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LAW/JA

P.L.2015, CHAPTER 72, *approved July 6, 2015*  
Assembly, No. 4196 (*Third Reprint*)

1 AN ACT concerning the Meadowlands Regional Commission and  
2 amending P.L.2015, c.19.

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

6  
7 1. Section 2 of P.L.2015, c.19 (C.5:10A-2) is amended to read  
8 as follows:

9 2. The Legislature finds and declares that:

10 a. The New Jersey Meadowlands Commission is currently the  
11 zoning and planning agency for a 30.4 square-mile area covering  
12 parts of 14 municipalities in Bergen and Hudson Counties in New  
13 Jersey. The New Jersey Meadowlands Commission, created in  
14 1969, was charged with the development and redevelopment of the  
15 Hackensack Meadowlands in an orderly and comprehensive  
16 fashion, with special consideration to the ecological and  
17 environment challenges facing the Hackensack Meadowlands.

18 b. During the past 45 years, the New Jersey Meadowlands  
19 Commission has successfully provided for orderly comprehensive  
20 development, solid waste management, and environmental  
21 protection within the Hackensack Meadowlands, as well as guiding  
22 the investment of tens of millions of dollars in development,  
23 municipal services, and significant infrastructure projects, among  
24 other things.

25 c. There are several vital components necessary for the  
26 continuation and expansion of the comprehensive plan for the  
27 economic development growth of the Hackensack Meadowlands.  
28 Among them are infrastructure improvements, transportation,  
29 tourism, the completion of the development of the sport complex  
30 site, the delivery of municipal services, flood control, and the  
31 continuance of the Intermunicipal Tax Sharing Program, which is  
32 the fiscal underpinning of the district's master plan.

33 d. The New Jersey Sports and Exposition Authority has  
34 promoted the holding of athletic contests, horse racing, and other  
35 spectator sporting events, trade shows, and other expositions in the  
36 State.

37 e. The 750 acres of the New Jersey Sports and Exposition  
38 Authority complex in the Hackensack Meadowlands is a significant  
39 economic stimulant to the development of the meadowlands. The  
40 New Jersey Sports and Exposition Authority's ability to plan,

**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.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Assembly ACE committee amendments adopted March 16, 2015.

<sup>2</sup>Senate SBA committee amendments adopted June 22, 2015.

<sup>3</sup>Senate floor amendments adopted June 25, 2015.

1 construct, and maintain its holdings in the sports complex has been  
2 an extraordinary feat, making it a premier sporting facility.

3 f. It is also appropriate and necessary to recognize the  
4 consistent impact of the Hackensack Meadowlands on tourist  
5 related activities and development, including retail, sports, and  
6 entertainment venues constructed at New Jersey Sports and  
7 Exposition Authority properties with support from private  
8 investment.

9 g. The authority and powers of the New Jersey Sports and  
10 Exposition Authority and the New Jersey Meadowlands  
11 Commission should be reviewed and amended to reflect the issues  
12 of the day so as to adequately address the evolving economic and  
13 environmental issues in the Hackensack Meadowlands.

14 h. In order to more effectively address the modern needs of the  
15 Hackensack Meadowlands, the Legislature finds that the two  
16 agencies with the common interest of promoting the economic  
17 growth of the meadowlands and northern New Jersey, the New  
18 Jersey Sports and Exposition Authority and the New Jersey  
19 Meadowlands Commission, should be consolidated to promote  
20 efficiency of operation, cost effectiveness, and the elimination of  
21 unnecessary government bureaucracy.

22 i. Nothing in P.L.2015, c.19 (C.5:10A-1 et al.) is intended to  
23 revise, limit, or nullify the rights of the New Jersey Sports and  
24 Exposition Authority under the provisions of P.L.1971,  
25 c.137 (C.5:10-1 et seq.) or other applicable laws. In the case of any  
26 conflict between P.L.1971, c.137 (C.5:10-1 et seq.) and the  
27 provisions of P.L.1968, c.404 (C.13:17-1 et seq.) or P.L.1971,  
28 c.137 (C.5:10-1 et seq.) and P.L.2015, c.19 (C.5:10A-1 et al.), the  
29 provisions of P.L.1971, c.137 (C.5:10-1 et seq.) shall control.

30 j. Except as expressly provided in P.L.2015, c.19 (C.5:10A-1  
31 et al.) nothing is intended to revise, limit, or nullify the rights of the  
32 New Jersey Meadowlands Commission under P.L.1968,  
33 c.404 (C.13:17-1 et seq.). In the case of any conflict between  
34 P.L.1968, c.404 (C.13:17-1 et seq.) and the provisions of P.L.2015,  
35 c.19 (C.5:10A-1 et al.) the provisions of P.L.2015, c.19 (C.5:10A-1  
36 et al.) shall control.

37 k. Notwithstanding anything in P.L.2015, c.19 (C.5:10A-1 et  
38 al.) to the contrary, sections 8 through 16, 18, 23, 24, 25, **[30]** 29  
39 through 48, and 74 of P.L.2015, c.19 (C.5:10A-1 et al.) shall not  
40 apply to the sports complex or adversely affect the rights, benefits,  
41 entitlements, contracts, agreements, liabilities, responsibilities, or  
42 obligations upon existing developers or ground tenants within the  
43 sports complex or any other project of the New Jersey Sports and  
44 Exposition Authority, wherever located, as of the date of enactment  
45 of P.L.2015, c.19 (C.5:10A-1 et al.), and with respect to the sports  
46 complex, the rights and powers of the commission shall only be  
47 those set forth in P.L.1971, c.137 (C.5:10-1 et seq.).

48 (cf: P.L.2015, c.19, s.2)

1       2. Section 3 of P.L.2015, c.19 (C.5:10A-3) is amended to read  
2 as follows:

3       3. As used in sections 1 through 68 of P.L.2015,  
4 c.19 (C.5:10A-1 et seq.):

5       “Adjustment year” means the year in which the respective  
6 obligations of the intermunicipal account and the constituent  
7 municipalities of the district are due and payable.

8       “Apportionment rate” means a rate determined as follows:

9       (1) The total property taxes levied for local, school, and  
10 veterans’ and senior citizens’ purposes by a constituent  
11 municipality, as certified pursuant to R.S.54:4-52, in the  
12 comparison year after the meadowlands adjustment payment made  
13 in that comparison year has been subtracted or added, as the case  
14 may be, divided by

15       (2) The aggregate true value of all taxable real property,  
16 exclusive of Class II railroad property, located in the municipality,  
17 both within and without the district, in the comparison year, as  
18 determined by the Director of the Division of Taxation in the  
19 Department of the Treasury on October 1 of the comparison year,  
20 pursuant to section 2 of P.L.1954, c.86 (C.54:1-35.2), or as  
21 modified by the tax court. If a tax appeal is resolved after  
22 calculations are finalized for an adjustment year, the next year’s  
23 calculations must show a retroactive correction for the applicable  
24 preceding two years.

25       “Area in need” means an area whose redevelopment is necessary  
26 to effectuate the public purposes described herein, as determined by  
27 the commission. An area designated as “in need” may contain lands,  
28 buildings, or improvements which, of themselves, are not  
29 detrimental to the public health, safety, or welfare, but nevertheless  
30 must be included in the area designated as “in need,” with or  
31 without change in condition, for the effective redevelopment of the  
32 area of which they are a part. An area designated by the  
33 commission as a “redevelopment area” pursuant to the  
34 “Redevelopment Area Bond Financing Law,” P.L.2001,  
35 c.310 (C.40A:12A-64 et seq.) shall also be deemed to constitute an  
36 area in need for purposes of [this act] P.L.2015, c.19 (C.5:10A-1 et  
37 al.)<sup>1</sup> and shall also be deemed to constitute an “area in need of  
38 redevelopment” for purposes of the “Local Redevelopment and  
39 Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.).

40       “Base year” **【**refers to the term as defined by section 59.1 of  
41 P.L.1968, c.404 (C.13:17-61)**】** means 1970.

42       “Bonds” means any bonds, notes, interim certificates,  
43 debentures, or other obligations, issued by the commission pursuant  
44 to sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.).

45       “Commission” means the New Jersey Sports and Exposition  
46 Authority, which may be referred to as the “Meadowlands Regional  
47 Commission,” as established by P.L.1971, c.137 (C.5:10-1 et seq.).

1 P.L.1968, c.404 (C.13:17-1 et seq.), and section 6 of P.L.2015,  
2 c.19 (C.5:10A-6).

3 “Committee” means the Hackensack Meadowlands Municipal  
4 Committee established pursuant to the “Hackensack Meadowlands  
5 Redevelopment Act,” P.L.1968, c.404 (C.13:17-1 et seq.).

6 “Comparison year” means the second calendar year preceding  
7 the adjustment year.

8 “Constituent municipalities” means the municipalities of  
9 Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie,  
10 North Arlington, Ridgefield, Rutherford, South Hackensack, and  
11 Teterboro in Bergen county; and Jersey City, Kearny, North  
12 Bergen, and Secaucus in Hudson county.

13 “District” means the Hackensack Meadowlands District, the area  
14 delineated within section 5 of P.L.2015, c.19 (C.5:10A-5).

15 “Hackensack meadowlands” means the Hackensack  
16 Meadowlands District as established by section 5 of P.L.2015,  
17 c.19 (C.5:10A-5).

18 “Hotel” means a building or portion of it, which is regularly used  
19 for the lodging of guests and is subject to taxation pursuant to the  
20 “Hotel Occupancy Tax Act,” P.L.1981, c.77 (C.40:48E-1 et seq.).

21 “Improvement” means (1) the laying out, opening, construction,  
22 widening, straightening, enlargement, extension, alteration,  
23 changing of location, grading, paving, or otherwise improving, a  
24 street, alley, or public highway; (2) curbing or guttering of a  
25 sidewalk along a street, alley, or highway; (3) construction and  
26 improvement of bridges and viaducts; (4) construction,  
27 enlargement, or extension of a sewer or drain or of a sewerage or  
28 drainage system including, but not limited to, such systems under  
29 streets, alleys, or public highways, or works for the sanitary  
30 disposal of sewerage or drainage; (5) the installation of service  
31 connections to water and other utility works, including the laying,  
32 construction, or placing of mains, conduits, or cables under or along  
33 a street, alley, or highway; (6) the construction, enlargement, or  
34 extension of water mains or water distribution works; (7) extension  
35 of landfills or other facilities for the disposal of solid wastes; (8) the  
36 installation of lighting standards, appliances, and appurtenances  
37 required for the illumination of streets; (9) the widening, deepening,  
38 or improvement of, the removal of obstructions in, and the  
39 construction, enlargement, and extension of any waterway, or of  
40 enclosing walls, or of a pipe or conduit along a water course; (10)  
41 the development and improvement of parks, recreational facilities,  
42 and flood control structures; (11) environmental enhancements and  
43 remediation; and (12) the construction of buildings and other  
44 structures.

45 “Intermunicipal account” means the device established and  
46 administered by the commission to record all of the transactions  
47 made for the purpose of calculating the meadowlands adjustment  
48 payment for each constituent municipality, and to act as the

1 clearinghouse for the transfer of the meadowlands adjustment  
2 payments among the constituent municipalities as required by  
3 section 59 of P.L.2015, c.19 (C.5:10A-59).

4 “Master plan” means the comprehensive plan for the district  
5 prepared and adopted by the commission.

6 “Meadowlands adjustment payment” means the amount that is  
7 payable by each constituent municipality to the intermunicipal  
8 account, or the amount that is payable by the intermunicipal account  
9 to each municipality, as the commission shall determine the case to  
10 be.

11 “Owner” means all persons having any title or interest in any  
12 property, rights, easements, and interests authorized to be acquired,  
13 assessed, or regulated by sections 1 through 68 of P.L.2015,  
14 c.19 (C.5:10A-1 et seq.).

15 “Person” means all individuals, partnerships, associations,  
16 private or municipal corporations, and all political subdivisions of  
17 the State.

18 “Project” means any application for development, plan, work, or  
19 undertaking by the commission, constituent municipality, or  
20 redeveloper, pursuant to the master plan or a redevelopment plan.

21 “Project area” means all or a portion of a redevelopment area.

22 “Redeveloper” means any person, firm, corporation, or public or  
23 private agency that engages in development, redevelopment, or  
24 improvement of an area or any part thereof under the provisions of  
25 P.L.1971, c.137 (C.5:10-1 et seq.), P.L.1968, c.404 (C.13:17-1 et  
26 seq.), and sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et  
27 seq.), or in the construction of any project pursuant to the master  
28 plan or redevelopment plan.

29 “Redevelopment” means **【a plan for】** planning, development,  
30 and redevelopment; the rehabilitation of any improvements;  
31 conservation or rehabilitation work; the construction and provision  
32 for construction of projects; **【and】** or the grant or dedication of  
33 spaces as may be appropriate or necessary in the interest of the  
34 general welfare for such projects or other public purposes incidental  
35 or appurtenant thereto, in accordance with the master plan or any  
36 part thereof, or a redevelopment plan.

37 “Redevelopment plan” means a plan adopted by the commission,  
38 applicable to an area in need, for a redevelopment project or  
39 projects, which shall conform to the master plan and which, with  
40 respect to the sports complex, shall include and incorporate its  
41 master plans and which shall be deemed to grant the commission  
42 control over the lands, projects and properties that are subject to the  
43 redemption plan. A redevelopment plan adopted pursuant to  
44 P.L.2015, c.19 (C.5:10A-1 et al.) shall also be deemed to constitute  
45 a redevelopment plan for purposes of the “Local Redevelopment  
46 and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.).

47 “Resident enrollment” means the number of full-time pupils who  
48 are residents of the school district and who are enrolled in day

1 schools on the last day of September during the school year in  
2 which calculation of aid is made and are attending the public  
3 schools of the school district or a school district or State teachers'  
4 college demonstration school in which the school district of  
5 residence pays tuition; school district may count in its enrollment  
6 any pupil regularly attending, on a full-time basis, a county  
7 vocational school in the same county, for which the school district  
8 pays tuition.

9 "Site plan" means a plan for an existing lot or plot or a  
10 subdivided lot on which is shown topography, location of all  
11 existing or proposed buildings, structures, drainage facilities, roads,  
12 rights-of-way, easements, parking areas, together with any other  
13 information, and at such a scale as may be required by a  
14 commission site plan review and approval resolution.

15 "Solid waste" means **any refuse matter, trash, or** garbage ,  
16 refuse, and other discarded materials resulting from industrial,  
17 commercial, and agricultural operations, and from domestic and  
18 community activities, and all other waste materials, including  
19 liquids, except for source separated recyclable materials or source  
20 separated food waste collected by livestock producers approved by  
21 the State Department of Agriculture to collect, prepare, and feed  
22 such wastes to livestock on their own farms.

23 "Solid waste and recycling facilities" means the plants,  
24 structures, and other real and personal property acquired,  
25 constructed, or operated, or to be acquired, constructed, or operated  
26 by the commission, as hereinafter provided, including landfills or  
27 other plants or facilities for the treatment of recycling materials and  
28 disposal of solid waste.

29 "Sports complex" means the 750 acre sports and exposition site  
30 located in the Borough of East Rutherford **and any other land**  
31 **owned by the New Jersey Sports and Exposition Authority in**  
32 **Hudson County or Bergen County** under the jurisdiction of the  
33 New Jersey Sports and Exposition Authority as of the effective date  
34 of P.L.2015, c.19 (C.5:10A-1 et al.) and such additional property  
35 'that is owned and controlled by the sports authority'<sup>1</sup> as may be  
36 designated by the commission from time to time as a part of the  
37 sports complex. The sports complex shall be considered a  
38 "qualified incentive area" for the purposes of P.L.2011,  
39 c.149 (C.34:1B-242 et seq.) and a "qualifying economic  
40 redevelopment and growth grant incentive area" for the purposes of  
41 P.L.2009, c.90 (C.52:27D-489a et al.).

42 "Special assessment" means an assessment for benefits accruing  
43 from the construction of improvements by or at the direction of the  
44 commission.

45 "Subdivision" means the division of a lot, tract, or parcel of land  
46 into two or more lots, sites, or other divisions of land for the  
47 purpose, whether immediate or future, of sale or building  
48 development except that the following divisions shall not be



1 considered subdivisions [within the meaning of P.L.2015,  
2 c.19 (C.5:10A-1 et al.)]; provided, however, that no new streets or  
3 roads are involved; divisions of land for agricultural purposes  
4 where the resulting parcels are three acres or larger in size,  
5 divisions of property by testamentary or intestate provisions, or  
6 divisions of property pursuant to court order.  
7 (cf: P.L.2015, c.19, s.3)

8  
9 3. Section 5 of P.L.2015, c.19 (C.5:10A-5) is amended to read  
10 as follows:

11 5. a. Except as otherwise provided, the commission shall carry  
12 out the purposes of sections 1 through 68 of P.L.2015,  
13 c.19 (C.5:10A-1 et seq.) within the following district:

14 Beginning at a point on Hendricks Causeway at its junction with  
15 the tracks of the Erie-Lackawanna Railroad--Northern Railroad of  
16 New Jersey Branch in Ridgefield;

17 Thence southerly along the tracks of the Erie-Lackawanna  
18 Railroad--Northern Railroad of New Jersey Branch to its junction  
19 with the Fairview-Ridgefield Municipal boundary;

20 Thence westerly along the Fairview-Ridgefield Municipal  
21 boundary to its junction with the Fairview-North Bergen Municipal  
22 boundary;

23 Thence easterly along the Fairview-North Bergen Municipal  
24 boundary to its junction with the tracks of the Erie-Lackawanna  
25 Railroad--Northern Railroad of New Jersey Branch;

26 Thence southerly along the tracks of the Erie-Lackawanna  
27 Railroad--Northern Railroad of New Jersey Branch to its junction  
28 with Tonnelle Avenue (U. S. Route 1 and 9) in Jersey City;

29 Thence southerly along Tonnelle Avenue (U.S. Route 1 and 9) to  
30 its intersection with the Pulaski Skyway;

31 Thence westerly along a line formed by the Pulaski Skyway to a  
32 point where the Port Authority Trans-Hudson tracks pass under the  
33 Pulaski Skyway;

34 Thence westerly along the Port Authority Trans-Hudson tracks to  
35 their intersection with the Harrison-Kearny Municipal Boundary;

36 Thence northwesterly along the Harrison-Kearny Municipal  
37 Boundary, as its jogs and curves, to its intersection with the Erie-  
38 Lackawanna Railroad, Harrison-Kingsland connecting branch of the  
39 Morris and Essex Division;

40 Thence northerly along the tracks of the Erie-Lackawanna  
41 Railroad, Harrison-Kingsland connecting branch of the Morris and  
42 Essex Division to its junction with Orient Way in Lyndhurst;

43 Thence northerly along Orient Way to its junction with Valley  
44 Brook Avenue-Smith Street;

45 Thence easterly along Smith Street to its junction with Madison  
46 Street;

47 Thence northerly along Madison Street to its junction with  
48 Evergreen Place;

1       Thence westerly along Evergreen Place to its junction with  
2 Meadow Road;

3       Thence northerly along Meadow Road to its junction with  
4 Rutherford Avenue;

5       Thence northerly along a straight line drawn between the  
6 intersection of Rutherford Avenue and Meadow Road and the  
7 junction of Union Avenue and Erie-Lackawanna-New Jersey and  
8 New York Railroad;

9       Thence northerly along the tracks of the Erie-Lackawanna-New  
10 Jersey and New York Railroad to its intersection with the Wood-  
11 Ridge-Carlstadt municipal boundary;

12       Thence easterly along the Wood-Ridge-Carlstadt municipal  
13 boundary to its intersection with Moonachie-Wood-Ridge  
14 municipal boundary;

15       Thence northerly and westerly along the Moonachie-Wood-  
16 Ridge municipal boundary to its intersection with the Hasbrouck  
17 Heights-Moonachie municipal boundary;

18       Thence easterly and northerly along Hasbrouck Heights-  
19 Moonachie municipal boundary to its intersection with the  
20 Moonachie-Teterboro municipal boundary;

21       Thence westerly and northerly along the Hasbrouck Heights-  
22 Teterboro municipal boundary to its intersection with U. S. Route  
23 46;

24       Thence easterly along U. S. Route 46 to its intersection with the  
25 Teterboro-Little Ferry municipal boundary;

26       Thence southerly along the Teterboro-Little Ferry municipal  
27 boundary to its intersection with the Moonachie-Little Ferry  
28 boundary;

29       Thence southerly along the Moonachie-Little Ferry municipal  
30 boundary to its intersection with Red Neck Road;

31       Thence southerly along Red Neck Road to its junction with  
32 Moonachie Avenue in Moonachie;

33       Thence easterly along Moonachie Avenue to its junction with  
34 Moonachie Road;

35       Thence northerly along Moonachie Road to its junction with  
36 Maple Street;

37       Thence easterly along Maple Street approximately 930 feet to its  
38 intersection with the Transcontinental gas pipeline;

39       Thence northeasterly along a straight line drawn between the  
40 intersection of Maple Street and the Transcontinental gas pipeline  
41 and the intersection of Bertolotto Avenue and the Moonachie-Little  
42 Ferry Municipal boundary (Losen Slofe Creek);

43       Thence easterly along Bertolotto Avenue to its junction with  
44 Eckel Road;

45       Thence southerly along 5th Street to its junction with Mansfield  
46 Avenue;

47       Thence easterly along Columbus Avenue to its junction with  
48 Mehrhof Road;

1 Thence northerly along Mehrhof Road to its junction with  
2 Washington Avenue;

3 Thence easterly and northerly along Washington Avenue to its  
4 junction with Main Street;

5 Thence easterly along Main Street extended to the Little Ferry-  
6 Ridgefield Park Municipal boundary; (The middle of the  
7 Hackensack River);

8 Thence southerly along the Little Ferry-Ridgefield Park  
9 Municipal boundary (in the middle of the Hackensack River) to its  
10 intersection with the Ridgefield Park-Ridgefield Municipal  
11 boundary;

12 Thence easterly along the Ridgefield Park-Ridgefield Municipal  
13 boundary (in the middle of Overpeck Creek) to its intersection with  
14 Bergen Turnpike;

15 Thence southerly along Bergen Turnpike to its junction with  
16 Hendricks Causeway;

17 Thence southeasterly along Hendricks Causeway to its junction  
18 with the tracks of the Lackawanna Railroad--Northern Branch, the  
19 point of beginning.

20 b. The commission shall not carry out the purposes of  
21 P.L.1968, c.404 (C.13:17-1 et seq.) or sections 1 through 68 of  
22 P.L.2015, c.19 (C.5:10A-1 et seq.), take any action, or have any  
23 jurisdiction within the following district:

24 Beginning at a point on Old New Jersey Route 3 (New Jersey  
25 Route 153) (Paterson Plank Road) at its junction with County  
26 Avenue in Secaucus;

27 Thence southerly along County Avenue to its junction with  
28 Secaucus Road;

29 Thence westerly along Secaucus Road a distance of 1,321 feet,  
30 more or less, to its junction with Private Road;

31 Thence northerly along a straight line drawn between the  
32 intersection of Secaucus Road and the aforementioned Private Road  
33 and the intersection of Pandolfi Avenue-Golden Avenue in  
34 Secaucus;

35 Thence westerly along Pandolfi Avenue to its junction with 5th  
36 Street;

37 Thence southerly along 5th Street to its junction with Mansfield  
38 Avenue;

39 Thence westerly along Mansfield Avenue to its junction with  
40 Walter Place;

41 Thence northerly along Walter Place to its junction with  
42 Mansfield Avenue;

43 Thence westerly along Mansfield Avenue to its junction with 9th  
44 Street;

45 Thence northerly along 9th Street to its junction with Grace  
46 Street;

47 Thence easterly along Grace Street to its junction with Eighth  
48 Street;

1       Thence northerly along Eighth Street to its junction with Old  
2 New Jersey Route 3 (Route 153);  
3       Thence easterly along Old New Jersey Route 3 (Route 153) to its  
4 junction with Paterson Plank Road;  
5       Thence easterly continuing along Old New Jersey Route 3  
6 (Route 153) (Paterson Plank Road) to its junction with County  
7 Avenue, the point of beginning.  
8       c. The commission shall not carry out the purposes of  
9 P.L.1968, c.404 (C.13:17-1 et seq.) or sections 1 through 68 of  
10 P.L.2015, c.19 (C.5:10A-1 et seq.), take any action, or have any  
11 jurisdiction within the following district:  
12       Beginning at a point on Maple Avenue at its junction with 7th  
13 Street in Secaucus;  
14       Thence northerly and easterly along 7th Street to its junction  
15 with Paterson Plank Road;  
16       Thence northerly along Paterson Plank Road to its junction with  
17 Farm Road;  
18       Thence northerly along Farm Road to its junction with Meadow  
19 Lane;  
20       Thence easterly along Meadow Lane to its junction with  
21 Stonewall Lane and Mill Ridge Road;  
22       Thence easterly along Mill Ridge Road to its junction with  
23 Koelle Boulevard;  
24       Thence southerly along Koelle Boulevard to its junction with  
25 Huber Street;  
26       Thence westerly along Huber Street to its junction with Radio  
27 Avenue;  
28       Thence southerly on Radio Avenue to its junction with Pikeview  
29 Terrace;  
30       Thence westerly and northerly along Pikeview Terrace to its  
31 intersection with Lausecker Lane;  
32       Thence westerly along Lausecker Lane to its junction with  
33 Paterson Plank Road;  
34       Thence southerly along Paterson Plank Road to its junction with  
35 Maple Street;  
36       Thence westerly along Maple Street to its junction with 7th  
37 Street, the point of beginning.  
38 (cf: P.L.2015, c.19, s.5)

39  
40       4. Section 4 of P.L.2015, c.19 (C.5:10A-4) is amended to read  
41 as follows:

42       4. On and after the effective date of P.L.2015, c.19 (C.5:10A-1  
43 et al.), any reference in any law, rule, regulation, order, contract, or  
44 document to the Hackensack Meadowlands Development  
45 Commission or the New Jersey Meadowlands Commission shall  
46 mean and refer to the New Jersey Sports and Exposition Authority  
47 as established by section 4 of P.L.1971, c.137 (C.5:10-4), as

1 modified by P.L.2015, c.19 (C.5:10A-1 et al.) **1.** , also referred to  
2 herein as the “commission.”  
3 (cf; P.L.2015, c.19, s.4)  
4

5 5. Section 6 of P.L.2015, c.19 (C.5:10A-6) is amended to read  
6 as follows:

7 6. The New Jersey Meadowlands Commission, established  
8 pursuant to section 5 of P.L.1968, c.404 (C.13:17-5) is dissolved.  
9 All property, funds, and assets of the New Jersey Meadowlands  
10 Commission are vested in and belong to the **1.** commission as  
11 defined by section 4 of P.L.2015, c.19 (C.5:10A-4) **1.** New Jersey  
12 Sports and Exposition Authority, which, in addition to the powers  
13 and authority vested in it pursuant to P.L.1971, c.137 (C.5:10-1 et  
14 seq.), shall carry out the purposes of P.L.1968, c.404 (C.13:17-1 et  
15 seq.) and P.L.2015, c.19 (C.5:10A-1 et al.). All regulations,  
16 adjudications, orders, permits, and other approvals issued by the  
17 New Jersey Meadowlands Commission, and all contracts,  
18 agreements, bonds, notes, and other obligations incurred by the  
19 New Jersey Meadowlands Commission pursuant to P.L.1968,  
20 c.404 (C.13:17-1 et seq.) prior to the effective date of P.L.2015,  
21 c.19 (C.5:10A-1 et al.) shall remain in effect, and all applications  
22 pending before the New Jersey Meadowlands Commission on the  
23 effective date of P.L.2015, c.19 (C.5:10A-1 et al.) shall continue to  
24 be pending before the New Jersey Sports and Exposition Authority.  
25 (cf: P.L.2015, c.19, s.6)  
26

27 <sup>1</sup>**6.** Section 7 of P.L.2015, c.19 (C. ) is amended to read as  
28 follows:

29 7. In addition to any powers established pursuant to section 5  
30 of P.L.1971, c.137 (C.5:10-5) and P.L.1968, c.404 (C.13:17-1 et  
31 seq.), the commission, as defined by section 4 of P.L.2015,  
32 c.19 (C. ), shall have the following powers:

33 a. To enter upon any building or property in order to conduct  
34 investigations, examinations, and surveys necessary to carry out the  
35 purposes of sections 1 through 68 of P.L.2015, c.19 (C. );

36 b. To prepare, adopt, and implement a master plan for the  
37 physical development of all lands, **1.** which shall take into  
38 consideration any lease agreements entered into by the New Jersey  
39 Sports and Exposition Authority as of the effective date of P.L. ,  
40 c.19 (C. ), **1.** or a portion thereof, lying within the district, and to  
41 adopt and enforce regulations, codes, and standards for the  
42 effectuation of such plan;

43 c. To undertake any development or other project or  
44 improvement as it finds necessary to redevelop and improve the  
45 land within the district;

- 1 d. To recover by special assessments the cost of improvements  
2 from the increase of property values attributable to such  
3 improvements;
- 4 e. Generally to establish, charge, and collect rates, fees, and  
5 other charges for the use of any facilities operated and maintained  
6 by the commission, and to collect fees as otherwise established by  
7 law, rule, or regulation;
- 8 f. To enter into any and all agreements or contracts, execute  
9 any and all instruments, and do and perform any and all acts or  
10 things necessary, convenient, or desirable for the commission to  
11 carry out its responsibilities **[subject to the provisions of section 6**  
12 **of P.L.1984, c.128 (C.13:17-6.1)]**;
- 13 g. To plan, establish, and implement programs promoting and  
14 facilitating economic development opportunities in the district;
- 15 h. To review and regulate plans for any subdivision or  
16 development within the district;
- 17 i. To cause to be prepared plans, specifications, designs, and  
18 estimates of costs for the construction of projects and improvements  
19 under the provisions of sections 1 through 68 of P.L.2015,  
20 c.19 (C. ), and to modify such plans, specifications, designs, or  
21 estimates;
- 22 j. To determine the existence of areas in need of  
23 redevelopment or rehabilitation and to approve or undertake  
24 redevelopment projects therein;
- 25 k. To provide solid waste disposal and recycling facilities for  
26 the treatment of solid waste;
- 27 l. To assist and coordinate shared services among the  
28 constituent municipalities of the district and to enter into, from time  
29 to time, contracts with one or more municipalities, counties, or  
30 other public agencies for the operation of public improvements,  
31 works, facilities, services, or undertakings of such municipalities,  
32 counties, or agencies, or of the commission;
- 33 m. To **[undertake all]** consult with the Department of  
34 Environmental Protection with regards to taking the necessary steps  
35 to develop plans **[and]** to undertake flood control projects and to  
36 maintain and construct necessary flood control structures and  
37 ditches subject to available funding;
- 38 n. To take any action necessary for the purpose of promoting  
39 and marketing tourism, entertainment, sports, and all related  
40 activities within the district or at any other location owned or  
41 operated by the commission. The commission may create a not-for-  
42 profit entity that will implement this function;
- 43 o. To preserve and protect the environment of the district and  
44 to provide programs for environmental education that benefit  
45 schools and the general public;
- 46 p. To create a transportation planning district and develop  
47 strategies to improve regional comprehensive planning;

1 q. To conduct examinations and investigations, hear testimony,  
2 and take proof, under oath at public and private hearings, of any  
3 material matter, require attendance of witnesses and the production  
4 of books and papers, and issue commissions for the examination of  
5 witnesses who are out of State, unable to attend, or excused from  
6 attendance;

7 r. To subordinate, waive, sell, assign, or release any right, title,  
8 claim, lien, or demand, however acquired, including any equity or  
9 right of redemption; to foreclose, sell, or assign any mortgage held  
10 by it, or any interest in real or personal property; and to purchase at  
11 any sale upon such terms and at such prices as it determines to be  
12 reasonable and to take title to property, real, personal, or mixed, so  
13 acquired, and to sell, exchange, assign, convey, lease, mortgage, or  
14 otherwise dispose of any such property, subject to such conditions  
15 and restrictions as it deems necessary to carry out the purposes of  
16 sections 1 through 68 of P.L.2015, c.19 (C. ); and

17 s. To collect, and disburse, the assessments authorized in  
18 section 85 of P.L.2015, c.19 (C. ), for the purposes set forth in  
19 that section.

