

Government Affairs News

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

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July 15, 2010

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DEP Commissioner Bob Martin, NAIOP NJ CEO Mike McGuinness and NAIOP NJ President Jeff Milanaik at the June 16 Environmental Issues Update Seminar.

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Volunteers Needed: Community Action Day is July 28 at Community Food Bank of NJ

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.

All NAIOP New Jersey members can help!

- **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).
- **Support our "Virtual Food Drive"** and donate anything from a turkey to a can of corn with a few clicks of your mouse!

- **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.

The following members are supporting the project with monetary donations, food drives and/or volunteers: Elberon Development Co.; Hartz Mountain Industries; Cronheim Mortgage; O'Connor Gordon Pratt Architects; Porzio, Bromberg & Newman PC; Cole, Schotz, Meisel, Forman & Leonard PA; Sax Macy Fromm; Maser Consulting PA; Caryl Communications; Langan Engineering and Environmental Services; Holiday Fenoglio & Fowler; ABM; ProLogis; and M&T Bank.

Full details are posted on www.naiopnj.org (Community Action Project page), and watch your email for updates. Please direct any questions to Barbara Morford at 732-729-9900 or morford@njaiop.org.

Action in Trenton & Policy News

COAH Reform at Impasse, Nonresidential Development Fees are Back in Effect, with Some Exceptions

Nonresidential developers again have to pay a 2.5 percent COAH fee as of July 1, 2010, because the Assembly is at an impasse over COAH reform legislation that has already been endorsed by the Senate and Governor Christie. Similarly, NAIOP is working with other stakeholders this summer toward the same goal.

A last-minute bill (A-3055) that would have extended the fee moratorium until October 30, 2010, passed overwhelmingly in the Assembly, but was stopped in its tracks in the Senate when the Governor warned the Senate of an outright veto. The Administration and the Senate are pressuring the Assembly to expedite a COAH reform measure.

Senate President Sweeney assures that any fees imposed during this transition period will be fully refunded. Certain projects, however, remain

exempt from the fee, provided they had preliminary or final approval by July 1, 2010 and their building permits are obtained by January 1, 2013.

Changes to the Urban Transit Hub Tax Credit Program

In order to improve the effectiveness of the Urban Transit Hub Tax Credit (HUB) program and to comport with statutory requirements made in amendments to the HUB law, the Board of the New Jersey Economic Development Authority (EDA) approved changes on June 8, 2010 concerning the economic impact model and the residential cap. Per the statute, EDA must ensure that a project demonstrates a positive net benefit to the State. To accomplish this, an economic impact model was developed to measure the likely impact of a given development to the State and municipality. [Read more.](#)

Governor Christie Signs Unemployment Fund Bill

On June 28, the Legislature concurred with the Governor's recommended changes in his Conditional Veto of S-1813, thereby avoiding the entire \$1 billion UI payroll tax increase would have triggered on July 1. Governor Christie signed the bill, having conditionally vetoed the measure because it didn't go far enough to reform the financially troubled Fund. He asked for changes to make it harder for people fired for misconduct to collect benefits, and wants to establish a task force to study the fund's problems and recommend solutions. The bill was crafted to avert an automatic \$400 per employee tax increase on businesses that is due to be triggered July 1 because of the Unemployment Fund's insolvency (caused by years of raiding the fund to shore up previous budgets). Instead, the bill calls for an increase of about \$130 per employee.

