

SENATE, No. 2563

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED JUNE 11, 2020

Sponsored by:

Senator BRIAN P. STACK

District 33 (Hudson)

Senator NICHOLAS J. SACCO

District 32 (Bergen and Hudson)

SYNOPSIS

Limits height of new construction in area below cliffs east of Palisade Avenue.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 8/20/2020)

1 AN ACT limiting the height of new construction in certain areas and
2 supplementing P.L.1975, c.291.

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

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7 1. Notwithstanding the provisions of any other law to the
8 contrary, a building or structure shall not be constructed or granted
9 approval if the building or structure is proposed for development in
10 the area between the cliffs east of Palisade Avenue in Hudson
11 County and Bergen County and the Hudson River unless the
12 maximum height of the proposed building or structure is at least 20
13 feet below the surface of the portion of Palisade Avenue directly
14 west of the proposed building or structure, including any
15 mechanical structures to be constructed atop the building or
16 structure.

17 As used in this section, "Palisade Avenue" means the road
18 named Palisade Avenue that extends from Jersey City in Hudson
19 County in the south to Fort Lee in Bergen County in the north.

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21 2. This act shall take effect immediately and apply to
22 applications for development determined to be or deemed complete
23 on or after the date of enactment.

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STATEMENT

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28 This bill would limit the height of any development below the
29 cliffs east of Palisade Avenue in Hudson and Bergen counties.
30 Under the bill, no development, inclusive of any mechanical
31 structures on top, in that area could exceed 20 feet below the
32 surface of that road. This bill would protect the unique views
33 enjoyed by residents who live in the historic neighborhoods above
34 those cliffs.

35 The bill would apply to developments for which an application
36 for development has not been determined to be or deemed complete
37 before the effective date.