20 (cf: P.L.2015, c.19, s.7)】<sup>1</sup>

21  
22 <sup>1</sup>6. Section 7 of P.L.2015, c.19 (C.5:10A-7) is amended to read  
23 as follows:

24 7. In addition to any powers established pursuant to section 5  
25 of P.L.1971, c.137 (C.5:10-5), the commission, as defined by  
26 section 4 of P.L.2015, c.19 (C.5:10A-4), shall have the following  
27 powers:

28 a. To enter upon any building or property in order to conduct  
29 investigations, examinations, and surveys necessary to carry out the  
30 purposes of sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et  
31 seq.);

32 b. To prepare, adopt, and implement a master plan for the  
33 physical development of all lands, 【which shall take into  
34 consideration any lease agreements entered into by the New Jersey  
35 Sports and Exposition Authority as of the effective date of  
36 P.L.2015, c.19 (C.5:10A-1 et al.),】 or a portion thereof, lying within  
37 the district, and to adopt and enforce regulations, codes, and  
38 standards for the effectuation of such plan;

39 c. To undertake any development or other project or  
40 improvement as it finds necessary to redevelop and improve the  
41 land within the district;

42 d. To recover by special assessments the cost of improvements  
43 from the increase of property values attributable to such  
44 improvements;

45 e. Generally to establish, charge, and collect rates, fees, and  
46 other charges for the use of any facilities operated and maintained  
47 by the commission, and to collect fees as otherwise established by  
48 law, rule, or regulation;

- 1 f. To enter into any and all agreements or contracts, execute  
2 any and all instruments, and do and perform any and all acts or  
3 things necessary, convenient, or desirable for the commission to  
4 carry out its responsibilities **【subject to the provisions of section 6**  
5 **of P.L.1984, c.128 (C.13:17-6.1)】**;
- 6 g. To plan, establish, and implement programs promoting and  
7 facilitating economic development opportunities in the district;
- 8 h. To review and regulate plans for any subdivision or  
9 development within the district;
- 10 i. To cause to be prepared plans, specifications, designs, and  
11 estimates of costs for the construction of projects and improvements  
12 under the provisions of sections 1 through 68 of P.L.2015,  
13 c.19 (C.5:10A-1 et seq.), and to modify such plans, specifications,  
14 designs, or estimates;
- 15 j. To determine the existence of areas in need of  
16 redevelopment or rehabilitation and to approve or undertake  
17 redevelopment projects therein;
- 18 k. To provide solid waste disposal and recycling facilities for  
19 the treatment of solid waste;
- 20 l. To assist and coordinate shared services among the  
21 constituent municipalities of the district and to enter into, from time  
22 to time, contracts with one or more municipalities, counties, or  
23 other public agencies for the operation of public improvements,  
24 works, facilities, services, or undertakings of such municipalities,  
25 counties, or agencies, or of the commission;
- 26 m. To **【undertake all】** consult with the Department of  
27 Environmental Protection as to the necessary steps to develop plans  
28 and undertake flood control projects and to maintain and construct  
29 necessary flood control structures and ditches;
- 30 n. To take any action necessary for the purpose of promoting  
31 and marketing tourism, entertainment, sports, and all related  
32 activities within the district or at any other location owned or  
33 operated by the commission. The commission may create a not-for-  
34 profit entity that will implement this function;
- 35 o. To preserve and protect the environment of the district and  
36 to provide programs for environmental education that benefit  
37 schools and the general public;
- 38 p. To create a transportation planning district and develop  
39 strategies to improve regional comprehensive planning;
- 40 q. To receive and accept, from any federal or other public  
41 agency or governmental entity, grants or loans for, or in aid of, the  
42 planning or construction of any project or improvement, or the  
43 acquisition of any property, and to receive and accept aid or  
44 contributions from any other source, of either money, property,  
45 labor, or other things of value, to be held, used, and applied only for  
46 the purposes for which such grants, loans, and contributions may be  
47 made, and to enter into co-operative agreements with the federal  
48 government, or any other public or governmental agency, for the



1 performance of such acts as may be necessary and proper for the  
2 reclamation of the Hackensack meadowlands and to comply with  
3 established requirements for such participation;

4 r. To establish engineering standards and a building code  
5 specifying the maximum weight, size, and density of all buildings  
6 and structures to be placed on any land within its jurisdiction;

7 s. To conduct examinations and investigations, hear testimony,  
8 and take proof, under oath at public and private hearings, of any  
9 material matter, require attendance of witnesses and the production  
10 of books and papers, and issue commissions for the examination of  
11 witnesses who are out of State, unable to attend, or excused from  
12 attendance;

13 t. To subordinate, waive, sell, assign, or release any right, title,  
14 claim, lien, or demand, however acquired, including any equity or  
15 right of redemption; to foreclose, sell, or assign any mortgage held  
16 by it, or any interest in real or personal property; and to purchase at  
17 any sale upon such terms and at such prices as it determines to be  
18 reasonable and to take title to property, real, personal, or mixed, so  
19 acquired, and to sell, exchange, assign, convey, lease, mortgage, or  
20 otherwise dispose of any such property, subject to such conditions  
21 and restrictions as it deems necessary to carry out the purposes of  
22 sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.); and

23 u. To collect, and disburse, the assessments authorized in  
24 section 85 of P.L.2015, c.19 (C.5:10A-85), for the purposes set  
25 forth in that section.<sup>1</sup>

26 (cf: P.L.2015, c.19, s.7)

27

28 7. Section 9 of P.L.2015, c.19 (C.5:10A-9) is amended to read  
29 as follows:

30 9. a. The commission shall submit to the municipal committee  
31 established pursuant to section 7 of P.L.1971, c.137 (C.13:17-7) for  
32 review, prior to final action thereon, codes and standards  
33 formulated by the commission, the district master plan and  
34 amendments thereto, development and redevelopment plans, and  
35 improvement plans. The commission may also submit to the  
36 committee any other matter which the commission deems advisable.  
37 The committee may also coordinate shared services and cooperative  
38 agreements among the constituent municipalities and conduct  
39 studies and provide reports to the commission regarding issues  
40 which impact the constituent municipalities.

41 b. The committee shall review matters submitted to it by the  
42 commission pursuant to this section and shall indicate its position,  
43 in writing, to the commission. Failure of the committee to convey  
44 to the commission its position within 30 days of the receipt of any  
45 matter referred to the committee shall constitute approval of the  
46 proposed action of the commission; provided, however, that the  
47 committee shall have 120 days after receipt of a major revision of

1 the master plan to convey its position, in writing, to the  
2 commission.

3 c. The commission shall not take action on any matter required  
4 to be submitted to the committee, which matter has been formally  
5 rejected by the committee, except by an affirmative vote of the  
6 majority of **[authorized]** the members of the commission.  
7 (cf: P.L.2015, c.19, s.9)

8  
9 8. Section 10 of P.L.2015, c.19 (C.5:10A-10) is amended to  
10 read as follows:

11 10. a. After a public hearing and pursuant to the procedures  
12 hereinafter provided, the commission shall prepare, or cause to be  
13 prepared, and adopt a master plan, or portion thereof, for the  
14 physical development of all lands lying within the district. The  
15 master plan may include proposals for various stages for the future  
16 development of the district. The commission may amend the master  
17 plan in accordance with the procedures established herein. The  
18 master plan shall include a report presenting the objectives,  
19 assumptions, standards, and principles, as set forth in the master  
20 plan. The master plan shall be a composite of the one or more  
21 written proposals recommending the physical development of the  
22 lands within the district, in its entirety or a portion thereof, which  
23 the commission shall prepare after meetings with the governing  
24 bodies of the constituent municipalities and affected counties, and  
25 any agencies and instrumentalities thereof.

26 b. In preparing the master plan or any portion thereof or  
27 amendment thereto the commission shall consider the existing  
28 patterns of the development in constituent municipalities, and any  
29 master plan or other plan of development adopted by any  
30 constituent municipality prior to the effective date of P.L.2015,  
31 c.19 (C.5:10A-1 et al.), or prior to the preparation of the master  
32 plan by the commission.

33 c. In preparing the master plan or any portion thereof or  
34 amendment thereto, the commission shall consult with any federal  
35 or State agency having an interest in the district. At least 60 days  
36 prior to taking any action relating to the district, any interested  
37 agency shall file with the commission any proposed plans for the  
38 commission's review and recommendation.

39 d. A master plan examination and revision shall be conducted  
40 by the commission every 10 years, the first of which shall be  
41 conducted 10 years from the date on which the first master plan was  
42 adopted by the commission pursuant to this section. The master  
43 plan in effect on the effective date of P.L.2015, c.19 (C.5:10A-1 et  
44 al.) shall remain in effect until the commission's next examination  
45 and revision, which shall be within five years of the effective date  
46 of P.L.2015, c.19 (C.5:10A-1 et al.). The master **'[plan]** plans' in  
47 effect on the effective date of P.L.2015, c.19 (C.5:10A-1 et al.)  
48 shall not apply to the sports complex, which shall be subject to the

1 master plan adopted by the New Jersey Sports and Exposition  
2 Authority as of the effective date of P.L.2015, c.19 (C.5:10A-1 et  
3 al.).

4 e. The master plan shall include provisions or criteria for the  
5 location and use of buildings, structures, facilities, and land for  
6 solid waste disposal and recycling, and may include provisions for:

7 (1) the use of land and buildings, residential, commercial,  
8 industrial, park, and other like purposes;

9 (2) service-water supply, utilities, sewerage, and other like  
10 matters;

11 (3) transportation, streets, parking, public transit lines and  
12 stations, both above and below ground level, freight facilities,  
13 airports, harbors, channels, docks, and wharves, and other like  
14 matters;

15 (4) housing, including affordable housing, residential standards,  
16 clearance, redevelopment, rehabilitation, conservation, and other  
17 like matters;

18 (5) water, soil conservation, flood control, and other like  
19 matters;

20 (6) public and semipublic facilities including but not limited to  
21 civic centers, schools, libraries, parks, playgrounds, fire houses,  
22 police buildings, hospitals, and other like matters;

23 (7) the distribution and density of population;

24 (8) planned unit development;

25 (9) community appearance;

26 (10) financing and programming capital improvements;

27 (11) plan and develop facilities for tourism, sports, and  
28 entertainment; and

29 (12) other related elements of growth and development,  
30 including the social implications of any proposed development, and  
31 advances in technology related to any subject included in the plan.

32 f. In accordance with sections 1 through 68 of P.L.2015,  
33 c.19 (C.5:10A-1 et seq.), and in addition to any other law, rule, or  
34 regulation concerning affordable housing, the master plan may also  
35 include codes and standards covering land use, comprehensive  
36 zoning, subdivisions, building construction and design, housing,  
37 and the control of air and water pollution, and other subjects  
38 necessary to carry out the plan or to undertake a workable program  
39 of community improvement. No codes or standards concerning  
40 building construction and design shall be promulgated without the  
41 certificate of the chief engineer or equivalent official of the  
42 commission that the proposed codes and standards meet the  
43 engineering standards adopted by the commission. No municipality  
44 shall adopt, and no municipal official shall enforce, any code which  
45 is inconsistent with the code contained in the master plan insofar as  
46 such code applies to property within the district; provided, however,  
47 that the governing body or other appropriate body of each  
48 constituent municipality may adopt zoning ordinances and any other

1 codes or standards, which it is authorized by the laws of this State  
2 to adopt, for lands within the boundaries of said municipality which  
3 are subject to the jurisdiction of the commission and which will  
4 effectuate the purposes of the commission's master plan.

5 (cf: P.L.2015, c.19, s.10)

6  
7 9. Section 11 of P.L.2015, c.19 (C.5:10A-11) is amended to  
8 read as follows:

9 11. a. A constituent municipality that adopts and maintains the  
10 commission's master plan, zoning regulations, codes, and standards  
11 shall **【have the authority to】** review and approve or reject **【land use**  
12 **or zoning】** applications for the development, improvement,  
13 redevelopment, construction, or reconstruction on land in the  
14 district, except as otherwise provided in P.L.2015, c.19 (C.5:10A-1  
15 et al.), upon the commission's determination that the master plan,  
16 zoning regulations, codes, and standards adopted by the constituent  
17 municipality conform in all material respects to those of the  
18 commission. If the commission does not respond to a constituent  
19 municipality's request for a determination of conformance within  
20 120 days of the commission receiving the municipality's request,  
21 the municipality shall be deemed in conformance. The municipality  
22 shall provide the commission all documentation, plans, and  
23 information regarding all applications. All fees generated by these  
24 applications and approvals shall be retained by the municipality.

25 b. For those constituent municipalities that do not adopt the  
26 commission's master plan, zoning regulations, codes, and standards,  
27 the commission shall have the sole authority to issue **【the permit】**  
28 zoning approvals.

29 c. Any constituent municipality which undertakes projects for  
30 public recreation, public safety, and the general welfare of its  
31 citizens will not be required to file an application with the  
32 commission. The codes and standards of that municipality shall  
33 apply. All documentation plans and necessary information  
34 regarding the project shall be submitted to the commission upon  
35 completion of the project.

36 d. Any project which requires a use variance pursuant to  
37 subsection d. of section 57 of P.L.1975, c.291 (C.40:55D-70) or  
38 special exception from any provision of the commission's master  
39 plan or zoning regulations must be submitted directly to the  
40 commission for review and approval or rejection. Any project  
41 which requires a bulk variance pursuant to subsection c. of section  
42 57 of P.L.1975, c.291 (C.40:55D-70) or approval for a minor  
43 subdivision, as defined by section 3.2 of P.L.1975,  
44 c.291 (C.40:55D-5), may be approved by the appropriate board of a  
45 constituent municipality.

46 e. The commission shall maintain jurisdiction over any project  
47 that is subject to the jurisdiction of the New Jersey Board of Public  
48 Utilities, including, but not limited to, projects proposed by a public

1 utility for the maintenance, operation, rehabilitation, preservation,  
2 construction, reconstruction, repair, or upgrade of transmission and  
3 distribution lines, rights of way, or systems that ensure safe,  
4 adequate, and reliable service.

5 f. Notwithstanding subsections a. through e. of this section, the  
6 commission shall maintain sole jurisdiction over any project it  
7 deems, in its sole discretion, to be vital to the public safety, general  
8 welfare, development, or redevelopment of the district.

9 (cf: P.L.2015, c.19, s.11)

10

11 10. Section 19 of P.L.2015, c.19 (C.5:10A-19) is amended to  
12 read as follows:

13 19. **【The】** In addition to any powers established pursuant to  
14 section 5 of P.L.1971, c.137 (C.5:10-5), and the powers established  
15 pursuant to section 7 of P.L.2015, c.19 (C.5:10A-7), the  
16 commission shall 'endeavor to' safeguard the environmental  
17 resources of the district and provide quality public recreation and  
18 educational opportunities. The commission **【shall】** may:

19 a. Target and prioritize potential preservation sites for  
20 acquisition, deed restriction, and conservation easements, including  
21 large tracts of wetlands sites;

22 b. Preserve wetlands to protect wildlife, water quality, and  
23 flood storage value;

24 c. Review preservation sites for potential wetland enhancement  
25 and mitigation;

26 d. Improve connections among the district's trails and habitats,  
27 reducing fragmentation;

28 e. Identify missing links in the existing trail system, as well as  
29 key locations for connecting to wildlife viewing stations,  
30 environmental venues, boat launches, docks, and other active and  
31 passive recreational attractions;

32 f. Increase both active and passive recreational uses;

33 g. Eliminate or control the presence of other invasive plant and  
34 animal species;

35 h. Maintain and improve targeted habitats relative to breeding,  
36 wintering, feeding, and other wildlife activities;

37 i. Maintain the value of the Hackensack meadowlands as an  
38 urban sanctuary for birds using the Atlantic Flyway;

39 j. Seek available funding for land acquisition, protection, and  
40 management of wildlife preserves;

41 k. Maintain and restore the ecology of the waterways,  
42 including the estuary, shorelines, and nursery habitat for fish;

43 l. Continue monitoring water quality by collecting and  
44 analyzing data to determine trends, document improvements, and  
45 assess the need for additional, or more stringent, measures

46 **【. Monitoring should include the analysis of historic data to form a**  
47 **baseline to measure the degree of change over time】;**

1 m. **【Evaluate】** The provisions of section 6 of P.L.1984,  
 2 c.128 (C.13:17-6.1), or any other law, rule, or regulation regarding  
 3 purchases, contracts, or agreements to the contrary notwithstanding,  
 4 at the request of the Commissioner of Environmental Protection,  
 5 evaluate, approve, and implement any plan or plans for the further  
 6 preservation, development, enhancement, or improvement of  
 7 Liberty State Park and the buildings, structures, properties, and  
 8 appurtenances related thereto, or incidental to, necessary for, or  
 9 complimentary to the park. The commission may avail itself of any  
 10 plans under review by the Department of Environmental Protection  
 11 from any source that may promote expanded and diverse  
 12 recreational, cultural, and educational opportunities for visitors to  
 13 Liberty State Park and provide greater access to park facilities. Any  
 14 approved plans shall constitute a project of the commission, <sup>2</sup>**【and】**  
 15 but<sup>2</sup> shall <sup>2</sup>not<sup>2</sup> be adopted as part of the master plan <sup>1</sup> <sup>2</sup>**【, except**  
 16 that any**】** . Any<sup>2</sup> plans approved by the commission shall be subject  
 17 <sup>3</sup>to the provisions of P.L.1981, c.447 and subject<sup>3</sup> to approval or  
 18 disapproval by the Commissioner of Environmental Protection. <sup>2</sup>In  
 19 evaluating any plan, the Commissioner shall prepare an assessment  
 20 of environmental impacts on the plan, and how those impacts, if  
 21 any, may be avoided, minimized, or mitigated.<sup>2</sup> At least one public  
 22 hearing in connection with plans under consideration by the  
 23 commission shall be held at Liberty State Park<sup>1</sup> . Nothing in this  
 24 subsection shall be construed to transfer ownership of any of the  
 25 property of Liberty State Park to the commission or any other  
 26 person; and

27 n. <sup>1</sup>**【The commission **【shall】 may operate】 Operate<sup>1</sup>** a not-for-**

28 profit organization which shall continue research opportunities of

29 the Meadowlands Environmental Research Institute.

30

31 11. Section 20 of P.L.2015, c.19 (C.5:10A-21) is amended to

32 read as follows:

33 20. The commission **【shall】 may** develop strategies and seek

34 funding for flood control infrastructure based on flood modeling for

35 the district and surrounding areas.

36 a. The commission **【shall】 may**:

37 (1) identify all drainage basins in the district and any drainage

38 areas that directly impact the district; and

39 (2) develop strategies to address the major causes of flooding.

40 b. The commission may**【**:

41 (1) use special assessment powers to fund flood control projects

42 in, or near, the drainage areas that impacts the Hackensack

43 meadowlands; and

44 (2)**】** maintain flood control infrastructure that it constructed.

45 (cf: P.L.2015, c.19, s.20)

1       12. Section 21 of P.L.2015, c.19 (C.5:10A-21) is amended to  
2 read as follows:

3       21. In providing the solid waste and recycling disposal facilities,  
4 the commission shall, prior to preparing any plans or specifications  
5 for such facilities, consult with those persons utilizing the district  
6 for the treatment and disposal of solid waste, and contract with any  
7 such persons who desire to utilize solid waste disposal facilities  
8 provided by the commission. In providing such facilities, the  
9 commission may:

10       a. Acquire or construct any such facilities as an improvement,  
11 and may recover the cost of such acquisition or construction in the  
12 same manner, and pursuant to the same procedure, provided for any  
13 other improvement undertaken by the commission;

14       b. Operate and maintain any such facilities, as owner, lessor, or  
15 lessee, and generally fix and collect rates, fees, or other charges for  
16 any such facilities in the same manner, and pursuant to the same  
17 procedure, provided for any other facilities operated and maintained  
18 by the commission. The commission shall submit to the  
19 Commissioner of Environmental Protection for approval a plan or  
20 plans describing in detail the purpose of any acquisition,  
21 construction, operation, lease as lessor or lessee, contract, or  
22 agreement. When reviewing the plans submitted in compliance  
23 with this section and in determining conditions under which such  
24 plans may be approved, the commissioner shall give due  
25 consideration to community development of comprehensive  
26 regional solid waste disposal facilities, with the objective being that  
27 all conform to reasonably contemplated development of  
28 comprehensive community or regional solid waste disposal  
29 facilities. No solid waste disposal facility shall be acquired,  
30 constructed, operated, leased, contracted, or agreed for in the  
31 district without approval of the Commissioner of Environmental  
32 Protection;

33       c. Join and participate with any agency, municipality, county,  
34 or authority created by the State, or by any political subdivision or  
35 subdivisions thereof, through an intergovernmental agreement  
36 without need for that agency, municipality, county, or authority to  
37 go to public bid for the purpose of treating or disposing of solid  
38 waste and recycling;

39       d. Permit, by contract or agreement, any agency,  
40 instrumentality, or authority created by the State, or by any political  
41 subdivision thereof, for the purpose of treating or disposing of solid  
42 waste, to acquire, construct, or operate and maintain any solid waste  
43 disposal facilities which such agency, instrumentality, or authority  
44 is authorized by law to acquire, construct, or operate and maintain.  
45 Any such facilities acquired, constructed, or operated and  
46 maintained by any such agency, instrumentality, or authority may  
47 be located either within the district or without the district, but shall

1 be within the jurisdiction of such agency, instrumentality, or  
2 authority.

3 e. For the purposes of acquiring or constructing any solid waste  
4 disposal facility, the commission is authorized to issue bonds and  
5 notes and to pay or redeem said bonds and notes from revenue  
6 derived from the fees and other charges collected for such facilities.  
7 Any cost incurred by the commission in providing any solid waste  
8 disposal facilities shall be charged to the persons utilizing such  
9 facilities, and nothing herein contained shall be interpreted as  
10 requiring the commission to bear the cost of any solid waste  
11 disposal facility provided by the commission.

12 f. No solid waste may be treated or disposed in the district by  
13 any person without the express written permission of the  
14 commission.

15 (cf: P.L.2015, c.19, s.21)

16

17 13. Section 22 of P.L.2015, c.19 (C.5:10A-22) is amended to  
18 read as follows:

19 22. a. In the event that surplus moneys become available from  
20 the operation of solid waste disposal facilities by the commission,  
21 which are not required by any contract with the holders of any  
22 bonds, notes, or other obligations of the commission to be retained  
23 in any fund or account for the security of the commission's bonds,  
24 notes, or other obligations, then at least 75 percent of that surplus  
25 shall be used by the commission for any lawful purpose and 25  
26 percent of that surplus **【shall】** may be placed in a special Municipal  
27 Assistance Program fund established by the commission for the  
28 purpose of infrastructure improvements.

29 b. The commission may establish a surcharge on solid waste  
30 which enters into its facilities. Revenue collected pursuant to this  
31 subsection shall be dedicated, exclusively, to the Municipal  
32 Assistance Program fund created by the commission pursuant to  
33 subsection a. of this section.

34 (cf: P.L.2015, c.19, s.22)

35

36 14. Section 23 of P.L.2015, c.19 (C.5:10A-23) is amended to  
37 read as follows:

38 23. a. Pursuant to the procedure hereinafter provided, the  
39 commission shall have the exclusive power to declare the district,  
40 or any portion thereof, to be an area in need.

41 b. Prior to declaring any portion of the district as an area in  
42 need, the commission, by resolution, shall provide for a preliminary  
43 investigation. Upon the adoption of such a resolution, the  
44 commission shall prepare a map showing the boundaries of the  
45 proposed area and the location of the various parcels of property  
46 located therein, and shall append thereto a statement setting forth  
47 the reasons for the investigation.



- 1 c. The commission shall thereupon cause a hearing to be held  
2 at an appointed time and place for the purpose of hearing persons  
3 interested in, or who would be affected by, a determination that the  
4 area is an area in need, as defined in section 3 of P.L.2015,  
5 c.19 (C.5:10A-3), and who are in favor of, or are opposed to, such  
6 determination.
- 7 d. A notice of such hearing shall be given setting forth the  
8 general boundaries of the area to be investigated and stating that a  
9 map has been prepared and can be inspected at the office of the  
10 commission. The commission shall cause the publication of the  
11 notice in a newspaper of general circulation in the district once each  
12 week for two consecutive weeks, and the last publication shall be  
13 not less than 10 days prior to the date set for the hearing. A copy of  
14 the notice shall be mailed at least 10 days prior to the date set for  
15 the hearing to the last known owner, if any, of each parcel of  
16 property within the area according to the assessment records of the  
17 municipality where the parcel is located. Such notice shall be sent  
18 to the last known postal address of such owners. The commission  
19 shall also send notice to any persons at their last known address, if  
20 any, whose names appear on said assessment records as claimants  
21 of an interest in any such parcel. The assessor of a constituent  
22 municipality shall make such a notation upon the said records when  
23 requested so to do by any person claiming to have an interest in any  
24 parcel of property in such municipality. Failure to mail notice as  
25 required by this section shall not invalidate the investigation or  
26 determination thereon.
- 27 e. At the hearing, the commission shall hear all persons  
28 interested in the investigation and shall consider any written  
29 objections that may be filed, and any evidence which may be  
30 introduced, in support of the objections, or any opposition to a  
31 determination that the area is in need. After the hearing, the  
32 commission shall, by resolution, determine that the area or any part  
33 thereof is, or is not, in need. A determination that an area is in  
34 need, if supported by substantial evidence, shall be binding and  
35 conclusive upon all persons affected by the determination. If the  
36 determination is that an area is in need, the commission, within 10  
37 days after such determination, shall mail a copy of the resolution to  
38 each person who filed a written objection at, or prior to, the hearing,  
39 so long as the address of the objector was stated in, or to, the  
40 written objection.
- 41 f. Any person who **【shall have】** has filed such a written  
42 objection with the commission and whose objection was rejected  
43 may **【have a determination that an area is in need reviewed by the**  
44 Superior Court by procedure in lieu of prerogative writs. An action  
45 for any such review shall be commenced within 30 days after the  
46 determination by the commission. In any such action, the court may  
47 make any incidental order that shall be deemed by the court to be

1 proper] appeal such final agency determination directly to the  
2 Appellate Division.

3 g. If the determination is that an area is in need, the  
4 commission may acquire the real property within the area by  
5 purchase, or by eminent domain proceedings in accordance with the  
6 “Eminent Domain Act of 1971,” P.L.1971, c.361 (C.20:3-1 et seq.),  
7 and may proceed with the clearance, planning, development, or  
8 redevelopment of the area as a public purpose and for public use, or  
9 the commission may, by resolution, agree that a redeveloper may  
10 undertake such clearance, planning, development, or  
11 redevelopment.

12 (cf: P.L.2015, c.19, s.23)

13

14 15. Section 42 of P.L.2015, c.19 (C.5:10A-42) is amended to  
15 read as follows:

16 42. a. Special assessments levied against land in class one shall  
17 be considered to be of general benefit to the entire district and areas  
18 outside of the district, as it relates to flood control projects, and  
19 shall be included as a charge against general revenues of the  
20 commission, or paid out of any funds of the commission which shall  
21 be available for such purpose.

22 b. When any assessment shall not be paid within two months  
23 after the date of confirmation thereof, interest thereon from the date  
24 of confirmation shall be imposed at the rate of six percent per  
25 annum.

26 (cf: P.L.2015, c.19, s.42)

27

28 16. Section 46 of P.L.2015, c.19 (C.5:10A-46) is amended to  
29 read as follows:

30 46. The commission may, by resolution, provide that the owner  
31 of any land, upon which any assessments for any improvement shall  
32 have been made, pay such assessments in equal yearly installments,  
33 for a number of years as may be provided by the rules and  
34 regulations of the commission, with legal interest thereon, provided  
35 that any person assessed may pay the whole of any assessment, or  
36 any balance of installments, with accrued interest thereon, at one  
37 time. If any such installment becomes due and is not paid, the  
38 whole assessment, or balance due thereon, shall become  
39 immediately due, draw interest at the rate of six percent per annum,  
40 and be collected in the same manner as is provided in sections 1  
41 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.) for other past due  
42 assessments.

