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P.L. 1999, CHAPTER 258, *approved October 15, 1999*
Assembly, No. 3025 (*First Reprint*)

1 **AN ACT** concerning the approval and filing of maps and amending
2 P.L.1960, c.141.

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

6
7 1. Section 3 of P.L.1960, c.141 (C.46:23-9.11) is amended to read
8 as follows:

9 3. Requirements for Approval.

10 All subdivision plats, both major and where required minor, right of
11 way parcel maps of the State, county or municipality, shall be filed in
12 accordance with the provisions of P.L.1960, c.141 (C.46:23-9.9 et
13 seq.). Right of way parcel maps shall meet the requirements of
14 subsections a. through d., subsections f. through i., subsection m. and
15 paragraph 12 of subsection r. of this section. Minor subdivision maps
16 shall meet the requirements of subsections a. through i., and k. through
17 q., and subsection j. except for the outside tract line monuments, and
18 paragraph 13 of subsection r. of this section.

19 A condominium plan shall be filed in accordance with the
20 requirements of subsections a. through c., subsections f. through i.,
21 and subsection m. of this section.

22 No map requiring approval by law or that is to be approved for
23 filing with a county recording officer, shall be approved by the proper
24 authority unless it shall conform to the following requirements:

25 a. It shall be clearly and legibly drawn, and where required
26 endorsed and presented either as an original drawing in black ink on
27 translucent tracing cloth, translucent mylars at least 4 mils thick or its
28 equivalent, of good quality, with signatures in ink, or as an equivalent
29 reproduction on photographic fixed line mylar 4 mils thick with
30 signatures in black ink or its equivalent and shall be accompanied by
31 a cloth print or photographic fixed line mylar 4 mils thick duplicate
32 thereof.

33 b. It shall be one of six standard sizes namely, 8 1/2" x 13", 30" x
34 42", 24" x 36", 11" x 17", 18" x 24" or 15" x 21" as measured from
35 cutting edges. If one sheet is not of sufficient size to contain the entire
36 territory, the map may be divided into sections to be shown on
37 separate sheets of equal sizes, with references on each sheet to the
38 adjoining sheets.

39 c. It shall show the scale, which shall be inches to feet and be large
40 enough to contain legibly written data on the dimensions, bearings 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.

Matter enclosed in superscript numerals has been adopted as follows:

¹ Assembly ALH committee amendments adopted June 7, 1999.

1 all other details of the boundaries, and it shall also show the graphic
2 scale.

3 d. It shall show the dimensions, square footage of each lot to the
4 nearest square foot or nearest one hundredth of an acre, bearings and
5 curve data to include the radius, delta angle, length of arc, chord
6 distance and chord bearing sufficient to enable the definite location of
7 all lines and boundaries shown thereon, including public easements and
8 areas dedicated for public use. Non-tangent curves and non-radial
9 lines shall be labeled. Right of way parcel maps shall show bearings,
10 distances and curve data for the right of way or the center line or base
11 line and ties to right of way lines if from a base line.

12 e. Where lots are shown thereon, those in each block shall be
13 numbered consecutively. In municipalities where tax maps exist, block
14 and lot designations shall conform therewith, if the municipal
15 regulations so require. In counties which have adopted or shall adopt
16 the local or block system of indices pursuant to sections 46:24-1 to
17 46:24-22 of the Revised Statutes, it shall have delineated and shown
18 thereon the block boundary or boundaries and designations established
19 by the board of commissioners of land records of such counties
20 respecting the territory intended to be shown on such map.

21 f. The reference meridian used for bearings on the map shall be
22 shown graphically. The coordinate base, either assumed or based on
23 the New Jersey Plane Coordinate System, shall be shown on the plat.
24 ¹【A minimum of three corners distributed around the tract shall
25 indicate the coordinate values. The corner markers shall be set before
26 the plat is filed and be in conformance with the requirements for
27 property corner markers provided pursuant to regulations promulgated
28 by the State Board of Professional Engineers and Land Surveyors.】¹

29 g. All municipal boundary lines crossing or adjacent to the territory
30 intended to be shown shall be shown and designated.

31 h. All natural and artificial watercourses, streams, shorelines and
32 water boundaries and encroachment lines shall be shown. On right of
33 way parcel maps all easements that affect the right of way shall be
34 shown and dimensioned, including but not limited to slope easements
35 and drainage.

36 i. All permanent easements shall be shown and dimensioned
37 including but not limited to sight right easements and utility easements.
38 ¹【Deeds shall not be required for shown and dimensioned general
39 easements such as sight right easements, conservation easements,
40 slope easements, and drainage easements.】¹

41 j. The map shall clearly show all monumentation as required by this
42 act, including monuments found, monuments set, and monuments to
43 be set. An indication shall be made where monumentation found has
44 been reset. **【The outside tract line monuments of the original tract**
45 **prior to any sectionalizing shall be set prior to the filing of the map and**
46 **a certification added pursuant to subsection n. of this section.】** For

1 purposes of this subsection "found corners" shall be considered
2 monuments. ¹A minimum of three corners distributed around the tract
3 shall indicate the coordinate values. The outbound corner markers
4 shall be set pursuant to regulations promulgated by the State Board of
5 Professional Engineers and Land Surveyors.¹

6 k. It shall conform to such other technical design controls as may
7 be required by the provisions of local ordinances, including but not
8 limited to minimum street widths, minimum lot areas and minimum
9 yard dimensions and should be shown as a chart on the plat.

10 l. The name of the subdivision, name of the last property owner or
11 owners, municipality and county shall be shown.

12 m. The date of the survey shall be shown and the map shall be in
13 accordance with the minimum survey detail requirements as
14 promulgated by the State Board of Professional Engineers and Land
15 Surveyors.

16 n. There shall be endorsed thereon a certificate of a land surveyor
17 or surveyors, as follows:

18 (1) I hereby certify that to the best of my knowledge and belief
19 this map and land survey dated meets
20 the minimum survey detail requirements¹, with outbound corners
21 marked.¹ as promulgated by the State Board of Professional Engineers
22 and Land Surveyors and has been made under my supervision, and
23 complies with the provisions of "the map filing law" and that the
24 **【outbound】** ¹**【monuments】** outbound corner markers¹ as shown have
25 been found, **【or】** ¹**or**¹ set ¹**【, or will be set】**¹.

