

LEGISLATIVE UPDATE



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CAHNJ and the Legislative Action Committee exhibited at the Annual Spring Conference & Exposition of the New Jersey Conference of Mayors in April in Atlantic City. LAC members Caroline Record, George Greatrex, and Paul Raetsch staffed the booth and Paul Maticera of MBI*GluckShaw (who is a former mayor to North Brunswick Township) initiated contact between CAHNJ and LAC members and the mayors and other governmental officials who attended the conference. The LAC thanks Larry Thomas and Laura O'Connor for their help in making the LAC's participation possible and joining LAC members at the booth. The conference was just one more way to showcase our organization.

In last month's issue of *Community Trends*®, LAC member Caroline Record wrote about the four (4) legislative update programs conducted throughout the State. Members of the LAC spoke in Mays Landing, Manchester, Monroe, and West Orange, together with Tim Martin of MBI*GluckShaw. All of the programs were all well-attended and well-received by both members and non-members of CAHNJ, as LAC brought attention to the educational and political arena in which the LAC operates. We thank the Woods Landing, Leisure Village West, Encore at Monroe and Eagle Ridge community associations for hosting our programs. Please visit page 30 to view photos from the event.

The LAC is planning on expanding the exposure which these events give to CAHNJ by exhibiting at the Annual League of Municipalities Conference in Atlantic City, which begins on November 14. The League describes itself as an "association created to help communities do a better job of self-government through pooling information resources and brain power." All 565 municipalities are members of the League. Obviously, many of the concerns of CAHNJ are the same concerns which the officials and citizenry of our municipalities have. This is true for proposed legislation, either on a State or local level, which impacts our communities and the municipalities in which they are

located. Working with municipalities and their governmental officials is another proven way for LAC to better serve its communities.

In surveying the bills for the "Senior Summit" theme of this edition of *Community Trends*®, the LAC is currently monitoring A3431, a bill which requires that security measures be implemented in the lobbies of certain senior citizen high rise buildings in certain high crime areas, as defined by the NJ State police. The security obligation must be met through stationary licensed security guards in the lobby and 24-hour monitored video surveillance cameras. The Commissioner of Community Affairs could order a building owner in a municipality with a violent crime rate of six or less per 1,000 persons to provide security in the lobby or other common area upon evidence of persistent criminal activity against residents in the building.

The bill also provides that if a retirement community consists of a number of buildings, in which no single building has 50 units or more, but the total number of units for the community is 50 units or more, then the licensed security guard or guards shall be required to patrol the entire complex and provide adequate proof of the regular patrol of the entire premises. The video camera surveillance and recording shall include all entrances and exits, and the recordings shall be maintained for at least 60 days. Because of the relatively few community associations which qualify as senior citizen high rise buildings in certain high crime areas to which the bill applies, the LAC decided to monitor this bill to follow the impact of any amendments to this bill.

While I typically discuss bills that the LAC supports, in recent months, the LAC has decided to monitor or oppose a number of bills. Writing to you on some of those bills will give you a sense of what goes on behind the scenes, what some of your legislators' concerns are which may be only tangentially related to community associations, and what the efforts of the LAC are relative to bills it is not supporting.

Here are some of the bills, which may affect community associations, that the LAC has decided to monitor:

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- **A 2743.** This bill authorizes municipalities to provide for the imposition and collection of special assessments to secure the developer's recovery of the cost of certain improvements in connection with redevelopment projects.
- **A 96 and A 97.** These bills would implement recommendations set forth in reports of the Code Advisory Council and an ad hoc committee formed by the Fire Safety Commission to review fire safety issues in multiple dwelling structures of lightweight wood frame construction. In part, the review of fire safety issues and these bills are in reaction to a large uncontrolled fire occurred at a multiple dwelling complex in Edgewater Borough, New Jersey on January 21, 2015.
- **A3743/S3473.** This bill establishes temporary mortgage relief programs for certain owners of real property impacted by "Superstorm Sandy."
- **A1425.** This bill would modify the requirements for furnishing performance and maintenance guarantees under the "Municipal Land Use Law." Under current law, a municipality may require a developer to post performance guarantees to ensure that certain types of improvements are completed. This may include improvements that are not being dedicated to a public entity. Under the bill, with the proposed committee amendments, a municipality would only be able to require developers to post performance guarantees that cover improvements being dedicated to a public entity. The LAC is opposing this bill.

With deep sadness, I close this month's column by noting the passing of Richard Kennedy on April 21, 2017. Richard embodied the true meaning of a CAI volunteer, both in New Jersey and nationally, and both in the formal positions and volunteer roles he took on to advance the community association industry, professionals including myself, and the residents of our communities.

To so many of us, Richard was a cherished friend, supporter and mentor. He was the consummate gentleman. Our thoughts are with his family and friends. ■

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