



## Government Affairs News

News for New Jersey Members on Legislation, Regulations, Legal Action & Codes

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### *In This Issue*

June 9, 2010

**Register Now at [www.naiopnj.org](http://www.naiopnj.org)**

### Environmental Issues Update Seminar

Hot Topics in Site Remediation and Land Use

June 16, The Bloustein School, New Brunswick

### Chapter Meeting: The European Debt Crisis

*plus* Networking BBQ

June 28, The Heldrich, New Brunswick

### Action in Trenton & Policy News

- COAH Reform Bill Advances
- Budget Watch and More

### Association News

- Funds for the Future Needs Your Support
- Get to Know [www.NAIOPNJ.org](http://www.NAIOPNJ.org)
- 2010 Community Action Project: "Hunger Doesn't Take a Summer Vacation"



George Jacobs (top) & Don Richardson will moderate discussions on Site Remediation and Land Use issues at NAIOP's June 16 Seminar.

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# Register Now for our June 16 Seminar at [www.naiopnj.org](http://www.naiopnj.org)

## HOT Topics in Site Remediation & Land Use



**There is still time to register** for our June 16 “Environmental Issues Update Seminar” at The Bloustein School for Planning & Public Policy, New Brunswick. Registration and the Networking Breakfast begin at 7:45 AM, and the program will run from 8:30 -11:00 AM. **Walk-ins are welcome!**

**Big changes are happening at DEP** and in the overall regulatory process. The Governor has signed Executive Orders calling for “common sense” in the regulatory process, and the Lt. Governor’s Red Tape Review Group has issued its recommendations for regulatory reform. Working with DEP is getting much easier – believe it or not! An investment of less than three hours of your time now will reap you big financial savings, and save you countless hours later by utilizing the new streamlined procedures available to redevelopers and investors that are already in place. **Save time and money: learn about New Jersey’s rapidly changing regulatory landscape and how to navigate it.**

**Commissioner Bob Martin** will discuss his efforts to re-energize the DEP and transform it into an efficient and consumer-friendly agency that cuts bureaucratic red tape, while ensuring the environmental health of the state. What will this mean for the regulated community? How will New Jersey’s budget crisis affect DEP efficiency? How will the Governor’s “common sense principles” be instituted?

Following the Commissioner’s remarks, two expert panels will discuss the latest developments in Site Remediation Reform and Land Use. The new Administration is taking a very bold approach to streamlining the environmental compliance, permit application and review process, and is making it much easier to understand, take control of your project schedule and timeline, and be in compliance. Developers, owners, investors and their consultants will learn how to swiftly move through the new

process while taking the necessary steps to minimize risk and reduce liability.

**Be sure to attend or send members of your team** to learn about: what lenders need for deal closings under the new LSRP equivalent to NJDEP oversight for a remediation/redevelopment project; issues related to vapor intrusion and other Immediate Environmental Concerns; how common sense principles will be applied to redevelopment areas; mandatory timeframes; the applicability of the Permit Extension Act to land use and remediation permits; pending federal stormwater rules that may require special compliance measures prior to transfer; potential waivers of rule requirements provided an applicant meets remediation objectives; how DEP is re-evaluating the notification process and the use of landscape map data to determine a site’s suitability for sewer service; what relief is, and is not, provided by Administrative Order 2010-03, and more.

**Speakers will include:** Don Richardson, EWMA; Stephen Santola, Woodmont Properties; Lawra Dodge, Excel Environmental Resources; Andrew Robins, Giordano Halleran & Ciesla; George Jacobs, Jacobs Enterprises; Tony DiLodovico, Birdsall Services Group; Diana Fainberg, Diana E. Fainberg Inc.; and Todd Terhune, Wolff & Samson.

Registration is \$75 for NAIOP NJ members and employees of Corporate Member firms, \$85 for colleagues employed with a NAIOP member’s firm, and \$115 for non-members. Register and pay via credit card securely at [www.naiopnj.org](http://www.naiopnj.org). NAIOP New Jersey thanks our sponsors for their generous support of this event: **EWMA** (Environmental Waste Management Associates); **Viridian Partners**; **Giordano Halleran & Ciesla**; **EXCEL Environmental Resources**; and **Real Estate Forum**.

### Action in Trenton & Policy News

**Amended COAH Bill Advances:** On June 3, the Senate Economic Growth Committee voted 7- 0 to move Senator Lesniak’s affordable housing reform bill (S1) to the full Senate. It is our understanding that this bill exempts non-residential real estate from growth share and fees. It remains to be seen whether the bill will see action in both Houses of the Legislature before the summer recess.