26 (Include the following, if applicable)

27 I do further certify that the monuments as designated and shown
28 hereon have been set.

29
30 Licensed Professional Land Surveyor and No.
31 (Affix Seal)

32 (2) If the land surveyor who prepares the map is different than the
33 land surveyor who prepared the outbound survey, the following two
34 certificates shall be added in lieu of the certificate above.

35 I hereby certify to the best of my knowledge information and belief
36 that this land survey dated has been made under my supervision and
37 meets the minimum survey detail requirements, ¹with outbound
38 corners marked.¹ promulgated by the State Board of Professional
39 Engineers and Land Surveyors and that the **【outbound】**
40 ¹**【monuments】** outbound corner markers¹ as shown have been found,
41 **【or】** ¹**or**¹ set ¹**【, or will be set】**¹.

42
43 Licensed Professional Land Surveyor and No.
44 (Affix seal)

45 I hereby certify that this map has been made under my supervision
46 and complies with the provisions of the "map filing law."

1 (Including the following if applicable)

2 I do further certify that the monuments as designated and shown
3 hereon have been set.

4
5 Licensed Professional Land Surveyor and No.
6 (Affix seal)

7 (3) If [interior] monuments are to be set at a later date, the
8 following requirements and endorsement shall be shown on the map.

9 The [interior] monuments shown on this map shall be set within an
10 appropriate time limit as provided for in the "Municipal Land Use
11 Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or local ordinance.

12 I certify that a bond has been given to the municipality,
13 guaranteeing the future setting of the monuments shown on this map
14 and so designated.

15
16 Municipal Clerk

17 (4) If the map is a right of way parcel map the project surveyor
18 need only to certify that the monuments have been set or will be set.

19 o. There shall be endorsed thereon a certificate of the municipal
20 engineer as follows:

21 I have carefully examined this map and to the best of my knowledge
22 and belief find it conforms with the provisions of "the map filing law"
23 resolution of approval and the municipal ordinances and requirements
24 applicable thereto.

25
26 Municipal Engineer
27 (Affix Seal)

28 p. There shall be submitted to the proper authority an affidavit
29 setting forth the names and addresses of all the record title owners of
30 the lands subdivided by said map and the consent in writing of all such
31 owners to the approval of such map shall be required.

32 q. If the map shows streets, avenues, roads, lanes or alleys, there
33 shall be endorsed thereon a certificate by the municipal clerk that the
34 municipal body has approved such streets, avenues, roads, lanes or
35 alleys, except where such map is prepared and presented for filing by
36 the State of New Jersey or any of its agencies. The map shall show all
37 of the street names as approved by the municipality.

38 r. Monuments are required on one side of the right of way only and
39 shall be of metal detectable durable material at least 30 inches long.
40 The top and bottom shall be a minimum of 4 inches square; if concrete,
41 however it may be made of other durable metal detectable material
42 specifically designed to be permanent, as approved by the State Board
43 of Professional Engineers and Land Surveyors. All monuments shall
44 include the identification of the professional land surveyor or firm.
45 They shall be firmly set in the ground so as to be visible at the
46 following control points; provided that in lieu of installation of the

1 **【interior】** monuments, the municipality may accept bond with
2 sufficient surety in form and amount to be determined by the
3 governing body, conditioned upon the proper installation of said
4 monuments upon the completion of the grading of the streets and
5 roads shown on the map.

6 (1) At each intersection of the outside boundary of the whole tract,
7 with the right-of-way line of any side of an existing street.

8 (2) At the intersection of the outside boundary of the whole tract
9 with the right-of-way line on one side of a street being established by
10 the map under consideration.

11 (3) At one corner formed by the intersection of the right-of-way
12 lines of any 2 streets at a T-type intersection.

13 (4) At any two corners formed by the right-of-way lines of any two
14 streets in an "X" or "Y" type intersection.

15 (5) If the right-of-way lines of two streets are connected by a curve
16 at an intersection, monuments shall be as stipulated in (3) and (4) of
17 this subsection at one of the following control points:

18 (a) The point of intersection of the prolongation of said lines.

19 (b) The point of curvature of the connecting curve or,

20 (c) The point of tangency of the connecting curve.

21 (6) At the beginning and ending of all tangents on 1 side of any
22 street.

23 (7) At the point of compound curvature or point of reversed
24 curvature where either curve has a radius equal to or greater than 100
25 feet. Complete curve data as indicated in subsection d. of this section
26 shall be shown on both sides.

27 (8) At intermediate points in the sidelines of a street between 2
28 adjacent street intersections in cases where the street deflects from a
29 straight line or the line of sight between the adjacent intersections is
30 obscured by a summit or other obstructions which are impractical to
31 remove. This requirement may necessitate the setting of additional
32 monuments at points not mentioned above. Bearings and distances
33 between the monuments or coordinate values shall be indicated.

34 (9) In cases where it is impossible to set a monument at any of the
35 above designated points, a nearby reference monument shall be set and
36 its relation to the designated point shall be clearly designated on the
37 map; or the plate on the reference monument shall be stamped with the
38 word "offset" and its relation to the monument shown on the filed
39 map.

40 (10) In areas where permanency of monuments may be better
41 insured by off-setting the monuments from the property line, the
42 municipal engineer may authorize such procedure; provided, that
43 proper instrument sights may be obtained and complete off-set data is
44 recorded on the map.

45 (11) By the filing of a map in accordance with the provisions of
46 "the map filing law," reasonable survey access to the monuments is

1 granted, which shall not restrict in any way the use of the property by
2 the landowner.

3 (12) On right of way parcel maps, the monuments shall be set at
4 the points of curvature, points of tangency, points of reverse curvature
5 and points of compound curvature or the control base line or center
6 line, if used, and be intervisible with a second monument.

7 (13) On minor subdivisions a monument shall be set at each
8 intersection of an outside boundary of the newly created lot(s) with the
9 right of way line of any side of an existing street.

10 (cf: P.L.1997, c.211, s.2.)

11

12 2. This act shall take effect immediately.

13

14

15

16

17 _____
Makes various changes to the "Map Filing Law."

ASSEMBLY, No. 3025

STATE OF NEW JERSEY 208th LEGISLATURE

INTRODUCED MARCH 18, 1999

Sponsored by:

Assemblyman JOHN V. KELLY

District 36 (Bergen, Essex and Passaic)

Assemblyman JERRY GREEN

District 17 (Middlesex, Somerset and Union)

Co-Sponsored by:

Assemblywoman Crecco

SYNOPSIS

Makes various changes to the "Map Filing Law."

