

ASSEMBLY, No. 146

STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblywoman DAWN FANTASIA

District 24 (Morris, Sussex and Warren)

Assemblyman MICHAEL INGANAMORT

District 24 (Morris, Sussex and Warren)

SYNOPSIS

Prohibits State departments and agencies from considering or requiring compliance by Highlands planning area municipalities with Highlands regional master plan in certain circumstances.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



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1 AN ACT concerning the Highlands planning area, and
2 supplementing P.L.2004, c.120 (C.13:20-1 et al.).
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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. a. Notwithstanding the provisions of any other law to the
8 contrary, or any rule or regulation adopted pursuant thereto, no
9 State department or agency, including, but not limited to, the
10 Council on Affordable Housing, the Department of Community
11 Affairs, the Department of Environmental Protection, the
12 Department of Transportation, and the Highlands Water Protection
13 and Planning Council, may require a municipality located in the
14 planning area of the Highlands Region, to revise its master plan and
15 development regulations to conform to the goals, requirements and
16 provisions of the regional master plan, as a condition to any
17 approval or decision concerning the municipality or any person in
18 the municipality, including a decision to award a grant or loan, a
19 decision concerning the amount of a grant or loan, whether to
20 provide aid or assistance, to grant or deny a permit, or concerning
21 the terms or conditions of a permit.

22 b. Notwithstanding the provisions of any other law to the
23 contrary, or any rule or regulation adopted pursuant thereto, no
24 State department or agency, including, but not limited to, the
25 Council on Affordable Housing, the Department of Community
26 Affairs, the Department of Environmental Protection, the
27 Department of Transportation, and the Highlands Water Protection
28 and Planning Council, may consider for any municipality located in
29 the planning area of the Highlands Region, the municipality's
30 conformance or lack of conformance with the regional master plan
31 as a factor in any decision to award a grant or loan, a decision
32 concerning the amount of a grant or loan, whether to provide aid or
33 assistance, grant or deny a permit, or the terms or conditions of a
34 permit.
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36 2. This act shall take effect immediately.
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39 STATEMENT
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41 This bill would prohibit any State department or agency from
42 requiring that a municipality in the Highlands Region planning area
43 revise its master plan and development regulations to conform to
44 the goals, requirements and provisions of the regional master plan,
45 as a condition to any approval or decision concerning the
46 municipality or any person in the municipality, including a decision
47 to award a grant or loan, a decision concerning the amount of a
48 grant or loan, whether to provide aid or assistance, to grant or deny
49 a permit, or concerning the terms or conditions of a permit.

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1 Similarly, the municipality's conformance with the regional master
2 plan or lack of conformance with the plan could not be considered
3 by a State department or agency as a factor in a decision to award a
4 grant or loan, a decision concerning the amount of a grant or loan,
5 whether to provide aid or assistance, to grant or deny a permit, or
6 concerning the terms or conditions of a permit.