43 (cf: P.L.2015, c.19, s.46)

44

45 17. Section 52 of P.L.2015, c.19 (C.5:10A-52) is amended to  
46 read as follows:

47 52. On or before November 15 **[, 2017]** of the year of  
48 enactment of P.L.2015, c.19 (C.5:10A-1 et al.), and on or before

1 November 15 of each year thereafter, the secretary, superintendent,  
2 or a person designated by the school board of each school district of  
3 each constituent municipality shall certify to the commission the  
4 resident enrollment as of September 30 of that year. The  
5 certification shall show the number, address, and grade enrolled of  
6 pupils who reside within the district, and the number who reside  
7 outside, in a manner to be prescribed by the Commissioner of  
8 Education.

9 (cf: P.L.2015, c.19, s.52)

10  
11 18. Section 53 of P.L.2015, c.19 (C.5:10A-53) is amended to  
12 read as follows:

13 53. a. In the adjustment year **【2017】** of the year of enactment of  
14 P.L.2015, c.19 (C.5:10A-1 et al.), and in each adjustment year  
15 thereafter, the commission shall establish an intermunicipal account  
16 and shall compute the amount payable to the account by each of the  
17 constituent municipalities and the amount due to each constituent  
18 municipality from said account for that year pursuant to **【section**  
19 **55】** sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.).

20 b. As used in this section, except as otherwise specifically  
21 provided, the increase or decrease in aggregate true value of taxable  
22 real property for any adjustment year shall be the difference  
23 between:

24 (1) The aggregate true value of that portion of taxable real  
25 property, exclusive of Class II railroad property, in the constituent  
26 municipality located within the district in the comparison year, and

27 (2) The aggregate true value of that property in the base year.

28 c. Aggregate true value of all taxable real property shall be  
29 determined by aggregating the assessed value of all real property  
30 within the district boundaries in each constituent municipality, and  
31 dividing the total by the average assessment ratio, as promulgated  
32 by the Director of the Division of Taxation in the Department of the  
33 Treasury for State school aid purposes, on October 1 of the  
34 respective years for which aggregate true value is to be determined,  
35 pursuant to P.L.1954, c.86 (C.54:1-35.1 et seq.), or as modified by  
36 the tax court.

37 d. For the purpose of calculating aggregate true value, the  
38 assessed value of taxable real property for any given year shall  
39 comprise the sum of the following:

40 (1) The assessed value shown on the assessment duplicate for a  
41 given year, as certified by the county board of taxation and reflected  
42 in the county table of aggregates prepared pursuant to R.S.54:4-52,  
43 or as modified by the county board of taxation.

44 (2) The prorated assessed values pertaining to such year, as  
45 certified by the county board of taxation on or before October 10,  
46 with respect to the assessor's added assessment list for such year, as  
47 the same may be modified by the county board of taxation upon  
48 appeal; and

1 (3) The assessed values pertaining to a given year, as certified  
2 by the county board of taxation, with respect to the assessor's  
3 omitted property assessment list for that year, as the same may be  
4 modified by the county board of taxation upon appeal.

5 e. If, during any comparison year, a constituent municipality  
6 has received a payment in lieu of real estate taxes on property  
7 located within the district, then, for the purpose of calculating the  
8 increase or decrease in the municipality's aggregate true value  
9 under subsection b. of this section, there shall be added to the  
10 aggregate true value for such comparison year an amount  
11 determined by dividing the amount of the in lieu payment by the  
12 municipal tax rate for the comparison year and dividing the result  
13 by the average assessment ratio for school aid purposes as  
14 promulgated by the Director of the Division of Taxation in the  
15 Department of the Treasury.

16 f. The amount payable to the intermunicipal account by each  
17 constituent municipality in any adjustment year shall be determined  
18 in the following manner: the apportionment rates calculated for the  
19 comparison year shall be multiplied by the increase, if any, in  
20 aggregate true value of taxable real property for such year; provided  
21 however, that the amount payable to the intermunicipal account in  
22 any adjustment year shall be limited to 40 percent of the amount  
23 calculated pursuant to this subsection.

24 (cf: P.L.2015, c.19, s.53)

25  
26 19. Section 56 of P.L.2015, c.19 (C.5:10A-56) is amended to  
27 read as follows:

28 56. For school district services, the service payment payable by  
29 the intermunicipal account to a constituent municipality in any  
30 adjustment year shall be found by dividing the total local school tax  
31 levy, as shown on the Table of Aggregates pursuant to R.S.54:4-52  
32 for the comparison year, by the school resident enrollment on  
33 September 30 of such comparison year, as certified pursuant to  
34 section 52 of P.L.2015, c.19 (C.5:10A-52), and multiplying the  
35 result by the increase, if any, in resident enrollment within the  
36 district boundaries of that constituent municipality between  
37 September 30 of the base year **【of enactment of P.L.2015,**  
38 **c.19 (C.5:10A-1 et al.)】** and September 30 of the comparison year.

39 (cf: P.L.2015, c.19, s.56)

40  
41 20. Section 57 of P.L.2015, c.19 (C.5:10A-57) is amended to  
42 read as follows:

43 57. a. If, in any adjustment year, the amount payable to the  
44 constituent municipalities by the intermunicipal account for  
45 guarantee payments and school district service payments is less than  
46 the amount payable to the intermunicipal account pursuant to  
47 section **【55】** 53 of P.L.2015, c.19 (C.5:10A-53), the balance, if any,  
48 shall be apportioned among the constituent municipalities in the

1 same ratio as the number of acres within the district of each  
2 constituent municipality bears to the total number of acres in the  
3 district, and shall be known as an apportionment payment.

4 b. The commission shall not **【be able to】** receive any funds  
5 from the intermunicipal account for any purpose.

6 (cf: P.L.2015, c.19, s.57)

7

8 21. Section 58 of P.L.2015, c.19 (C.5:10A-58) is amended to  
9 read as follows:

10 58. If, in any adjustment year, the amount payable to the  
11 constituent municipalities by the intermunicipal account for  
12 guarantee payments and service payments exceeds the amount  
13 payable to said account pursuant to section **【55】** 53 of P.L.2015,  
14 c.19 (C.5:10A-58), the total service payments payable to all  
15 constituent municipalities shall be reduced by the amount of the  
16 deficit and the service payment payable to each constituent  
17 municipality shall be reduced by the same ratio as the total service  
18 payment to all constituent municipalities was reduced.

19 (cf: P.L.2015, c.19, s.58)

20

21 22. Section 59 of P.L.2015, c.19 (C.5:10A-59) is amended to  
22 read as follows:

23 59. a. On or before February 1 **【, 2017】** of the year of  
24 enactment of P.L.2015, c.19 (C.5:10A-1 et al.) and on or before  
25 February 1 of each year thereafter, the commission shall certify to  
26 the chief financial officer of each constituent municipality an  
27 amount, identified as the meadowlands adjustment payment. The  
28 meadowlands adjustment payment for each constituent municipality  
29 shall be determined by adding all the payments payable to that  
30 municipality from the intermunicipal account for school district  
31 service payments, guarantee payments, and apportionment  
32 payments, if any, and by subtracting therefrom the obligations of  
33 that municipality to the intermunicipal account, as calculated  
34 pursuant to sections 53 and 58 of P.L.2015, c.19 (C.5:10A-53 and  
35 5:10A-58). The amount so derived shall be referred to as the  
36 meadowlands pre-adjustment payment. For calendar year 2015, the  
37 meadowlands adjustment payment shall be the average of the  
38 meadowlands pre-adjustment payments for calendar years 2012,  
39 2013, and 2014 **【and 2015】**. For calendar year 2016**【,** the  
40 meadowlands adjustment payment shall be the average of the  
41 meadowlands pre-adjustment payments for calendar years 2013,  
42 2014, and 2015. For calendar year 2017**】** and subsequent years, the  
43 meadowlands adjustment payment shall be the average of the  
44 meadowlands pre-adjustment payments for the prior three calendar  
45 years.

46 b. If the meadowlands adjustment payment for any constituent  
47 municipality in any adjustment year is payable to the constituent  
48 municipality, the amount of this payment shall be identified in the

1 municipal budget of that municipality for that year as  
2 “meadowlands adjustment” within the category “miscellaneous  
3 revenues anticipated,” and shall be due and payable in three equal  
4 installments by the intermunicipal account on May 15, August 15,  
5 and November 15 of that year.

6 (cf: P.L.2015, c.19, s.59)

7

8 23. Section 60 of P.L.2015, c.19 (C.5:10A-60) is amended to  
9 read as follows:

10 60. There is established the Hackensack Meadowlands Tax  
11 Sharing Stabilization Fund in the commission. The fund shall be  
12 comprised of revenues made available from [the State of New  
13 Jersey and from] interest payments on sanitary landfill closure  
14 accounts maintained by the commission or such other revenues  
15 which are made available for these purposes. Moneys in the fund  
16 shall be used to fully compensate municipalities from excessive  
17 fluctuations in payments from the intermunicipal account in 2014  
18 and subsequent years. In the event that there are insufficient  
19 monies in the fund to fully compensate all municipalities in any  
20 year, the amount paid to each municipality shall constitute the same  
21 proportion of the total amount of money available to all  
22 municipalities as each municipality would receive if the amount of  
23 money in the fund were sufficient to fully compensate all  
24 municipalities in that year.

25 For the purposes of this section, any decrease in a payment  
26 required to be made from the intermunicipal account to a  
27 constituent municipality which is in excess of five percent below  
28 the previous year's payment shall be considered an "excessive  
29 fluctuation."

30 (cf: P.L.2015, c.19, s.60)

31

32 24. Section 72 of P.L.2015, c.19 (C.5:10A-72) is amended to  
33 read as follows:

34 72. a. There is hereby established a transportation planning  
35 district which shall consist of those lands which comprise the  
36 Meadowlands District. The Meadowlands Transportation Planning  
37 Board, created pursuant to subsection b. of this section, shall be the  
38 managing authority to administer and manage the transportation  
39 planning district and to carry out such additional functions as  
40 provided in sections 69 through 81 of P.L.2015, c.19 (C.5:10A-69  
41 et seq.).

42 b. There is established in, but not of, the Department of  
43 [Community Affairs] State, the Meadowlands Transportation  
44 Planning Board. The board shall consist of: the Commissioner of  
45 Community Affairs or the commissioner's designee; the  
46 Commissioner of Transportation or the commissioner's designee; a  
47 representative from the ridesharing organization EZ Ride or its  
48 successor organization; a representative of the Hackensack

1 Meadowlands Municipal Committee; a representative of the  
2 Meadowlands Regional Chamber of Commerce; and four public  
3 members appointed by the Governor, with the advice and consent of  
4 the Senate. The executive director of the commission shall serve as  
5 the secretary of the board. The board shall be staffed by the  
6 employees of the commission.

7 c. In furtherance of the development of a coherent and  
8 sustainable transportation system for the district, the board shall  
9 initiate a joint planning process with participation by: State  
10 departments and agencies, corporations, commissions, boards, and  
11 authorities; those bi-state authorities, metropolitan planning  
12 organizations, and counties and municipalities with jurisdiction in  
13 the district; and private representatives. The board shall oversee the  
14 development and updating of a comprehensive, future-oriented  
15 district transportation plan in accordance with the provisions of  
16 section 73 of P.L.2015, c.19 (C.5:10A-73).

17 The provisions of sections 69 through 81 of P.L.2015,  
18 c.19 (C.5:10A-69 et seq.) shall be retroactive to January 1, 2014.  
19 (cf: P.L.2015, c.19, s.72)

20

21 25. Section 79 of P.L.2015, c.19 (C.5:10A-79) is amended to  
22 read as follows:

23 79. A person may appeal to the commission any decision made  
24 in connection with the reconsideration of a fee as authorized  
25 pursuant to subsection b. of section 78 of P.L.2015, c.19 (C.5:10A-  
26 78). The commission shall review the record of the hearing and  
27 render its decision, which shall constitute **[an]** a final  
28 administrative action subject to review by the Appellate Division of  
29 the Superior Court. Nothing contained herein shall be construed as  
30 limiting the ability of any person so assessed from filing an appeal  
31 based upon an agreement to pay or actual payment of the fee.

32 (cf: P.L.2015, c.19, s.79)

33

34 26. Section 83 of P.L.2015, c.19 (C.5:10A-83) is amended to  
35 read as follows:

36 83. The Legislature finds and declares that:

37 a. The New Jersey Meadowlands Commission is the zoning  
38 and planning agency for a 30.4-square-mile area along the  
39 Hackensack River known as the Hackensack Meadowlands,  
40 covering parts of 14 municipalities in Bergen and Hudson Counties  
41 in New Jersey. The Meadowlands Regional Commission will  
42 oversee the development, and redevelopment, of the Hackensack  
43 Meadowlands in an orderly and comprehensive fashion, with  
44 special consideration to the ecological factors constituting the  
45 environment of the Hackensack Meadowlands.

46 b. A vital component of the comprehensive plan for the  
47 development of the Hackensack Meadowlands was an  
48 intermunicipal tax-sharing program. The intermunicipal tax sharing

1 program was established to create a fair and equitable method of  
2 distributing the benefits and costs of economic development  
3 and land use decisions made by the New Jersey Meadowlands  
4 Commission among the 14 municipalities located in the  
5 Meadowlands District. Under this program, as originally  
6 conceived, the municipalities with fewer development restrictions  
7 are required to deposit a share of their tax ratables into a special  
8 intermunicipal account administered by the commission. Money in  
9 this account is annually distributed to the municipalities with  
10 greater development restrictions to make up for their loss of tax  
11 ratable growth opportunity. **【Currently, seven municipalities pay  
12 into the intermunicipal account while the remaining seven  
13 municipalities receive distributions from the account.】**

14 c. The New Jersey Meadowlands Commission, the predecessor  
15 to the Meadowlands Regional Commission, has been successful in  
16 providing orderly and comprehensive development, solid waste  
17 management, and environmental protection in the Hackensack  
18 Meadowlands District, as well as providing for the investment of  
19 many millions of dollars in development, municipal services, and  
20 significant infrastructure projects, among other things.

21 d. It is fitting and proper to establish new sources of funding  
22 to replace the intermunicipal tax sharing program in order to  
23 facilitate the future of the Hackensack Meadowlands District as a  
24 vibrant area of economic growth in the State of New Jersey, as well  
25 as a tourism destination and an area of continued environmental  
26 significance and improvement. The new sources of funding should  
27 recognize the concerns of the district's seven municipalities that  
28 must contribute significant amounts of property tax dollars to the  
29 intermunicipal tax sharing program. These municipalities have  
30 been especially challenged to provide services to municipal  
31 residents and contribute to the intermunicipal tax sharing program,  
32 while operating under the significant restrictions of the 2% property  
33 tax levy cap. In effect, the cost of the State policy to preserve the  
34 Hackensack Meadowlands has been borne by the property taxpayers  
35 of the seven municipalities required to deposit tax revenue into the  
36 intermunicipal account.

37 e. It is also appropriate and necessary to recognize the  
38 consistent impact on the Hackensack Meadowlands District of  
39 tourist-related activities and attractions, including sports and  
40 entertainment activities and construction at the properties located in  
41 the heart of the district, and to require that patrons of those tourist-  
42 related activities and attractions shall contribute to the financial  
43 needs of the municipalities that comprise the Meadowlands district  
44 in order to reduce the property tax burden on their residents.

45 (cf: P.L.2015, c.19, s.83)

46

47 27. Section 84 of P.L.2015, c.19 (C.5:10A-84) is amended to  
48 read as follows:



1 84. As used in sections 82 through 85 of P.L.2015,  
2 c.19 (C.5:10A-82 et seq.):

3 “Commission” means the New Jersey Sports and Exposition  
4 Authority, which may be referred to as the “Meadowlands Regional  
5 Commission,” as established by section 6 of P.L.2015,  
6 c.19 (C.5:10A-6).

7 “Meadowlands district” means the Hackensack Meadowlands  
8 District, the area delineated within section 5 of P.L.2015,  
9 c.19 (C.5:10A-5).

10 **【“Hotel” means a building, or portion of it, which is regularly**  
11 **used and kept open as such for the lodging of guests and is subject**  
12 **to taxation pursuant to subsection d. of section 3 of P.L.1966,**  
13 **c.30 (C.54:32B-3).】**

14 “Public venue” means any place located within the Meadowlands  
15 district, whether publicly or privately owned, where any facilities  
16 for entertainment, amusement, or sports are provided, but shall not  
17 include a movie theater.

18 “Public event” means any spectator sporting event, trade show,  
19 exposition, concert, amusement, or other event open to the public  
20 that takes place at a public venue, but shall not include a major  
21 league football game.  
22 (cf: P.L.2015, c.19, s.84)

23  
24 28. Section 85 of P.L.2015, c.19 (C.5:10A-85) is amended to  
25 read as follows:

26 85. a. Beginning on the first day of the first month next  
27 following the enactment of P.L.2015 c.19 (C.5:10A-1 et al.), there  
28 is imposed a Meadowlands regional hotel use assessment on the  
29 rent for the occupancy of every room in every hotel located in the  
30 Meadowlands district, including any hotels located on land owned  
31 by the State. The assessment imposed under this subsection shall  
32 be 3% of the rent charged for every occupancy of a room or rooms  
33 in a hotel subject to taxation pursuant to subsection (d) of section 3  
34 of P.L.1966, c.30 (C.54:32B-3), and shall be paid to the Director of  
35 the Division of Taxation by each person required to collect the tax  
36 not later than the 10th day of each month based on the occupancy of  
37 rooms in that hotel during the previous calendar month.

38 b. In carrying out the provisions of subsection a. of this  
39 section, the director shall have all of the powers and authority  
40 granted in P.L.1966, c.30 (C.54:32B-1 et seq.). The tax shall be  
41 filed and paid in a manner prescribed by the Director of the  
42 Division of Taxation. The director shall promulgate such rules and  
43 regulations as the director determines are necessary to effectuate the  
44 provisions of this section.

45 Each person required to collect the assessment shall be  
46 personally liable for the assessment imposed, collected, or required  
47 to be paid, collected, or remitted under this section. Any such  
48 person shall have the same right in respect to collecting the fee from

1 that person's customer or in respect to non-payment of the fee by  
2 the customer as if the fee were a part of the purchase price of the  
3 occupancy or rent, as the case may be, and payable at the same  
4 time; provided, however, that the director shall be joined as a party  
5 in any action or proceeding brought to collect the fee.

6 For purposes of this **subsection** section, "person" includes: an  
7 individual, partnership, corporation, or an officer, director,  
8 stockholder, or employee of a corporation, or a member or  
9 employee of a partnership, who as such officer, director,  
10 stockholder, employee, or member is under the duty to perform the  
11 act in respect of which the violation occurs.

12 An assessment imposed under this section shall be in addition to  
13 any other tax or fee imposed pursuant to statute or local ordinance  
14 or resolution by any governmental entity.

15 c. Assessment revenue shall be collected by the Director of the  
16 Division of Taxation and shall be deposited by the Director of the  
17 Division of Taxation into the intermunicipal account established  
18 pursuant to section 53 of P.L.2015, c.19 (C.5:10A-53), and shall be  
19 used to pay meadowlands adjustment payments to municipalities in  
20 the Meadowlands district pursuant to the provisions of sections 1  
21 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.). If in any year,  
22 assessment revenue in the intermunicipal account exceeds the  
23 amount necessary to pay meadowlands adjustment payments to  
24 municipalities in the Meadowlands district, that remaining  
25 assessment revenue may be used for the purposes set forth in  
26 subsection e. of this section.

27 d. In the event sufficient assessment revenue is unavailable in  
28 any year to pay all of the required meadowlands adjustment  
29 payments to municipalities in the Meadowlands district, the State  
30 Treasurer shall provide the commission with such funds as may be  
31 necessary to make all of the required payments to those  
32 municipalities.

33 e. In the event that in any year, after the required meadowlands  
34 adjustment payments have been made to municipalities in the  
35 Meadowlands district, assessment revenue remains in the  
36 intermunicipal account, that remaining assessment revenue may be  
37 used in that year for the following purposes:

38 (1) the commission may perform projects in the areas of flood  
39 control, traffic, renewable energy, or other infrastructure  
40 improvement projects and utilize monies from the project fund for  
41 property acquisition, demolition, clearance, removal, relocation,  
42 renovation, alteration, construction, reconstruction, installation, or  
43 repair of a structure or improvement, and the costs associated  
44 therewith including the costs of appraisal, economic and  
45 environmental analyses or engineering, planning, design,  
46 architectural, surveying, or other professional services;

47 (2) the commission may expend funds towards the promotion of  
48 the Meadowlands district as a tourism destination;

1 (3) the commission may fund the acquisition of property for the  
2 purpose of open space preservation and the costs associated  
3 therewith including the costs of appraisal, economic and  
4 environmental analyses or engineering, surveying, or other  
5 professional services; or

6 (4) the commission may fund the creation of parks and other  
7 recreational facilities and the costs associated therewith, including  
8 the costs of appraisal, economic and environmental analyses or  
9 engineering planning, design, architectural, surveying, or other  
10 professional services.

11 Not later than the first day of the third month next following the  
12 enactment of P.L.2015, c.19 (C.5:10A-1 et al.) and pursuant to the  
13 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et  
14 seq.), the commission shall adopt, by resolution, standards for the  
15 disbursement in any year of any remaining assessment revenue for  
16 projects and uses set forth in subsection e. of this section.

17 f. Terms used in this section shall have the meaning given  
18 those terms pursuant to section 2 of P.L.1966, c.30 (C.54:32B-2).  
19 (cf: P.L.2015, c.19, s.85)

20

21 29. This act shall take effect immediately.

22

23

24

25

26 Clarifies and revises certain aspects of the "Hackensack  
27 Meadowlands Agency Consolidation Act."

# ASSEMBLY, No. 4196

## STATE OF NEW JERSEY 216th LEGISLATURE

INTRODUCED FEBRUARY 12, 2015

**Sponsored by:**  
**Assemblyman VINCENT PRIETO**  
**District 32 (Bergen and Hudson)**

### **SYNOPSIS**

Clarifies and revises certain aspects of the “Hackensack Meadowlands Agency Consolidation Act.”

### **CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning the Meadowlands Regional Commission and  
2 amending P.L.2015, c.19.

3

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

6

7 1. Section 2 of P.L.2015, c.19 (C.5:10A-2) is amended to read  
8 as follows:

9 2. The Legislature finds and declares that:

10 a. The New Jersey Meadowlands Commission is currently the  
11 zoning and planning agency for a 30.4 square-mile area covering  
12 parts of 14 municipalities in Bergen and Hudson Counties in New  
13 Jersey. The New Jersey Meadowlands Commission, created in  
14 1969, was charged with the development and redevelopment of the  
15 Hackensack Meadowlands in an orderly and comprehensive  
16 fashion, with special consideration to the ecological and  
17 environment challenges facing the Hackensack Meadowlands.

18 b. During the past 45 years, the New Jersey Meadowlands  
19 Commission has successfully provided for orderly comprehensive  
20 development, solid waste management, and environmental  
21 protection within the Hackensack Meadowlands, as well as guiding  
22 the investment of tens of millions of dollars in development,  
23 municipal services, and significant infrastructure projects, among  
24 other things.

25 c. There are several vital components necessary for the  
26 continuation and expansion of the comprehensive plan for the  
27 economic development growth of the Hackensack Meadowlands.  
28 Among them are infrastructure improvements, transportation,  
29 tourism, the completion of the development of the sport complex  
30 site, the delivery of municipal services, flood control, and the  
31 continuance of the Intermunicipal Tax Sharing Program, which is  
32 the fiscal underpinning of the district's master plan.

33 d. The New Jersey Sports and Exposition Authority has  
34 promoted the holding of athletic contests, horse racing, and other  
35 spectator sporting events, trade shows, and other expositions in the  
36 State.

37 e. The 750 acres of the New Jersey Sports and Exposition  
38 Authority complex in the Hackensack Meadowlands is a significant  
39 economic stimulant to the development of the meadowlands. The  
40 New Jersey Sports and Exposition Authority's ability to plan,  
41 construct, and maintain its holdings in the sports complex has been  
42 an extraordinary feat, making it a premier sporting facility.

43 f. It is also appropriate and necessary to recognize the  
44 consistent impact of the Hackensack Meadowlands on tourist  
45 related activities and development, including retail, sports, and

**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 entertainment venues constructed at New Jersey Sports and  
2 Exposition Authority properties with support from private  
3 investment.

4 g. The authority and powers of the New Jersey Sports and  
5 Exposition Authority and the New Jersey Meadowlands  
6 Commission should be reviewed and amended to reflect the issues  
7 of the day so as to adequately address the evolving economic and  
8 environmental issues in the Hackensack Meadowlands.

9 h. In order to more effectively address the modern needs of the  
10 Hackensack Meadowlands, the Legislature finds that the two  
11 agencies with the common interest of promoting the economic  
12 growth of the meadowlands and northern New Jersey, the New  
13 Jersey Sports and Exposition Authority and the New Jersey  
14 Meadowlands Commission, should be consolidated to promote  
15 efficiency of operation, cost effectiveness, and the elimination of  
16 unnecessary government bureaucracy.

17 i. Nothing in P.L.2015, c.19 (C.5:10A-1 et al.) is intended to  
18 revise, limit, or nullify the rights of the New Jersey Sports and  
19 Exposition Authority under the provisions of P.L.1971, c.137  
20 (C.5:10-1 et seq.) or other applicable laws. In the case of any  
21 conflict between P.L.1971, c.137 (C.5:10-1 et seq.) and the  
22 provisions of P.L.1968, c.404 (C.13:17-1 et seq.) or P.L.1971, c.137  
23 (C.5:10-1 et seq.) and P.L.2015, c.19 (C.5:10A-1 et al.), the  
24 provisions of P.L.1971, c.137 (C.5:10-1 et seq.) shall control.

25 j. Except as expressly provided in P.L.2015, c.19 (C.5:10A-1  
26 et al.) nothing is intended to revise, limit, or nullify the rights of the  
27 New Jersey Meadowlands Commission under P.L.1968, c.404  
28 (C.13:17-1 et seq.). In the case of any conflict between P.L.1968,  
29 c.404 (C.13:17-1 et seq.) and the provisions of P.L.2015, c.19  
30 (C.5:10A-1 et al.) the provisions of P.L.2015, c.19 (C.5:10A-1 et  
31 al.) shall control.

32 k. Notwithstanding anything in P.L.2015, c.19 (C.5:10A-1 et al.)  
33 to the contrary, sections 8 through 16, 18, 23, 24, 25, **[30]** 29  
34 through 48, and 74 of P.L.2015, c.19 (C.5:10A-1 et al.) shall not  
35 apply to the sports complex or adversely affect the rights, benefits,  
36 entitlements, contracts, agreements, liabilities, responsibilities, or  
37 obligations upon existing developers or ground tenants within the  
38 sports complex or any other project of the New Jersey Sports and  
39 Exposition Authority, wherever located, as of the date of enactment  
40 of P.L.2015, c.19 (C.5:10A-1 et al.), and with respect to the sports  
41 complex, the rights and powers of the commission shall only be  
42 those set forth in P.L.1971, c.137 (C.5:10-1 et seq.).

43 (cf: P.L.2015, c.19, s.2)

44

45 2. Section 3 of P.L.2015, c.19 (C. ) is amended to read as  
46 follows:

47 3. As used in sections 1 through 68 of P.L.2015, c.19 (C. ).

1 “Adjustment year” means the year in which the respective  
2 obligations of the intermunicipal account and the constituent  
3 municipalities of the district are due and payable.

4 “Apportionment rate” means a rate determined as follows:

5 (1) The total property taxes levied for local, school, and  
6 veterans’ and senior citizens’ purposes by a constituent  
7 municipality, as certified pursuant to R.S.54:4-52, in the  
8 comparison year after the meadowlands adjustment payment made  
9 in that comparison year has been subtracted or added, as the case  
10 may be, divided by

11 (2) The aggregate true value of all taxable real property,  
12 exclusive of Class II railroad property, located in the municipality,  
13 both within and without the district, in the comparison year, as  
14 determined by the Director of the Division of Taxation in the  
15 Department of the Treasury on October 1 of the comparison year,  
16 pursuant to section 2 of P.L.1954, c.86 (C.54:1-35.2), or as  
17 modified by the tax court. If a tax appeal is resolved after  
18 calculations are finalized for an adjustment year, the next year’s  
19 calculations must show a retroactive correction for the applicable  
20 preceding two years.

21 “Area in need” means an area whose redevelopment is necessary  
22 to effectuate the public purposes described herein, as determined by  
23 the commission. An area designated as “in need” may contain lands,  
24 buildings, or improvements which, of themselves, are not  
25 detrimental to the public health, safety, or welfare, but nevertheless  
26 must be included in the area designated as “in need,” with or  
27 without change in condition, for the effective redevelopment of the  
28 area of which they are a part. An area designated by the  
29 commission as a “redevelopment area” pursuant to the  
30 “Redevelopment Area Bond Financing Law,” P.L.2001, c.310  
31 (C.40A:12A-64 et seq.) shall also be deemed to constitute an area in  
32 need for purposes of this act and shall also be deemed to constitute  
33 an “area in need of redevelopment” for purposes of the “Local  
34 Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et  
35 al.).

36 “Base year” **【**refers to the term as defined by section 59.1 of  
37 P.L.1968, c.404 (C.13:17-61)**】** means 1970.

38 “Bonds” means any bonds, notes, interim certificates,  
39 debentures, or other obligations, issued by the commission pursuant  
40 to sections 1 through 68 of P.L.2015, c.19 (C. ).

41 “Commission” means the New Jersey Sports and Exposition  
42 Authority, which may be referred to as the “Meadowlands Regional  
43 Commission,” as established by P.L.1971, c.137 (C.5:10-1 et seq.),  
44 P.L.1968, c.404 (C.13:17-1 et seq.), and section 6 of P.L.2015, c.19  
45 (C. ).

46 “Committee” means the Hackensack Meadowlands Municipal  
47 Committee established pursuant to the “Hackensack Meadowlands  
48 Redevelopment Act,” P.L.1968, c.404 (C.13:17-1 et seq.).

1 “Comparison year” means the second calendar year preceding  
2 the adjustment year.

3 “Constituent municipalities” means the municipalities of  
4 Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie,  
5 North Arlington, Ridgefield, Rutherford, South Hackensack, and  
6 Teterboro in Bergen county; and Jersey City, Kearny, North  
7 Bergen, and Secaucus in Hudson county.