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 5/4/1999)

1 AN ACT concerning the approval and filing of maps and amending
2 P.L.1960, c.141.

3

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

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8 as follows:

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11 way parcel maps of the State, county or municipality, shall be filed in
12 accordance with the provisions of P.L.1960, c.141 (C.46:23-9.9 et
13 seq.). Right of way parcel maps shall meet the requirements of
14 subsections a. through d., subsections f. through i., subsection m. and
15 paragraph 12 of subsection r. of this section. Minor subdivision maps
16 shall meet the requirements of subsections a. through i., and k. through
17 q., and subsection j. except for the outside tract line monuments, and
18 paragraph 13 of subsection r. of this section.

19 A condominium plan shall be filed in accordance with the
20 requirements of subsections a. through c., subsections f. through i.,
21 and subsection m. of this section.

22 No map requiring approval by law or that is to be approved for
23 filing with a county recording officer, shall be approved by the proper
24 authority unless it shall conform to the following requirements:

25 a. It shall be clearly and legibly drawn, and where required
26 endorsed and presented either as an original drawing in black ink on
27 translucent tracing cloth, translucent mylars at least 4 mils thick or its
28 equivalent, of good quality, with signatures in ink, or as an equivalent
29 reproduction on photographic fixed line mylar 4 mils thick with
30 signatures in black ink or its equivalent and shall be accompanied by
31 a cloth print or photographic fixed line mylar 4 mils thick duplicate
32 thereof.

33 b. It shall be one of six standard sizes namely, 8 1/2" x 13", 30" x
34 42", 24" x 36", 11" x 17", 18" x 24" or 15" x 21" as measured from
35 cutting edges. If one sheet is not of sufficient size to contain the entire
36 territory, the map may be divided into sections to be shown on
37 separate sheets of equal sizes, with references on each sheet to the
38 adjoining sheets.

39 c. It shall show the scale, which shall be inches to feet and be large
40 enough to contain legibly written data on the dimensions, bearings and
41 all other details of the boundaries, and it shall also show the graphic
42 scale.

43 d. It shall show the dimensions, square footage of each lot to the

EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 nearest square foot or nearest one hundredth of an acre, bearings and
2 curve data to include the radius, delta angle, length of arc, chord
3 distance and chord bearing sufficient to enable the definite location of
4 all lines and boundaries shown thereon, including public easements and
5 areas dedicated for public use. Non-tangent curves and non-radial
6 lines shall be labeled. Right of way parcel maps shall show bearings,
7 distances and curve data for the right of way or the center line or base
8 line and ties to right of way lines if from a base line.

9 e. Where lots are shown thereon, those in each block shall be
10 numbered consecutively. In municipalities where tax maps exist, block
11 and lot designations shall conform therewith, if the municipal
12 regulations so require. In counties which have adopted or shall adopt
13 the local or block system of indices pursuant to sections 46:24-1 to
14 46:24-22 of the Revised Statutes, it shall have delineated and shown
15 thereon the block boundary or boundaries and designations established
16 by the board of commissioners of land records of such counties
17 respecting the territory intended to be shown on such map.

18 f. The reference meridian used for bearings on the map shall be
19 shown graphically. The coordinate base, either assumed or based on
20 the New Jersey Plane Coordinate System, shall be shown on the plat.
21 A minimum of three corners distributed around the tract shall indicate
22 the coordinate values. The corner markers shall be set before the plat
23 is filed and be in conformance with the requirements for property
24 corner markers provided pursuant to regulations promulgated by the
25 State Board of Professional Engineers and Land Surveyors.

26 g. All municipal boundary lines crossing or adjacent to the territory
27 intended to be shown shall be shown and designated.

28 h. All natural and artificial watercourses, streams, shorelines and
29 water boundaries and encroachment lines shall be shown. On right of
30 way parcel maps all easements that affect the right of way shall be
31 shown and dimensioned, including but not limited to slope easements
32 and drainage.

33 i. All permanent easements shall be shown and dimensioned
34 including but not limited to sight right easements and utility easements.
35 Deeds shall not be required for shown and dimensioned general
36 easements such as sight right easements, conservation easements,
37 slope easements, and drainage easements.

38 j. The map shall clearly show all monumentation as required by this
39 act, including monuments found, monuments set, and monuments to
40 be set. An indication shall be made where monumentation found has
41 been reset. [The outside tract line monuments of the original tract
42 prior to any sectionalizing shall be set prior to the filing of the map and
43 a certification added pursuant to subsection n. of this section.] For
44 purposes of this subsection "found corners" shall be considered
45 monuments.

46 k. It shall conform to such other technical design controls as may

1 be required by the provisions of local ordinances, including but not
2 limited to minimum street widths, minimum lot areas and minimum
3 yard dimensions and should be shown as a chart on the plat.

4 1. The name of the subdivision, name of the last property owner or
5 owners, municipality and county shall be shown.

6 m. The date of the survey shall be shown and the map shall be in
7 accordance with the minimum survey detail requirements as
8 promulgated by the State Board of Professional Engineers and Land
9 Surveyors.

10 n. There shall be endorsed thereon a certificate of a land surveyor
11 or surveyors, as follows:

12 (1) I hereby certify that to the best of my knowledge and belief
13 this map and land survey dated meets
14 the minimum survey detail requirements as promulgated by the State
15 Board of Professional Engineers and Land Surveyors and has been
16 made under my supervision, and complies with the provisions of "the
17 map filing law" and that the [outbound] monuments as shown have
18 been found, [or] set, or will be set.

19 (Include the following, if applicable)

20 I do further certify that the monuments as designated and shown
21 hereon have been set.

22
23 Licensed Professional Land Surveyor and No.
24 (Affix Seal)

25 (2) If the land surveyor who prepares the map is different than the
26 land surveyor who prepared the outbound survey, the following two
27 certificates shall be added in lieu of the certificate above.

28 I hereby certify to the best of my knowledge information and belief
29 that this land survey dated has been made under my supervision and
30 meets the minimum survey detail requirements, promulgated by the
31 State Board of Professional Engineers and Land Surveyors and that
32 the [outbound] monuments as shown have been found, [or] set, or will
33 be set.

34
35 Licensed Professional Land Surveyor and No.
36 (Affix seal)

37 I hereby certify that this map has been made under my supervision
38 and complies with the provisions of the "map filing law."

39 (Including the following if applicable)

40 I do further certify that the monuments as designated and shown
41 hereon have been set.

42
43 Licensed Professional Land Surveyor and No.
44 (Affix seal)

45 (3) If [interior] monuments are to be set at a later date, the
46 following requirements and endorsement shall be shown on the map.

