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It takes courage, self-confidence, and a lot of commitment to campaign for local office. Candidates for local office are not mass marketed. A big media buy is the amount you spend on another dozen lawn signs. For the most part, your local campaign advisers work, if not for peanuts, at most for the price of a pizza. Unlike campaigns waged at other levels, a run for local office is a lot more about substance than image. As a result, local races tend to be a little less bitter and a lot less divisive.

Last month, elections for local office will be held in municipalities all around our Garden State. Some veteran public servants may have decided to step aside. Others, sadly, were asked to do so by their constituents. During their time in office, they sacrificed their time, while dedicating their energy and expertise to the common good. For that, they deserve the thanks of their fellow citizens. And we

wish them success and happiness in all their future endeavors.

The elections, thankfully, returned many experienced public servants to office. They will be joined by many new battlers, who will bring fresh ideas and valuable perspectives to the ongoing task of democratic self-government in the greatest State in the greatest nation in the world. We salute them all for their willingness to serve. And we remind them that, no matter how hard they had to fight to win election, the real test begins when the Oath of Office is pledged.

Last month, we tried to make that task a little easier. Our Annual Conference featured expert speakers at educational sessions on important aspects of local government. On our exhibit floor, services and equipment that municipalities need to provide vital services were demonstrated. Attendees also met colleagues in local service and state-level policy makers, who can help you to help your constituents.

Few were thanked for coming to the Conference. But your constituents should be grateful for the knowledge and skills that you have brought home. 🍷

Michael Darcy

“No matter how hard they had to fight to win election, the real test begins when the Oath of Office is pledged.”

Darcy Recognized

John G. Stutz Award Recognizes Over 25 Years of League Service

NJLM Executive Director Michael J. Darcy, CAE, was presented with the John G. Stutz Award. The award is presented by the National League of Cities to longtime staff members for their years of service and commitment to municipal leagues.

Darcy, who was named to the Executive Director role in July 2015, has been with the league 26 years, 21 of those as Assistant Executive Director. A longtime member of the League's executive management team, Darcy has been part of the organization since 1990 and during his tenure has worked in every program and service area in the League's structure.

A graduate of Rutgers University with a B.A. and M.A. in political science, Darcy is also a Certified Association Executive, a designation conferred by the American Society of Association Executives.

The John G. Stutz Award is named after the Executive Secretary (League Director) of the League of Kansas Municipalities who in 1924 convened 10 states' municipal league representatives



NJLM Executive Director
Michael J. Darcy, CAE

for the first meeting of what would eventually become the National League of Cities. The award recognizes the contributions of league staff in assisting local government. ❧

Bergenfield Names County's First Woman Municipal Chief



On September 1, Bergenfield swore in a new police chief, Cathy Madalone. With this promotion, Madalone became Bergen County's first woman to serve as a municipal Chief. After Bergenfield's former police chief retired, the borough started its search for a replacement to take over the 45 member department. Madalone was chosen based on her impressive resume and over 20 years of experience.

While her gender was never brought up throughout the course of her interview process, she does hope that her promotion will give inspiration to young women and show them the types of leadership positions that can be achieved through hard work and dedication.

Madalone says she plans to sit down with every employee to get input on what is working and where improvement is needed. Her main focus for the department will be community relations. ❧

Legislative Committee Departures

At the September League Legislative Committee meeting, then League President Brian Wahler recognized two departing members for their years of work on the Committee: Point Pleasant Mayor Vince Barella (left) and Mayor of the Borough of Raritan and League Board Member Jo-Ann Liptak (not shown). ❧



PILOT PROGRAM

Shuttle Rides to Save Lives

Evesham has extended the pilot program “Evesham Saving Lives,” an effort to curb drinking and driving, beyond its initial 30-day test. It will run through January 2 with expectations of the pilot program becoming a permanent part of town operations based on review of the 60-day metric of usage.

In the first month, the Evesham Saving Lives offer of free shuttle bus rides to residents from local establishments to any address in town was taken up by more than 350 people. It is funded by state grants and donations from community-based civic organizations, a joint initiative with the municipality and police in cooperation with the Evesham Celebrations Foundation, Sober Sam, the Marlton Business Association, and Mothers Against Drunk Driving.

Under the auspices of the program, anyone in Evesham Township is eligible for rides from Uber and BeMyDD seven days a week between the hours of 9 p.m. and 2 a.m. from any liquor establishment in town. Those with pick off and drop off addresses in the same zip code get free services. There is also an option for non-residents to receive a discounted ride home with a car service. Information on the service is provided on the Police Department’s (ETPD) app.

“The goal of this bold initiative is promote the prevention of township residents and visitors who patronize Evesham Township bars and restaurants with alternative options to get home safely,” said Mayor Randy Brown. “By providing these alternatives to Evesham residents, we hope to make a positive

impact in our community and strive to save the lives of every person who resides in and visits our prestigious township. I believe this pilot program will ultimately save lives, save money, and will continue to make Evesham Township the safest place to visit, shop, and call home,” stated Mayor Randy Brown.