DEP Announces "Reasonable" Public Access Rules

Commissioner Bob Martin announced that the DEP will create reasonable new rules on public access to the

state's tidal waters, which include the ocean and rivers, with the goal of enhancing access while eliminating burdensome and costly access rules for local governments, businesses and property owners. Proposed changes would end unreasonable mandates for cities and towns, and some commercial establishments and private property owners who now must provide parking, restroom facilities and, in some cases, 24/7 access to beaches and waterways. Those rules would be replaced by reasonable access requirements that recognize local conditions and costs. "We want a policy in place that works for everyone, that allows ample and easy access to our

waters while removing onerous burdens on businesses and property owners," said Commissioner Martin. "We are taking a common sense approach on public access." NAIOP, the NJ Business and Industry Association and other stakeholders worked hard to achieve "a big win for common-sense rule making." [Read more.](#)

Latest Advance & Rutgers Report Assesses Fiscal Aftermath of Great Recession Across States and Region

As America emerges from The Great 2007-2009 Recession, the country is

envisioning its post-recession economic future. In the new Advance & Rutgers Report, Post-Recession America: A New Economic Geography? Authors James W. Hughes, dean of Rutgers' Edward J. Bloustein School of Planning and Public Policy, and Joseph J. Seneca, university professor and an economist at the Bloustein School, examine how The Great Recession may turn out to be an economic equalizer across the nation's states and regions. [Read the report.](#) Read the report.

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

Association News

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](#).



August 5 DL Mixer at Sea!

NAIOP New Jersey's [Developing Leaders](#) will host the next DL Mixer at sea...a fishing trip on August 5. The Prowler 5 will depart from Municipal Harbor, Atlantic Highlands, at 3:30 PM and return at 9:30 PM. Enjoy comfortable fishing while you cruise and schmooze!

The 85' all aluminum super cruiser Prowler 5 is a state-of-the-art 2001 Party Boat. The Prowler sails year round and is a "rocket ship" to all of the areas best fishing grounds. Come join us and fish with the pros! Registration (\$85 per person) includes fishing, bait, assistance from the crew, tackle & rigs, rental poles and fish cleaning service. **All NAIOP NJ members and employees of member firms are welcome to register.**

Details, secure online registration and payment are available at www.naiopnj.org. Questions should be directed to Bonnie Sovinee at 732-729-9900.



Golf at the Home of the 2010 Barclays!

Members-only registration is open for the NAIOP New Jersey Jeffrey J. Siegel Golf Classic, to be held Monday, September 20 (rain or shine) at beautiful Ridgewood Country Club in Paramus, home of the 2010 Barclays Champion, first round of the PGA Tour Playoffs. With just 180 golfing spots (45 foursomes) available, be sure to take advantage of early bird registration, as this outing traditionally sells out early.

EARLY-BIRD REGISTRATION BONUS FOR MEMBERS ONLY: register a foursome between July 1 and July 31 and save \$100 on exclusive hole sponsorships. Offer ends July 31. **Golf registrations will only be accepted from members in good standing** (with no outstanding debts). All registrations must be paid by September 13, 2010. Unpaid registrations will be forfeited and "wait-list" players will be offered a chance to pay and play.

GOLF CLINIC: If you're a new player, just a duffer or want to practice or learn some basics, register for our 2-hour Golf Clinic, followed by cocktails, networking, dinner & prizes. Last year's clinic earned rave reviews for the quality of instruction and networking opportunities. Clinic registration is limited to 20 participants!

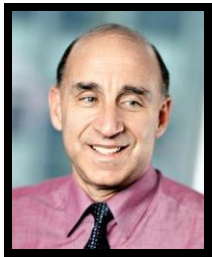
For golfers, the day will include lunch, eighteen holes of golf, cocktails, networking, prizes, raffles and buffet dinner. Dinner will feature the awarding of the Frank D. Visceglia NAIOP Cup. Registration forms are available [here](#).

SPONSORSHIP OPPORTUNITIES: Make your presence known as a Major Sponsor, a Tee or Green Sponsor, or a Prize or Auction Item Donor. All Golf Outing inquiries, and questions about membership status, sponsorships and auction donations should be directed to Bonnie Sovinee at 732-729-9900 or Sovinee@njnaiop.org.

September 30 Chapter Meeting: CEOs Weigh in on Current Market Realities and Expectations



As the U.S. and other countries slowly emerge from global recession, business as usual is no longer an option. Trends in the industrial, office and retail sectors are shaping our economies, business practices and real estate strategies. The US economy, Asian growth and changes in the workplace are impacting global commercial property and real estate markets.