8 “District” means the Hackensack Meadowlands District, the area  
9 delineated within section 5 of P.L.2015, c.19 (C. ).

10 “Hackensack meadowlands” means the Hackensack  
11 Meadowlands District as established by section 5 of P.L.2015, c.19  
12 (C. ).

13 “Hotel” means a building or portion of it, which is regularly used  
14 for the lodging of guests and is subject to taxation pursuant to the  
15 “Hotel Occupancy Tax Act,” P.L.1981, c.77 (C.40:48E-1 et seq.).

16 “Improvement” means (1) the laying out, opening, construction,  
17 widening, straightening, enlargement, extension, alteration,  
18 changing of location, grading, paving, or otherwise improving, a  
19 street, alley, or public highway; (2) curbing or guttering of a  
20 sidewalk along a street, alley, or highway; (3) construction and  
21 improvement of bridges and viaducts; (4) construction,  
22 enlargement, or extension of a sewer or drain or of a sewerage or  
23 drainage system including, but not limited to, such systems under  
24 streets, alleys, or public highways, or works for the sanitary  
25 disposal of sewerage or drainage; (5) the installation of service  
26 connections to water and other utility works, including the laying,  
27 construction, or placing of mains, conduits, or cables under or along  
28 a street, alley, or highway; (6) the construction, enlargement, or  
29 extension of water mains or water distribution works; (7) extension  
30 of landfills or other facilities for the disposal of solid wastes; (8) the  
31 installation of lighting standards, appliances, and appurtenances  
32 required for the illumination of streets; (9) the widening, deepening,  
33 or improvement of, the removal of obstructions in, and the  
34 construction, enlargement, and extension of any waterway, or of  
35 enclosing walls, or of a pipe or conduit along a water course; (10)  
36 the development and improvement of parks, recreational facilities,  
37 and flood control structures; (11) environmental enhancements and  
38 remediation; and (12) the construction of buildings and other  
39 structures.

40 “Intermunicipal account” means the device established and  
41 administered by the commission to record all of the transactions  
42 made for the purpose of calculating the meadowlands adjustment  
43 payment for each constituent municipality, and to act as the  
44 clearinghouse for the transfer of the meadowlands adjustment  
45 payments among the constituent municipalities as required by  
46 section 59 of P.L.2015, c.19 (C. ).

47 “Master plan” means the comprehensive plan for the district  
48 prepared and adopted by the commission.



1       “Meadowlands adjustment payment” means the amount that is  
2 payable by each constituent municipality to the intermunicipal  
3 account, or the amount that is payable by the intermunicipal account  
4 to each municipality, as the commission shall determine the case to  
5 be.

6       “Owner” means all persons having any title or interest in any  
7 property, rights, easements, and interests authorized to be acquired,  
8 assessed, or regulated by sections 1 through 68 of P.L.2015, c.19  
9 (C.    ).

10       “Person” means all individuals, partnerships, associations,  
11 private or municipal corporations, and all political subdivisions of  
12 the State.

13       “Project” means any application for development, plan, work, or  
14 undertaking by the commission, constituent municipality, or  
15 redeveloper, pursuant to the master plan or a redevelopment plan.

16       “Project area” means all or a portion of a redevelopment area.

17       “Redeveloper” means any person, firm, corporation, or public or  
18 private agency that engages in development, redevelopment, or  
19 improvement of an area or any part thereof under the provisions of  
20 P.L.1971, c.137 (C.5:10-1 et seq.), P.L.1968, c.404 (C.13:17-1 et  
21 seq.), and sections 1 through 68 of P.L.2015, c.19 (C.    ), or in the  
22 construction of any project pursuant to the master plan or  
23 redevelopment plan.

24       “Redevelopment” means **[a plan for]** planning, development,  
25 and redevelopment; the rehabilitation of any improvements;  
26 conservation or rehabilitation work; the construction and provision  
27 for construction of projects; **[and]** or the grant or dedication of  
28 spaces as may be appropriate or necessary in the interest of the  
29 general welfare for such projects or other public purposes incidental  
30 or appurtenant thereto, in accordance with the master plan or any  
31 part thereof, or a redevelopment plan.

32       “Redevelopment plan” means a plan adopted by the commission,  
33 applicable to an area in need, for a redevelopment project or  
34 projects, which shall conform to the master plan and which, with  
35 respect to the sports complex, shall include and incorporate its  
36 master plans and which shall be deemed to grant the commission  
37 control over the lands, projects and properties that are subject to the  
38 redevelopment plan. A redevelopment plan adopted pursuant to  
39 P.L.2015, c.19 (C.    ) shall also be deemed to constitute a  
40 redevelopment plan for purposes of the “Local Redevelopment and  
41 Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.).

42       “Resident enrollment” means the number of full-time pupils who  
43 are residents of the school district and who are enrolled in day  
44 schools on the last day of September during the school year in  
45 which calculation of aid is made and are attending the public  
46 schools of the school district or a school district or State teachers’  
47 college demonstration school in which the school district of  
48 residence pays tuition; school district may count in its enrollment

1 any pupil regularly attending, on a full-time basis, a county  
2 vocational school in the same county, for which the school district  
3 pays tuition.

4 “Site plan” means a plan for an existing lot or plot or a  
5 subdivided lot on which is shown topography, location of all  
6 existing or proposed buildings, structures, drainage facilities, roads,  
7 rights-of-way, easements, parking areas, together with any other  
8 information, and at such a scale as may be required by a  
9 commission site plan review and approval resolution.

10 “Solid waste” means **any refuse matter, trash, or** garbage ,  
11 refuse, and other discarded materials resulting from industrial,  
12 commercial, and agricultural operations, and from domestic and  
13 community activities, and all other waste materials, including  
14 liquids, except for source separated recyclable materials or source  
15 separated food waste collected by livestock producers approved by  
16 the State Department of Agriculture to collect, prepare, and feed  
17 such wastes to livestock on their own farms.

18 “Solid waste and recycling facilities” means the plants,  
19 structures, and other real and personal property acquired,  
20 constructed, or operated, or to be acquired, constructed, or operated  
21 by the commission, as hereinafter provided, including landfills or  
22 other plants or facilities for the treatment of recycling materials and  
23 disposal of solid waste.

24 “Sports complex” means the 750 acre sports and exposition site  
25 located in the Borough of East Rutherford **and any other land**  
26 **owned by the New Jersey Sports and Exposition Authority in**  
27 **Hudson County or Bergen County** under the jurisdiction of the  
28 New Jersey Sports and Exposition Authority as of the effective date  
29 of P.L.2015, c.19 (C. ) and such additional property as may be  
30 designated by the commission from time to time as a part of the  
31 sports complex. The sports complex shall be considered a  
32 “qualified incentive area” for the purposes of P.L.2011, c.149  
33 (C.34:1B-242 et seq.) and a “qualifying economic redevelopment  
34 and growth grant incentive area” for the purposes of P.L.2009, c.90  
35 (C.52:27D-489a et al.).

36 “Special assessment” means an assessment for benefits accruing  
37 from the construction of improvements by or at the direction of the  
38 commission.

39 “Subdivision” means the division of a lot, tract, or parcel of land  
40 into two or more lots, sites, or other divisions of land for the  
41 purpose, whether immediate or future, of sale or building  
42 development except that the following divisions shall not be  
43 considered subdivisions **within the meaning of P.L.2015, c.19**  
44 **(C. )**; provided, however, that no new streets or roads are  
45 involved; divisions of land for agricultural purposes where the  
46 resulting parcels are three acres or larger in size, divisions of

1 property by testamentary or intestate provisions, or divisions of  
2 property pursuant to court order.

3 (cf: P.L.2015, c.19 , s.3)

4

5 3. Section 5 of P.L.2015, c.19 (C.5:10A-5) is amended to read  
6 as follows:

7 5. a. Except as otherwise provided, the commission shall carry  
8 out the purposes of sections 1 through 68 of P.L.2015, c.19  
9 (C.5:10A-1 et seq.) within the following district:

10 Beginning at a point on Hendricks Causeway at its junction with  
11 the tracks of the Erie-Lackawanna Railroad--Northern Railroad of  
12 New Jersey Branch in Ridgefield;

13 Thence southerly along the tracks of the Erie-Lackawanna  
14 Railroad--Northern Railroad of New Jersey Branch to its junction  
15 with the Fairview-Ridgefield Municipal boundary;

16 Thence westerly along the Fairview-Ridgefield Municipal  
17 boundary to its junction with the Fairview-North Bergen Municipal  
18 boundary;

19 Thence easterly along the Fairview-North Bergen Municipal  
20 boundary to its junction with the tracks of the Erie-Lackawanna  
21 Railroad--Northern Railroad of New Jersey Branch;

22 Thence southerly along the tracks of the Erie-Lackawanna  
23 Railroad--Northern Railroad of New Jersey Branch to its junction  
24 with Tonnelle Avenue (U. S. Route 1 and 9) in Jersey City;

25 Thence southerly along Tonnelle Avenue (U.S. Route 1 and 9) to  
26 its intersection with the Pulaski Skyway;

27 Thence westerly along a line formed by the Pulaski Skyway to a  
28 point where the Port Authority Trans-Hudson tracks pass under the  
29 Pulaski Skyway;

30 Thence westerly along the Port Authority Trans-Hudson tracks to  
31 their intersection with the Harrison-Kearny Municipal Boundary;

32 Thence northwesterly along the Harrison-Kearny Municipal  
33 Boundary, as its jogs and curves, to its intersection with the Erie-  
34 Lackawanna Railroad, Harrison-Kingsland connecting branch of the  
35 Morris and Essex Division;

36 Thence northerly along the tracks of the Erie-Lackawanna  
37 Railroad, Harrison-Kingsland connecting branch of the Morris and  
38 Essex Division to its junction with Orient Way in Lyndhurst;

39 Thence northerly along Orient Way to its junction with Valley  
40 Brook Avenue-Smith Street;

41 Thence easterly along Smith Street to its junction with Madison  
42 Street;

43 Thence northerly along Madison Street to its junction with  
44 Evergreen Place;

45 Thence westerly along Evergreen Place to its junction with  
46 Meadow Road;

47 Thence northerly along Meadow Road to its junction with  
48 Rutherford Avenue;

1 Thence northerly along a straight line drawn between the  
2 intersection of Rutherford Avenue and Meadow Road and the  
3 junction of Union Avenue and Erie-Lackawanna-New Jersey and  
4 New York Railroad;

5 Thence northerly along the tracks of the Erie-Lackawanna-New  
6 Jersey and New York Railroad to its intersection with the Wood-  
7 Ridge-Carlstadt municipal boundary;

8 Thence easterly along the Wood-Ridge-Carlstadt municipal  
9 boundary to its intersection with Moonachie-Wood-Ridge  
10 municipal boundary;

11 Thence northerly and westerly along the Moonachie-Wood-  
12 Ridge municipal boundary to its intersection with the Hasbrouck  
13 Heights-Moonachie municipal boundary;

14 Thence easterly and northerly along Hasbrouck Heights-  
15 Moonachie municipal boundary to its intersection with the  
16 Moonachie-Teterboro municipal boundary;

17 Thence westerly and northerly along the Hasbrouck Heights-  
18 Teterboro municipal boundary to its intersection with U. S. Route  
19 46;

20 Thence easterly along U. S. Route 46 to its intersection with the  
21 Teterboro-Little Ferry municipal boundary;

22 Thence southerly along the Teterboro-Little Ferry municipal  
23 boundary to its intersection with the Moonachie-Little Ferry  
24 boundary;

25 Thence southerly along the Moonachie-Little Ferry municipal  
26 boundary to its intersection with Red Neck Road;

27 Thence southerly along Red Neck Road to its junction with  
28 Moonachie Avenue in Moonachie;

29 Thence easterly along Moonachie Avenue to its junction with  
30 Moonachie Road;

31 Thence northerly along Moonachie Road to its junction with  
32 Maple Street;

33 Thence easterly along Maple Street approximately 930 feet to its  
34 intersection with the Transcontinental gas pipeline;

35 Thence northeasterly along a straight line drawn between the  
36 intersection of Maple Street and the Transcontinental gas pipeline  
37 and the intersection of Bertolotto Avenue and the Moonachie-Little  
38 Ferry Municipal boundary (Losen Slofe Creek);

39 Thence easterly along Bertolotto Avenue to its junction with  
40 Eckel Road;

41 Thence southerly along 5th Street to its junction with Mansfield  
42 Avenue;

43 Thence easterly along Columbus Avenue to its junction with  
44 Mehrhof Road;

45 Thence northerly along Mehrhof Road to its junction with  
46 Washington Avenue;

47 Thence easterly and northerly along Washington Avenue to its  
48 junction with Main Street;

1 Thence easterly along Main Street extended to the Little Ferry-  
2 Ridgefield Park Municipal boundary; (The middle of the  
3 Hackensack River);

4 Thence southerly along the Little Ferry-Ridgefield Park  
5 Municipal boundary (in the middle of the Hackensack River) to its  
6 intersection with the Ridgefield Park-Ridgefield Municipal  
7 boundary;

8 Thence easterly along the Ridgefield Park-Ridgefield Municipal  
9 boundary (in the middle of Overpeck Creek) to its intersection with  
10 Bergen Turnpike;

11 Thence southerly along Bergen Turnpike to its junction with  
12 Hendricks Causeway;

13 Thence southeasterly along Hendricks Causeway to its junction  
14 with the tracks of the Lackawanna Railroad--Northern Branch, the  
15 point of beginning.

16 b. The commission shall not carry out the purposes of  
17 P.L.1968, c.404 (C.13:17-1 et seq.) or sections 1 through 68 of  
18 P.L.2015, c.19 (C.5:10A-1 et seq.), take any action, or have any  
19 jurisdiction within the following district:

20 Beginning at a point on Old New Jersey Route 3 (New Jersey  
21 Route 153) (Paterson Plank Road) at its junction with County  
22 Avenue in Secaucus;

23 Thence southerly along County Avenue to its junction with  
24 Secaucus Road;

25 Thence westerly along Secaucus Road a distance of 1,321 feet,  
26 more or less, to its junction with Private Road;

27 Thence northerly along a straight line drawn between the  
28 intersection of Secaucus Road and the aforementioned Private Road  
29 and the intersection of Pandolfi Avenue-Golden Avenue in  
30 Secaucus;

31 Thence westerly along Pandolfi Avenue to its junction with 5th  
32 Street;

33 Thence southerly along 5th Street to its junction with Mansfield  
34 Avenue;

35 Thence westerly along Mansfield Avenue to its junction with  
36 Walter Place;

37 Thence northerly along Walter Place to its junction with  
38 Mansfield Avenue;

39 Thence westerly along Mansfield Avenue to its junction with 9th  
40 Street;

41 Thence northerly along 9th Street to its junction with Grace  
42 Street;

43 Thence easterly along Grace Street to its junction with Eighth  
44 Street;

45 Thence northerly along Eighth Street to its junction with Old  
46 New Jersey Route 3 (Route 153);

47 Thence easterly along Old New Jersey Route 3 (Route 153) to its  
48 junction with Paterson Plank Road;

1 Thence easterly continuing along Old New Jersey Route 3  
2 (Route 153) (Paterson Plank Road) to its junction with County  
3 Avenue, the point of beginning.

4 c. The commission shall not carry out the purposes of  
5 P.L.1968, c.404 (C.13:17-1 et seq.) or sections 1 through 68 of  
6 P.L.2015, c.19 (C.5:10A-1 et seq.), take any action, or have any  
7 jurisdiction within the following district:

8 Beginning at a point on Maple Avenue at its junction with 7th  
9 Street in Secaucus;

10 Thence northerly and easterly along 7th Street to its junction  
11 with Paterson Plank Road;

12 Thence northerly along Paterson Plank Road to its junction with  
13 Farm Road;

14 Thence northerly along Farm Road to its junction with Meadow  
15 Lane;

16 Thence easterly along Meadow Lane to its junction with  
17 Stonewall Lane and Mill Ridge Road;

18 Thence easterly along Mill Ridge Road to its junction with  
19 Koelle Boulevard;

20 Thence southerly along Koelle Boulevard to its junction with  
21 Huber Street;

22 Thence westerly along Huber Street to its junction with Radio  
23 Avenue;

24 Thence southerly on Radio Avenue to its junction with Pikeview  
25 Terrace;

26 Thence westerly and northerly along Pikeview Terrace to its  
27 intersection with Lausecker Lane;

28 Thence westerly along Lausecker Lane to its junction with  
29 Paterson Plank Road;

30 Thence southerly along Paterson Plank Road to its junction with  
31 Maple Street;

32 Thence westerly along Maple Street to its junction with 7th  
33 Street, the point of beginning.

34 (cf: P.L.2015, c.19, s.5)

35

36 4. Section 4 of P.L.2015, c.19 (C.5:10A-4) is amended to read  
37 as follows:

38 4. On and after the effective date of P.L.2015, c.19 (C.5:10A-1  
39 et al.), any reference in any law, rule, regulation, order, contract, or  
40 document to the Hackensack Meadowlands Development  
41 Commission or the New Jersey Meadowlands Commission shall  
42 mean and refer to the New Jersey Sports and Exposition Authority  
43 as established by section 4 of P.L.1971, c.137 (C.5:10-4), as  
44 modified by P.L.2015, c.19 (C.5:10A-1 et al.) **[.]**, also referred to  
45 herein as the “commission.”

46 (cf; P.L.2015, c.19, s.4)

1       5. Section 6 of P.L.2015, c.19 (C.5:10A-6) is amended to read  
2 as follows:

3       6. The New Jersey Meadowlands Commission, established  
4 pursuant to section 5 of P.L.1968, c.404 (C.13:17-5) is dissolved.  
5 All property, funds, and assets of the New Jersey Meadowlands  
6 Commission are vested in and belong to the **【**commission as  
7 defined by section 4 of P.L.2015, c.19 (C.5:10A-4)**】** New Jersey  
8 Sports and Exposition Authority, which, in addition to the powers  
9 and authority vested in it pursuant to P.L.1971, c.137 (C.5:10-1 et  
10 seq.), shall carry out the purposes of P.L.1968, c.404 (C.13:17-1 et  
11 seq.) and P.L.2015, c.19 (C.5:10A-1 et al.). All regulations,  
12 adjudications, orders, permits, and other approvals issued by the  
13 New Jersey Meadowlands Commission, and all contracts,  
14 agreements, bonds, notes, and other obligations incurred by the  
15 New Jersey Meadowlands Commission pursuant to P.L.1968, c.404  
16 (C.13:17-1 et seq.) prior to the effective date of P.L.2015, c.19  
17 (C.5:10A-1 et al.) shall remain in effect, and all applications  
18 pending before the New Jersey Meadowlands Commission on the  
19 effective date of P.L.2015, c.19 (C.5:10A-1 et al.) shall continue to  
20 be pending before the New Jersey Sports and Exposition Authority.  
21 (cf: P.L.2015, c.19, s.6)

22  
23       6. Section 7 of P.L.2015, c.19 (C. ) is amended to read as  
24 follows:

25       7. In addition to any powers established pursuant to section 5  
26 of P.L.1971, c.137 (C.5:10-5) and P.L.1968, c.404 (C.13:17-1 et  
27 seq.), the commission, as defined by section 4 of P.L.2015, c.19  
28 (C. ), shall have the following powers:

29       a. To enter upon any building or property in order to conduct  
30 investigations, examinations, and surveys necessary to carry out the  
31 purposes of sections 1 through 68 of P.L.2015, c.19 (C. );

32       b. To prepare, adopt, and implement a master plan for the  
33 physical development of all lands, **【**which shall take into  
34 consideration any lease agreements entered into by the New Jersey  
35 Sports and Exposition Authority as of the effective date of P.L. ,  
36 c.19 (C. ),**】** or a portion thereof, lying within the district, and to  
37 adopt and enforce regulations, codes, and standards for the  
38 effectuation of such plan;

39       c. To undertake any development or other project or  
40 improvement as it finds necessary to redevelop and improve the  
41 land within the district;

42       d. To recover by special assessments the cost of improvements  
43 from the increase of property values attributable to such  
44 improvements;

45       e. Generally to establish, charge, and collect rates, fees, and  
46 other charges for the use of any facilities operated and maintained  
47 by the commission, and to collect fees as otherwise established by  
48 law, rule, or regulation;

- 1 f. To enter into any and all agreements or contracts, execute  
2 any and all instruments, and do and perform any and all acts or  
3 things necessary, convenient, or desirable for the commission to  
4 carry out its responsibilities **【subject to the provisions of section 6**  
5 **of P.L.1984, c.128 (C.13:17-6.1)】**;
- 6 g. To plan, establish, and implement programs promoting and  
7 facilitating economic development opportunities in the district;
- 8 h. To review and regulate plans for any subdivision or  
9 development within the district;
- 10 i. To cause to be prepared plans, specifications, designs, and  
11 estimates of costs for the construction of projects and improvements  
12 under the provisions of sections 1 through 68 of P.L.2015, c.19  
13 (C. ), and to modify such plans, specifications, designs, or  
14 estimates;
- 15 j. To determine the existence of areas in need of  
16 redevelopment or rehabilitation and to approve or undertake  
17 redevelopment projects therein;
- 18 k. To provide solid waste disposal and recycling facilities for  
19 the treatment of solid waste;
- 20 l. To assist and coordinate shared services among the  
21 constituent municipalities of the district and to enter into, from time  
22 to time, contracts with one or more municipalities, counties, or  
23 other public agencies for the operation of public improvements,  
24 works, facilities, services, or undertakings of such municipalities,  
25 counties, or agencies, or of the commission;
- 26 m. To **【undertake all】** consult with the Department of  
27 Environmental Protection with regards to taking the necessary steps  
28 to develop plans **【and】** to undertake flood control projects and to  
29 maintain and construct necessary flood control structures and  
30 ditches subject to available funding;
- 31 n. To take any action necessary for the purpose of promoting  
32 and marketing tourism, entertainment, sports, and all related  
33 activities within the district or at any other location owned or  
34 operated by the commission. The commission may create a not-for-  
35 profit entity that will implement this function;
- 36 o. To preserve and protect the environment of the district and  
37 to provide programs for environmental education that benefit  
38 schools and the general public;
- 39 p. To create a transportation planning district and develop  
40 strategies to improve regional comprehensive planning;
- 41 q. To conduct examinations and investigations, hear testimony,  
42 and take proof, under oath at public and private hearings, of any  
43 material matter, require attendance of witnesses and the production  
44 of books and papers, and issue commissions for the examination of  
45 witnesses who are out of State, unable to attend, or excused from  
46 attendance;
- 47 r. To subordinate, waive, sell, assign, or release any right, title,  
48 claim, lien, or demand, however acquired, including any equity or



1 right of redemption; to foreclose, sell, or assign any mortgage held  
2 by it, or any interest in real or personal property; and to purchase at  
3 any sale upon such terms and at such prices as it determines to be  
4 reasonable and to take title to property, real, personal, or mixed, so  
5 acquired, and to sell, exchange, assign, convey, lease, mortgage, or  
6 otherwise dispose of any such property, subject to such conditions  
7 and restrictions as it deems necessary to carry out the purposes of  
8 sections 1 through 68 of P.L.2015, c.19 (C. ); and

9 s. To collect, and disburse, the assessments authorized in  
10 section 85 of P.L.2015, c.19 (C. ), for the purposes set forth in  
11 that section.

12 (cf: P.L.2015, c.19, s.7)

13

14 7. Section 9 of P.L.2015, c.19 (C.5:10A-9) is amended to read  
15 as follows:

16 9. a. The commission shall submit to the municipal committee  
17 established pursuant to section 7 of P.L.1971, c.137 (C.13:17-7) for  
18 review, prior to final action thereon, codes and standards  
19 formulated by the commission, the district master plan and  
20 amendments thereto, development and redevelopment plans, and  
21 improvement plans. The commission may also submit to the  
22 committee any other matter which the commission deems advisable.  
23 The committee may also coordinate shared services and cooperative  
24 agreements among the constituent municipalities and conduct  
25 studies and provide reports to the commission regarding issues  
26 which impact the constituent municipalities.

27 b. The committee shall review matters submitted to it by the  
28 commission pursuant to this section and shall indicate its position,  
29 in writing, to the commission. Failure of the committee to convey  
30 to the commission its position within 30 days of the receipt of any  
31 matter referred to the committee shall constitute approval of the  
32 proposed action of the commission; provided, however, that the  
33 committee shall have 120 days after receipt of a major revision of  
34 the master plan to convey its position, in writing, to the  
35 commission.

36 c. The commission shall not take action on any matter required  
37 to be submitted to the committee, which matter has been formally  
38 rejected by the committee, except by an affirmative vote of the  
39 majority of **authorized** the members of the commission.

40 (cf: P.L.2015, c.19, s.9)

41

42 8. Section 10 of P.L.2015, c.19 (C. ) is amended to read as  
43 follows:

44 10. a. After a public hearing and pursuant to the procedures  
45 hereinafter provided, the commission shall prepare, or cause to be  
46 prepared, and adopt a master plan, or portion thereof, for the  
47 physical development of all lands lying within the district. The  
48 master plan may include proposals for various stages for the future

1 development of the district. The commission may amend the master  
2 plan in accordance with the procedures established herein. The  
3 master plan shall include a report presenting the objectives,  
4 assumptions, standards, and principles, as set forth in the master  
5 plan. The master plan shall be a composite of the one or more  
6 written proposals recommending the physical development of the  
7 lands within the district, in its entirety or a portion thereof, which  
8 the commission shall prepare after meetings with the governing  
9 bodies of the constituent municipalities and affected counties, and  
10 any agencies and instrumentalities thereof.

11 b. In preparing the master plan or any portion thereof or  
12 amendment thereto the commission shall consider the existing  
13 patterns of the development in constituent municipalities, and any  
14 master plan or other plan of development adopted by any  
15 constituent municipality prior to the effective date of P.L.2015, c.19  
16 (C. ), or prior to the preparation of the master plan by the  
17 commission.

18 c. In preparing the master plan or any portion thereof or  
19 amendment thereto, the commission shall consult with any federal  
20 or State agency having an interest in the district. At least 60 days  
21 prior to taking any action relating to the district, any interested  
22 agency shall file with the commission any proposed plans for the  
23 commission's review and recommendation.

24 d. A master plan examination and revision shall be conducted  
25 by the commission every 10 years, the first of which shall be  
26 conducted 10 years from the date on which the first master plan was  
27 adopted by the commission pursuant to this section. The master  
28 plan in effect on the effective date of P.L.2015, c.19 (C. ) shall  
29 remain in effect until the commission's next examination and  
30 revision, which shall be within five years of the effective date of  
31 P.L.2015, c.19 (C. ). The master plan in effect on the effective  
32 date of P.L.2015, c.19 (C. ) shall not apply to the sports complex,  
33 which shall be subject to the master plan adopted by the New Jersey  
34 Sports and Exposition Authority as of the effective date of  
35 P.L.2015, c.19 (C. ).

36 e. The master plan shall include provisions or criteria for the  
37 location and use of buildings, structures, facilities, and land for  
38 solid waste disposal and recycling, and may include provisions for:

39 (1) the use of land and buildings, residential, commercial,  
40 industrial, park, and other like purposes;

41 (2) service-water supply, utilities, sewerage, and other like  
42 matters;

43 (3) transportation, streets, parking, public transit lines and  
44 stations, both above and below ground level, freight facilities,  
45 airports, harbors, channels, docks, and wharves, and other like  
46 matters;

1 (4) housing, including affordable housing, residential standards,  
2 clearance, redevelopment, rehabilitation, conservation, and other  
3 like matters;  
4 (5) water, soil conservation, flood control, and other like  
5 matters;  
6 (6) public and semipublic facilities including but not limited to  
7 civic centers, schools, libraries, parks, playgrounds, fire houses,  
8 police buildings, hospitals, and other like matters;  
9 (7) the distribution and density of population;  
10 (8) planned unit development;  
11 (9) community appearance;  
12 (10) financing and programming capital improvements;  
13 (11) plan and develop facilities for tourism, sports, and  
14 entertainment; and  
15 (12) other related elements of growth and development,  
16 including the social implications of any proposed development, and  
17 advances in technology related to any subject included in the plan.  
18 f. In accordance with sections 1 through 68 of P.L.2015, c.19  
19 (C. ), and in addition to any other law, rule, or regulation  
20 concerning affordable housing, the master plan may also include  
21 codes and standards covering land use, comprehensive zoning,  
22 subdivisions, building construction and design, housing, and the  
23 control of air and water pollution, and other subjects necessary to  
24 carry out the plan or to undertake a workable program of  
25 community improvement. No codes or standards concerning  
26 building construction and design shall be promulgated without the  
27 certificate of the chief engineer or equivalent official of the  
28 commission that the proposed codes and standards meet the  
29 engineering standards adopted by the commission. No municipality  
30 shall adopt, and no municipal official shall enforce, any code which  
31 is inconsistent with the code contained in the master plan insofar as  
32 such code applies to property within the district; provided, however,  
33 that the governing body or other appropriate body of each  
34 constituent municipality may adopt zoning ordinances and any other  
35 codes or standards, which it is authorized by the laws of this State  
36 to adopt, for lands within the boundaries of said municipality which  
37 are subject to the jurisdiction of the commission and which will  
38 effectuate the purposes of the commission's master plan.  
39 (cf: P.L.2015, c.19, s.10)

40  
41 9. Section 11 of P.L.2015, c.19 (C.5:10A-11) is amended to  
42 read as follows:

43 11. a. A constituent municipality that adopts and maintains the  
44 commission's master plan, zoning regulations, codes, and standards  
45 shall **【have the authority to】** review and approve or reject 【land use  
46 or zoning】 applications for the development, improvement,  
47 redevelopment, construction, or reconstruction on land in the  
48 district, except as otherwise provided in P.L.2015, c.19 (C.5:10A-1

1 et al.), upon the commission's determination that the master plan,  
2 zoning regulations, codes, and standards adopted by the constituent  
3 municipality conform in all material respects to those of the  
4 commission. If the commission does not respond to a constituent  
5 municipality's request for a determination of conformance within  
6 120 days of the commission receiving the municipality's request,  
7 the municipality shall be deemed in conformance. The municipality  
8 shall provide the commission all documentation, plans, and  
9 information regarding all applications. All fees generated by these  
10 applications and approvals shall be retained by the municipality.