1 The [interior] monuments shown on this map shall be set within an
2 appropriate time limit as provided for in the "Municipal Land Use
3 Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or local ordinance.

4 I certify that a bond has been given to the municipality,
5 guaranteeing the future setting of the monuments shown on this map
6 and so designated.

7

8 Municipal Clerk

9 (4) If the map is a right of way parcel map the project surveyor
10 need only to certify that the monuments have been set or will be set.

11 o. There shall be endorsed thereon a certificate of the municipal
12 engineer as follows:

13 I have carefully examined this map and to the best of my knowledge
14 and belief find it conforms with the provisions of "the map filing law"
15 resolution of approval and the municipal ordinances and requirements
16 applicable thereto.

17

18 Municipal Engineer

19 (Affix Seal)

20 p. There shall be submitted to the proper authority an affidavit
21 setting forth the names and addresses of all the record title owners of
22 the lands subdivided by said map and the consent in writing of all such
23 owners to the approval of such map shall be required.

24 q. If the map shows streets, avenues, roads, lanes or alleys, there
25 shall be endorsed thereon a certificate by the municipal clerk that the
26 municipal body has approved such streets, avenues, roads, lanes or
27 alleys, except where such map is prepared and presented for filing by
28 the State of New Jersey or any of its agencies. The map shall show all
29 of the street names as approved by the municipality.

30 r. Monuments are required on one side of the right of way only and
31 shall be of metal detectable durable material at least 30 inches long.
32 The top and bottom shall be a minimum of 4 inches square; if concrete,
33 however it may be made of other durable metal detectable material
34 specifically designed to be permanent, as approved by the State Board
35 of Professional Engineers and Land Surveyors. All monuments shall
36 include the identification of the professional land surveyor or firm.
37 They shall be firmly set in the ground so as to be visible at the
38 following control points; provided that in lieu of installation of the
39 [interior] monuments, the municipality may accept bond with sufficient
40 surety in form and amount to be determined by the governing body,
41 conditioned upon the proper installation of said monuments upon the
42 completion of the grading of the streets and roads shown on the map.

43 (1) At each intersection of the outside boundary of the whole tract,
44 with the right-of-way line of any side of an existing street.

45 (2) At the intersection of the outside boundary of the whole tract
46 with the right-of-way line on one side of a street being established by

1 the map under consideration.

2 (3) At one corner formed by the intersection of the right-of-way
3 lines of any 2 streets at a T-type intersection.

4 (4) At any two corners formed by the right-of-way lines of any two
5 streets in an "X" or "Y" type intersection.

6 (5) If the right-of-way lines of two streets are connected by a curve
7 at an intersection, monuments shall be as stipulated in (3) and (4) of
8 this subsection at one of the following control points:

9 (a) The point of intersection of the prolongation of said lines.

10 (b) The point of curvature of the connecting curve or,

11 (c) The point of tangency of the connecting curve.

12 (6) At the beginning and ending of all tangents on 1 side of any
13 street.

14 (7) At the point of compound curvature or point of reversed
15 curvature where either curve has a radius equal to or greater than 100
16 feet. Complete curve data as indicated in subsection d. of this section
17 shall be shown on both sides.

18 (8) At intermediate points in the sidelines of a street between 2
19 adjacent street intersections in cases where the street deflects from a
20 straight line or the line of sight between the adjacent intersections is
21 obscured by a summit or other obstructions which are impractical to
22 remove. This requirement may necessitate the setting of additional
23 monuments at points not mentioned above. Bearings and distances
24 between the monuments or coordinate values shall be indicated.

25 (9) In cases where it is impossible to set a monument at any of the
26 above designated points, a nearby reference monument shall be set and
27 its relation to the designated point shall be clearly designated on the
28 map; or the plate on the reference monument shall be stamped with the
29 word "offset" and its relation to the monument shown on the filed
30 map.

31 (10) In areas where permanency of monuments may be better
32 insured by off-setting the monuments from the property line, the
33 municipal engineer may authorize such procedure; provided, that
34 proper instrument sights may be obtained and complete off-set data is
35 recorded on the map.

36 (11) By the filing of a map in accordance with the provisions of
37 "the map filing law," reasonable survey access to the monuments is
38 granted, which shall not restrict in any way the use of the property by
39 the landowner.

40 (12) On right of way parcel maps, the monuments shall be set at
41 the points of curvature, points of tangency, points of reverse curvature
42 and points of compound curvature or the control base line or center
43 line, if used, and be intervisible with a second monument.

44 (13) On minor subdivisions a monument shall be set at each
45 intersection of an outside boundary of the newly created lot(s) with the
46 right of way line of any side of an existing street.

1 (cf: P.L.1997, c.211, s.2.)

2

3 2. This act shall take effect immediately.

4

5

6

STATEMENT

7

8 Prior to the 1997 amendments to the "Map Filing Law," developers
9 were allowed to post a guarantee to ensure the future installation of
10 all required monuments. There was no distinction made in the law
11 between monuments which delineate interior lot lines and those
12 outside the tract of the entire property to be subdivided. The 1997
13 amendments effectively separated monuments into two categories:
14 those situated inside, and those outside of tract lines. The 1997
15 amendments required that "...the outside tract line monuments of the
16 original tract prior to any sectionalizing shall be set prior to the filing
17 of the map..."

18 The changes in the law regarding monumentation effectuated by the
19 1997 amendments presented three problems with respect to major
20 subdivisions: (1) They added significant upfront costs since outbound
21 monuments for the entire tract would now have to be installed prior to
22 construction, often long before the development of portions of the
23 tract was contemplated; (2) Monuments installed at the beginning of
24 construction would be subject to damage from subsequent
25 construction and would have to be replaced; and (3) Some of the
26 outbound monuments of the entire tract would be rendered obsolete
27 by the filing of later sections with their associated road widening
28 dedications. These later filings require additional monumentation.

29 Not only would these changes have implications for amounts
30 actually spent by developers on the monuments themselves, but for the
31 way in which monuments are financed. Prior to 1997, all monuments
32 could be bonded for by developers. As a result of the adoption of the
33 1997 amendments to the "Map Filing Law," specifically the provision
34 that required the installation of exterior monuments prior to filing, it
35 has been assumed that the Legislature thereby precluded bonding for
36 exterior monuments.