Join us on September 30 at the Glenpointe Marriott for what promises to be a stimulating discussion as CEOs share their national and regional perspectives on how to read the marketplace and successfully navigate turbulent real estate cycles to strengthen investor portfolios.

Alex Klatskin, Forsgate Industrial Properties (pictured top), will lead the discussion: what CEOs have learned about capitalizing on strategic property locations and emerging business trends, and how they affect the value of real estate; how institutional ownership is affecting the brokerage business; what tenants are looking for now; how changing sources of investment dollars are impacting the flow of funds and what investors are demanding.

About the speakers: Glenn R. Ruffano (pictured bottom) was named CEO of Cushman & Wakefield Inc. in February of

2010. He is a highly accomplished global real estate executive who has held leadership positions at public REITs and in the private real estate investment arena. Previously, he served as CEO of the Australia-based Centro Properties Group and New Plan Excel Realty Trust Inc. He co-founded The O'Connor Group, and spent more than five years at Landauer Associates Inc. where he was involved in the sale of some of the most prominent office properties in the United States.

Alex Klatskin is a partner with Forsgate Industrial Partners, a private industrial real estate development and investment firm based in Teterboro. Forsgate has built and owns ten million square feet of industrial property. Before joining Forsgate in 1992, he was with the New York City architectural firm of Kohn, Pedersen, Fox and Associates, working on commercial projects in London and New York. Klatskin is a former President of NAIOP New Jersey, and is currently Chariman-elect of NAIOP Corporate.

Registration/Cocktails begins at 5:30 PM, followed by a buffet dinner and the program at 6:30 PM. Just \$105 for NAIOP NJ members and employees of [Corporate Member Firms](#), \$115 for colleagues employed with a NAIOP member's firm, and \$155 for non-members. **Register and pay via credit card securely** at www.naiopnj.org. NAIOP New Jersey thanks our sponsors for their generous support of this event: The New Jersey EDA and Real Estate Forum. Additional sponsorships are available: please contact Bonnie Sovinee for details (732-729-9900).

Get to Know NAIOPNJ.org

In mid-April, we launched our brand-new website at www.naiopnj.org. Constantly updated with the latest Action in Trenton and Association News, the website offers event registration and secure credit card payment via PayPal. **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.**

New Benefits for Members

Any NAIOP NJ member may request a subscription to the WeekEnd Brief, honored as "Best Periodical Publication" by NAIOP Corporate. Keep current with the latest Action in Trenton, policy news, upcoming events 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 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 Group and Fan Pages. You can post content: share news about your business, achievements and industry-related activities. "Friending" the staff is welcome, but not required! **We also invite you to join your fellow members on LinkedIn.** Just click the links on the Home page at www.naiopnj.org. Please direct any questions to Barbara Morford (morford@ninaiop.org or 732-729-9900).

Upcoming Events

details at www.naiopnj.org

July 21
New Member Orientation Reception 3:30 – 6:00 PM
 Seena Stein's home in Red Bank
 Email Bonnie for details: Sovinee@ninaiop.org.

July 28
Community Action Day at the Community Food Bank of New Jersey, Hillside [Details here.](#)

August 5
DL-Hosted Fishing Trip
 Fishing, Cruising & Schmoozing! [Register now.](#)

September 20
NAIOP NJ Jeffrey J. Siegel Golf Classic
 Ridgewood Country Club, Members-only [registration](#) is open!

September 30 Date Change
Chapter Meeting 5:30 – 8:00 PM
"CEO Perspectives on Current Market Realities and Expectations"
 Glenpointe Marriott, Teaneck

November 8
6th Annual President's Awards Dinner & NAIOP NJ 40th Anniversary Celebration
 The Hilton at Short Hills

October 6
RealShare NEW JERSEY
 Hyatt Regency, New Brunswick