11 b. For those constituent municipalities that do not adopt the  
12 commission's master plan, zoning regulations, codes, and standards,  
13 the commission shall have the sole authority to issue **【the permit】**  
14 zoning approvals.

15 c. Any constituent municipality which undertakes projects for  
16 public recreation, public safety, and the general welfare of its  
17 citizens will not be required to file an application with the  
18 commission. The codes and standards of that municipality shall  
19 apply. All documentation plans and necessary information  
20 regarding the project shall be submitted to the commission upon  
21 completion of the project.

22 d. Any project which requires a use variance pursuant to  
23 subsection d. of section 57 of P.L.1975, c.291 (C.40:55D-70) or  
24 special exception from any provision of the commission's master  
25 plan or zoning regulations must be submitted directly to the  
26 commission for review and approval or rejection. Any project  
27 which requires a bulk variance pursuant to subsection c. of section  
28 57 of P.L.1975, c.291 (C.40:55D-70) or approval for a minor  
29 subdivision, as defined by section 3.2 of P.L.1975, c.291  
30 (C.40:55D-5), may be approved by the appropriate board of a  
31 constituent municipality.

32 e. The commission shall maintain jurisdiction over any project  
33 that is subject to the jurisdiction of the New Jersey Board of Public  
34 Utilities, including, but not limited to, projects proposed by a public  
35 utility for the maintenance, operation, rehabilitation, preservation,  
36 construction, reconstruction, repair, or upgrade of transmission and  
37 distribution lines, rights of way, or systems that ensure safe,  
38 adequate, and reliable service.

39 f. Notwithstanding subsections a. through e. of this section, the  
40 commission shall maintain sole jurisdiction over any project it  
41 deems, in its sole discretion, to be vital to the public safety, general  
42 welfare, development, or redevelopment of the district.

43 (cf: P.L.2015, c.19, s.11)

44

45 10. Section 19 of P.L.2015, c.19 (C. ) is amended to read as  
46 follows:

47 19. **【The】** In addition to any powers established pursuant to  
48 section 5 of P.L.1971, c.137 (C.5:10-5), and the powers established

- 1 pursuant to section 7 of P.L.2015, c.19 (C. ), the commission shall  
2 safeguard the environmental resources of the district and provide  
3 quality public recreation and educational opportunities. The  
4 commission **【shall】** may:
- 5 a. Target and prioritize potential preservation sites for  
6 acquisition, deed restriction, and conservation easements, including  
7 large tracts of wetlands sites;
  - 8 b. Preserve wetlands to protect wildlife, water quality, and  
9 flood storage value;
  - 10 c. Review preservation sites for potential wetland enhancement  
11 and mitigation;
  - 12 d. Improve connections among the district’s trails and habitats,  
13 reducing fragmentation;
  - 14 e. Identify missing links in the existing trail system, as well as  
15 key locations for connecting to wildlife viewing stations,  
16 environmental venues, boat launches, docks, and other active and  
17 passive recreational attractions;
  - 18 f. Increase both active and passive recreational uses;
  - 19 g. Eliminate or control the presence of other invasive plant and  
20 animal species;
  - 21 h. Maintain and improve targeted habitats relative to breeding,  
22 wintering, feeding, and other wildlife activities;
  - 23 i. Maintain the value of the Hackensack meadowlands as an  
24 urban sanctuary for birds using the Atlantic Flyway;
  - 25 j. Seek available funding for land acquisition, protection, and  
26 management of wildlife preserves;
  - 27 k. Maintain and restore the ecology of the waterways,  
28 including the estuary, shorelines, and nursery habitat for fish;
  - 29 l. Continue monitoring water quality by collecting and  
30 analyzing data to determine trends, document improvements, and  
31 assess the need for additional, or more stringent, measures **【**.  
32 Monitoring should include the analysis of historic data to form a  
33 baseline to measure the degree of change over time**】**;
  - 34 m. **【Evaluate】** The provisions of section 6 of P.L.1984, c.128  
35 (C.13:17-6.1), or any other law, rule, or regulation regarding  
36 purchases, contracts, or agreements to the contrary notwithstanding,  
37 at the request of the Commissioner of Environmental Protection,  
38 evaluate, approve, and implement any plan or plans for the further  
39 preservation, development, enhancement, or improvement of  
40 Liberty State Park and the buildings, structures, properties, and  
41 appurtenances related thereto, or incidental to, necessary for, or  
42 complimentary to the park. The commission may avail itself of any  
43 plans under review by the Department of Environmental Protection  
44 from any source that may promote expanded and diverse  
45 recreational, cultural, and educational opportunities for visitors to  
46 Liberty State Park and provide greater access to park facilities. Any  
47 approved plans shall constitute a project of the commission, and  
48 shall be adopted as part of the master plan. Nothing in this

1 subsection shall be construed to transfer ownership of any of the  
2 property of Liberty State Park to the commission or any other  
3 person; and

4 n. The commission **【shall】** may operate a not-for-profit  
5 organization which shall continue research opportunities of the  
6 Meadowlands Environmental Research Institute.

7 (cf: P.L.2015, c.19, s.19)

8

9 11. Section 20 of P.L.2015, c.19 (C.5:10A-21) is amended to  
10 read as follows:

11 20. The commission **【shall】** may develop strategies and seek  
12 funding for flood control infrastructure based on flood modeling for  
13 the district and surrounding areas.

14 a. The commission **【shall】** may:

15 (1) identify all drainage basins in the district and any drainage  
16 areas that directly impact the district; and

17 (2) develop strategies to address the major causes of flooding.

18 b. The commission may:

19 (1) use special assessment powers to fund flood control projects  
20 in, or near, the drainage areas that impacts the Hackensack  
21 meadowlands; and

22 (2) **】** maintain flood control infrastructure that it constructed.

23 (cf: P.L.2015, c.19, s.20)

24

25 12. Section 21 of P.L.2015, c.19 (C.5:10A-21) is amended to  
26 read as follows:

27 21. In providing the solid waste and recycling disposal facilities,  
28 the commission shall, prior to preparing any plans or specifications  
29 for such facilities, consult with those persons utilizing the district  
30 for the treatment and disposal of solid waste, and contract with any  
31 such persons who desire to utilize solid waste disposal facilities  
32 provided by the commission. In providing such facilities, the  
33 commission may:

34 a. Acquire or construct any such facilities as an improvement,  
35 and may recover the cost of such acquisition or construction in the  
36 same manner, and pursuant to the same procedure, provided for any  
37 other improvement undertaken by the commission;

38 b. Operate and maintain any such facilities, as owner, lessor, or  
39 lessee, and generally fix and collect rates, fees, or other charges for  
40 any such facilities in the same manner, and pursuant to the same  
41 procedure, provided for any other facilities operated and maintained  
42 by the commission. The commission shall submit to the  
43 Commissioner of Environmental Protection for approval a plan or  
44 plans describing in detail the purpose of any acquisition,  
45 construction, operation, lease as lessor or lessee, contract, or  
46 agreement. When reviewing the plans submitted in compliance  
47 with this section and in determining conditions under which such  
48 plans may be approved, the commissioner shall give due

1 consideration to community development of comprehensive  
2 regional solid waste disposal facilities, with the objective being that  
3 all conform to reasonably contemplated development of  
4 comprehensive community or regional solid waste disposal  
5 facilities. No solid waste disposal facility shall be acquired,  
6 constructed, operated, leased, contracted, or agreed for in the  
7 district without approval of the Commissioner of Environmental  
8 Protection;

9 c. Join and participate with any agency, municipality, county,  
10 or authority created by the State, or by any political subdivision or  
11 subdivisions thereof, through an intergovernmental agreement  
12 without need for that agency, municipality, county, or authority to  
13 go to public bid for the purpose of treating or disposing of solid  
14 waste and recycling;

15 d. Permit, by contract or agreement, any agency,  
16 instrumentality, or authority created by the State, or by any political  
17 subdivision thereof, for the purpose of treating or disposing of solid  
18 waste, to acquire, construct, or operate and maintain any solid waste  
19 disposal facilities which such agency, instrumentality, or authority  
20 is authorized by law to acquire, construct, or operate and maintain.  
21 Any such facilities acquired, constructed, or operated and  
22 maintained by any such agency, instrumentality, or authority may  
23 be located either within the district or without the district, but shall  
24 be within the jurisdiction of such agency, instrumentality, or  
25 authority.

26 e. For the purposes of acquiring or constructing any solid waste  
27 disposal facility, the commission is authorized to issue bonds and  
28 notes and to pay or redeem said bonds and notes from revenue  
29 derived from the fees and other charges collected for such facilities.  
30 Any cost incurred by the commission in providing any solid waste  
31 disposal facilities shall be charged to the persons utilizing such  
32 facilities, and nothing herein contained shall be interpreted as  
33 requiring the commission to bear the cost of any solid waste  
34 disposal facility provided by the commission.

35 f. No solid waste may be treated or disposed in the district by  
36 any person without the express written permission of the  
37 commission.

38 (cf: P.L.2015, c.19, s.21)

39

40 13. Section 22 of P.L.2015, c.19 (C.5:10A-22) is amended to  
41 read as follows:

42 22. a. In the event that surplus moneys become available from  
43 the operation of solid waste disposal facilities by the commission,  
44 which are not required by any contract with the holders of any  
45 bonds, notes, or other obligations of the commission to be retained  
46 in any fund or account for the security of the commission's bonds,  
47 notes, or other obligations, then at least 75 percent of that surplus  
48 shall be used by the commission for any lawful purpose and 25

1 percent of that surplus **【shall】** may be placed in a special Municipal  
2 Assistance Program fund established by the commission for the  
3 purpose of infrastructure improvements.

4 b. The commission may establish a surcharge on solid waste  
5 which enters into its facilities. Revenue collected pursuant to this  
6 subsection shall be dedicated, exclusively, to the Municipal  
7 Assistance Program fund created by the commission pursuant to  
8 subsection a. of this section.

9 (cf: P.L.2015, c.19, s.22)

10

11 14. Section 23 of P.L.2015, c.19 (C.5:10A-23) is amended to  
12 read as follows:

13 23. a. Pursuant to the procedure hereinafter provided, the  
14 commission shall have the exclusive power to declare the district,  
15 or any portion thereof, to be an area in need.

16 b. Prior to declaring any portion of the district as an area in  
17 need, the commission, by resolution, shall provide for a preliminary  
18 investigation. Upon the adoption of such a resolution, the  
19 commission shall prepare a map showing the boundaries of the  
20 proposed area and the location of the various parcels of property  
21 located therein, and shall append thereto a statement setting forth  
22 the reasons for the investigation.

23 c. The commission shall thereupon cause a hearing to be held  
24 at an appointed time and place for the purpose of hearing persons  
25 interested in, or who would be affected by, a determination that the  
26 area is an area in need, as defined in section 3 of P.L.2015, c.19  
27 (C.5:10A-3), and who are in favor of, or are opposed to, such  
28 determination.

29 d. A notice of such hearing shall be given setting forth the  
30 general boundaries of the area to be investigated and stating that a  
31 map has been prepared and can be inspected at the office of the  
32 commission. The commission shall cause the publication of the  
33 notice in a newspaper of general circulation in the district once each  
34 week for two consecutive weeks, and the last publication shall be  
35 not less than 10 days prior to the date set for the hearing. A copy of  
36 the notice shall be mailed at least 10 days prior to the date set for  
37 the hearing to the last known owner, if any, of each parcel of  
38 property within the area according to the assessment records of the  
39 municipality where the parcel is located. Such notice shall be sent  
40 to the last known postal address of such owners. The commission  
41 shall also send notice to any persons at their last known address, if  
42 any, whose names appear on said assessment records as claimants  
43 of an interest in any such parcel. The assessor of a constituent  
44 municipality shall make such a notation upon the said records when  
45 requested so to do by any person claiming to have an interest in any  
46 parcel of property in such municipality. Failure to mail notice as  
47 required by this section shall not invalidate the investigation or  
48 determination thereon.



1 e. At the hearing, the commission shall hear all persons  
2 interested in the investigation and shall consider any written  
3 objections that may be filed, and any evidence which may be  
4 introduced, in support of the objections, or any opposition to a  
5 determination that the area is in need. After the hearing, the  
6 commission shall, by resolution, determine that the area or any part  
7 thereof is, or is not, in need. A determination that an area is in  
8 need, if supported by substantial evidence, shall be binding and  
9 conclusive upon all persons affected by the determination. If the  
10 determination is that an area is in need, the commission, within 10  
11 days after such determination, shall mail a copy of the resolution to  
12 each person who filed a written objection at, or prior to, the hearing,  
13 so long as the address of the objector was stated in, or to, the  
14 written objection.

15 f. Any person who **【shall have】** has filed such a written  
16 objection with the commission and whose objection was rejected  
17 may **【have a determination that an area is in need reviewed by the**  
18 **Superior Court by procedure in lieu of prerogative writs. An action**  
19 **for any such review shall be commenced within 30 days after the**  
20 **determination by the commission. In any such action, the court may**  
21 **make any incidental order that shall be deemed by the court to be**  
22 **proper】** appeal such final agency determination directly to the  
23 Appellate Division.

24 g. If the determination is that an area is in need, the  
25 commission may acquire the real property within the area by  
26 purchase, or by eminent domain proceedings in accordance with the  
27 “Eminent Domain Act of 1971,” P.L.1971, c.361 (C.20:3-1 et seq.),  
28 and may proceed with the clearance, planning, development, or  
29 redevelopment of the area as a public purpose and for public use, or  
30 the commission may, by resolution, agree that a redeveloper may  
31 undertake such clearance, planning, development, or  
32 redevelopment.

33 (cf: P.L.2015, c.19, s.23)

34

35 15. Section 42 of P.L.2015, c.19 (C.5:10A-42) is amended to  
36 read as follows:

37 42. a. Special assessments levied against land in class one shall  
38 be considered to be of general benefit to the entire district and areas  
39 outside of the district, as it relates to flood control projects, and  
40 shall be included as a charge against general revenues of the  
41 commission, or paid out of any funds of the commission which shall  
42 be available for such purpose.

43 b. When any assessment shall not be paid within two months  
44 after the date of confirmation thereof, interest thereon from the date  
45 of confirmation shall be imposed at the rate of six percent per  
46 annum.

47 (cf: P.L.2015, c.19, s.42)

1       16. Section 46 of P.L.2015, c.19 (C.5:10A-46) is amended to  
2 read as follows:

3       46. The commission may, by resolution, provide that the owner  
4 of any land, upon which any assessments for any improvement shall  
5 have been made, pay such assessments in equal yearly installments,  
6 for a number of years as may be provided by the rules and  
7 regulations of the commission, with legal interest thereon, provided  
8 that any person assessed may pay the whole of any assessment, or  
9 any balance of installments, with accrued interest thereon, at one  
10 time. If any such installment becomes due and is not paid, the  
11 whole assessment, or balance due thereon, shall become  
12 immediately due, draw interest at the rate of six percent per annum,  
13 and be collected in the same manner as is provided in sections 1  
14 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.) for other past due  
15 assessments.

16 (cf: P.L.2015, c.19, s.46)

17

18       17. Section 52 of P.L.2015, c.19 (C.5:10A-52) is amended to  
19 read as follows:

20       52. On or before November 15 **【, 2017】** of the year of  
21 enactment of P.L.2015, c.19 (C.5:10A-1 et al.), and on or before  
22 November 15 of each year thereafter, the secretary, superintendent,  
23 or a person designated by the school board of each school district of  
24 each constituent municipality shall certify to the commission the  
25 resident enrollment as of September 30 of that year. The  
26 certification shall show the number, address, and grade enrolled of  
27 pupils who reside within the district, and the number who reside  
28 outside, in a manner to be prescribed by the Commissioner of  
29 Education.

30 (cf: P.L.2015, c.19, s.52)

31

32       18. Section 53 of P.L.2015, c.19 (C.5:10A-53) is amended to  
33 read as follows:

34       53. a. In the adjustment year **【2017】** of the year of enactment of  
35 P.L.2015, c.19 (C.5:10A-1 et al.), and in each adjustment year  
36 thereafter, the commission shall establish an intermunicipal account  
37 and shall compute the amount payable to the account by each of the  
38 constituent municipalities and the amount due to each constituent  
39 municipality from said account for that year pursuant to **【section**  
40 **55】** sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.).

41       b. As used in this section, except as otherwise specifically  
42 provided, the increase or decrease in aggregate true value of taxable  
43 real property for any adjustment year shall be the difference  
44 between:

45       (1) The aggregate true value of that portion of taxable real  
46 property, exclusive of Class II railroad property, in the constituent  
47 municipality located within the district in the comparison year, and

48       (2) The aggregate true value of that property in the base year.

1 c. Aggregate true value of all taxable real property shall be  
2 determined by aggregating the assessed value of all real property  
3 within the district boundaries in each constituent municipality, and  
4 dividing the total by the average assessment ratio, as promulgated  
5 by the Director of the Division of Taxation in the Department of the  
6 Treasury for State school aid purposes, on October 1 of the  
7 respective years for which aggregate true value is to be determined,  
8 pursuant to P.L.1954, c.86 (C.54:1-35.1 et seq.), or as modified by  
9 the tax court.

10 d. For the purpose of calculating aggregate true value, the  
11 assessed value of taxable real property for any given year shall  
12 comprise the sum of the following:

13 (1) The assessed value shown on the assessment duplicate for a  
14 given year, as certified by the county board of taxation and reflected  
15 in the county table of aggregates prepared pursuant to R.S.54:4-52,  
16 or as modified by the county board of taxation.

17 (2) The prorated assessed values pertaining to such year, as  
18 certified by the county board of taxation on or before October 10,  
19 with respect to the assessor's added assessment list for such year, as  
20 the same may be modified by the county board of taxation upon  
21 appeal; and

22 (3) The assessed values pertaining to a given year, as certified  
23 by the county board of taxation, with respect to the assessor's  
24 omitted property assessment list for that year, as the same may be  
25 modified by the county board of taxation upon appeal.

26 e. If, during any comparison year, a constituent municipality  
27 has received a payment in lieu of real estate taxes on property  
28 located within the district, then, for the purpose of calculating the  
29 increase or decrease in the municipality's aggregate true value  
30 under subsection b. of this section, there shall be added to the  
31 aggregate true value for such comparison year an amount  
32 determined by dividing the amount of the in lieu payment by the  
33 municipal tax rate for the comparison year and dividing the result  
34 by the average assessment ratio for school aid purposes as  
35 promulgated by the Director of the Division of Taxation in the  
36 Department of the Treasury.

37 f. The amount payable to the intermunicipal account by each  
38 constituent municipality in any adjustment year shall be determined  
39 in the following manner: the apportionment rates calculated for the  
40 comparison year shall be multiplied by the increase, if any, in  
41 aggregate true value of taxable real property for such year; provided  
42 however, that the amount payable to the intermunicipal account in  
43 any adjustment year shall be limited to 40 percent of the amount  
44 calculated pursuant to this subsection.

45 (cf: P.L.2015, c.19, s.53)

46

47 19. Section 56 of P.L.2015, c.19 (C.5:10A-56) is amended to  
48 read as follows:

1       56. For school district services, the service payment payable by  
2 the intermunicipal account to a constituent municipality in any  
3 adjustment year shall be found by dividing the total local school tax  
4 levy, as shown on the Table of Aggregates pursuant to R.S.54:4-52  
5 for the comparison year, by the school resident enrollment on  
6 September 30 of such comparison year, as certified pursuant to  
7 section 52 of P.L.2015, c.19 (C.5:10A-52), and multiplying the  
8 result by the increase, if any, in resident enrollment within the  
9 district boundaries of that constituent municipality between  
10 September 30 of the base year **【of enactment of P.L.2015, c.19**  
11 **(C.5:10A-1 et al.)】** and September 30 of the comparison year.  
12 (cf: P.L.2015, c.19, s.56)

13

14       20. Section 57 of P.L.2015, c.19 (C.5:10A-57) is amended to  
15 read as follows:

16       57. a. If, in any adjustment year, the amount payable to the  
17 constituent municipalities by the intermunicipal account for  
18 guarantee payments and school district service payments is less than  
19 the amount payable to the intermunicipal account pursuant to  
20 section **【55】** 53 of P.L.2015, c.19 (C.5:10A-53), the balance, if any,  
21 shall be apportioned among the constituent municipalities in the  
22 same ratio as the number of acres within the district of each  
23 constituent municipality bears to the total number of acres in the  
24 district, and shall be known as an apportionment payment.

25       b. The commission shall not **【be able to】** receive any funds  
26 from the intermunicipal account for any purpose.

27 (cf: P.L.2015, c.19, s.57)

28

29       21. Section 58 of P.L.2015, c.19 (C.5:10A-58) is amended to  
30 read as follows:

31       58. If, in any adjustment year, the amount payable to the  
32 constituent municipalities by the intermunicipal account for  
33 guarantee payments and service payments exceeds the amount  
34 payable to said account pursuant to section **【55】** 53 of P.L.2015,  
35 c.19 (C.5:10A-58), the total service payments payable to all  
36 constituent municipalities shall be reduced by the amount of the  
37 deficit and the service payment payable to each constituent  
38 municipality shall be reduced by the same ratio as the total service  
39 payment to all constituent municipalities was reduced.

40 (cf: P.L.2015, c.19, s.58)

41

42       22. Section 59 of P.L.2015, c.19 (C.5:10A-59) is amended to  
43 read as follows:

44       59. a. On or before February 1 **【, 2017】** of the year of  
45 enactment of P.L.2015, c.19 (C.5:10A-1 et al.) and on or before  
46 February 1 of each year thereafter, the commission shall certify to  
47 the chief financial officer of each constituent municipality an

1 amount, identified as the meadowlands adjustment payment. The  
2 meadowlands adjustment payment for each constituent municipality  
3 shall be determined by adding all the payments payable to that  
4 municipality from the intermunicipal account for school district  
5 service payments, guarantee payments, and apportionment  
6 payments, if any, and by subtracting therefrom the obligations of  
7 that municipality to the intermunicipal account, as calculated  
8 pursuant to sections 53 and 58 of P.L.2015, c.19 (C.5:10A-53 and  
9 5:10A-58). The amount so derived shall be referred to as the  
10 meadowlands pre-adjustment payment. For calendar year 2015, the  
11 meadowlands adjustment payment shall be the average of the  
12 meadowlands pre-adjustment payments for calendar years 2012,  
13 2013, and 2014 **【and 2015】**. For calendar year 2016**【,** the  
14 meadowlands adjustment payment shall be the average of the  
15 meadowlands pre-adjustment payments for calendar years 2013,  
16 2014, and 2015. For calendar year 2017**】** and subsequent years, the  
17 meadowlands adjustment payment shall be the average of the  
18 meadowlands pre-adjustment payments for the prior three calendar  
19 years.

20 b. If the meadowlands adjustment payment for any constituent  
21 municipality in any adjustment year is payable to the constituent  
22 municipality, the amount of this payment shall be identified in the  
23 municipal budget of that municipality for that year as  
24 “meadowlands adjustment” within the category “miscellaneous  
25 revenues anticipated,” and shall be due and payable in three equal  
26 installments by the intermunicipal account on May 15, August 15,  
27 and November 15 of that year.

28 (cf: P.L.2015, c.19, s.59)

29

30 23. Section 60 of P.L.2015, c.19 (C.5:10A-60) is amended to  
31 read as follows:

32 60. There is established the Hackensack Meadowlands Tax  
33 Sharing Stabilization Fund in the commission. The fund shall be  
34 comprised of revenues made available from **【the State of New**  
35 **Jersey and from】** interest payments on sanitary landfill closure  
36 accounts maintained by the commission or such other revenues  
37 which are made available for these purposes. Moneys in the fund  
38 shall be used to fully compensate municipalities from excessive  
39 fluctuations in payments from the intermunicipal account in 2014  
40 and subsequent years. In the event that there are insufficient  
41 monies in the fund to fully compensate all municipalities in any  
42 year, the amount paid to each municipality shall constitute the same  
43 proportion of the total amount of money available to all  
44 municipalities as each municipality would receive if the amount of  
45 money in the fund were sufficient to fully compensate all  
46 municipalities in that year.

47 For the purposes of this section, any decrease in a payment  
48 required to be made from the intermunicipal account to a

1 constituent municipality which is in excess of five percent below  
2 the previous year's payment shall be considered an "excessive  
3 fluctuation."

4 (cf: P.L.2015, c.19, s.60)

5

6 24. Section 72 of P.L.2015, c.19 (C.5:10A-72) is amended to  
7 read as follows:

8 72. a. There is hereby established a transportation planning  
9 district which shall consist of those lands which comprise the  
10 Meadowlands District. The Meadowlands Transportation Planning  
11 Board, created pursuant to subsection b. of this section, shall be the  
12 managing authority to administer and manage the transportation  
13 planning district and to carry out such additional functions as  
14 provided in sections 69 through 81 of P.L.2015, c.19 (C.5:10A-69  
15 et seq.).

16 b. There is established in, but not of, the Department of  
17 **【Community Affairs】** State, the Meadowlands Transportation  
18 Planning Board. The board shall consist of: the Commissioner of  
19 Community Affairs or the commissioner's designee; the  
20 Commissioner of Transportation or the commissioner's designee; a  
21 representative from the ridesharing organization EZ Ride or its  
22 successor organization; a representative of the Hackensack  
23 Meadowlands Municipal Committee; a representative of the  
24 Meadowlands Regional Chamber of Commerce; and four public  
25 members appointed by the Governor, with the advice and consent of  
26 the Senate. The executive director of the commission shall serve as  
27 the secretary of the board. The board shall be staffed by the  
28 employees of the commission.

29 c. In furtherance of the development of a coherent and  
30 sustainable transportation system for the district, the board shall  
31 initiate a joint planning process with participation by: State  
32 departments and agencies, corporations, commissions, boards, and  
33 authorities; those bi-state authorities, metropolitan planning  
34 organizations, and counties and municipalities with jurisdiction in  
35 the district; and private representatives. The board shall oversee the  
36 development and updating of a comprehensive, future-oriented  
37 district transportation plan in accordance with the provisions of  
38 section 73 of P.L.2015, c.19 (C.5:10A-73).

39 The provisions of sections 69 through 81 of P.L.2015, c.19  
40 (C.5:10A-69 et seq.) shall be retroactive to January 1, 2014.

41 (cf: P.L.2015, c.19, s.72)

42

43 25. Section 79 of P.L.2015, c.19 (C.5:10A-79) is amended to  
44 read as follows:

45 79. A person may appeal to the commission any decision made  
46 in connection with the reconsideration of a fee as authorized  
47 pursuant to subsection b. of section 78 of P.L.2015, c.19 (C.5:10A-  
48 78). The commission shall review the record of the hearing and

1 render its decision, which shall constitute **[an]** a final  
2 administrative action subject to review by the Appellate Division of  
3 the Superior Court. Nothing contained herein shall be construed as  
4 limiting the ability of any person so assessed from filing an appeal  
5 based upon an agreement to pay or actual payment of the fee.

6 (cf: P.L.2015, c.19, s.79)

7

8 26. Section 83 of P.L.2015, c.19 (C.5:10A-83) is amended to  
9 read as follows:

10 83. The Legislature finds and declares that:

11 a. The New Jersey Meadowlands Commission is the zoning  
12 and planning agency for a 30.4-square-mile area along the  
13 Hackensack River known as the Hackensack Meadowlands,  
14 covering parts of 14 municipalities in Bergen and Hudson Counties  
15 in New Jersey. The Meadowlands Regional Commission will  
16 oversee the development, and redevelopment, of the Hackensack  
17 Meadowlands in an orderly and comprehensive fashion, with  
18 special consideration to the ecological factors constituting the  
19 environment of the Hackensack Meadowlands.

20 b. A vital component of the comprehensive plan for the  
21 development of the Hackensack Meadowlands was an  
22 intermunicipal tax-sharing program. The intermunicipal tax sharing  
23 program was established to create a fair and equitable method of  
24 distributing the benefits and costs of economic development and  
25 land use decisions made by the New Jersey Meadowlands  
26 Commission among the 14 municipalities located in the  
27 Meadowlands District. Under this program, as originally  
28 conceived, the municipalities with fewer development restrictions  
29 are required to deposit a share of their tax ratables into a special  
30 intermunicipal account administered by the commission. Money in  
31 this account is annually distributed to the municipalities with  
32 greater development restrictions to make up for their loss of tax  
33 ratable growth opportunity. **[Currently, seven municipalities pay**  
34 **into the intermunicipal account while the remaining seven**  
35 **municipalities receive distributions from the account.]**

36 c. The New Jersey Meadowlands Commission, the predecessor  
37 to the Meadowlands Regional Commission, has been successful in  
38 providing orderly and comprehensive development, solid waste  
39 management, and environmental protection in the Hackensack  
40 Meadowlands District, as well as providing for the investment of  
41 many millions of dollars in development, municipal services, and  
42 significant infrastructure projects, among other things.

43 d. It is fitting and proper to establish new sources of funding  
44 to replace the intermunicipal tax sharing program in order to  
45 facilitate the future of the Hackensack Meadowlands District as a  
46 vibrant area of economic growth in the State of New Jersey, as well  
47 as a tourism destination and an area of continued environmental  
48 significance and improvement. The new sources of funding should

1 recognize the concerns of the district's seven municipalities that  
2 must contribute significant amounts of property tax dollars to the  
3 intermunicipal tax sharing program. These municipalities have  
4 been especially challenged to provide services to municipal  
5 residents and contribute to the intermunicipal tax sharing program,  
6 while operating under the significant restrictions of the 2% property  
7 tax levy cap. In effect, the cost of the State policy to preserve the  
8 Hackensack Meadowlands has been borne by the property taxpayers  
9 of the seven municipalities required to deposit tax revenue into the  
10 intermunicipal account.

11 e. It is also appropriate and necessary to recognize the  
12 consistent impact on the Hackensack Meadowlands District of  
13 tourist-related activities and attractions, including sports and  
14 entertainment activities and construction at the properties located in  
15 the heart of the district, and to require that patrons of those tourist-  
16 related activities and attractions shall contribute to the financial  
17 needs of the municipalities that comprise the Meadowlands district  
18 in order to reduce the property tax burden on their residents.

