

# 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 redevelopment 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 Ridgefield;

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-Ridgefield Municipal boundary;

18 Thence westerly along the Fairview-Ridgefield 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;

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.