37 This bill would restore that practice which was in place to
38 guarantee the installation of monuments which existed prior to the
39 enactment of the 1997 amendments. The bill amends current law to
40 eliminate the requirement that the outside tract line monuments of the
41 original tract be set prior to the filing of any map and provides for the
42 posting of a guarantee to ensure that the required monuments are
43 installed. The bill also requires the installation of corner markers
44 before the plat is filed, in conformance with the rules and regulations
45 of the State Board of Professional Engineers and Land Surveyors.

46 The bill also provides that deeds shall not be required for shown

A3025 KELLY, GREEN

8

- 1 and dimensioned general easements like sight triangles, conservation
- 2 easements and slope easements when they are shown on the map.

ASSEMBLY LOCAL GOVERNMENT AND HOUSING
COMMITTEE

STATEMENT TO

ASSEMBLY, No. 3025

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 7, 1999

The Assembly Local Government and Housing Committee reports favorably, with committee amendments Assembly Bill No. 3025.

Prior to the 1997 amendments to the "Map Filing Law," developers were allowed to post a guarantee to ensure the future installation of all required monuments. There was no distinction made in the law between monuments which delineate interior lot lines and those outside the tract of the entire property to be subdivided. The 1997 amendments effectively separated monuments into two categories: those situated inside, and those outside of tract lines. The 1997 amendments required that "...the outside tract line monuments of the original tract prior to any sectionalizing shall be set prior to the filing of the map..."

The changes in the law regarding monumentation effectuated by the 1997 amendments presented three problems with respect to major subdivisions: (1) They added significant upfront costs since outbound monuments for the entire tract would now have to be installed prior to construction, often long before the development of portions of the tract was contemplated; (2) Monuments installed at the beginning of construction would be subject to damage from subsequent construction and would have to be replaced; and (3) Some of the outbound monuments of the entire tract would be rendered obsolete by the filing of later sections with their associated road widening dedications. These later filings require additional monumentation.

These changes have implications not only for amounts actually spent by developers on the monuments themselves, but also for the way in which monuments are financed. Prior to 1997, all monuments could be bonded for by developers. As a result of the adoption of the 1997 amendments to the "Map Filing Law," specifically the provision that required the installation of exterior monuments prior to filing, it has been assumed that the Legislature thereby precluded bonding for exterior monuments.

This bill would restore that practice which was in place to guarantee the installation of monuments which existed prior to the

enactment of the 1997 amendments. The bill amends current law to eliminate the requirement that the outside tract line monuments of the original tract be set prior to the filing of any map and provides for the posting of a guarantee to ensure that the required monuments are installed. The bill also requires the installation of corner markers before the plat is filed, in conformance with the rules and regulations of the State Board of Professional Engineers and Land Surveyors.

The committee amended the bill, upon the recommendation of the New Jersey Builders Association, the New Jersey Society of Professional Land Surveyors, and the Department of Transportation, to clarify that the placement of outbound corner markers shall be governed by regulations promulgated by the State Board of Professional Engineers and Land Surveyors. The committee also adopted a further amendment recommended by those entities to remove proposed language in subsection i. of section 3 of P.L.1960, c.141 (C.46:23-9.11), which would have stated that deeds would not be required for certain types of easements, such as sight angle, conservation and slope easements. Finally, the committee adopted an amendment recommended by those entities to substitute the phrase, "outbound corner markers" for the word "monuments."

SENATE, No. 1885

STATE OF NEW JERSEY
208th LEGISLATURE

INTRODUCED MAY 20, 1999

Sponsored by:

Senator ANDREW R. CIESLA

District 10 (Monmouth and Ocean)

Senator JOHN J. MATHEUSSEN

District 4 (Camden and Gloucester)

SYNOPSIS

Makes various changes to the "Map Filing Law."

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the approval and filing of maps and amending
2 P.L.1960, c.141.

3

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

6

7 1. Section 3 of P.L.1960, c.141 (C.46:23-9.11) is amended to read
8 as follows:

9 3. Requirements for Approval.

10 All subdivision plats, both major and where required minor, right of
11 way parcel maps of the State, county or municipality, shall be filed in
12 accordance with the provisions of P.L.1960, c.141 (C.46:23-9.9 et
13 seq.). Right of way parcel maps shall meet the requirements of
14 subsections a. through d., subsections f. through i., subsection m. and
15 paragraph 12 of subsection r. of this section. Minor subdivision maps
16 shall meet the requirements of subsections a. through i., and k. through
17 q., and subsection j. except for the outside tract line monuments, and
18 paragraph 13 of subsection r. of this section.

19 A condominium plan shall be filed in accordance with the
20 requirements of subsections a. through c., subsections f. through i.,
21 and subsection m. of this section.

22 No map requiring approval by law or that is to be approved for
23 filing with a county recording officer, shall be approved by the proper
24 authority unless it shall conform to the following requirements:

25 a. It shall be clearly and legibly drawn, and where required
26 endorsed and presented either as an original drawing in black ink on
27 translucent tracing cloth, translucent mylars at least 4 mils thick or its
28 equivalent, of good quality, with signatures in ink, or as an equivalent
29 reproduction on photographic fixed line mylar 4 mils thick with
30 signatures in black ink or its equivalent and shall be accompanied by
31 a cloth print or photographic fixed line mylar 4 mils thick duplicate
32 thereof.

33 b. It shall be one of six standard sizes namely, 8 1/2" x 13", 30" x
34 42", 24" x 36", 11" x 17", 18" x 24" or 15" x 21" as measured from
35 cutting edges. If one sheet is not of sufficient size to contain the entire
36 territory, the map may be divided into sections to be shown on
37 separate sheets of equal sizes, with references on each sheet to the
38 adjoining sheets.

39 c. It shall show the scale, which shall be inches to feet and be large
40 enough to contain legibly written data on the dimensions, bearings and
41 all other details of the boundaries, and it shall also show the graphic
42 scale.

43 d. It shall show the dimensions, square footage of each lot to the

**EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not
enacted and intended to be omitted in the law.**

Matter underlined thus is new matter.

1 nearest square foot or nearest one hundredth of an acre, bearings and
2 curve data to include the radius, delta angle, length of arc, chord
3 distance and chord bearing sufficient to enable the definite location of
4 all lines and boundaries shown thereon, including public easements and
5 areas dedicated for public use. Non-tangent curves and non-radial
6 lines shall be labeled. Right of way parcel maps shall show bearings,
7 distances and curve data for the right of way or the center line or base
8 line and ties to right of way lines if from a base line.

