

SENATE, No. 1681

STATE OF NEW JERSEY
209th LEGISLATURE

INTRODUCED OCTOBER 19, 2000

Sponsored by:
Senator LOUIS F. KOSCO
District 38 (Bergen)

SYNOPSIS

Changes name of the Hackensack Meadowlands Development Commission to the New Jersey Meadowlands Commission.

CURRENT VERSION OF TEXT

As introduced.



S1681 KOSCO

2

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.).
5

6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:
8

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;

41 (j) "Hackensack meadowlands" means all those meadowlands lying
42 within the municipalities of Carlstadt, East Rutherford, Little Ferry,
43 Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford,

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.

S1681 KOSCO

1 South Hackensack and Teterboro all in Bergen county; and Jersey
2 City, Kearny, North Bergen and Secaucus, all in Hudson county;

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

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

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

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

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

32 (p) "Improvement" means (1) the laying out, opening,
33 construction, widening, straightening, enlargement, extension,
34 alteration, changing of location, grading, paving or otherwise
35 improving, a street, alley or public highway; (2) curbing or guttering
36 of a sidewalk along a street, alley or highway; (3) construction and
37 improvement of bridges and viaducts; (4) construction, enlargement
38 or extension of a sewer or drain or of a sewerage or drainage system
39 including, but not limited to, such systems under streets, alleys, or
40 public highways or systems for drainage of marshes and wet lowlands;
41 or works for the sanitary disposal of sewerage or drainage; (5) the
42 installation of service connections to water, and other utility works
43 including the laying, construction, or placing of mains, conduits, or
44 cables under or along a street, alley or highway; (6) the construction,
45 enlargement, or extension of water mains or water distribution works;
46 (7) the construction, enlargement, or extension of sanitary landfills or

S1681 KOSCO

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

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

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

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

39 (t) "Subdivision" means the division of a lot, tract or parcel of land
40 into 2 or more lots, sites or other divisions of land for the purpose,
41 whether immediate or future, of sale or building development except
42 that the following divisions shall not be considered subdivisions within
43 the meaning of this act; provided, however, that no new streets or
44 roads are involved; divisions of land for agricultural purposes where
45 the resulting parcels are 3 acres or larger in size, divisions of property
46 by testamentary or intestate provisions, or divisions of property

S1681 KOSCO

1 pursuant to court order.

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

21 (v) "Special assessment" means an assessment for benefits
22 accruing from the construction of improvements by or at the direction
23 of the commission;

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

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

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

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

38

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

44

45 3. This act shall take effect immediately.

S1681 KOSCO

6

1

STATEMENT

2

3

This bill amends P.L.1968, c.404 (C.13:17-1 et seq.) to change the

4

name of the Hackensack Meadowlands Development Commission to

5

the New Jersey Meadowlands Commission.