pursuant to section 45 of P.L.1996, c.62 (C.55:19-60).

15 "Department" means the Department of Commerce and
16 Economic Development.

17 "Project" means a specific work or improvement, including
18 lands, buildings, improvements, real and personal property or any
19 interest therein, including lands under water, riparian rights, space
20 rights and air rights, acquired, owned, constructed, reconstructed,
21 rehabilitated or improved by the authority or a subsidiary, or by any
22 other person, firm or corporation under agreement with the
23 authority or subsidiary pursuant to the provisions of P.L.1996, c.62
24 (C.55:19-20 et al.) in a qualified municipality, and which falls
25 within any of the following classifications:

26 (1) "Industrial project"--a project designed and intended to
27 provide facilities for manufacturing, industrial, commercial,
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29 purposes, including but not limited to machinery and equipment
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31 finds that there is a compelling public need to undertake such
32 project.

33 (2) "Land-use improvement project"--a project for the clearance,
34 replanning, reconstruction, rehabilitation, renewal, redevelopment,
35 conservation, restoration or improvement of an area, in cooperation
36 or under agreement with a qualified municipality which has
37 designated the area in need of redevelopment.

38 (3) "Civil project"--a project designed and intended to provide
39 facilities for educational, cultural, health, recreational, community
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42 facilities for provision of water, sewerage, solid waste disposal,
43 transportation, utility or other public services necessary for the
44 accommodation of a project of another classification undertaken
45 pursuant to P.L.1996, c.62 (C.55:19-20 et al.), but accommodation

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4 development and commercial development, in which the prorated
5 cost of the housing development is equivalent to no more than one-
6 third of the cost of the total project.

7 (6) "Multi-purpose project"--a project combining the purposes
8 of two or more of the foregoing classifications.

9 "Qualified municipality" means any municipality which at the
10 time of the initiation of a project was either eligible to receive aid
11 under the "Special Municipal Aid Act," P.L.1987, c.75 (C.52:27D-
12 118.24 et seq.) or was coextensive with a school district which
13 qualified for designation as a "special needs district" pursuant to the
14 "Quality Education Act of 1990," P.L.1990, c.52 (C.18A:7D-1 et
15 seq.) or, if no municipality in a county meets these requirements,
16 the Commissioner of Community Affairs may nominate one
17 municipality in that county for inclusion. The nominated
18 municipality must have a rank in the top 20% of the current
19 Municipal Distress Index (MDI), as promulgated by the Division of
20 Housing and Community Resources in the Department of
21 Community Affairs, and be approved by the New Jersey
22 Redevelopment Authority Board. If approved, the municipality
23 shall be eligible to participate in the program for a period of five
24 years and may, thereafter, be re-nominated by the commissioner
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42 the top 20% of the Municipal Distress Index (MDI) and be
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47 The NJRA, established pursuant to N.J.S.A.55:19-23, acts as a
48 financing agency to eligible urban communities throughout New

S1677 OROHO, VAN DREW

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- 1 Jersey. In addition to technical assistance, many financial resources
- 2 such as loans, loan guarantees, and bonding financing, are offered
- 3 to redevelop urban neighborhoods.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 1677

STATE OF NEW JERSEY

DATED: MAY 19, 2014

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 1677.

This bill permits the Commissioner of Community Affairs to nominate a municipality as a “qualified municipality” in order to be eligible to participate in community redevelopment programs financed through the New Jersey Redevelopment Authority (NJRA) when no other municipality within the county meets the requirements of a “qualified municipality” pursuant to section 3 of P.L.1996, c.62 (C.55:19-22). The nominated municipality must have a rank in the top 20% of the Municipal Distress Index (MDI) and be approved by NJRA’s board. Once approved, the municipality shall be eligible to participate in the program for five years. Thereafter, the commissioner may re-nominate the municipality for participation in the program every five years.

The NJRA, established pursuant to section 4 of P.L.1996, c.62 (C.55:19-23), acts as a financing agency to eligible urban communities throughout New Jersey. In addition to technical assistance, many financial resources such as loans, loan guarantees, and bonding financing, are offered to redevelop urban neighborhoods.

ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT
COMMITTEE

STATEMENT TO

SENATE, No. 1677

STATE OF NEW JERSEY

DATED: FEBRUARY 5, 2015

The Assembly Housing and Community Development Committee reports favorably Senate Bill No. 1677.

This bill permits the Commissioner of Community Affairs to nominate a municipality as a “qualified municipality” in order to be eligible to participate in community redevelopment programs financed through the New Jersey Redevelopment Authority (NJRA) when no other municipality within the county meets the requirements of a “qualified municipality” pursuant to N.J.S.A.55:19-22. The nominated municipality must have a rank in the top 20% of the Municipal Distress Index (MDI) and be approved by NJRA’s board. Once approved, the municipality shall be eligible to participate in the program for five years. Thereafter, the commissioner may re-nominate the municipality for participation in the program every five years.

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ASSEMBLY, No. 3528

STATE OF NEW JERSEY 216th LEGISLATURE

INTRODUCED JULY 11, 2014

Sponsored by:

Assemblyman BOB ANDRZEJCZAK

District 1 (Atlantic, Cape May and Cumberland)

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ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT
COMMITTEE

STATEMENT TO

ASSEMBLY, No. 3528

STATE OF NEW JERSEY

DATED: FEBRUARY 5, 2015

The Assembly Housing and Community Development Committee reports favorably Assembly Bill No. 3528.

This bill permits the Commissioner of Community Affairs to nominate a municipality as a “qualified municipality” in order to be eligible to participate in community redevelopment programs financed through the New Jersey Redevelopment Authority (NJRA) when no other municipality within the county meets the requirements of a “qualified municipality” pursuant to N.J.S.A.55:19-22. The nominated municipality must have a rank in the top 20% of the Municipal Distress Index (MDI) and be approved by NJRA’s board. Once approved, the municipality shall be eligible to participate in the program for five years. Thereafter, the commissioner may re-nominate the municipality for participation in the program every five years.

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