While the department has an excellent DWI enforcement record, the township wanted to take this one step further and start a program that would provide a safe alternative for residents patronizing local establishments.

“This further solidifies our township’s dedication to eradicate DWI/DUI offenses by providing an alternative to safely get home,” Brown added. “Our police department is committed to dedicating our resources in DWI/DUI prevention efforts, along with our ongoing proactive apprehension initiatives. I firmly believe this commitment will have a significant impact in decreasing the amount of DWI/DUI crashes and fatalities that occur each year.”

The ultimate goal of the program, department representatives note, was to make it easy for everyone to patronize local businesses and to get home safely. This ongoing commitment to safety is paying off, said Evesham Police Chief Christopher Chew who noted that the township has investigated zero alcohol-related crash fatalities since 2009. 📌

@ For more information on the program, contact Mayor Randy Brown at 609-314-8249; Kicker38@aol.com



Newark Kicks Off 350th Celebration

Mayor Ras J. Baraka, Municipal Council members, NC350 Chair Junius Williams, NC350 Vice Chair for Programming John Schrieber, NC350 Executive Director John Johnson, Jr., and other dignitaries announced the initial

programming slate for the City of Newark’s 350th Anniversary Celebrations in 2016, at a press conference held at City Hall.

The City of Newark was founded as a community in 1666 by Captain Robert Treat and his Connecticut Puritans, when they sailed up the Passaic River and landed at what is now the site of New Jersey Performing Arts Center. For 350 years, America’s third-oldest and New Jersey’s largest city has been a center for industry, education, commerce, and the arts.

Helping to launch 2016 as a historic year for the city will be a series of events, partnerships, parties, panels, and forums, including free membership for Newark residents at the Newark Museum, \$3.50 tickets for selected shows at NJPAC, and an eclectic series of public discussions ranging from the Puritans who settled Newark, to

the city’s Jewish population to prisons and policing in African-American history. In the coming weeks and months, additional events that showcase the talents of the city’s citizenry and the rich history of Newark will be announced.

NC350 has already included community meetings in each of Newark’s five wards and in four days, as well as a family-friendly kick-off event in the newly renovated Military Park including a parade, a series of live concerts and performances, arts and crafts, various demonstrations, and activities. 📌



The members of the NC350 committee and Municipal Council join Mayor Ras J. Baraka for a press conference launching the City of Newark’s 350th anniversary year of celebrations. (Photo courtesy of City of Newark Press Office)

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April, 2014

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Public Policy Review

How New Jersey Ranks on Cancer Prevention

New Jersey is making progress but still must take further action when it comes to supporting policies and passing legislation to prevent and reduce suffering and death from cancer, according to the latest edition of “How Do You Measure Up?: A Progress Report on State Legislative Activity to Reduce Cancer Incidence and Mortality,” a report of the American Cancer Society Cancer Action Network (ACS CAN).

How New Jersey Measures Up

Cigarette Tax Rates

Smoke-free Laws

Tobacco Prevention & Cessation Program Funding

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Increased Access to Medicaid

Breast and Cervical Cancer Early Detection Funding.

Access to Palliative Care.

Pain Policy

“In New Jersey alone in 2015, more than 51,400 people will be diagnosed with cancer and approximately 16,200 will die from it,” said Ethan Hasbrouck, New Jersey government relations director of ACS CAN. “We can’t wait to take action when the stakes are that high.”

Specifically, he noted that New Jersey is the only state that does not allocate one state penny toward tobacco prevention and cessation. There’s been no funding in this area since 2012. The Centers for Disease Control recommends New Jersey spend \$103.3 million for tobacco prevention and cessation. Last year New Jersey received \$720 million in revenue on its tobacco tax, while spending over \$4 billion in tobacco-related healthcare costs every year, including over \$960 million in Medicaid costs.

On the positive side, Hasbrouck pointed out that the Assembly has passed a bill that would improve the quality of

life for those suffering from cancer and other serious diseases by increasing access to palliative care.

Nationally, the report finds that only three states meet six out of the nine benchmarks measured. While 25 states and the District of Columbia are making progress in enacting and strengthening policies that fight cancer, the remaining 25 states are falling short and no state meets seven or more benchmarks. ↴

@ To view the complete report and details on New Jersey’s grades, visit acsan.org.

Green Champion

Ondish named Sustainability Hero



Arthur Ondish, Mayor, Borough of Mount Arlington, and Sustainable Jersey Board Member was named Sustainable Jersey’s October Sustainability Hero.

A lifelong resident of Lake Hopatcong, Ondish has focused on resource protection and sustainability throughout his municipal career.

An original member of the Mayors’ Committee for a Green Future and a current member of the Sustainable Jersey Board, he has been the mayor of the Borough of Mount Arlington for the last 13 years.