9 e. Where lots are shown thereon, those in each block shall be
10 numbered consecutively. In municipalities where tax maps exist, block
11 and lot designations shall conform therewith, if the municipal
12 regulations so require. In counties which have adopted or shall adopt
13 the local or block system of indices pursuant to sections 46:24-1 to
14 46:24-22 of the Revised Statutes, it shall have delineated and shown
15 thereon the block boundary or boundaries and designations established
16 by the board of commissioners of land records of such counties
17 respecting the territory intended to be shown on such map.

18 f. The reference meridian used for bearings on the map shall be
19 shown graphically. The coordinate base, either assumed or based on
20 the New Jersey Plane Coordinate System, shall be shown on the plat.
21 A minimum of three corners distributed around the tract shall indicate
22 the coordinate values. The corner markers shall be set before the plat
23 is filed and be in conformance with the requirements for property
24 corner markers provided pursuant to regulations promulgated by the
25 State Board of Professional Engineers and Land Surveyors.

26 g. All municipal boundary lines crossing or adjacent to the territory
27 intended to be shown shall be shown and designated.

28 h. All natural and artificial watercourses, streams, shorelines and
29 water boundaries and encroachment lines shall be shown. On right of
30 way parcel maps all easements that affect the right of way shall be
31 shown and dimensioned, including but not limited to slope easements
32 and drainage.

33 i. All permanent easements shall be shown and dimensioned
34 including but not limited to sight right easements and utility easements.
35 Deeds shall not be required for shown and dimensioned general
36 easements such as sight right easements, conservation easements,
37 slope easements, and drainage easements.

38 j. The map shall clearly show all monumentation as required by this
39 act, including monuments found, monuments set, and monuments to
40 be set. An indication shall be made where monumentation found has
41 been reset. **【The outside tract line monuments of the original tract**
42 **prior to any sectionalizing shall be set prior to the filing of the map and**
43 **a certification added pursuant to subsection n. of this section.】** For
44 purposes of this subsection "found corners" shall be considered
45 monuments.

46 k. It shall conform to such other technical design controls as may

1 be required by the provisions of local ordinances, including but not
2 limited to minimum street widths, minimum lot areas and minimum
3 yard dimensions and should be shown as a chart on the plat.

4 1. The name of the subdivision, name of the last property owner or
5 owners, municipality and county shall be shown.

6 m. The date of the survey shall be shown and the map shall be in
7 accordance with the minimum survey detail requirements as
8 promulgated by the State Board of Professional Engineers and Land
9 Surveyors.

10 n. There shall be endorsed thereon a certificate of a land surveyor
11 or surveyors, as follows:

12 (1) I hereby certify that to the best of my knowledge and belief
13 this map and land survey dated meets
14 the minimum survey detail requirements as promulgated by the State
15 Board of Professional Engineers and Land Surveyors and has been
16 made under my supervision, and complies with the provisions of "the
17 map filing law" and that the **【outbound】** monuments as shown have
18 been found, **【or】** set, or will be set.

19 (Include the following, if applicable)

20 I do further certify that the monuments as designated and shown
21 hereon have been set.

22

23 Licensed Professional Land Surveyor and No.

24 (Affix Seal)

25 (2) If the land surveyor who prepares the map is different than the
26 land surveyor who prepared the outbound survey, the following two
27 certificates shall be added in lieu of the certificate above.

28 I hereby certify to the best of my knowledge information and belief
29 that this land survey dated has been made under my supervision and
30 meets the minimum survey detail requirements, promulgated by the
31 State Board of Professional Engineers and Land Surveyors and that
32 the **【outbound】** monuments as shown have been found, **【or】** set, or
33 will be set.

34

35 Licensed Professional Land Surveyor and No.

36 (Affix seal)

37 I hereby certify that this map has been made under my supervision
38 and complies with the provisions of the "map filing law."

39 (Including the following if applicable)

40 I do further certify that the monuments as designated and shown
41 hereon have been set.

42

43 Licensed Professional Land Surveyor and No.

44 (Affix seal)

45 (3) If **【interior】** monuments are to be set at a later date, the
46 following requirements and endorsement shall be shown on the map.

1 The **interior** monuments shown on this map shall be set within an
2 appropriate time limit as provided for in the "Municipal Land Use
3 Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or local ordinance.

4 I certify that a bond has been given to the municipality,
5 guaranteeing the future setting of the monuments shown on this map
6 and so designated.

7

8 Municipal Clerk

9 (4) If the map is a right of way parcel map the project surveyor
10 need only to certify that the monuments have been set or will be set.

11 o. There shall be endorsed thereon a certificate of the municipal
12 engineer as follows:

13 I have carefully examined this map and to the best of my knowledge
14 and belief find it conforms with the provisions of "the map filing law"
15 resolution of approval and the municipal ordinances and requirements
16 applicable thereto.

17

18 Municipal Engineer

19 (Affix Seal)

20 p. There shall be submitted to the proper authority an affidavit
21 setting forth the names and addresses of all the record title owners of
22 the lands subdivided by said map and the consent in writing of all such
23 owners to the approval of such map shall be required.

24 q. If the map shows streets, avenues, roads, lanes or alleys, there
25 shall be endorsed thereon a certificate by the municipal clerk that the
26 municipal body has approved such streets, avenues, roads, lanes or
27 alleys, except where such map is prepared and presented for filing by
28 the State of New Jersey or any of its agencies. The map shall show all
29 of the street names as approved by the municipality.

30 r. Monuments are required on one side of the right of way only and
31 shall be of metal detectable durable material at least 30 inches long.
32 The top and bottom shall be a minimum of 4 inches square; if concrete,
33 however it may be made of other durable metal detectable material
34 specifically designed to be permanent, as approved by the State Board
35 of Professional Engineers and Land Surveyors. All monuments shall
36 include the identification of the professional land surveyor or firm.
37 They shall be firmly set in the ground so as to be visible at the
38 following control points; provided that in lieu of installation of the
39 **interior** monuments, the municipality may accept bond with
40 sufficient surety in form and amount to be determined by the
41 governing body, conditioned upon the proper installation of said
42 monuments upon the completion of the grading of the streets and
43 roads shown on the map.

44 (1) At each intersection of the outside boundary of the whole tract,
45 with the right-of-way line of any side of an existing street.

