

ASSEMBLY, No. 5454

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED MARCH 15, 2021

Sponsored by:

Assemblyman VINCENT MAZZEO

District 2 (Atlantic)

Assemblyman JOHN ARMATO

District 2 (Atlantic)

Assemblywoman ANGELA V. MCKNIGHT

District 31 (Hudson)

SYNOPSIS

Requires installation and maintenance of video surveillance cameras in construction of new multiple dwellings and existing multiple dwellings undergoing substantial renovations in certain municipalities.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 3/15/2021)

1 AN ACT requiring, in certain municipalities, the installation and
2 maintenance of video surveillance cameras in the construction of
3 new multiple dwellings and existing multiple dwellings
4 undergoing substantial renovations and supplementing Title 52
5 of the Revised Statutes.

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

9
10 1. a. The Commissioner of Community Affairs, in consultation
11 with the Attorney General, shall promulgate rules and regulations in
12 accordance with the provisions of the "Administrative Procedure
13 Act," P.L.1968, c.410 (C.52:14B-1 et seq.) setting forth standards,
14 methods, procedures, and other requirements, that shall be followed
15 for installing and maintaining video surveillance cameras in
16 multiple dwellings within a populous municipality. An owner of a
17 multiple dwelling shall comply with the standards, methods,
18 procedures, and any other requirements, for installing and
19 maintaining video surveillance cameras as specified in rules and
20 regulations promulgated by the Department of Community Affairs.
21 The standards, methods, procedures, and any other requirements for
22 installing and maintaining video surveillance cameras established
23 pursuant to this section shall apply only under the following
24 circumstances:

25 (1) when there is construction of a new multiple dwelling; and
26 (2) when there is substantial renovation of an existing multiple
27 dwelling.

28 b. (1) An owner of a multiple dwelling, in addition to the rules
29 and regulations promulgated by the department required by
30 subsection a. of this section, shall install indoor and outdoor video
31 surveillance cameras, which shall operate 24 hours a day, and which
32 shall be trained on and recording all of the following of a multiple
33 dwelling:

34 (a) all entrances and exits;
35 (b) all sidewalk perimeters;
36 (c) all parking lots;
37 (d) the lobby;
38 (e) all common areas;
39 (f) all stairways and staircases; and
40 (g) all elevators.

41 (2) The recordings of the video surveillance cameras shall be
42 maintained for at least 60 days.

43 c. For the purposes of this section:

44 "Multiple dwelling" means a multiple dwelling as defined
45 pursuant to subsection (k) of section 3 of P.L.1967, c.76 (C.55:13A-
46 3).

“Substantial renovation” means a repair, renovation, rehabilitation, alteration, construction, or reconstruction project requiring a building permit and where the value of all costs related to the changes to the multiple dwelling exceeds \$30,000.

2. This act shall take effect on the first day of the fifth month next following enactment, but the Commissioner of Community Affairs shall take the administrative action in advance as shall be necessary for the implementation of this act.

This bill requires the installation and maintenance of video surveillance cameras in the construction of new multiple dwellings and existing multiple dwellings undergoing substantial renovations in populous municipalities.

Under the bill, the Commissioner of Community Affairs would promulgate rules and regulations setting forth standards, methods, procedures, and other requirements, that would be followed for installing and maintaining video surveillance cameras in multiple dwellings within a populous municipality. Additionally, the bill provides that an owner of a multiple dwelling is required to comply with the standards, methods, procedures, and any other requirements, for installing and maintaining video surveillance cameras as specified in rules and regulations promulgated by the Department of Community Affairs. The standards, methods, procedures, and any other requirements for installing and maintaining video surveillance cameras established pursuant to this section would apply only under the following circumstances:

- (1) when there is construction of a new multiple dwelling; and
- (2) when there is substantial renovation of an existing multiple dwelling.

The bill provides that an owner of a multiple dwelling of a new multiple dwelling or of an existing multiple dwelling undergoing substantial renovation, is required to install indoor and outdoor video surveillance cameras, which would operate 24 hours a day, and which are required to be trained on and recording all of the following of a multiple dwelling:

- (a) all entrances and exits;
- (b) all sidewalk perimeters;
- (c) all parking lots;
- (d) the lobby;
- (e) all common areas;
- (f) all stairways and staircases; and

1 (g) all elevators.

2 Additionally, under the bill the recordings of the video
3 surveillance cameras are required to be maintained for at least 60
4 days.

5 Under the bill, a populous municipality means any municipality
6 with a minimum population of 25,000 or more, according to the
7 most recent federal decennial census. Additionally, substantial
8 renovation means a repair, renovation, rehabilitation, alteration,
9 construction, or reconstruction project requiring a building permit
10 and where the value of the changes to the multiple dwelling exceeds
11 \$30,000.

12 This bill would take into effect on the first day of the fifth month
13 next following enactment, but the Commissioner of Community
14 Affairs would be required to take the administrative action in
15 advance as would be necessary for the implementation of this bill.