19 (cf: P.L.2015, c.19, s.83)

20

21 27. Section 84 of P.L.2015, c.19 (C.5:10A-84) is amended to  
22 read as follows:

23 84. As used in sections 82 through 85 of P.L.2015, c.19  
24 (C.5:10A-82 et seq.):

25 "Commission" means the New Jersey Sports and Exposition  
26 Authority, which may be referred to as the "Meadowlands Regional  
27 Commission," as established by section 6 of P.L.2015, c.19  
28 (C.5:10A-6).

29 "Meadowlands district" means the Hackensack Meadowlands  
30 District, the area delineated within section 5 of P.L.2015, c.19  
31 (C.5:10A-5).

32 **["Hotel" means a building, or portion of it, which is regularly  
33 used and kept open as such for the lodging of guests and is subject  
34 to taxation pursuant to subsection d. of section 3 of P.L.1966, c.30  
35 (C.54:32B-3).]**

36 "Public venue" means any place located within the Meadowlands  
37 district, whether publicly or privately owned, where any facilities  
38 for entertainment, amusement, or sports are provided, but shall not  
39 include a movie theater.

40 "Public event" means any spectator sporting event, trade show,  
41 exposition, concert, amusement, or other event open to the public  
42 that takes place at a public venue, but shall not include a major  
43 league football game.

44 (cf: P.L.2015, c.19, s.84)

45

46 28. Section 85 of P.L.2015, c.19 (C.5:10A-85) is amended to  
47 read as follows:



1       85. a. Beginning on the first day of the first month next  
2 following the enactment of P.L.2015 c.19 (C.5:10A-1 et al.), there  
3 is imposed a Meadowlands regional hotel use assessment on the  
4 rent for the occupancy of every room in every hotel located in the  
5 Meadowlands district, including any hotels located on land owned  
6 by the State. The assessment imposed under this subsection shall  
7 be 3% of the rent charged for every occupancy of a room or rooms  
8 in a hotel subject to taxation pursuant to subsection (d) of section 3  
9 of P.L.1966, c.30 (C.54:32B-3), and shall be paid to the Director of  
10 the Division of Taxation by each person required to collect the tax  
11 not later than the 10th day of each month based on the occupancy of  
12 rooms in that hotel during the previous calendar month.

13       b. In carrying out the provisions of subsection a. of this  
14 section, the director shall have all of the powers and authority  
15 granted in P.L.1966, c.30 (C.54:32B-1 et seq.). The tax shall be  
16 filed and paid in a manner prescribed by the Director of the  
17 Division of Taxation. The director shall promulgate such rules and  
18 regulations as the director determines are necessary to effectuate the  
19 provisions of this section.

20       Each person required to collect the assessment shall be  
21 personally liable for the assessment imposed, collected, or required  
22 to be paid, collected, or remitted under this section. Any such  
23 person shall have the same right in respect to collecting the fee from  
24 that person's customer or in respect to non-payment of the fee by  
25 the customer as if the fee were a part of the purchase price of the  
26 occupancy or rent, as the case may be, and payable at the same  
27 time; provided, however, that the director shall be joined as a party  
28 in any action or proceeding brought to collect the fee.

29       For purposes of this **subsection** section, "person" includes: an  
30 individual, partnership, corporation, or an officer, director,  
31 stockholder, or employee of a corporation, or a member or  
32 employee of a partnership, who as such officer, director,  
33 stockholder, employee, or member is under the duty to perform the  
34 act in respect of which the violation occurs.

35       An assessment imposed under this section shall be in addition to  
36 any other tax or fee imposed pursuant to statute or local ordinance  
37 or resolution by any governmental entity.

38       c. Assessment revenue shall be collected by the Director of the  
39 Division of Taxation and shall be deposited by the Director of the  
40 Division of Taxation into the intermunicipal account established  
41 pursuant to section 53 of P.L.2015, c.19 (C.5:10A-53), and shall be  
42 used to pay meadowlands adjustment payments to municipalities in  
43 the Meadowlands district pursuant to the provisions of sections 1  
44 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.). If in any year,  
45 assessment revenue in the intermunicipal account exceeds the  
46 amount necessary to pay meadowlands adjustment payments to  
47 municipalities in the Meadowlands district, that remaining

1 assessment revenue may be used for the purposes set forth in  
2 subsection e. of this section.

3 d. In the event sufficient assessment revenue is unavailable in  
4 any year to pay all of the required meadowlands adjustment  
5 payments to municipalities in the Meadowlands district, the State  
6 Treasurer shall provide the commission with such funds as may be  
7 necessary to make all of the required payments to those  
8 municipalities.

9 e. In the event that in any year, after the required meadowlands  
10 adjustment payments have been made to municipalities in the  
11 Meadowlands district, assessment revenue remains in the  
12 intermunicipal account, that remaining assessment revenue may be  
13 used in that year for the following purposes:

14 (1) the commission may perform projects in the areas of flood  
15 control, traffic, renewable energy, or other infrastructure  
16 improvement projects and utilize monies from the project fund for  
17 property acquisition, demolition, clearance, removal, relocation,  
18 renovation, alteration, construction, reconstruction, installation, or  
19 repair of a structure or improvement, and the costs associated  
20 therewith including the costs of appraisal, economic and  
21 environmental analyses or engineering, planning, design,  
22 architectural, surveying, or other professional services;

23 (2) the commission may expend funds towards the promotion of  
24 the Meadowlands district as a tourism destination;

25 (3) the commission may fund the acquisition of property for the  
26 purpose of open space preservation and the costs associated  
27 therewith including the costs of appraisal, economic and  
28 environmental analyses or engineering, surveying, or other  
29 professional services; or

30 (4) the commission may fund the creation of parks and other  
31 recreational facilities and the costs associated therewith, including  
32 the costs of appraisal, economic and environmental analyses or  
33 engineering planning, design, architectural, surveying, or other  
34 professional services.

35 Not later than the first day of the third month next following the  
36 enactment of P.L.2015, c.19 (C.5:10A-1 et al.) and pursuant to the  
37 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et  
38 seq.), the commission shall adopt, by resolution, standards for the  
39 disbursement in any year of any remaining assessment revenue for  
40 projects and uses set forth in subsection e. of this section.

41 f. Terms used in this section shall have the meaning given  
42 those terms pursuant to section 2 of P.L.1966, c.30 (C.54:32B-2).  
43 (cf: P.L.2015, c.19, s.85)

44

45 29. This act shall take effect immediately.

STATEMENT

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25

This bill clarifies certain aspects of the “Hackensack Meadowlands Agency Consolidation Act,” and makes several technical changes to other portions of P.L.2015, c. 19 (C.5:10A-1 et al.).

Substantively, the bill would change the definition of “sports complex” to include any land designated by the Meadowlands Regional Commission in the future to be a part of the complex. The definitional change would also make the sports complex a “qualified incentive area” for the purposes of P.L.2011, c.149 (C.34:1B-242 et seq.) and a “qualifying economic redevelopment and growth grant incentive area” for the purposes of P.L.2009, c.90 (C.52:27D-489a et al.).

This bill also clarifies the “Hackensack Meadowlands Agency Consolidation Act” with respect to Liberty State Park. Under the bill, the Meadowlands Regional Commission would only evaluate, approve, or implement any plan or plans for the further preservation, development, enhancement, or improvement of Liberty State Park at the request of the Commissioner of Environmental Protection. The bill also clarifies the intention of the Legislature by stating explicitly that the sections related to Liberty State Park shall not be construed to transfer ownership of any of the property of Liberty State Park to the commission or any other person.

ASSEMBLY COMMERCE AND ECONOMIC DEVELOPMENT  
COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 4196**

with committee amendments

**STATE OF NEW JERSEY**

DATED: MARCH 16, 2015

The Assembly Commerce and Economic Development Committee reports favorably and with committee amendments Assembly Bill No. 4196.

As amended by the committee, this bill clarifies a recent enactment concerning the Hackensack Meadowlands and makes several technical changes to provisions of that law, P.L.2015, c.19 (C.5:10A-1 et al.).

The bill, as amended by the committee, would amend the definitional section of the "Hackensack Meadowlands Agency Consolidation Act," N.J.S.A.5:10A-1 et seq. Notably, the bill amends the definition of the term "area in need" to specify that an area designated by the Meadowlands Regional Commission as a "redevelopment area" pursuant to the "Redevelopment Area Bond Financing Law," P.L.2001, c.310 (C.40A:12A-64 et seq.) shall also be deemed to constitute an "area in need" for purposes of N.J.S.A.5:10A-1 et al., and an "area in need of redevelopment" under the "Local Redevelopment and Housing Law," N.J.S.A.40A:12A-1 et al.

The second section of the bill, as amended by the committee, also amends the definition of the term "sports complex" to include any property that is owned and controlled by the New Jersey Sports and Exposition Authority and designated by the Meadowlands Regional Commission in the future to be a part of the complex. This definition will now specify that the sports complex will be considered a "qualified incentive area" for the purposes of the "Grow New Jersey Assistance Act," N.J.S.A.34:1B-242 et seq., and a "qualifying economic redevelopment and growth grant incentive area" for the purposes of the Economic Redevelopment and Growth Grant program, N.J.S.A.52:27D-489a et al.

This bill, as amended, provides that, notwithstanding a provision of law concerning public bidding, the Meadowlands Regional Commission would only evaluate, approve, or implement any plan or plans for the further preservation, development, enhancement, or improvement of Liberty State Park at the request of the Commissioner of Environmental Protection. The bill, as amended, provides that any plans concerning Liberty State Park that are approved and adopted by the commission are subject to approval or disapproval by the Commissioner of Environmental Protection and that at least one public hearing in connection with plans under consideration by the

commission must be held at Liberty State Park. The bill also provides that nothing in the subsection related to Liberty State Park shall be construed to transfer ownership of any of the property of Liberty State Park to the commission or any other person.

COMMITTEE AMENDMENTS:

The committee amendments:

- modify the definition of “Sports complex” to specify that property must be owned and controlled by the New Jersey Sports and Exposition Authority in order for it to be considered part of the sports complex;
- provide that any plans concerning Liberty State Park that are approved and adopted by the commission are subject to approval or disapproval by the Commissioner of Environmental Protection and that at least one public hearing in connection with plans under consideration by the commission must be held at Liberty State Park;
- make various technical corrections to the law.

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

[First Reprint]

## **ASSEMBLY, No. 4196**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: JUNE 23, 2015

The Senate Budget and Appropriations Committee reports favorably Assembly Bill No. 4196 (1R), with committee amendments.

As amended, this bill clarifies certain aspects of the “Hackensack Meadowlands Agency Consolidation Act,” with respect to Liberty State Park. As amended, this bill also clarifies the “Hackensack Meadowlands Agency Consolidation Act” with respect to Liberty State Park. Under the bill, the Meadowlands Regional Commission would only evaluate, approve, or implement any plan or plans for the further preservation, development, enhancement, or improvement of Liberty State Park at the request of the Commissioner of Environmental Protection. The bill also clarifies the intention of the Legislature by stating explicitly that the sections related to Liberty State Park shall not be construed to transfer ownership of any of the property of Liberty State Park to the commission or any other person.

As amended and reported, this bill is identical to Senate Bill No. 2866, as also amended and reported by the committee.

### COMMITTEE AMENDMENTS:

Clarifies continued authority of Department of Environmental Protection over Liberty State Park.

### FISCAL IMPACT:

This bill is not certified as requiring a fiscal note.

STATEMENT TO  
[Second Reprint]  
**ASSEMBLY, No. 4196**

with Senate Floor Amendments  
(Proposed by Senator SWEENEY)

ADOPTED: JUNE 25, 2015

These floor amendments cure a drafting error and make this bill identical to Senate Bill No. 2866.

# SENATE, No. 2866

## STATE OF NEW JERSEY 216th LEGISLATURE

INTRODUCED MAY 4, 2015

**Sponsored by:**

**Senator STEPHEN M. SWEENEY**

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

**Senator BRIAN P. STACK**

**District 33 (Hudson)**

**Senator SANDRA B. CUNNINGHAM**

**District 31 (Hudson)**

**Co-Sponsored by:**

**Senators Ruiz and Weinberg**

**SYNOPSIS**

Clarifies and revises certain aspects of the “Hackensack Meadowlands Agency Consolidation Act.”

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 6/9/2015)**



1 AN ACT concerning the Meadowlands Regional Commission and  
2 amending P.L.2015, c.19.

3

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

6

7 1. Section 2 of P.L.2015, c.19 (C.5:10A-2) is amended to read  
8 as follows:

9 2. The Legislature finds and declares that:

10 a. The New Jersey Meadowlands Commission is currently the  
11 zoning and planning agency for a 30.4 square-mile area covering  
12 parts of 14 municipalities in Bergen and Hudson Counties in New  
13 Jersey. The New Jersey Meadowlands Commission, created in  
14 1969, was charged with the development and redevelopment of the  
15 Hackensack Meadowlands in an orderly and comprehensive  
16 fashion, with special consideration to the ecological and  
17 environment challenges facing the Hackensack Meadowlands.

18 b. During the past 45 years, the New Jersey Meadowlands  
19 Commission has successfully provided for orderly comprehensive  
20 development, solid waste management, and environmental  
21 protection within the Hackensack Meadowlands, as well as guiding  
22 the investment of tens of millions of dollars in development,  
23 municipal services, and significant infrastructure projects, among  
24 other things.

25 c. There are several vital components necessary for the  
26 continuation and expansion of the comprehensive plan for the  
27 economic development growth of the Hackensack Meadowlands.  
28 Among them are infrastructure improvements, transportation,  
29 tourism, the completion of the development of the sport complex  
30 site, the delivery of municipal services, flood control, and the  
31 continuance of the Intermunicipal Tax Sharing Program, which is  
32 the fiscal underpinning of the district's master plan.

33 d. The New Jersey Sports and Exposition Authority has  
34 promoted the holding of athletic contests, horse racing, and other  
35 spectator sporting events, trade shows, and other expositions in the  
36 State.

37 e. The 750 acres of the New Jersey Sports and Exposition  
38 Authority complex in the Hackensack Meadowlands is a significant  
39 economic stimulant to the development of the meadowlands. The  
40 New Jersey Sports and Exposition Authority's ability to plan,  
41 construct, and maintain its holdings in the sports complex has been  
42 an extraordinary feat, making it a premier sporting facility.

43 f. It is also appropriate and necessary to recognize the  
44 consistent impact of the Hackensack Meadowlands on tourist  
45 related activities and development, including retail, sports, and

**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 entertainment venues constructed at New Jersey Sports and  
2 Exposition Authority properties with support from private  
3 investment.

4 g. The authority and powers of the New Jersey Sports and  
5 Exposition Authority and the New Jersey Meadowlands  
6 Commission should be reviewed and amended to reflect the issues  
7 of the day so as to adequately address the evolving economic and  
8 environmental issues in the Hackensack Meadowlands.

9 h. In order to more effectively address the modern needs of the  
10 Hackensack Meadowlands, the Legislature finds that the two  
11 agencies with the common interest of promoting the economic  
12 growth of the meadowlands and northern New Jersey, the New  
13 Jersey Sports and Exposition Authority and the New Jersey  
14 Meadowlands Commission, should be consolidated to promote  
15 efficiency of operation, cost effectiveness, and the elimination of  
16 unnecessary government bureaucracy.

17 i. Nothing in P.L.2015, c.19 (C.5:10A-1 et al.) is intended to  
18 revise, limit, or nullify the rights of the New Jersey Sports and  
19 Exposition Authority under the provisions of P.L.1971, c.137  
20 (C.5:10-1 et seq.) or other applicable laws. In the case of any  
21 conflict between P.L.1971, c.137 (C.5:10-1 et seq.) and the  
22 provisions of P.L.1968, c.404 (C.13:17-1 et seq.) or P.L.1971, c.137  
23 (C.5:10-1 et seq.) and P.L.2015, c.19 (C.5:10A-1 et al.), the  
24 provisions of P.L.1971, c.137 (C.5:10-1 et seq.) shall control.

25 j. Except as expressly provided in P.L.2015, c.19 (C.5:10A-1  
26 et al.) nothing is intended to revise, limit, or nullify the rights of the  
27 New Jersey Meadowlands Commission under P.L.1968, c.404  
28 (C.13:17-1 et seq.). In the case of any conflict between P.L.1968,  
29 c.404 (C.13:17-1 et seq.) and the provisions of P.L.2015, c.19  
30 (C.5:10A-1 et al.) the provisions of P.L.2015, c.19 (C.5:10A-  
31 1 et al.) shall control.

32 k. Notwithstanding anything in P.L.2015, c.19 (C.5:10A-1 et  
33 al.) to the contrary, sections 8 through 16, 18, 23, 24, 25, **[30]** 29  
34 through 48, and 74 of P.L.2015, c.19 (C.5:10A-1 et al.) shall not  
35 apply to the sports complex or adversely affect the rights, benefits,  
36 entitlements, contracts, agreements, liabilities, responsibilities, or  
37 obligations upon existing developers or ground tenants within the  
38 sports complex or any other project of the New Jersey Sports and  
39 Exposition Authority, wherever located, as of the date of enactment  
40 of P.L.2015, c.19 (C.5:10A-1 et al.), and with respect to the sports  
41 complex, the rights and powers of the commission shall only be  
42 those set forth in P.L.1971, c.137 (C.5:10-1 et seq.).

43 (cf: P.L.2015, c.19, s.2)

44

45 2. Section 3 of P.L.2015, c.19 (C.5:10A-3) is amended to read  
46 as follows:

47 3. As used in sections 1 through 68 of P.L.2015, c.19  
48 (C.5:10A-1 et seq.):

1       “Adjustment year” means the year in which the respective  
2 obligations of the intermunicipal account and the constituent  
3 municipalities of the district are due and payable.

4       “Apportionment rate” means a rate determined as follows:

5       (1) The total property taxes levied for local, school, and  
6 veterans’ and senior citizens’ purposes by a constituent  
7 municipality, as certified pursuant to R.S.54:4-52, in the  
8 comparison year after the meadowlands adjustment payment made  
9 in that comparison year has been subtracted or added, as the case  
10 may be, divided by

11       (2) The aggregate true value of all taxable real property,  
12 exclusive of Class II railroad property, located in the municipality,  
13 both within and without the district, in the comparison year, as  
14 determined by the Director of the Division of Taxation in the  
15 Department of the Treasury on October 1 of the comparison year,  
16 pursuant to section 2 of P.L.1954, c.86 (C.54:1-35.2), or as  
17 modified by the tax court. If a tax appeal is resolved after  
18 calculations are finalized for an adjustment year, the next year’s  
19 calculations must show a retroactive correction for the applicable  
20 preceding two years.

21       “Area in need” means an area whose redevelopment is necessary  
22 to effectuate the public purposes described herein, as determined by  
23 the commission. An area designated as “in need” may contain lands,  
24 buildings, or improvements which, of themselves, are not  
25 detrimental to the public health, safety, or welfare, but nevertheless  
26 must be included in the area designated as “in need,” with or  
27 without change in condition, for the effective redevelopment of the  
28 area of which they are a part. An area designated by the  
29 commission as a “redevelopment area” pursuant to the  
30 “Redevelopment Area Bond Financing Law,” P.L.2001, c.310  
31 (C.40A:12A-64 et seq.) shall also be deemed to constitute an area in  
32 need for purposes of this act and shall also be deemed to constitute  
33 an “area in need of redevelopment” for purposes of the Local  
34 Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et  
35 al.).

36       “Base year” **【**refers to the term as defined by section 59.1 of  
37 P.L.1968, c.404 (C.13:17-61)**】** means 1970.

38       “Bonds” means any bonds, notes, interim certificates,  
39 debentures, or other obligations, issued by the commission pursuant  
40 to sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.).

41       “Commission” means the New Jersey Sports and Exposition  
42 Authority, which may be referred to as the “Meadowlands Regional  
43 Commission,” as established by P.L.1971, c.137 (C.5:10-1 et seq.),  
44 P.L.1968, c.404 (C.13:17-1 et seq.), and section 6 of P.L.2015, c.19  
45 (C.5:10A-6).

1 “Committee” means the Hackensack Meadowlands Municipal  
2 Committee established pursuant to the “Hackensack Meadowlands  
3 Redevelopment Act,” P.L.1968, c.404 (C.13:17-1 et seq.).

4 “Comparison year” means the second calendar year preceding  
5 the adjustment year.

6 “Constituent municipalities” means the municipalities of  
7 Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie,  
8 North Arlington, Ridgefield, Rutherford, South Hackensack, and  
9 Teterboro in Bergen county; and Jersey City, Kearny, North  
10 Bergen, and Secaucus in Hudson county.

11 “District” means the Hackensack Meadowlands District, the area  
12 delineated within section 5 of P.L.2015, c.19 (C.5:10A-5).

13 “Hackensack meadowlands” means the Hackensack  
14 Meadowlands District as established by section 5 of P.L.2015, c.19  
15 (C.5:10A-5).

16 “Hotel” means a building or portion of it, which is regularly used  
17 for the lodging of guests and is subject to taxation pursuant to the  
18 “Hotel Occupancy Tax Act,” P.L.1981, c.77 (C.40:48E-1 et seq.).

19 “Improvement” means (1) the laying out, opening, construction,  
20 widening, straightening, enlargement, extension, alteration,  
21 changing of location, grading, paving, or otherwise improving, a  
22 street, alley, or public highway; (2) curbing or guttering of a  
23 sidewalk along a street, alley, or highway; (3) construction and  
24 improvement of bridges and viaducts; (4) construction,  
25 enlargement, or extension of a sewer or drain or of a sewerage or  
26 drainage system including, but not limited to, such systems under  
27 streets, alleys, or public highways, or works for the sanitary  
28 disposal of sewerage or drainage; (5) the installation of service  
29 connections to water and other utility works, including the laying,  
30 construction, or placing of mains, conduits, or cables under or along  
31 a street, alley, or highway; (6) the construction, enlargement, or  
32 extension of water mains or water distribution works; (7) extension  
33 of landfills or other facilities for the disposal of solid wastes; (8) the  
34 installation of lighting standards, appliances, and appurtenances  
35 required for the illumination of streets; (9) the widening, deepening,  
36 or improvement of, the removal of obstructions in, and the  
37 construction, enlargement, and extension of any waterway, or of  
38 enclosing walls, or of a pipe or conduit along a water course; (10)  
39 the development and improvement of parks, recreational facilities,  
40 and flood control structures; (11) environmental enhancements and  
41 remediation; and (12) the construction of buildings and other  
42 structures.

43 “Intermunicipal account” means the device established and  
44 administered by the commission to record all of the transactions  
45 made for the purpose of calculating the meadowlands adjustment  
46 payment for each constituent municipality, and to act as the  
47 clearinghouse for the transfer of the meadowlands adjustment

1 payments among the constituent municipalities as required by  
2 section 59 of P.L.2015, c.19 (C.5:10A-59).

3 “Master plan” means the comprehensive plan for the district  
4 prepared and adopted by the commission.

5 “Meadowlands adjustment payment” means the amount that is  
6 payable by each constituent municipality to the intermunicipal  
7 account, or the amount that is payable by the intermunicipal account  
8 to each municipality, as the commission shall determine the case to  
9 be.

10 “Owner” means all persons having any title or interest in any  
11 property, rights, easements, and interests authorized to be acquired,  
12 assessed, or regulated by sections 1 through 68 of P.L.2015, c.19  
13 (C.5:10A-1 et seq.).

14 “Person” means all individuals, partnerships, associations,  
15 private or municipal corporations, and all political subdivisions of  
16 the State.

17 “Project” means any application for development, plan, work, or  
18 undertaking by the commission, constituent municipality, or  
19 redeveloper, pursuant to the master plan or a redevelopment plan.

20 “Project area” means all or a portion of a redevelopment area.

21 “Redeveloper” means any person, firm, corporation, or public or  
22 private agency that engages in development, redevelopment, or  
23 improvement of an area or any part thereof under the provisions of  
24 P.L.1971, c.137 (C.5:10-1 et seq.), P.L.1968, c.404 (C.13:17-1 et  
25 seq.), and sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et  
26 seq.), or in the construction of any project pursuant to the master  
27 plan or redevelopment plan.

28 “Redevelopment” means **[a plan for]** planning, development,  
29 and redevelopment; the rehabilitation of any improvements;  
30 conservation or rehabilitation work; the construction and provision  
31 for construction of projects; **[and]** or the grant or dedication of  
32 spaces as may be appropriate or necessary in the interest of the  
33 general welfare for such projects or other public purposes incidental  
34 or appurtenant thereto, in accordance with the master plan or any  
35 part thereof, or a redevelopment plan.

36 “Redevelopment plan” means a plan adopted by the commission,  
37 applicable to an area in need, for a redevelopment project or  
38 projects, which shall conform to the master plan and which, with  
39 respect to the sports complex, shall include and incorporate its  
40 master plans and which shall be deemed to grant the commission  
41 control over the lands, projects and properties that are subject to the  
42 redemption plan. A redevelopment plan adopted pursuant to  
43 P.L.2015, c.19 (C.5:10A-1 et al.) shall also be deemed to constitute  
44 a redevelopment plan for purposes of the “Local Redevelopment  
45 and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.).

46 “Resident enrollment” means the number of full-time pupils who  
47 are residents of the school district and who are enrolled in day  
48 schools on the last day of September during the school year in

1 which calculation of aid is made and are attending the public  
2 schools of the school district or a school district or State teachers'  
3 college demonstration school in which the school district of  
4 residence pays tuition; school district may count in its enrollment  
5 any pupil regularly attending, on a full-time basis, a county  
6 vocational school in the same county, for which the school district  
7 pays tuition.

8 "Site plan" means a plan for an existing lot or plot or a  
9 subdivided lot on which is shown topography, location of all  
10 existing or proposed buildings, structures, drainage facilities, roads,  
11 rights-of-way, easements, parking areas, together with any other  
12 information, and at such a scale as may be required by a  
13 commission site plan review and approval resolution.

14 "Solid waste" means **any refuse matter, trash, or** garbage,  
15 refuse, and other discarded materials resulting from industrial,  
16 commercial, and agricultural operations, and from domestic and  
17 community activities, and all other waste materials, including  
18 liquids, except for source separated recyclable materials or source  
19 separated food waste collected by livestock producers approved by  
20 the State Department of Agriculture to collect, prepare, and feed  
21 such wastes to livestock on their own farms.

22 "Solid waste and recycling facilities" means the plants,  
23 structures, and other real and personal property acquired,  
24 constructed, or operated, or to be acquired, constructed, or operated  
25 by the commission, as hereinafter provided, including landfills or  
26 other plants or facilities for the treatment of recycling materials and  
27 disposal of solid waste.

28 "Sports complex" means the 750 acre sports and exposition site  
29 located in the Borough of East Rutherford **and any other land**  
30 **owned by the New Jersey Sports and Exposition Authority in**  
31 **Hudson County or Bergen County** under the jurisdiction of the  
32 New Jersey Sports and Exposition Authority as of the effective date  
33 of P.L.2015, c.19 (C.5:10A-1 et al.) and such additional property as  
34 may be designated by the commission from time to time as a part of  
35 the sports complex. The sports complex shall be considered a  
36 "qualified incentive area" for the purposes of P.L.2011, c.149  
37 (C.34:1B-242 et seq.) and a "qualifying economic redevelopment  
38 and growth grant incentive area" for the purposes of P.L.2009, c.90  
39 (C.52:27D-489a et al.).

40 "Special assessment" means an assessment for benefits accruing  
41 from the construction of improvements by or at the direction of the  
42 commission.

43 "Subdivision" means the division of a lot, tract, or parcel of land  
44 into two or more lots, sites, or other divisions of land for the  
45 purpose, whether immediate or future, of sale or building  
46 development except that the following divisions shall not be  
47 considered subdivisions **within the meaning of P.L.2015, c.19**  
48 **(C.)**; provided, however, that no new streets or roads are involved;

1 divisions of land for agricultural purposes where the resulting  
2 parcels are three acres or larger in size, divisions of property by  
3 testamentary or intestate provisions, or divisions of property  
4 pursuant to court order.

