

STATEMENT TO
[First Reprint]
SENATE, No. 4067

with Senate Floor Amendments
(Proposed by Senator SWEENEY)

ADOPTED: DECEMBER 20, 2021

These floor amendments expand the bill to exclude certain additional lands from the definitions of “redevelopment area” and “rehabilitation area” in “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et seq.).

Specifically, the amendments provide that the following lands could not be included in a redevelopment area, an area in need of redevelopment, a rehabilitation area, or an area in need of rehabilitation: (1) land valued, assessed, and taxed pursuant to the “Farmland Assessment Act of 1964,” P.L.1964, c.48 (C.54:4-23.1 et seq.), in the 10 years prior to a determination pursuant to the “Local Redevelopment and Housing Law,” and (2) any land that is not classified pursuant to the requirements of N.J.A.C.18:12-2.2 as Class 2 “residential property,” Class 4A “commercial property,” Class 4B “industrial property,” or Class 4C “apartments” for property tax purposes.

The amendments also clarify the exclusions provided in the bill from the definitions of “redevelopment area” and “rehabilitation area” would not apply to lands subject to remediation and cleanup of environmentally hazardous materials or contaminants in accordance with State or federal law (rather than State and federal law).