**Vertical GDP Measure Advances:** Legislation (S-483) sponsored by Senator Ray Lesniak would expand the

availability of general development plan approvals to urban settings and allow for long-term vesting of site plan approvals. The bill, being advanced by NAIOP and the Smart Growth Economic Development Coalition, was released unanimously by the Senate Community and Urban Affairs Committee on

**Budget Watch:** The Office of Legislative Services (OLS) released projections that fiscal years 2010 and 2011 revenues will come in at \$767 million less than estimated in the

Governor’s March budget message. For fiscal 2010, OLS says revenues are \$402 million less than the Governor’s original estimates. Fiscal 2011 revenue estimates are \$365 million below the budget message projections. These shortfalls are significantly higher than the April revenue projections, which estimated a \$249 million discrepancy.

The largest difference is in income tax collections, which OLS now estimates are \$425 million below original projections, a shortfall of 3 percent. This revised income tax revenue

estimate includes a \$300 million shortfall for the current fiscal year, leaving only a little more than a month for the Legislature and Administration to fill the gap. The OLS says the sales tax for both fiscal years is \$148 million below projections. For the Corporation Business Tax, OLS revised its projection downward by \$139 million. The OLS is projecting higher collections for some smaller revenue sources, including inheritance taxes, real estate transfer fees and insurance premium taxes.

The Christie Administration is lowering its revenue forecast for fiscal 2010 by \$325 million, \$77 million less than the

OLS revised projections. The Administration has identified \$232 million in budgeted-but-not-spent dollars in the current budget and \$92 million in reductions to anticipated supplemental appropriations to make up the deficit. For fiscal 2011, the Administration projects revenues will be \$28.2 billion, \$115 million less than its March estimates. This revision is \$250 million higher than the OLS projections. The revenue decrease is largely attributable to a shortfall in income tax collections.

Despite months of partisan battles over Gov. Christie's proposed budget, an agreement is taking shape between

Democratic and Republican lawmakers that would avert a shutdown of state government and save a handful of popular programs scheduled for elimination. Lawmakers have stated that their goal is to pass a budget on June 24, a full week ahead of the July 1 deadline for Christie's signature. "There's little appetite for a government shutdown on either side," said Sen. Kevin O'Toole, a member of the budget committee.

Read more policy news on our website: [Weekly Update](#)

## Association News

### Chapter Meeting: The European Sovereign Debt Crisis Plus: Kick Off Summer with our Networking BBQ Buffet! June 28, The Heldrich, New Brunswick



Tim Quinlan

[Register now](#) for our June 28 Chapter Meeting with Economist Tim Quinlan discussing "The European Sovereign Debt Crisis and What it Means for the US Economy and Real Estate Markets". Join us at The Heldrich in New Brunswick, beginning with a **Networking BBQ Buffet** at 5:30 PM, followed by the program at 6:45 PM.

Employment figures have been improving slowly. Businesses are turning profits again (US corporate profits are up more than 30% in the past year, a rare burst that usually presages strong growth). The Federal Reserve Bank has raised its US growth estimates for 2010. However, worries over European debt troubles and the impact they might have on the U.S. economy have sent stocks down 10 percent from their April peaks.

- Will the financial crisis in Europe delay or derail an already painfully slow domestic recovery?
- As European governments focus on budget deficits and financial market overhauls, will property investors suffer

collateral damage in the form of higher taxes and stricter regulation?

- Will the hit to stock portfolios affect consumer spending and cool recent improvements in the residential sector?
- How will the surging dollar affect US exports, corporate earnings and the pace of growth?

About our speaker: Tim Quinlan, Wells Fargo Securities, LLC, is based in Charlotte, NC. He provides analysis and commentary on US business spending, as well as macroeconomic developments in foreign economies. His commentary is often cited in the *Wall Street Journal*, *New York Times*, *USA Today* and *Financial Times*. He is a frequent guest on "Marketplace" on **National Public Radio**.

Registration is just \$95 for NAIOP NJ members and employees of [Corporate Member Firms](#), \$115 for colleagues employed with a NAIOP member's firm, and \$150 for non-members. **Register and pay via credit card securely** at [www.naiopnj.org](http://www.naiopnj.org). NAIOP New Jersey thanks our sponsors for their generous support of this event: Drinker Biddle and Real Estate Forum. Additional sponsorships are available: please contact Bonnie Sovinee for details.



## Get to Know NAIOPNJ.org

In mid-April, we launched our brand-new website at [www.naiopnj.org](http://www.naiopnj.org). Created with a web-based platform designed just for associations, the new website is constantly updated with the latest Action in Trenton and Association News. We are now able to provide fresh content and news as it happens, and process event registrations and credit card payments securely online. Therefore, it is no longer necessary for members to call in credit card payments. **When registering for NAIOP NJ events, you must enter your correct email address to see member pricing. The website is programmed to recognize the email addresses of NAIOP NJ members, so please contact us immediately if your email address changes.**

On the Home page you will find the latest headlines, links to NAIOP and NAIOP members in the news, the events calendar (which links directly to online registration), and all of our Master Sponsors. On the left, you will see the site menu bar (hover your mouse over areas of interest to see sub-menus). You will find information on everything from our Advocacy Program to our Committees to our Staff Resources. **Members are invited and encouraged to submit by-lined articles and newlinks** to webmaster Barbara Morford at [morford@ninaiop.org](mailto:morford@ninaiop.org).