5 (cf: P.L.2015, c.19, s.3)

6

7 3. Section 5 of P.L.2015, c.19 (C.5:10A-5) is amended to read  
8 as follows:

9 5. a. Except as otherwise provided, the commission shall carry  
10 out the purposes of sections 1 through 68 of P.L.2015, c.19  
11 (C.5:10A-1 et seq.) within the following district:

12 Beginning at a point on Hendricks Causeway at its junction with  
13 the tracks of the Erie-Lackawanna Railroad--Northern Railroad of  
14 New Jersey Branch in Ridgfield;

15 Thence southerly along the tracks of the Erie-Lackawanna  
16 Railroad--Northern Railroad of New Jersey Branch to its junction  
17 with the Fairview-Ridgfield Municipal boundary;

18 Thence westerly along the Fairview-Ridgfield Municipal  
19 boundary to its junction with the Fairview-North Bergen Municipal  
20 boundary;

21 Thence easterly along the Fairview-North Bergen Municipal  
22 boundary to its junction with the tracks of the Erie-Lackawanna  
23 Railroad--Northern Railroad of New Jersey Branch;

24 Thence southerly along the tracks of the Erie-Lackawanna  
25 Railroad--Northern Railroad of New Jersey Branch to its junction  
26 with Tonnelle Avenue (U. S. Route 1 and 9) in Jersey City;

27 Thence southerly along Tonnelle Avenue (U.S. Route 1 and 9) to  
28 its intersection with the Pulaski Skyway;

29 Thence westerly along a line formed by the Pulaski Skyway to a  
30 point where the Port Authority Trans-Hudson tracks pass under the  
31 Pulaski Skyway;

32 Thence westerly along the Port Authority Trans-Hudson tracks to  
33 their intersection with the Harrison-Kearny Municipal Boundary;

34 Thence northwesterly along the Harrison-Kearny Municipal  
35 Boundary, as its jogs and curves, to its intersection with the Erie-  
36 Lackawanna Railroad, Harrison-Kingsland connecting branch of the  
37 Morris and Essex Division;

38 Thence northerly along the tracks of the Erie-Lackawanna  
39 Railroad, Harrison-Kingsland connecting branch of the Morris and  
40 Essex Division to its junction with Orient Way in Lyndhurst;

41 Thence northerly along Orient Way to its junction with Valley  
42 Brook Avenue-Smith Street;

43 Thence easterly along Smith Street to its junction with Madison  
44 Street;

45 Thence northerly along Madison Street to its junction with  
46 Evergreen Place;

47 Thence westerly along Evergreen Place to its junction with  
48 Meadow Road;

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1       Thence northerly along Meadow Road to its junction with  
2 Rutherford Avenue;

3       Thence northerly along a straight line drawn between the  
4 intersection of Rutherford Avenue and Meadow Road and the  
5 junction of Union Avenue and Erie-Lackawanna-New Jersey and  
6 New York Railroad;

7       Thence northerly along the tracks of the Erie-Lackawanna-New  
8 Jersey and New York Railroad to its intersection with the Wood-  
9 Ridge-Carlstadt municipal boundary;

10       Thence easterly along the Wood-Ridge-Carlstadt municipal  
11 boundary to its intersection with Moonachie-Wood-Ridge  
12 municipal boundary;

13       Thence northerly and westerly along the Moonachie-Wood-  
14 Ridge municipal boundary to its intersection with the Hasbrouck  
15 Heights-Moonachie municipal boundary;

16       Thence easterly and northerly along Hasbrouck Heights-  
17 Moonachie municipal boundary to its intersection with the  
18 Moonachie-Teterboro municipal boundary;

19       Thence westerly and northerly along the Hasbrouck Heights-  
20 Teterboro municipal boundary to its intersection with U. S. Route  
21 46;

22       Thence easterly along U. S. Route 46 to its intersection with the  
23 Teterboro-Little Ferry municipal boundary;

24       Thence southerly along the Teterboro-Little Ferry municipal  
25 boundary to its intersection with the Moonachie-Little Ferry  
26 boundary;

27       Thence southerly along the Moonachie-Little Ferry municipal  
28 boundary to its intersection with Red Neck Road;

29       Thence southerly along Red Neck Road to its junction with  
30 Moonachie Avenue in Moonachie;

31       Thence easterly along Moonachie Avenue to its junction with  
32 Moonachie Road;

33       Thence northerly along Moonachie Road to its junction with  
34 Maple Street;

35       Thence easterly along Maple Street approximately 930 feet to its  
36 intersection with the Transcontinental gas pipeline;

37       Thence northeasterly along a straight line drawn between the  
38 intersection of Maple Street and the Transcontinental gas pipeline  
39 and the intersection of Bertolotto Avenue and the Moonachie-Little  
40 Ferry Municipal boundary (Losen Slofe Creek);

41       Thence easterly along Bertolotto Avenue to its junction with  
42 Eckel Road;

43       Thence southerly along 5th Street to its junction with Mansfield  
44 Avenue;

45       Thence easterly along Columbus Avenue to its junction with  
46 Mehrhof Road;

47       Thence northerly along Mehrhof Road to its junction with  
48 Washington Avenue;



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1       Thence easterly and northerly along Washington Avenue to its  
2 junction with Main Street;  
3       Thence easterly along Main Street extended to the Little Ferry-  
4 Ridgefield Park Municipal boundary; (The middle of the  
5 Hackensack River);  
6       Thence southerly along the Little Ferry-Ridgefield Park  
7 Municipal boundary (in the middle of the Hackensack River) to its  
8 intersection with the Ridgefield Park-Ridgefield Municipal  
9 boundary;  
10       Thence easterly along the Ridgefield Park-Ridgefield Municipal  
11 boundary (in the middle of Overpeck Creek) to its intersection with  
12 Bergen Turnpike;  
13       Thence southerly along Bergen Turnpike to its junction with  
14 Hendricks Causeway;  
15       Thence southeasterly along Hendricks Causeway to its junction  
16 with the tracks of the Lackawanna Railroad--Northern Branch, the  
17 point of beginning.  
18       b. The commission shall not carry out the purposes of  
19 P.L.1968, c.404 (C.13:17-1 et seq.) or sections 1 through 68 of  
20 P.L.2015, c.19 (C.5:10A-1 et seq.), take any action, or have any  
21 jurisdiction within the following district:  
22       Beginning at a point on Old New Jersey Route 3 (New Jersey  
23 Route 153) (Paterson Plank Road) at its junction with County  
24 Avenue in Secaucus;  
25       Thence southerly along County Avenue to its junction with  
26 Secaucus Road;  
27       Thence westerly along Secaucus Road a distance of 1,321 feet,  
28 more or less, to its junction with Private Road;  
29       Thence northerly along a straight line drawn between the  
30 intersection of Secaucus Road and the aforementioned Private Road  
31 and the intersection of Pandolfi Avenue-Golden Avenue in  
32 Secaucus;  
33       Thence westerly along Pandolfi Avenue to its junction with 5th  
34 Street;  
35       Thence southerly along 5th Street to its junction with Mansfield  
36 Avenue;  
37       Thence westerly along Mansfield Avenue to its junction with  
38 Walter Place;  
39       Thence northerly along Walter Place to its junction with  
40 Mansfield Avenue;  
41       Thence westerly along Mansfield Avenue to its junction with 9th  
42 Street;  
43       Thence northerly along 9th Street to its junction with Grace  
44 Street;  
45       Thence easterly along Grace Street to its junction with Eighth  
46 Street;  
47       Thence northerly along Eighth Street to its junction with Old  
48 New Jersey Route 3 (Route 153);

1 Thence easterly along Old New Jersey Route 3 (Route 153) to its  
2 junction with Paterson Plank Road;

3 Thence easterly continuing along Old New Jersey Route 3  
4 (Route 153) (Paterson Plank Road) to its junction with County  
5 Avenue, the point of beginning.

6 c. The commission shall not carry out the purposes of  
7 P.L.1968, c.404 (C.13:17-1 et seq.) or sections 1 through 68 of  
8 P.L.2015, c.19 (C.5:10A-1 seq.), take any action, or have any  
9 jurisdiction within the following district:

10 Beginning at a point on Maple Avenue at its junction with 7th  
11 Street in Secaucus;

12 Thence northerly and easterly along 7th Street to its junction  
13 with Paterson Plank Road;

14 Thence northerly along Paterson Plank Road to its junction with  
15 Farm Road;

16 Thence northerly along Farm Road to its junction with Meadow  
17 Lane;

18 Thence easterly along Meadow Lane to its junction with  
19 Stonewall Lane and Mill Ridge Road;

20 Thence easterly along Mill Ridge Road to its junction with  
21 Koelle Boulevard;

22 Thence southerly along Koelle Boulevard to its junction with  
23 Huber Street;

24 Thence westerly along Huber Street to its junction with Radio  
25 Avenue;

26 Thence southerly on Radio Avenue to its junction with Pikeview  
27 Terrace;

28 Thence westerly and northerly along Pikeview Terrace to its  
29 intersection with Lausecker Lane;

30 Thence westerly along Lausecker Lane to its junction with  
31 Paterson Plank Road;

32 Thence southerly along Paterson Plank Road to its junction with  
33 Maple Street;

34 Thence westerly along Maple Street to its junction with 7th  
35 Street, the point of beginning.

36 (cf: P.L.2015, c.19, s.5)

37

38 4. Section 4 of P.L.2015, c.19 (C.5:10A-4) is amended to read  
39 as follows:

40 4. On and after the effective date of P.L.2015, c.19 (C.5:10A-1  
41 et al.), any reference in any law, rule, regulation, order, contract, or  
42 document to the Hackensack Meadowlands Development  
43 Commission or the New Jersey Meadowlands Commission shall  
44 mean and refer to the New Jersey Sports and Exposition Authority  
45 as established by section 4 of P.L.1971, c.137 (C.5:10-4), as  
46 modified by P.L.2015, c.19 (C.5:10A-1 et al.) **[.]**, also referred to  
47 herein as the “commission.”

48 (cf; P.L.2015, c.19, s.4)

1       5. Section 6 of P.L.2015, c.19 (C.5:10A-6) is amended to read  
2 as follows:

3       6. The New Jersey Meadowlands Commission, established  
4 pursuant to section 5 of P.L.1968, c.404 (C.13:17-5) is dissolved.  
5 All property, funds, and assets of the New Jersey Meadowlands  
6 Commission are vested in and belong to the **【**commission as  
7 defined by section 4 of P.L.2015, c.19 (C.5:10A-4)**】** New Jersey  
8 Sports and Exposition Authority, which, in addition to the powers  
9 and authority vested in it pursuant to P.L.1971, c.137 (C.5:10-1 et  
10 seq.), shall carry out the purposes of P.L.1968, c.404 (C.13:17-1 et  
11 seq.) and P.L.2015, c.19 (C.5:10A-1 et al.). All regulations,  
12 adjudications, orders, permits, and other approvals issued by the  
13 New Jersey Meadowlands Commission, and all contracts,  
14 agreements, bonds, notes, and other obligations incurred by the  
15 New Jersey Meadowlands Commission pursuant to P.L.1968, c.404  
16 (C.13:17-1 et seq.) prior to the effective date of P.L.2015, c.19  
17 (C.5:10A-1 et al.) shall remain in effect, and all applications  
18 pending before the New Jersey Meadowlands Commission on the  
19 effective date of P.L.2015, c.19 (C.5:10A-1 et al.) shall continue to  
20 be pending before the New Jersey Sports and Exposition Authority.  
21 (cf: P.L.2015, c.19, s.6)

22  
23       6. Section 7 of P.L.2015, c.19 (C.5:10A-7) is amended to read  
24 as follows:

25       7. In addition to any powers established pursuant to section 5  
26 of P.L.1971, c.137 (C.5:10-5) and P.L.1968, c.404 (C.13:17-1 et  
27 seq.), the commission, as defined by section 4 of P.L.2015, c.19  
28 (C.), shall have the following powers:

29       a. To enter upon any building or property in order to conduct  
30 investigations, examinations, and surveys necessary to carry out the  
31 purposes of sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et  
32 seq.);

33       b. To prepare, adopt, and implement a master plan for the  
34 physical development of all lands, **【**which shall take into  
35 consideration any lease agreements entered into by the New Jersey  
36 Sports and Exposition Authority as of the effective date of  
37 P.L.2015, c.19 (C.5:10A-1 et al.),**】** or a portion thereof, lying within  
38 the district, and to adopt and enforce regulations, codes, and  
39 standards for the effectuation of such plan;

40       c. To undertake any development or other project or  
41 improvement as it finds necessary to redevelop and improve the  
42 land within the district;

43       d. To recover by special assessments the cost of improvements  
44 from the increase of property values attributable to such  
45 improvements;

46       e. Generally to establish, charge, and collect rates, fees, and  
47 other charges for the use of any facilities operated and maintained

- 1 by the commission, and to collect fees as otherwise established by  
2 law, rule, or regulation;
- 3 f. To enter into any and all agreements or contracts, execute  
4 any and all instruments, and do and perform any and all acts or  
5 things necessary, convenient, or desirable for the commission to  
6 carry out its responsibilities **【subject to the provisions of section 6**  
7 **of P.L.1984, c.128 (C.13:17-6.1)】**;
- 8 g. To plan, establish, and implement programs promoting and  
9 facilitating economic development opportunities in the district;
- 10 h. To review and regulate plans for any subdivision or  
11 development within the district;
- 12 i. To cause to be prepared plans, specifications, designs, and  
13 estimates of costs for the construction of projects and improvements  
14 under the provisions of sections 1 through 68 of P.L.2015, c.19  
15 (C.5:10A-1 et seq.), and to modify such plans, specifications,  
16 designs, or estimates;
- 17 j. To determine the existence of areas in need of  
18 redevelopment or rehabilitation and to approve or undertake  
19 redevelopment projects therein;
- 20 k. To provide solid waste disposal and recycling facilities for  
21 the treatment of solid waste;
- 22 l. To assist and coordinate shared services among the  
23 constituent municipalities of the district and to enter into, from time  
24 to time, contracts with one or more municipalities, counties, or  
25 other public agencies for the operation of public improvements,  
26 works, facilities, services, or undertakings of such municipalities,  
27 counties, or agencies, or of the commission;
- 28 m. To **【undertake all】** consult with the Department of  
29 Environmental Protection with regards to taking the necessary steps  
30 to develop plans 【and】 to undertake flood control projects and to  
31 maintain and construct necessary flood control structures and  
32 ditches subject to available funding;
- 33 n. To take any action necessary for the purpose of promoting  
34 and marketing tourism, entertainment, sports, and all related  
35 activities within the district or at any other location owned or  
36 operated by the commission. The commission may create a not-for-  
37 profit entity that will implement this function;
- 38 o. To preserve and protect the environment of the district and  
39 to provide programs for environmental education that benefit  
40 schools and the general public;
- 41 p. To create a transportation planning district and develop  
42 strategies to improve regional comprehensive planning;
- 43 s. To conduct examinations and investigations, hear testimony,  
44 and take proof, under oath at public and private hearings, of any  
45 material matter, require attendance of witnesses and the production  
46 of books and papers, and issue commissions for the examination of  
47 witnesses who are out of State, unable to attend, or excused from  
48 attendance;

1 t. To subordinate, waive, sell, assign, or release any right, title,  
2 claim, lien, or demand, however acquired, including any equity or  
3 right of redemption; to foreclose, sell, or assign any mortgage held  
4 by it, or any interest in real or personal property; and to purchase at  
5 any sale upon such terms and at such prices as it determines to be  
6 reasonable and to take title to property, real, personal, or mixed, so  
7 acquired, and to sell, exchange, assign, convey, lease, mortgage, or  
8 otherwise dispose of any such property, subject to such conditions  
9 and restrictions as it deems necessary to carry out the purposes of  
10 sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.); and

11 u. To collect, and disburse, the assessments authorized in  
12 section 85 of P.L.2015, c.19 (C.5:10A-85), for the purposes set  
13 forth in that section.

14 (cf: P.L.2015, c.19, s.7)

15

16 7. Section 9 of P.L.2015, c.19 (C.5:10A-9) is amended to read  
17 as follows:

18 9. a. The commission shall submit to the municipal committee  
19 established pursuant to section 7 of P.L.1971, c.137 (C.13:17-7) for  
20 review, prior to final action thereon, codes and standards  
21 formulated by the commission, the district master plan and  
22 amendments thereto, development and redevelopment plans, and  
23 improvement plans. The commission may also submit to the  
24 committee any other matter which the commission deems advisable.  
25 The committee may also coordinate shared services and cooperative  
26 agreements among the constituent municipalities and conduct  
27 studies and provide reports to the commission regarding issues  
28 which impact the constituent municipalities.

29 b. The committee shall review matters submitted to it by the  
30 commission pursuant to this section and shall indicate its position,  
31 in writing, to the commission. Failure of the committee to convey  
32 to the commission its position within 30 days of the receipt of any  
33 matter referred to the committee shall constitute approval of the  
34 proposed action of the commission; provided, however, that the  
35 committee shall have 120 days after receipt of a major revision of  
36 the master plan to convey its position, in writing, to the  
37 commission.

38 c. The commission shall not take action on any matter required  
39 to be submitted to the committee, which matter has been formally  
40 rejected by the committee, except by an affirmative vote of the  
41 majority of **authorized** the members of the commission.

42 (cf: P.L.2015, c.19, s.9)

43

44 8. Section 10 of P.L.2015, c.19 (C.5:10A-10) is amended to  
45 read as follows:

46 10. a. After a public hearing and pursuant to the procedures  
47 hereinafter provided, the commission shall prepare, or cause to be  
48 prepared, and adopt a master plan, or portion thereof, for the

1 physical development of all lands lying within the district. The  
2 master plan may include proposals for various stages for the future  
3 development of the district. The commission may amend the master  
4 plan in accordance with the procedures established herein. The  
5 master plan shall include a report presenting the objectives,  
6 assumptions, standards, and principles, as set forth in the master  
7 plan. The master plan shall be a composite of the one or more  
8 written proposals recommending the physical development of the  
9 lands within the district, in its entirety or a portion thereof, which  
10 the commission shall prepare after meetings with the governing  
11 bodies of the constituent municipalities and affected counties, and  
12 any agencies and instrumentalities thereof.

13 b. In preparing the master plan or any portion thereof or  
14 amendment thereto the commission shall consider the existing  
15 patterns of the development in constituent municipalities, and any  
16 master plan or other plan of development adopted by any  
17 constituent municipality prior to the effective date of P.L.2015, c.19  
18 (C.5:10A-1 et al.), or prior to the preparation of the master plan by  
19 the commission.

20 c. In preparing the master plan or any portion thereof or  
21 amendment thereto, the commission shall consult with any federal  
22 or State agency having an interest in the district. At least 60 days  
23 prior to taking any action relating to the district, any interested  
24 agency shall file with the commission any proposed plans for the  
25 commission's review and recommendation.

26 d. A master plan examination and revision shall be conducted  
27 by the commission every 10 years, the first of which shall be  
28 conducted 10 years from the date on which the first master plan was  
29 adopted by the commission pursuant to this section. The master  
30 plan in effect on the effective date of P.L.2015, c.19 (C.5:10A-1 et  
31 al.) shall remain in effect until the commission's next examination  
32 and revision, which shall be within five years of the effective date  
33 of P.L.2015, c.19 (C.5:10A-1 et al.). The master plan in effect on  
34 the effective date of P.L.2015, c.19 (C.5:10A-1 et al.) shall not  
35 apply to the sports complex, which shall be subject to the master  
36 plan adopted by the New Jersey Sports and Exposition Authority as  
37 of the effective date of P.L.2015, c.19 (C.5:10A-1 et al.).

38 e. The master plan shall include provisions or criteria for the  
39 location and use of buildings, structures, facilities, and land for  
40 solid waste disposal and recycling, and may include provisions for:

- 41 (1) the use of land and buildings, residential, commercial,  
42 industrial, park, and other like purposes;
- 43 (2) service-water supply, utilities, sewerage, and other like  
44 matters;
- 45 (3) transportation, streets, parking, public transit lines and  
46 stations, both above and below ground level, freight facilities,  
47 airports, harbors, channels, docks, and wharves, and other like  
48 matters;

1 (4) housing, including affordable housing, residential standards,  
2 clearance, redevelopment, rehabilitation, conservation, and other  
3 like matters;  
4 (5) water, soil conservation, flood control, and other like  
5 matters;  
6 (6) public and semipublic facilities including but not limited to  
7 civic centers, schools, libraries, parks, playgrounds, fire houses,  
8 police buildings, hospitals, and other like matters;  
9 (7) the distribution and density of population;  
10 (8) planned unit development;  
11 (9) community appearance;  
12 (10) financing and programming capital improvements;  
13 (11) plan and develop facilities for tourism, sports, and  
14 entertainment; and  
15 (12) other related elements of growth and development,  
16 including the social implications of any proposed development, and  
17 advances in technology related to any subject included in the plan.  
18 f. In accordance with sections 1 through 68 of P.L.2015, c.19  
19 (C.5:10A-1 et seq.), and in addition to any other law, rule, or  
20 regulation concerning affordable housing, the master plan may also  
21 include codes and standards covering land use, comprehensive  
22 zoning, subdivisions, building construction and design, housing,  
23 and the control of air and water pollution, and other subjects  
24 necessary to carry out the plan or to undertake a workable program  
25 of community improvement. No codes or standards concerning  
26 building construction and design shall be promulgated without the  
27 certificate of the chief engineer or equivalent official of the  
28 commission that the proposed codes and standards meet the  
29 engineering standards adopted by the commission. No municipality  
30 shall adopt, and no municipal official shall enforce, any code which  
31 is inconsistent with the code contained in the master plan insofar as  
32 such code applies to property within the district; provided, however,  
33 that the governing body or other appropriate body of each  
34 constituent municipality may adopt zoning ordinances and any other  
35 codes or standards, which it is authorized by the laws of this State  
36 to adopt, for lands within the boundaries of said municipality which  
37 are subject to the jurisdiction of the commission and which will  
38 effectuate the purposes of the commission's master plan.  
39 (cf: P.L.2015, c.19, s.10)

40  
41 9. Section 11 of P.L.2015, c.19 (C.5:10A-11) is amended to  
42 read as follows:

43 11. a. A constituent municipality that adopts and maintains the  
44 commission's master plan, zoning regulations, codes, and standards  
45 shall **【have the authority to】** review and approve or reject 【land use  
46 or zoning】 applications for the development, improvement,  
47 redevelopment, construction, or reconstruction on land in the  
48 district, except as otherwise provided in P.L.2015, c.19 (C.5:10A-1

1 et al.), upon the commission's determination that the master plan,  
2 zoning regulations, codes, and standards adopted by the constituent  
3 municipality conform in all material respects to those of the  
4 commission. If the commission does not respond to a constituent  
5 municipality's request for a determination of conformance within  
6 120 days of the commission receiving the municipality's request,  
7 the municipality shall be deemed in conformance. The municipality  
8 shall provide the commission all documentation, plans, and  
9 information regarding all applications. All fees generated by these  
10 applications and approvals shall be retained by the municipality.

11 b. For those constituent municipalities that do not adopt the  
12 commission's master plan, zoning regulations, codes, and standards,  
13 the commission shall have the sole authority to issue **【the permit】**  
14 zoning approvals.

15 c. Any constituent municipality which undertakes projects for  
16 public recreation, public safety, and the general welfare of its  
17 citizens will not be required to file an application with the  
18 commission. The codes and standards of that municipality shall  
19 apply. All documentation plans and necessary information  
20 regarding the project shall be submitted to the commission upon  
21 completion of the project.

22 d. Any project which requires a use variance pursuant to  
23 subsection d. of section 57 of P.L.1975, c.291 (C.40:55D-70) or  
24 special exception from any provision of the commission's master  
25 plan or zoning regulations must be submitted directly to the  
26 commission for review and approval or rejection. Any project  
27 which requires a bulk variance pursuant to subsection c. of section  
28 57 of P.L.1975, c.291 (C.40:55D-70) or approval for a minor  
29 subdivision, as defined by section 3.2 of P.L.1975, c.291  
30 (C.40:55D-5), may be approved by the appropriate board of a  
31 constituent municipality.

32 e. The commission shall maintain jurisdiction over any project  
33 that is subject to the jurisdiction of the New Jersey Board of Public  
34 Utilities, including, but not limited to, projects proposed by a public  
35 utility for the maintenance, operation, rehabilitation, preservation,  
36 construction, reconstruction, repair, or upgrade of transmission and  
37 distribution lines, rights of way, or systems that ensure safe,  
38 adequate, and reliable service.

39 f. Notwithstanding subsections a. through e. of this section, the  
40 commission shall maintain sole jurisdiction over any project it  
41 deems, in its sole discretion, to be vital to the public safety, general  
42 welfare, development, or redevelopment of the district.  
43 (cf: P.L.2015, c.19, s.11).

44  
45 10. Section 19 of P.L.2015, c.19 (C.5:10A-19) is amended to  
46 read as follows:

47 19. **【The】** In addition to any powers established pursuant to  
48 section 5 of P.L.1971, c.137 (C.5:10-5), and the powers established



- 1 pursuant to section 7 of P.L.2015, c.19 (C.5:10A-7), the  
2 commission shall safeguard the environmental resources of the  
3 district and provide quality public recreation and educational  
4 opportunities. The commission **【shall】** may:
- 5 a. Target and prioritize potential preservation sites for  
6 acquisition, deed restriction, and conservation easements, including  
7 large tracts of wetlands sites;
  - 8 b. Preserve wetlands to protect wildlife, water quality, and  
9 flood storage value;
  - 10 c. Review preservation sites for potential wetland enhancement  
11 and mitigation;
  - 12 d. Improve connections among the district's trails and habitats,  
13 reducing fragmentation;
  - 14 e. Identify missing links in the existing trail system, as well as  
15 key locations for connecting to wildlife viewing stations,  
16 environmental venues, boat launches, docks, and other active and  
17 passive recreational attractions;
  - 18 f. Increase both active and passive recreational uses;
  - 19 g. Eliminate or control the presence of other invasive plant and  
20 animal species;
  - 21 h. Maintain and improve targeted habitats relative to breeding,  
22 wintering, feeding, and other wildlife activities;
  - 23 i. Maintain the value of the Hackensack meadowlands as an  
24 urban sanctuary for birds using the Atlantic Flyway;
  - 25 j. Seek available funding for land acquisition, protection, and  
26 management of wildlife preserves;
  - 27 k. Maintain and restore the ecology of the waterways,  
28 including the estuary, shorelines, and nursery habitat for fish;
  - 29 l. Continue monitoring water quality by collecting and  
30 analyzing data to determine trends, document improvements, and  
31 assess the need for additional, or more stringent, measures **【**.  
32 Monitoring should include the analysis of historic data to form a  
33 baseline to measure the degree of change over time**】**;
  - 34 m. **【**Evaluate, approve, and implement any plan or plans for the  
35 further preservation, development, enhancement, or improvement of  
36 Liberty State Park and the buildings, structures, properties, and  
37 appurtenances related thereto, or incidental to, necessary for, or  
38 complimentary to the park. The commission may avail itself of any  
39 plans under review by the Department of Environmental Protection  
40 from any source that may promote expanded and diverse  
41 recreational, cultural, and educational opportunities for visitors to  
42 Liberty State Park and provide greater access to park facilities. Any  
43 approved plans shall constitute a project of the commission, and  
44 shall be adopted as part of the master plan; and
  - 45 n. The commission shall operate **】** Operate a not-for-profit  
46 organization which shall continue research opportunities of the  
47 Meadowlands Environmental Research Institute.  
48 (cf: P.L.2015, c.19, s.19)

1       11. Section 20 of P.L.2015, c.19 (C.5:10A-20) is amended to  
2 read as follows:

3       20. The commission **【shall】** may develop strategies and seek  
4 funding for flood control infrastructure based on flood modeling for  
5 the district and surrounding areas.

6       a. The commission **【shall】** may:

7       (1) identify all drainage basins in the district and any drainage  
8 areas that directly impact the district; and

9       (2) develop strategies to address the major causes of flooding.

10       b. The commission may **【**:

11       (1) use special assessment powers to fund flood control projects  
12 in, or near, the drainage areas that impacts the Hackensack  
13 meadowlands; and

14       (2) **】** maintain flood control infrastructure that it constructed.

15 (cf: P.L.2015, c.19, s.20)

16

17       12. Section 21 of P.L.2015, c.19 (C.5:10A-21) is amended to  
18 read as follows:

19       21. In providing the solid waste and recycling disposal facilities,  
20 the commission shall, prior to preparing any plans or specifications  
21 for such facilities, consult with those persons utilizing the district  
22 for the treatment and disposal of solid waste, and contract with any  
23 such persons who desire to utilize solid waste disposal facilities  
24 provided by the commission. In providing such facilities, the  
25 commission may:

26       a. Acquire or construct any such facilities as an improvement,  
27 and may recover the cost of such acquisition or construction in the  
28 same manner, and pursuant to the same procedure, provided for any  
29 other improvement undertaken by the commission;

30       b. Operate and maintain any such facilities, as owner, lessor, or  
31 lessee, and generally fix and collect rates, fees, or other charges for  
32 any such facilities in the same manner, and pursuant to the same  
33 procedure, provided for any other facilities operated and maintained  
34 by the commission. The commission shall submit to the  
35 Commissioner of Environmental Protection for approval a plan or  
36 plans describing in detail the purpose of any acquisition,  
37 construction, operation, lease as lessor or lessee, contract, or  
38 agreement. When reviewing the plans submitted in compliance  
39 with this section and in determining conditions under which such  
40 plans may be approved, the commissioner shall give due  
41 consideration to community development of comprehensive  
42 regional solid waste disposal facilities, with the objective being that  
43 all conform to reasonably contemplated development of  
44 comprehensive community or regional solid waste disposal  
45 facilities. No solid waste disposal facility shall be acquired,  
46 constructed, operated, leased, contracted, or agreed for in the  
47 district without approval of the Commissioner of Environmental  
48 Protection;

1 c. Join and participate with any agency, municipality, county,  
2 or authority created by the State, or by any political subdivision or  
3 subdivisions thereof, through an intergovernmental agreement  
4 without need for that agency, municipality, county, or authority to  
5 go to public bid for the purpose of treating or disposing of solid  
6 waste and recycling;

7 d. Permit, by contract or agreement, any agency,  
8 instrumentality, or authority created by the State, or by any political  
9 subdivision thereof, for the purpose of treating or disposing of solid  
10 waste, to acquire, construct, or operate and maintain any solid waste  
11 disposal facilities which such agency, instrumentality, or authority  
12 is authorized by law to acquire, construct, or operate and maintain.  
13 Any such facilities acquired, constructed, or operated and  
14 maintained by any such agency, instrumentality, or authority may  
15 be located either within the district or without the district, but shall  
16 be within the jurisdiction of such agency, instrumentality, or  
17 authority.

18 e. For the purposes of acquiring or constructing any solid waste  
19 disposal facility, the commission is authorized to issue bonds and  
20 notes and to pay or redeem said bonds and notes from revenue  
21 derived from the fees and other charges collected for such facilities.  
22 Any cost incurred by the commission in providing any solid waste  
23 disposal facilities shall be charged to the persons utilizing such  
24 facilities, and nothing herein contained shall be interpreted as  
25 requiring the commission to bear the cost of any solid waste  
26 disposal facility provided by the commission.

27 f. No solid waste may be treated or disposed in the district by  
28 any person without the express written permission of the  
29 commission.

30 (cf: P.L.2015, c.19, s.21)

31

32 13. Section 22 of P.L.2015, c.19 (C.5:10A-22) is amended to  
33 read as follows:

34 22. a. In the event that surplus moneys become available from  
35 the operation of solid waste disposal facilities by the commission,  
36 which are not required by any contract with the holders of any  
37 bonds, notes, or other obligations of the commission to be retained  
38 in any fund or account for the security of the commission's bonds,  
39 notes, or other obligations, then at least 75 percent of that surplus  
40 shall be used by the commission for any lawful purpose and 25  
41 percent of that surplus **【shall】** may be placed in a special Municipal  
42 Assistance Program fund established by the commission for the  
43 purpose of infrastructure improvements.

44 b. The commission may establish a surcharge on solid waste  
45 which enters into its facilities. Revenue collected pursuant to this  
46 subsection shall be dedicated, exclusively, to the Municipal  
47 Assistance Program fund created by the commission pursuant to  
48 subsection a. of this section.