46 (2) At the intersection of the outside boundary of the whole tract

- 1 with the right-of-way line on one side of a street being established by
2 the map under consideration.
- 3 (3) At one corner formed by the intersection of the right-of-way
4 lines of any 2 streets at a T-type intersection.
- 5 (4) At any two corners formed by the right-of-way lines of any two
6 streets in an "X" or "Y" type intersection.
- 7 (5) If the right-of-way lines of two streets are connected by a curve
8 at an intersection, monuments shall be as stipulated in (3) and (4) of
9 this subsection at one of the following control points:
- 10 (a) The point of intersection of the prolongation of said lines.
11 (b) The point of curvature of the connecting curve or,
12 (c) The point of tangency of the connecting curve.
- 13 (6) At the beginning and ending of all tangents on 1 side of any
14 street.
- 15 (7) At the point of compound curvature or point of reversed
16 curvature where either curve has a radius equal to or greater than 100
17 feet. Complete curve data as indicated in subsection d. of this section
18 shall be shown on both sides.
- 19 (8) At intermediate points in the sidelines of a street between 2
20 adjacent street intersections in cases where the street deflects from a
21 straight line or the line of sight between the adjacent intersections is
22 obscured by a summit or other obstructions which are impractical to
23 remove. This requirement may necessitate the setting of additional
24 monuments at points not mentioned above. Bearings and distances
25 between the monuments or coordinate values shall be indicated.
- 26 (9) In cases where it is impossible to set a monument at any of the
27 above designated points, a nearby reference monument shall be set and
28 its relation to the designated point shall be clearly designated on the
29 map; or the plate on the reference monument shall be stamped with the
30 word "offset" and its relation to the monument shown on the filed
31 map.
- 32 (10) In areas where permanency of monuments may be better
33 insured by off-setting the monuments from the property line, the
34 municipal engineer may authorize such procedure; provided, that
35 proper instrument sights may be obtained and complete off-set data is
36 recorded on the map.
- 37 (11) By the filing of a map in accordance with the provisions of
38 "the map filing law," reasonable survey access to the monuments is
39 granted, which shall not restrict in any way the use of the property by
40 the landowner.
- 41 (12) On right of way parcel maps, the monuments shall be set at
42 the points of curvature, points of tangency, points of reverse curvature
43 and points of compound curvature or the control base line or center
44 line, if used, and be intervisible with a second monument.
- 45 (13) On minor subdivisions a monument shall be set at each
46 intersection of an outside boundary of the newly created lot(s) with the

1 right of way line of any side of an existing street.
2 (cf: P.L.1997, c.211, s.2.)

3

4 2. This act shall take effect immediately.

5

6

7

STATEMENT

8

9 Prior to the 1997 amendments to the "Map Filing Law," developers
10 were allowed to post a guarantee to ensure the future installation of
11 all required monuments. There was no distinction made in the law
12 between monuments which delineate interior lot lines and those
13 outside the tract of the entire property to be subdivided. The 1997
14 amendments effectively separated monuments into two categories:
15 those situated inside, and those outside of tract lines. The 1997
16 amendments required that "...the outside tract line monuments of the
17 original tract prior to any sectionalizing shall be set prior to the filing
18 of the map..."

19 The changes in the law regarding monumentation effectuated by the
20 1997 amendments presented three problems with respect to major
21 subdivisions: (1) They added significant upfront costs since outbound
22 monuments for the entire tract would now have to be installed prior to
23 construction, often long before the development of portions of the
24 tract was contemplated; (2) Monuments installed at the beginning of
25 construction would be subject to damage from subsequent
26 construction and would have to be replaced; and (3) Some of the
27 outbound monuments of the entire tract would be rendered obsolete
28 by the filing of later sections with their associated road widening
29 dedications. These later filings require additional monumentation.

30 Not only would these changes have implications for amounts
31 actually spent by developers on the monuments themselves, but for the
32 way in which monuments are financed. Prior to 1997, all monuments
33 could be bonded for by developers. As a result of the adoption of the
34 1997 amendments to the "Map Filing Law," specifically the provision
35 that required the installation of exterior monuments prior to filing, it
36 has been assumed that the Legislature thereby precluded bonding for
37 exterior monuments.

38 This bill would restore that practice which was in place to
39 guarantee the installation of monuments which existed prior to the
40 enactment of the 1997 amendments. The bill amends current law to
41 eliminate the requirement that the outside tract line monuments of the
42 original tract be set prior to the filing of any map and provides for the
43 posting of a guarantee to ensure that the required monuments are
44 installed. The bill also requires the installation of corner markers
45 before the plat is filed, in conformance with the rules and regulations
46 of the State Board of Professional Engineers and Land Surveyors.

1 The bill also provides that deeds shall not be required for shown
2 and dimensioned general easements like sight triangles, conservation
3 easements and slope easements when they are shown on the map.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 1885

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 7, 1999

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 1885.

Prior to the 1997 amendments to the "Map Filing Law," developers were allowed to post a guarantee to ensure the future installation of all required monuments. There was no distinction made in the law between monuments which delineate interior lot lines and those outside the tract of the entire property to be subdivided. The 1997 amendments effectively separated monuments into two categories: those situated inside, and those outside of tract lines. The 1997 amendments required that "...the outside tract line monuments of the original tract prior to any sectionalizing shall be set prior to the filing of the map..."

The changes in the law regarding monumentation effectuated by the 1997 amendments presented three problems with respect to major subdivisions: (1) They added significant upfront costs since outbound monuments for the entire tract would now have to be installed prior to construction, often long before the development of portions of the tract was contemplated; (2) Monuments installed at the beginning of construction would be subject to damage from subsequent construction and would have to be replaced; and (3) Some of the outbound monuments of the entire tract would be rendered obsolete by the filing of later sections with their associated road widening dedications. These later filings require additional monumentation.

Not only would these changes have implications for amounts actually spent by developers on the monuments themselves, but for the way in which monuments are financed. Prior to 1997, all monuments could be bonded for by developers. As a result of the adoption of the 1997 amendments to the "Map Filing Law," specifically the provision that required the installation of exterior monuments prior to filing, it has been assumed that the Legislature thereby precluded bonding for exterior monuments.

This bill would restore that practice which was in place to guarantee the installation of monuments which existed prior to the enactment of the 1997 amendments. The bill amends current law to

eliminate the requirement that the outside tract line monuments of the original tract be set prior to the filing of any map and provides for the posting of a guarantee to ensure that the required monuments are installed. The bill also requires the installation of corner markers before the plat is filed, in conformance with the rules and regulations of the State Board of Professional Engineers and Land Surveyors.