## New Benefits for Members

**Any NAIOP NJ member may request a subscription to the WeekEnd Brief**, honored as “Best Periodical Publication” with a NAIOP Corporate Chapter Merit Award. A typical issue includes the latest Action in Trenton, the most Notable Quotes made by policy makers from that week, upcoming events and registration links, permanent links to the Chapter and Corporate websites, links to other websites and publications of relevance, messages on hot issues, policy actions, links to media stories and what’s on the horizon the following week. The WeekEnd is delivered via ConstantContact, a web-based email service. To activate your subscription, please contact Barbara Morford ([morford@ninaiop.org](mailto:morford@ninaiop.org) or 732-729-9900).

**Join our members-only NAIOP NJ Facebook Group** and access association and industry news as it happens. We also have a Fan Page that the public can view to learn more about us. NAIOP Corporate also has a Group and a Fan Page. As our group grows, it

will become a virtual membership directory, and you can control how much and what kind of information you share. In addition, you will have the ability to post content: share news about your business, achievements and industry-related activities. “Friending” the staff is welcome, but not required! Our Facebook Group is NAIOP New Jersey’s latest expansion of our web presence. **We also invite you to join your fellow members on LinkedIn**. Just click the links on the home page at [www.naiopnj.org](http://www.naiopnj.org). Please direct any questions to Barbara Morford ([morford@ninaiop.org](mailto:morford@ninaiop.org) or 732-729-9900).

## Funds For The Future Needs Your Support

Advocacy is the cornerstone of NAIOP New Jersey’s mission, and our many legislative accomplishments in 2009 were achieved through our proactive, results-oriented and award-winning public affairs program. As you **renew** your NAIOP New Jersey membership, you can make a voluntary contribution of just 68 cents per day to our special advocacy fund, **Funds for the Future**. Your support will help to ensure our continued effectiveness at representing your interests in Trenton. For more information on Funds for the Future, please call 732-729-9900. Read more about our comprehensive, award-winning Public Affairs Program [here](http://www.naiopnj.org).



## NAIOP New Jersey 2010 Community Action Project "Hunger Doesn't Take a Summer Vacation"

The Great Recession may be officially over, but economic recovery is moving at a snail's pace. At a time when service organizations are in greatest need, donations have slowed. Because most people vacation at this time of year and food drives are often associated with cold weather, New Jersey's food banks see a dramatic drop in donations in the warm months, but hunger doesn't take a summer vacation.

This summer, NAIOP New Jersey is conducting a food drive and volunteer day to benefit the Community Food Bank of New Jersey, which supplies food to 1,500 non-profit charities across our state, including soup kitchens, food pantries, shelters, after-school programs and senior centers. 45% of the people who receive food from the Community FoodBank of New Jersey are children and 10% are elderly. 18% of clients with children said that their children sometimes skipped meals because there was not enough money for food during the previous 12 months.

### All NAIOP New Jersey members can help!

- Bring a non-perishable food item to a NAIOP event: June 16 Seminar, June 28 Chapter Meeting.
- Collect non-perishable food items at your place of business.
- Make a monetary donation care of NAIOP New Jersey (this will help us to provide lunch for volunteers while supporting the Community Food Bank's catering program).
- Participate in our "Virtual Food Drive" available soon at [www.NAIOPNJ.org](http://www.NAIOPNJ.org).
- Sign up for our Volunteer Day (July 28 at the Community Food Bank in Hillside): we need volunteers to transport their food donations to the CFB in Hillside, and volunteers to unload, help to stock shelves, sort and re-pack food items, help in the thrift store, etc.

Full details will be posted on [www.naiopnj.org](http://www.naiopnj.org) (Community Action Project page) soon, and watch your email for an invitation to support the project. Please direct any questions to Barbara Morford at 732-729-9900 or [morford@njnaiop.org](mailto:morford@njnaiop.org).

## Upcoming Events

details at [www.naiopnj.org](http://www.naiopnj.org)

**June 16**  
**Seminar 7:45 AM – 11:00 AM**  
**Regulatory Update with DEP Commissioner Bob Martin**  
The Bloustein School, New Brunswick

**June 28**  
**Chapter Meeting 5:30 – 8:00 PM**  
**Economist Tim Quinlan & Networking BBQ Buffet**  
The Heldrich, New Brunswick

**July (Date TBA)**  
**Summer Tour**  
Details coming soon!

**July 28**  
**Community Action Volunteer Day** at the Community Food Bank of NJ...Details to follow soon!

**September 20**  
**NAIOP NJ Jeffrey J. Siegel Golf Classic**  
Ridgewood Country Club, Paramus  
Watch your email: members-only registration opens soon!

**October 6**  
**RealShare NEW JERSEY**  
Hyatt Regency, New Brunswick