

P.L. 2001, CHAPTER 232, *approved August 27, 2001*  
Assembly, No. 2340

1 AN ACT changing the name of the Hackensack Meadowlands  
2 Development Commission to the New Jersey Meadowlands  
3 Commission, and amending and supplementing P.L.1968, c. 404  
4 (C.13:17-1 et seq.).

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

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9 1. Section 3 of P.L.1968, c.404 (C.13:17-3) is amended to read as  
10 follows:

11 3. As used in this act, the following words and terms shall have the  
12 following meanings, unless the context indicates or requires another  
13 or different meaning or intent:

14 (a) "Commission" means the [**Hackensack Meadowlands**  
15 **Development**] New Jersey Meadowlands Commission created by this  
16 act or any board, body, commission, department or officer succeeding  
17 to the principal functions thereof or to whom the powers and duties  
18 conferred upon the commission by this act shall be given by law;

19 (b) "Bonds" means any bonds, notes, interim certificates,  
20 debentures, or other obligations, issued by the commission pursuant  
21 to this act;

22 (c) "Claimant" means a person holding or occupying riparian lands  
23 within meadowlands under color of title;

24 (d) "School fund" means the fund for the support of free public  
25 schools, as provided by the New Jersey Constitution, Article VIII,  
26 Section IV;

27 (e) "Riparian lands" are those lands now, formerly or hereafter  
28 flowed by mean high tide, except where such tidal flow is caused by  
29 artificially produced changes in land or water elevation;

30 (f) "Person" means and shall include all individuals, partnerships,  
31 associations, private or municipal corporations and all political  
32 subdivisions of the State;

33 (g) "Owner" means and shall include all persons having any title  
34 or interest in any property, rights, easements and interests authorized  
35 to be acquired, assessed or regulated by this act;

36 (h) "Constituent municipality" means a municipality with lands in  
37 the district;

38 (i) "District" means the Hackensack Meadowlands District, the  
39 area within the jurisdiction of the commission described in section 4  
40 of this act;

**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 (j) "Hackensack meadowlands" means all those meadowlands lying  
2 within the municipalities of Carlstadt, East Rutherford, Little Ferry,  
3 Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford,  
4 South Hackensack and Teterboro all in Bergen county; and Jersey  
5 City, Kearny, North Bergen and Secaucus, all in Hudson county;

6 (k) "Master plan" means the comprehensive plan for the district  
7 prepared and adopted in accordance with article 5 of this act;

8 (l) "Renewal area" means an area designated by the commission  
9 pursuant to article 5 of this act whose redevelopment is necessary to  
10 effectuate the public purposes declared in this act. A renewal area  
11 may contain lands, buildings or improvements which of themselves are  
12 not detrimental to the public health, safety or welfare, but whose  
13 inclusion is found necessary, with or without change in their  
14 condition, for the effective redevelopment of the area of which they  
15 are a part;

16 (m) "Project area" means all or a portion of a renewal area;

17 (n) "Project" means any plan, work or undertaking by the  
18 commission or by a redeveloper under contract to the commission,  
19 pursuant to the master plan or a redevelopment plan. Such  
20 undertaking may include the reclamation and improvement of  
21 meadowlands, any buildings, land (including demolition, clearance or  
22 removal of buildings from land), equipment, facilities, or other real or  
23 personal properties, which are necessary, convenient or desirable  
24 appurtenances, including but not limited to, streets, water systems,  
25 sewer systems, utilities, parks, site preparation, landscaping, and  
26 administrative, community, health, recreational, educational and  
27 welfare facilities, and buildings and structures in renewal areas for  
28 industrial, commercial or residential use;

29 (o) "Redeveloper" means any person, firm, corporation or public  
30 or private agency that shall enter into or propose to enter into a  
31 contract with the commission for the reclamation, development,  
32 redevelopment or improvement of an area or any part thereof under  
33 the provisions of this act, or for the construction of any project  
34 pursuant to the master plan or redevelopment plan;

35 (p) "Improvement" means (1) the laying out, opening,  
36 construction, widening, straightening, enlargement, extension,  
37 alteration, changing of location, grading, paving or otherwise  
38 improving, a street, alley or public highway; (2) curbing or guttering  
39 of a sidewalk along a street, alley or highway; (3) construction and  
40 improvement of bridges and viaducts; (4) construction, enlargement  
41 or extension of a sewer or drain or of a sewerage or drainage system  
42 including, but not limited to, such systems under streets, alleys, or  
43 public highways or systems for drainage of marshes and wet lowlands;  
44 or works for the sanitary disposal of sewerage or drainage; (5) the  
45 installation of service connections to water, and other utility works  
46 including the laying, construction, or placing of mains, conduits, or

1 cables under or along a street, alley or highway; (6) the construction,  
2 enlargement, or extension of water mains or water distribution works;  
3 (7) the construction, enlargement, or extension of sanitary landfills or  
4 incinerators or other facilities for the disposal of solid wastes; (8) the  
5 installation of lighting standards, appliances and appurtenances  
6 required for the illumination of streets; (9) widening, deepening, or  
7 improvement of, the removal of obstructions in, and the construction,  
8 enlargement and extension of any waterway, or of enclosing walls, or  
9 of a pipe or conduit along a water course; (10) the reclaiming, filling  
10 and improving and bulkheading lands under tidal or other water and  
11 lands adjacent to such reclaimed or filled lands, and the dredging of  
12 channels and improvement of harbor approaches in waters abounding  
13 the lands to be reclaimed, filled and improved, or bulkheaded and  
14 filled; (11) the development and improvement of parks and  
15 recreational facilities; and (12) the construction of buildings and  
16 other structures.