1 (cf: P.L.2015, c.19, s.22)

2

3 14. Section 23 of P.L.2015, c.19 (C.5:10A-23) is amended to  
4 read as follows:

5 23. a. Pursuant to the procedure hereinafter provided, the  
6 commission shall have the exclusive power to declare the district,  
7 or any portion thereof, to be an area in need.

8 b. Prior to declaring any portion of the district as an area in  
9 need, the commission, by resolution, shall provide for a preliminary  
10 investigation. Upon the adoption of such a resolution, the  
11 commission shall prepare a map showing the boundaries of the  
12 proposed area and the location of the various parcels of property  
13 located therein, and shall append thereto a statement setting forth  
14 the reasons for the investigation.

15 c. The commission shall thereupon cause a hearing to be held  
16 at an appointed time and place for the purpose of hearing persons  
17 interested in, or who would be affected by, a determination that the  
18 area is an area in need, as defined in section 3 of P.L.2015, c.19  
19 (C.5:10A-3), and who are in favor of, or are opposed to, such  
20 determination.

21 d. A notice of such hearing shall be given setting forth the  
22 general boundaries of the area to be investigated and stating that a  
23 map has been prepared and can be inspected at the office of the  
24 commission. The commission shall cause the publication of the  
25 notice in a newspaper of general circulation in the district once each  
26 week for two consecutive weeks, and the last publication shall be  
27 not less than 10 days prior to the date set for the hearing. A copy of  
28 the notice shall be mailed at least 10 days prior to the date set for  
29 the hearing to the last known owner, if any, of each parcel of  
30 property within the area according to the assessment records of the  
31 municipality where the parcel is located. Such notice shall be sent  
32 to the last known postal address of such owners. The commission  
33 shall also send notice to any persons at their last known address, if  
34 any, whose names appear on said assessment records as claimants  
35 of an interest in any such parcel. The assessor of a constituent  
36 municipality shall make such a notation upon the said records when  
37 requested so to do by any person claiming to have an interest in any  
38 parcel of property in such municipality. Failure to mail notice as  
39 required by this section shall not invalidate the investigation or  
40 determination thereon.

41 e. At the hearing, the commission shall hear all persons  
42 interested in the investigation and shall consider any written  
43 objections that may be filed, and any evidence which may be  
44 introduced, in support of the objections, or any opposition to a  
45 determination that the area is in need. After the hearing, the  
46 commission shall, by resolution, determine that the area or any part  
47 thereof is, or is not, in need. A determination that an area is in  
48 need, if supported by substantial evidence, shall be binding and

1 conclusive upon all persons affected by the determination. If the  
2 determination is that an area is in need, the commission, within 10  
3 days after such determination, shall mail a copy of the resolution to  
4 each person who filed a written objection at, or prior to, the hearing,  
5 so long as the address of the objector was stated in, or to, the  
6 written objection.

7 f. Any person who **【shall have】** has filed such a written  
8 objection with the commission and whose objection was rejected  
9 may **【have a determination that an area is in need reviewed by the**  
10 Superior Court by procedure in lieu of prerogative writs. An action  
11 for any such review shall be commenced within 30 days after the  
12 determination by the commission. In any such action, the court may  
13 make any incidental order that shall be deemed by the court to be  
14 proper**】** appeal such final agency determination directly to the  
15 Appellate Division.

16 g. If the determination is that an area is in need, the  
17 commission may acquire the real property within the area by  
18 purchase, or by eminent domain proceedings in accordance with the  
19 “Eminent Domain Act of 1971,” P.L.1971, c.361 (C.20:3-1 et seq.),  
20 and may proceed with the clearance, planning, development, or  
21 redevelopment of the area as a public purpose and for public use, or  
22 the commission may, by resolution, agree that a redeveloper may  
23 undertake such clearance, planning, development, or  
24 redevelopment.

25 (cf: P.L.2015, c.19, s.23)

26

27 15. Section 42 of P.L.2015, c.19 (C.5:10A-42) is amended to  
28 read as follows:

29 42. a. Special assessments levied against land in class one shall  
30 be considered to be of general benefit to the entire district and areas  
31 outside of the district, as it relates to flood control projects, and  
32 shall be included as a charge against general revenues of the  
33 commission, or paid out of any funds of the commission which shall  
34 be available for such purpose.

35 b. When any assessment shall not be paid within two months  
36 after the date of confirmation thereof, interest thereon from the date  
37 of confirmation shall be imposed at the rate of six percent per  
38 annum.

39 (cf: P.L.2015, c.19, s.42)

40

41 16. Section 46 of P.L.2015, c.19 (C.5:10A-46) is amended to  
42 read as follows:

43 46. The commission may, by resolution, provide that the owner  
44 of any land, upon which any assessments for any improvement shall  
45 have been made, pay such assessments in equal yearly installments,  
46 for a number of years as may be provided by the rules and  
47 regulations of the commission, with legal interest thereon, provided  
48 that any person assessed may pay the whole of any assessment, or

1 any balance of installments, with accrued interest thereon, at one  
2 time. If any such installment becomes due and is not paid, the  
3 whole assessment, or balance due thereon, shall become  
4 immediately due, draw interest at the rate of six percent per annum,  
5 and be collected in the same manner as is provided in sections 1  
6 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.) for other past due  
7 assessments.

8 (cf: P.L.2015, c.19, s.46)

9

10 17. Section 52 of P.L.2015, c.19 (C.5:10A-52) is amended to  
11 read as follows:

12 52. On or before November 15 **【, 2017】** of the year of  
13 enactment of P.L.2015, c.19 (C.5:10A-1 et al.), and on or before  
14 November 15 of each year thereafter, the secretary, superintendent,  
15 or a person designated by the school board of each school district of  
16 each constituent municipality shall certify to the commission the  
17 resident enrollment as of September 30 of that year. The  
18 certification shall show the number, address, and grade enrolled of  
19 pupils who reside within the district, and the number who reside  
20 outside, in a manner to be prescribed by the Commissioner of  
21 Education.

22 (cf: P.L.2015, c.19, s.52)

23

24 18. Section 53 of P.L.2015, c.19 (C.5:10A-53) is amended to  
25 read as follows:

26 53. a. In the adjustment year **【2017】** of the year of enactment of  
27 P.L.2015, c.19 (C.5:10A-1 et al.), and in each adjustment year  
28 thereafter, the commission shall establish an intermunicipal account  
29 and shall compute the amount payable to the account by each of the  
30 constituent municipalities and the amount due to each constituent  
31 municipality from said account for that year pursuant to **【section**  
32 **55】** sections 1 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.).

33 b. As used in this section, except as otherwise specifically  
34 provided, the increase or decrease in aggregate true value of taxable  
35 real property for any adjustment year shall be the difference  
36 between:

37 (1) The aggregate true value of that portion of taxable real  
38 property, exclusive of Class II railroad property, in the constituent  
39 municipality located within the district in the comparison year, and

40 (2) The aggregate true value of that property in the base year.

41 c. Aggregate true value of all taxable real property shall be  
42 determined by aggregating the assessed value of all real property  
43 within the district boundaries in each constituent municipality, and  
44 dividing the total by the average assessment ratio, as promulgated  
45 by the Director of the Division of Taxation in the Department of the  
46 Treasury for State school aid purposes, on October 1 of the  
47 respective years for which aggregate true value is to be determined,

1 pursuant to P.L.1954, c.86 (C.54:1-35.1 et seq.), or as modified by  
2 the tax court.

3 d. For the purpose of calculating aggregate true value, the  
4 assessed value of taxable real property for any given year shall  
5 comprise the sum of the following:

6 (1) The assessed value shown on the assessment duplicate for a  
7 given year, as certified by the county board of taxation and reflected  
8 in the county table of aggregates prepared pursuant to R.S.54:4-52,  
9 or as modified by the county board of taxation.

10 (2) The prorated assessed values pertaining to such year, as  
11 certified by the county board of taxation on or before October 10,  
12 with respect to the assessor's added assessment list for such year, as  
13 the same may be modified by the county board of taxation upon  
14 appeal; and

15 (3) The assessed values pertaining to a given year, as certified  
16 by the county board of taxation, with respect to the assessor's  
17 omitted property assessment list for that year, as the same may be  
18 modified by the county board of taxation upon appeal.

19 e. If, during any comparison year, a constituent municipality  
20 has received a payment in lieu of real estate taxes on property  
21 located within the district, then, for the purpose of calculating the  
22 increase or decrease in the municipality's aggregate true value  
23 under subsection b. of this section, there shall be added to the  
24 aggregate true value for such comparison year an amount  
25 determined by dividing the amount of the in lieu payment by the  
26 municipal tax rate for the comparison year and dividing the result  
27 by the average assessment ratio for school aid purposes as  
28 promulgated by the Director of the Division of Taxation in the  
29 Department of the Treasury.

30 f. The amount payable to the intermunicipal account by each  
31 constituent municipality in any adjustment year shall be determined  
32 in the following manner: the apportionment rates calculated for the  
33 comparison year shall be multiplied by the increase, if any, in  
34 aggregate true value of taxable real property for such year; provided  
35 however, that the amount payable to the intermunicipal account in  
36 any adjustment year shall be limited to 40 percent of the amount  
37 calculated pursuant to this subsection.

38 (cf: P.L.2015, c.19, s.53)

39

40 19. Section 56 of P.L.2015, c.19 (C.5:10A-56) is amended to  
41 read as follows:

42 56. For school district services, the service payment payable by  
43 the intermunicipal account to a constituent municipality in any  
44 adjustment year shall be found by dividing the total local school tax  
45 levy, as shown on the Table of Aggregates pursuant to R.S.54:4-52  
46 for the comparison year, by the school resident enrollment on  
47 September 30 of such comparison year, as certified pursuant to  
48 section 52 of P.L.2015, c.19 (C. ), and multiplying the result by

1 the increase, if any, in resident enrollment within the district  
2 boundaries of that constituent municipality between September 30  
3 of the base year **【of enactment of P.L.2015, c.19 (C.5:10A-1 et al.)】**  
4 and September 30 of the comparison year.

5 (cf: P.L.2015, c.19, s.56)

6  
7 20. Section 57 of P.L.2015, c.19 (C.5:10A-57) is amended to  
8 read as follows:

9 57. a. If, in any adjustment year, the amount payable to the  
10 constituent municipalities by the intermunicipal account for  
11 guarantee payments and school district service payments is less than  
12 the amount payable to the intermunicipal account pursuant to  
13 section **【55】** 53 of P.L.2015, c.19 (C.5:10A-53), the balance, if any,  
14 shall be apportioned among the constituent municipalities in the  
15 same ratio as the number of acres within the district of each  
16 constituent municipality bears to the total number of acres in the  
17 district, and shall be known as an apportionment payment.

18 b. The commission shall not **【be able to】** receive any funds  
19 from the intermunicipal account for any purpose.

20 (cf: P.L.2015, c.19, s.57)

21  
22 21. Section 58 of P.L.2015, c.19 (C.5:10A-58) is amended to  
23 read as follows:

24 58. If, in any adjustment year, the amount payable to the  
25 constituent municipalities by the intermunicipal account for  
26 guarantee payments and service payments exceeds the amount  
27 payable to said account pursuant to section **【55】** 53 of P.L.2015,  
28 c.19 (C.5:10A-53), the total service payments payable to all  
29 constituent municipalities shall be reduced by the amount of the  
30 deficit and the service payment payable to each constituent  
31 municipality shall be reduced by the same ratio as the total service  
32 payment to all constituent municipalities was reduced.

33 (cf: P.L.2015, c.19, s.58)

34  
35 22. Section 59 of P.L.2015, c.19 (C.5:10A-59) is amended to  
36 read as follows:

37 59. a. On or before February 1 **【, 2017】** of the year of  
38 enactment of P.L.2015, c.19 (C.5:10A-1 et al.) and on or before  
39 February 1 of each year thereafter, the commission shall certify to  
40 the chief financial officer of each constituent municipality an  
41 amount, identified as the meadowlands adjustment payment. The  
42 meadowlands adjustment payment for each constituent municipality  
43 shall be determined by adding all the payments payable to that  
44 municipality from the intermunicipal account for school district  
45 service payments, guarantee payments, and apportionment  
46 payments, if any, and by subtracting therefrom the obligations of  
47 that municipality to the intermunicipal account, as calculated  
48 pursuant to sections 53 and 58 of P.L.2015, c.19 (C.5:10A-53 and



1 5:10A-58). The amount so derived shall be referred to as the  
2 meadowlands pre-adjustment payment. For calendar year 2015, the  
3 meadowlands adjustment payment shall be the average of the  
4 meadowlands pre-adjustment payments for calendar years 2012,  
5 2013, and 2014 **[and 2015]**. For calendar year 2016**],** the  
6 meadowlands adjustment payment shall be the average of the  
7 meadowlands pre-adjustment payments for calendar years 2013,  
8 2014, and 2015. For calendar year 2017**]** and subsequent years, the  
9 meadowlands adjustment payment shall be the average of the  
10 meadowlands pre-adjustment payments for the prior three calendar  
11 years.

12 b. If the meadowlands adjustment payment for any constituent  
13 municipality in any adjustment year is payable to the constituent  
14 municipality, the amount of this payment shall be identified in the  
15 municipal budget of that municipality for that year as  
16 "meadowlands adjustment" within the category "miscellaneous  
17 revenues anticipated," and shall be due and payable in three equal  
18 installments by the intermunicipal account on May 15, August 15,  
19 and November 15 of that year.

20 (cf: P.L.2015, c.19, s.59)

21

22 23. Section 60 of P.L.2015, c.19 (C.5:10A-60) is amended to  
23 read as follows:

24 60. There is established the Hackensack Meadowlands Tax  
25 Sharing Stabilization Fund in the commission. The fund shall be  
26 comprised of revenues made available from **[the State of New**  
27 **Jersey and from]** interest payments on sanitary landfill closure  
28 accounts maintained by the commission or such other revenues  
29 which are made available for these purposes. Moneys in the fund  
30 shall be used to fully compensate municipalities from excessive  
31 fluctuations in payments from the intermunicipal account in 2014  
32 and subsequent years. In the event that there are insufficient  
33 monies in the fund to fully compensate all municipalities in any  
34 year, the amount paid to each municipality shall constitute the same  
35 proportion of the total amount of money available to all  
36 municipalities as each municipality would receive if the amount of  
37 money in the fund were sufficient to fully compensate all  
38 municipalities in that year.

39 For the purposes of this section, any decrease in a payment  
40 required to be made from the intermunicipal account to a  
41 constituent municipality which is in excess of five percent below  
42 the previous year's payment shall be considered an "excessive  
43 fluctuation."

44 (cf: P.L.2015, c.19, s.60)

45

46 24. Section 72 of P.L.2015, c.19 (C.5:10A-72) is amended to  
47 read as follows:

1       72. a. There is hereby established a transportation planning  
2 district which shall consist of those lands which comprise the  
3 Meadowlands District. The Meadowlands Transportation Planning  
4 Board, created pursuant to subsection b. of this section, shall be the  
5 managing authority to administer and manage the transportation  
6 planning district and to carry out such additional functions as  
7 provided in sections 69 through 81 of P.L.2015, c.19 (C.5:10A-69  
8 et seq.).

9       b. There is established in, but not of, the Department of  
10 **【Community Affairs】** State, the Meadowlands Transportation  
11 Planning Board. The board shall consist of: the Commissioner of  
12 Community Affairs or the commissioner's designee; the  
13 Commissioner of Transportation or the commissioner's designee; a  
14 representative from the ridesharing organization EZ Ride or its  
15 successor organization; a representative of the Hackensack  
16 Meadowlands Municipal Committee; a representative of the  
17 Meadowlands Regional Chamber of Commerce; and four public  
18 members appointed by the Governor, with the advice and consent of  
19 the Senate. The executive director of the commission shall serve as  
20 the secretary of the board. The board shall be staffed by the  
21 employees of the commission.

22       c. In furtherance of the development of a coherent and  
23 sustainable transportation system for the district, the board shall  
24 initiate a joint planning process with participation by: State  
25 departments and agencies, corporations, commissions, boards, and  
26 authorities; those bi-state authorities, metropolitan planning  
27 organizations, and counties and municipalities with jurisdiction in  
28 the district; and private representatives. The board shall oversee the  
29 development and updating of a comprehensive, future-oriented  
30 district transportation plan in accordance with the provisions of  
31 section 73 of P.L.2015, c.19 (C.5:10A-73).

32       The provisions of sections 69 through 81 of P.L.2015, c.19  
33 (C.5:10A-69 et seq.) shall be retroactive to January 1, 2014.

34 (cf: P.L.2015, c.19, s.72)

35

36       25. Section 79 of P.L.2015, c.19 (C.5:10A-79) is amended to  
37 read as follows:

38       79. A person may appeal to the commission any decision made  
39 in connection with the reconsideration of a fee as authorized  
40 pursuant to subsection b. of section 78 of P.L.2015, c.19 (C.5:10A-  
41 78). The commission shall review the record of the hearing and  
42 render its decision, which shall constitute **【an】** a final  
43 administrative action subject to review by the Appellate Division of  
44 the Superior Court. Nothing contained herein shall be construed as  
45 limiting the ability of any person so assessed from filing an appeal  
46 based upon an agreement to pay or actual payment of the fee.

47 (cf: P.L.2015, c.19, s.79)

1       26. Section 83 of P.L.2015, c.19 (C.5:10A-83) is amended to  
2 read as follows:

3       83. The Legislature finds and declares that:

4       a. The New Jersey Meadowlands Commission is the zoning  
5 and planning agency for a 30.4-square-mile area along the  
6 Hackensack River known as the Hackensack Meadowlands,  
7 covering parts of 14 municipalities in Bergen and Hudson Counties  
8 in New Jersey. The Meadowlands Regional Commission will  
9 oversee the development, and redevelopment, of the Hackensack  
10 Meadowlands in an orderly and comprehensive fashion, with  
11 special consideration to the ecological factors constituting the  
12 environment of the Hackensack Meadowlands.

13       b. A vital component of the comprehensive plan for the  
14 development of the Hackensack Meadowlands was an  
15 intermunicipal tax-sharing program. The intermunicipal tax sharing  
16 program was established to create a fair and equitable method of  
17 distributing the benefits and costs of economic development and  
18 land use decisions made by the New Jersey Meadowlands  
19 Commission among the 14 municipalities located in the  
20 Meadowlands District. Under this program, as originally  
21 conceived, the municipalities with fewer development restrictions  
22 are required to deposit a share of their tax ratables into a special  
23 intermunicipal account administered by the commission. Money in  
24 this account is annually distributed to the municipalities with  
25 greater development restrictions to make up for their loss of tax  
26 ratable growth opportunity. **【Currently, seven municipalities pay  
27 into the intermunicipal account while the remaining seven  
28 municipalities receive distributions from the account.】**

29       c. The New Jersey Meadowlands Commission, the predecessor  
30 to the Meadowlands Regional Commission, has been successful in  
31 providing orderly and comprehensive development, solid waste  
32 management, and environmental protection in the Hackensack  
33 Meadowlands District, as well as providing for the investment of  
34 many millions of dollars in development, municipal services, and  
35 significant infrastructure projects, among other things.

36       d. It is fitting and proper to establish new sources of funding  
37 to replace the intermunicipal tax sharing program in order to  
38 facilitate the future of the Hackensack Meadowlands District as a  
39 vibrant area of economic growth in the State of New Jersey, as well  
40 as a tourism destination and an area of continued environmental  
41 significance and improvement. The new sources of funding should  
42 recognize the concerns of the district's seven municipalities that  
43 must contribute significant amounts of property tax dollars to the  
44 intermunicipal tax sharing program. These municipalities have  
45 been especially challenged to provide services to municipal  
46 residents and contribute to the intermunicipal tax sharing program,  
47 while operating under the significant restrictions of the 2% property  
48 tax levy cap. In effect, the cost of the State policy to preserve the

1 Hackensack Meadowlands has been borne by the property taxpayers  
2 of the seven municipalities required to deposit tax revenue into the  
3 intermunicipal account.

4 e. It is also appropriate and necessary to recognize the  
5 consistent impact on the Hackensack Meadowlands District of  
6 tourist-related activities and attractions, including sports and  
7 entertainment activities and construction at the properties located in  
8 the heart of the district, and to require that patrons of those tourist-  
9 related activities and attractions shall contribute to the financial  
10 needs of the municipalities that comprise the Meadowlands district  
11 in order to reduce the property tax burden on their residents.

12 (cf: P.L.2015, c.19, s.83)

13

14 27. Section 84 of P.L.2015, c.19 (C.5:10A-84) is amended to  
15 read as follows:

16 84. As used in sections 82 through 85 of P.L.2015, c.19  
17 (C.5:10A-82 et seq.):

18 "Commission" means the New Jersey Sports and Exposition  
19 Authority, which may be referred to as the "Meadowlands Regional  
20 Commission," as established by section 6 of P.L.2015, c.19 (C.  
21 5:10A-6).

22 "Meadowlands district" means the Hackensack Meadowlands  
23 District, the area delineated within section 5 of P.L.2015, c.19  
24 (C.5:10A-5).

25 **["Hotel" means a building, or portion of it, which is regularly  
26 used and kept open as such for the lodging of guests and is subject  
27 to taxation pursuant to subsection d. of section 3 of P.L.1966, c.30  
28 (C.54:32B-3).]**

29 "Public venue" means any place located within the Meadowlands  
30 district, whether publicly or privately owned, where any facilities  
31 for entertainment, amusement, or sports are provided, but shall not  
32 include a movie theater.

33 "Public event" means any spectator sporting event, trade show,  
34 exposition, concert, amusement, or other event open to the public  
35 that takes place at a public venue, but shall not include a major  
36 league football game.

37 (cf: P.L.2015, c.19, s.84)

38

39 28. Section 85 of P.L.2015, c.19 (C.5:10A-85) is amended to  
40 read as follows:

41 85. a. Beginning on the first day of the first month next  
42 following the enactment of P.L.2015 c.19 (C.5:10A-1 et al.), there  
43 is imposed a Meadowlands regional hotel use assessment on the  
44 rent for the occupancy of every room in every hotel located in the  
45 Meadowlands district, including any hotels located on land owned  
46 by the State. The assessment imposed under this subsection shall  
47 be 3% of the rent charged for every occupancy of a room or rooms  
48 in a hotel subject to taxation pursuant to subsection (d) of section 3

1 of P.L.1966, c.30 (C.54:32B-3), and shall be paid to the Director of  
2 the Division of Taxation by each person required to collect the tax  
3 not later than the 10th day of each month based on the occupancy of  
4 rooms in that hotel during the previous calendar month.

5 b. In carrying out the provisions of subsection a. of this  
6 section, the director shall have all of the powers and authority  
7 granted in P.L.1966, c.30 (C.54:32B-1 et seq.). The tax shall be  
8 filed and paid in a manner prescribed by the Director of the  
9 Division of Taxation. The director shall promulgate such rules and  
10 regulations as the director determines are necessary to effectuate the  
11 provisions of this section.

12 Each person required to collect the assessment shall be  
13 personally liable for the assessment imposed, collected, or required  
14 to be paid, collected, or remitted under this section. Any such  
15 person shall have the same right in respect to collecting the fee from  
16 that person's customer or in respect to non-payment of the fee by  
17 the customer as if the fee were a part of the purchase price of the  
18 occupancy or rent, as the case may be, and payable at the same  
19 time; provided, however, that the director shall be joined as a party  
20 in any action or proceeding brought to collect the fee.

21 For purposes of this **subsection** section, "person" includes: an  
22 individual, partnership, corporation, or an officer, director,  
23 stockholder, or employee of a corporation, or a member or  
24 employee of a partnership, who as such officer, director,  
25 stockholder, employee, or member is under the duty to perform the  
26 act in respect of which the violation occurs.

27 An assessment imposed under this section shall be in addition to  
28 any other tax or fee imposed pursuant to statute or local ordinance  
29 or resolution by any governmental entity.

30 c. Assessment revenue shall be collected by the Director of the  
31 Division of Taxation and shall be deposited by the Director of the  
32 Division of Taxation into the intermunicipal account established  
33 pursuant to section 53 of P.L.2015, c.19 (C.5:10A-53), and shall be  
34 used to pay meadowlands adjustment payments to municipalities in  
35 the Meadowlands district pursuant to the provisions of sections 1  
36 through 68 of P.L.2015, c.19 (C.5:10A-1 et seq.). If in any year,  
37 assessment revenue in the intermunicipal account exceeds the  
38 amount necessary to pay meadowlands adjustment payments to  
39 municipalities in the Meadowlands district, that remaining  
40 assessment revenue may be used for the purposes set forth in  
41 subsection e. of this section.

42 d. In the event sufficient assessment revenue is unavailable in  
43 any year to pay all of the required meadowlands adjustment  
44 payments to municipalities in the Meadowlands district, the State  
45 Treasurer shall provide the commission with such funds as may be  
46 necessary to make all of the required payments to those  
47 municipalities.

1 e. In the event that in any year, after the required meadowlands  
2 adjustment payments have been made to municipalities in the  
3 Meadowlands district, assessment revenue remains in the  
4 intermunicipal account, that remaining assessment revenue may be  
5 used in that year for the following purposes:

6 (1) the commission may perform projects in the areas of flood  
7 control, traffic, renewable energy, or other infrastructure  
8 improvement projects and utilize monies from the project fund for  
9 property acquisition, demolition, clearance, removal, relocation,  
10 renovation, alteration, construction, reconstruction, installation, or  
11 repair of a structure or improvement, and the costs associated  
12 therewith including the costs of appraisal, economic and  
13 environmental analyses or engineering, planning, design,  
14 architectural, surveying, or other professional services;

15 (2) the commission may expend funds towards the promotion of  
16 the Meadowlands district as a tourism destination;

17 (3) the commission may fund the acquisition of property for the  
18 purpose of open space preservation and the costs associated  
19 therewith including the costs of appraisal, economic and  
20 environmental analyses or engineering, surveying, or other  
21 professional services; or

22 (4) the commission may fund the creation of parks and other  
23 recreational facilities and the costs associated therewith, including  
24 the costs of appraisal, economic and environmental analyses or  
25 engineering planning, design, architectural, surveying, or other  
26 professional services.

27 Not later than the first day of the third month next following the  
28 enactment of P.L.2015, c.19 (C.5:10A-1 et al.) and pursuant to the  
29 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et  
30 seq.), the commission shall adopt, by resolution, standards for the  
31 disbursement in any year of any remaining assessment revenue for  
32 projects and uses set forth in subsection e. of this section.

33 f. Terms used in this section shall have the meaning given  
34 those terms pursuant to section 2 of P.L.1966, c.30 (C.54:32B-2).  
35 (cf: P.L.2015, c.19, s.85)

36

37 29. This act shall take effect immediately.

38

39

40

#### STATEMENT

41

42 This bill clarifies certain aspects of the "Hackensack  
43 Meadowlands Agency Consolidation Act," and makes several  
44 technical changes to other portions of P.L.2015, c. 19 (C.5:10A-1 et  
45 al.).

46 Substantively, the bill would change the definition of "sports  
47 complex" to include any land designated by the Meadowlands  
48 Regional Commission in the future to be a part of the complex. The

1 definitional change would also make the sports complex a  
2 “qualified incentive area” for the purposes of P.L.2011, c.149  
3 (C.34:1B-242 et seq.) and a “qualifying economic redevelopment  
4 and growth grant incentive area” for the purposes of P.L.2009, c.90  
5 (C.52:27D-489a et al.).

6 This bill also clarifies the “Hackensack Meadowlands Agency  
7 Consolidation Act” with respect to Liberty State Park. Under this  
8 bill, the entirety of the provision regarding Liberty State Park would  
9 be removed from the law, leaving the commission with no authority  
10 or responsibility with respect to the park.

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

### SENATE, No. 2866

# STATE OF NEW JERSEY

DATED: JUNE 8, 2015

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 2866.

This bill clarifies certain aspects of the “Hackensack Meadowlands Agency Consolidation Act,” and makes several technical changes to other portions of P.L.2015, c. 19 (C.5:10A-1 et al.).

Substantively, the bill would change the definition of “sports complex” to include any land designated by the Meadowlands Regional Commission in the future to be a part of the complex. The definitional change would also make the sports complex a “qualified incentive area” for the purposes of P.L.2011, c.149 (C.34:1B-242 et seq.) and a “qualifying economic redevelopment and growth grant incentive area” for the purposes of P.L.2009, c.90 (C.52:27D-489a et al.).

This bill also clarifies the “Hackensack Meadowlands Agency Consolidation Act” with respect to Liberty State Park. Under this bill, the entirety of the provision regarding Liberty State Park would be removed from the law, leaving the commission with no authority or responsibility with respect to the park.

#### FISCAL IMPACT:

This bill is not certified as requiring a fiscal note.



# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

### **SENATE, No. 2866**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: JUNE 23, 2015

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 2866, with committee amendments.

As amended, this bill clarifies certain aspects of the “Hackensack Meadowlands Agency Consolidation Act,” and makes several technical changes to other portions of P.L.2015, c. 19 (C. et seq.).

Substantively, the bill, as amended by the committee would change the definition of “sports complex” to include any sports authority property designated by the Meadowlands Regional Commission in the future to be a part of the complex. The definitional change would also specify that the sports complex is a “qualified incentive area” for the purposes of P.L.2011, c.149 (C.34:1B-242 et seq.) and a “qualifying economic redevelopment and growth grant incentive area” for the purposes of P.L.2009, c.90 (C.52:27D-489a et al.).

As amended, this bill also clarifies the “Hackensack Meadowlands Agency Consolidation Act” with respect to Liberty State Park. Under the bill, the Meadowlands Regional Commission would only evaluate, approve, or implement any plan or plans for the further preservation, development, enhancement, or improvement of Liberty State Park at the request of the Commissioner of Environmental Protection. The bill also clarifies the intention of the Legislature by stating explicitly that the sections related to Liberty State Park shall not be construed to transfer ownership of any of the property of Liberty State Park to the commission or any other person.

#### COMMITTEE AMENDMENTS:

- Amends definition of sports complex to limit designation of additional property as the sports complex to property owned and controlled by the sports authority.
- Removes reference to towns paying into intermunicipal account.
- Clarifies continued authority of Department of Environmental Protection over Liberty State Park
- Technical changes.

#### FISCAL IMPACT:

This bill is not certified as requiring a fiscal note.