The committee amended the bill to clarify that the placement of outbound corner markers shall be governed by regulations promulgated by the State Board of Professional Engineers and Land Surveyors. The committee amendments also remove proposed language in subsection i. of section 3 of P.L.1960, c.141 (C.46:23-9.11), which would have stated that deeds would not be required for certain types of easements, such as sight angle, conservation and slope easements. Finally, the committee adopted amendments to substitute the phrase "outbound corner markers" for the word "monuments".

The amendments make this bill identical to Assembly Bill No. 3025 (1R).

Office of the Governor
NEWS RELEASE

CONTACT: Jayne O'Connor
Stephanie Bell
609-777-2600

RELEASE: October 15, 1999

Governor Christie Whitman today signed the following legislation:

A-1447, sponsored by Assembly Speaker Jack Collins, requires legislative counsel to provide prime sponsors of legislation with advice of legal defects at the same time the counsel provides a written response to a request for a confidential written opinion on a bill.

A-170, sponsored by Assembly Members John Kelly (R-Bergen/Essex/Passaic) and Louis Romano (D-Hudson), eliminates the dual-licensing requirement for rooming and boarding houses and it increases the fee that may be charged by the Department of Community Affairs to license rooming and boarding houses.

A-1670, sponsored by Assemblywomen Marion Crecco (R-Essex/Passaic) and Charlotte Vandervalk (R-Bergen) and Senator Diane Allen (R- Burlington/Camden), establishes the neighborhood-Based Child Care Incentive Demonstration Program. This program expands the availability of safe, affordable child care to low and middle income families by encouraging the use of volunteer networks in the delivery of neighborhood-based child care services. The demonstration program, administered by the Department of Human Services, will operate in five counties, two of which will be in municipalities targeted by the Governor's Urban Coordinating Council.

A-2023, sponsored by Assembly Members Arline Friscia (D-Middlesex) and Reed Gusciora (D-Mercer), requires public employers to promptly pay amounts due certain employee annuity programs to ensure there is no loss of interest earnings . This bill would ensure that amounts payable by an employer on behalf of an employee be transmitted on, and credited as of, the fifth day after the employee is paid for that pay period.

A-3025, sponsored by Assemblymen Jerry Green (D- Middlesex/Somerset/Union) and John Kelly (R-Bergen/Essex/Passaic) and Senators Andrew Ciesla (R-Monmouth/Ocean) and John Matheussen (R-Camden/Gloucester), makes various changes to the "Map Filing Law." The bill eliminates the requirement that outside tract line monuments be installed by the developer prior to filing a map and it requires the developer to post a guarantee, to ensure that that developer eventually installs the outbound monuments.

A-307, sponsored by Assemblywoman Nia Gill (D-Essex) and LeRoy J. Jones, Jr. (D-Essex), allows senior citizens with personal lines of insurance to designate third parties to receive insurance cancellation and nonrenewal notices. Envelopes including such information must be labeled clearly "Important Insurance Policy Information; Open Immediately."

A-2636, sponsored by Assembly Members Anthony Impreveduto (D- Bergen/Hudson) and Joseph R. Malone III (R- Burlington/Monmouth/Ocean), eliminates prohibition against a school official action on certain matters. The bill specifically defines "personal involvement" and provides that no school official can act in his official capacity in any matter where he or a member of his immediate family has a personal involvement that is or creates some benefit to the official or his family member.

A-2050, sponsored by Assembly Members Nicholas Felice (R-Bergen/Passaic) and Carol Murphy (R- Essex/Morris/Passaic) and Senator Peter Inverso (R-Mercer/Middlesex), clarifies sales and use tax imposition upon prepaid telephone calling cards. The bill requires that sellers collect sales tax for the value of the card and remit it to the state.

A-2255, sponsored by Assemblymen Christopher "Kip" Bateman (R- Morris/Somerset) and Neil Cohen (D-Union) and Senator Peter Inverso (R-Mercer/Middlesex), makes certain changes in the "New Jersey Licensed Lenders Act." The bill changes the definition of "principal amount" as applied to secondary mortgage loans. The bill prohibits including the amount of discount points in the amount to be financed. In addition, the bill increases the cap on the application fee for sales finance companies from \$300 to \$500.

A-2302, sponsored by Assemblymen Nicholas Asselta (R-Cape May/Atlantic/Cumberland) and Jack Gibson (R-Cape May/Atlantic/Cumberland) and Senators James Cafiero (R-Cape May/ Atlantic/Cumberland) and John Matheussen (R-Camden/Gloucester), provides immunities and other benefits to personnel who participate in search and rescue teams. The bill also ensures that members of search and rescue teams accrue their employment benefits while working with the teams.

A-2393, sponsored by Assemblymen Christopher "Kip" Bateman (R- Morris/Somerset) and Neil Cohen (D-Union) and Senator Walter Kavanaugh (R-Morris/Somerset), simplifies certain banking procedures to conform the state's laws to federal ones.

A-2469, sponsored by Assembly Speaker Jack Collins (R-Salem/Cumberland/Gloucester) and Assemblyman Neil Cohen (D-Union), makes permanent the \$5 instant rebate program for purchases of trigger locks that the Governor introduced as part of her anti- school violence initiatives.

A-2806, sponsored by Assemblymen Alan Augustine (R-Middlesex/Morris/Somerset/Union) and Christopher "Kip" Bateman (R- Morris/Somerset) and Senator Walter Kavanaugh (R-Morris/ Somerset), provides standards for retention of records of certain financial institutions. The bill will assist regulators in their supervisory role as well as prevent fraud against financial institutions.

A-3040, sponsored by Assemblymen Paul DiGaetano (R-Bergen/Essex/Passaic) and Neil Cohen (D- Union), clarifies the tenant rebate provisions of the NJ SAVER and Homestead Rebate Act. The clarification ensures that benefits provided to tenants who are 65 years of age or older, or who are eligible to claim a deduction as a blind or disabled taxpayer, are equal to the benefits provided to other eligible tenants.

A-722, sponsored by Assembly Members Paul Kramer (R-Mercer/Middlesex) and Barbara Wright (R-Mercer/Middlesex), establishes a regulatory scheme for certain private facilities under contract with

the Department of Corrections. The bill enhances communications between halfway houses and municipal officials and residents and supplements the criteria used to determine whether an inmate is eligible for a halfway house. Primarily, the bill establishes: community relations advisory boards, a procedure for notifying local law enforcement officials of an inmates transfer to their community, supplements the department's regulations regarding the procedure for reporting an escape and codifies and supplements the department's regulations that set forth criteria used to determine whether an inmate is eligible for a halfway house.