17 (q) "Redevelopment" means a program for renewal through  
18 reclamation, clearance, replanning, development and redevelopment;  
19 the rehabilitation of any improvements; conservation or rehabilitation  
20 work; the construction and provision for construction of projects;  
21 and the grant or dedication of spaces as may be appropriate or  
22 necessary in the interest of the general welfare for such projects or  
23 other public purposes incidental or appurtenant thereto, in accordance  
24 with the master plan or any part thereof, or a redevelopment plan;

25 (r) "Redevelopment plan" means a plan as it exists from time to  
26 time for a redevelopment project or projects in all or any part of the  
27 district, which plan shall conform to the master plan and shall be  
28 sufficiently complete to indicate such land acquisition, demolition and  
29 removal of structures, improvements, conservation or rehabilitation  
30 work as may be proposed to be carried out in the area of the project,  
31 existing and proposed land uses, building requirements, maximum  
32 densities, zoning and planning changes, if any, public transportation  
33 and utilities, recreational and community facilities and other public  
34 improvements, and to indicate the relationship of the plan to definite  
35 regional objectives;

36 (s) "Site plan" means a plan for an existing lot or plot or a  
37 subdivided lot on which is shown topography, location of all existing  
38 or proposed buildings, structures, drainage facilities, roads,  
39 rights-of-way, easements, parking areas, together with any other  
40 information, and at such a scale as may be required by a commission  
41 site plan review and approval resolution.

42 (t) "Subdivision" means the division of a lot, tract or parcel of land  
43 into 2 or more lots, sites or other divisions of land for the purpose,  
44 whether immediate or future, of sale or building development except  
45 that the following divisions shall not be considered subdivisions within  
46 the meaning of this act; provided, however, that no new streets or

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

5 (u) "Cost," in addition to the usual meanings thereof, means the  
6 cost of acquisition or construction of all or any part of an  
7 improvement and of all or any property, rights, easements, privileges,  
8 agreements and franchises deemed by the commission to be necessary  
9 or useful and convenient therefor or in connection therewith, including  
10 interest or discount on bonds, cost of issuance of bonds; engineering  
11 and inspection costs and legal expenses; cost of financial, professional  
12 and other estimates and advice; organization, administration,  
13 operation and other expenses of the commission prior to and during  
14 such acquisition or construction; and all such other expenses as may  
15 be necessary or incident to the financing, acquisition, construction and  
16 completion of said improvement or part thereof and the placing of  
17 same in operation; and also such provision or reserves for working  
18 capital, operating or maintenance or replacement expenses, or for  
19 payment or security of principal of or interest on bonds during or after  
20 such acquisition or construction; and also reimbursements to the  
21 commission or any county, municipality or other person of any moneys  
22 theretofore expended for the purpose of the commission or in  
23 connection with such improvements;

24 (v) "Special assessment" means an assessment for benefits  
25 accruing from the construction of improvements by or at the direction  
26 of the commission;

27 (w) "Committee" means the Hackensack Meadowlands Municipal  
28 Committee established pursuant to article 4 of this act;

29 (x) "Solid waste" shall mean any refuse matter, trash or garbage  
30 from residences, hotels, apartments or any other public or private  
31 building, but shall not include water-carried wastes or the kinds of  
32 wastes usually collected, carried away and disposed of by a sewerage  
33 system;

34 (y) "Solid waste disposal facilities" shall mean the plants,  
35 structures and other real and personal property acquired, constructed  
36 or operated, or to be acquired, constructed or operated by the  
37 commission, as hereinafter provided, including incinerators, sanitary  
38 landfills or other plants or facilities for the treatment and disposal of  
39 solid waste.

40 (cf: P.L.1968, c.404, s.3)

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42 2. (New section) On and after the effective date of this act, any  
43 reference in any law, rule, regulation, order, contract or document to  
44 the "Hackensack Meadowlands Development Commission" shall be  
45 deemed to mean and refer to the "New Jersey Meadowlands  
46 Commission."

1       3. This act shall take effect immediately.

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STATEMENT

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6       This bill amends P.L.1968, c.404 (C.13:17-1 et seq.) to change the  
7 name of the Hackensack Meadowlands Development Commission to  
8 the New Jersey Meadowlands Commission.

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14 Commission to the New Jersey Meadowlands Commission.