In addition to being mayor, Ondish is a regional public affairs manager at PSEG and was previously employed at JCPL for 20 years. He has served as the president of the New Jersey State League of Municipalities (NJLM) and as the president of the NJLM Education Foundation. An original member of the League’s Mayors’ Committee for a Green Future in 2006, he was an active member of the group that eventually resulted in the public launch of Sustainable Jersey in February 2009.

According to Pam Mount, the former mayor of Lawrence Township (Mercer) and a current Sustainable Jersey Board member, who was also a member of the original MCGF, “Art has stuck with Sustainable Jersey since the very beginning...He’s a great networker and brings a North Jersey perspective to the Sustainable Jersey Board, as well as a focus on the importance of tourism and resource protection issues.”

Bringing the green dream to his own municipality, Ondish guided the create on the Borough of Mount Arlington’s M.A.G.I.C. (Mount Arlington Green Initiatives Committee) in 2009.

When asked why Sustainable Jersey is important, Ondish said, “When you focus a municipality’s efforts on sustainability, it saves money, improves our environment and our quality of life now and in the future.” ↴

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Renewing Spaces with Public-Private Partnerships

How West Caldwell found space for its kids to play sports with land in high demand and limited supply

By Joseph Tempesta, Jr., NJLM President; Mayor, West Caldwell



In many towns, particularly towns that are about 100% developed, finding field and gymnasium space for youth sports and activities becomes a challenge. However, in many of those same towns there are hidden gems and resources—sometimes at very reasonable costs—right in their back yard.

If a town has commercial developments with any sizable property that have land cleared or large, vacant side yards, wooded

areas, etc., potential valuable opportunities exist that can help any town's recreation department or youth athletic clubs.

In West Caldwell, we have executed public/private memberships with several companies in town that created three additional athletic fields. These fields accommodate the sports of soccer, football, and lacrosse, as well as occasional special events like Easter Egg Hunts, carnivals, and community picnics. Also, an existing gymnasium in a private, not-for-profit school to which the Township had no prior access is now available for recreation programs.

GOOD CORPORATE NEIGHBORS These additional fields and the gymnasium did not exist prior to developing these relationships with our corporate neighbors. One street in town, Henderson Drive, is home several corporations that were willing to discuss working together; and each one came through to help the Township of West Caldwell at minimal cost to the taxpayers.

Never underestimate the resources that exist today in many of our towns. You would be surprised how many companies are willing to help and want to be good neighbors.

A West Caldwell-based company, Corporate Communications Group (CCG), a marketing services and solutions provider that recently celebrated its 50th year in business, had a large side yard along its main building that existed for potential expansion. I approached their executives shortly after becoming Mayor and asked if they would let the Township “borrow” their property for soccer and lacrosse for both our recreation programs and our youth sponsored soccer and lacrosse clubs.

We offered to develop and maintain the property at our expense and held them harmless through our liability insurance carrier. They agreed to allow us to use the field until they needed the land for a building expansion. The extra field was a tremendous addition for our youth programs and provided much-needed field space for practices and games. West Caldwell was fortunate to have the use of this property for nearly 12 years before CCG built an addition to its existing warehouse and offices.

Down the street from CCG was another company, Lohmann Therapy Systems (LTS)—a contract pharmaceutical manufacturer that had acquired a building with a large side yard property from 3M Corporation. The township had a long-time

Renewing Spaces



In many towns there are hidden gems and resources—sometimes at very reasonable costs—right in their back yard. (Images courtesy West Caldwell Recreation).

relationship with 3M, using this property for years on an informal basis. Once the property was sold to LTS, however, the Township had to start over with a fresh new agreement.

LTS Corporation welcomed the Township as well as the private youth soccer and lacrosse groups, and offered the use of the property as a field with a similar caveat that at some point they may develop or construct an addition to their existing building. Fortunately for West Caldwell, LTS Corporation has still not expanded their building and we continue to use and enjoy their property for youth games and practices.

GOOD FOR ALL Finally, the best example and my favorite story: on the same street at the opposite end of the road is the home of a private not-for-profit school, The Essex Valley School. The school had relocated to West Caldwell and was barely able to afford purchasing the school from the former Joseph Kushner Hebrew Academy.

At a golf outing for another one of my favorite charities, a not-for-profit organization called The Bridge, I was teamed with two members of the Essex Valley School Board who said they were thrilled to be in West Caldwell but just

barely making it financially.

I asked: how can we help? They said some day they would like to get more involved in the community. I brought up an idea about a wooded area behind the school that was part of the school property, asking: would you be interested in

making that a field for your school to use while school was in session?

They said, sure we would love to, but we can't afford to develop it.

So the school had land but lacked the financial resources and the Township has the financial resources but no land—from there a marriage was made. The school also had an existing gymnasium in disrepair. I offered the same financial resources to repair the gym with the understanding that in return the Township would be allowed to use it.

The Township of West Caldwell cleared the land, developed a field complete with drainage, lights, and sod and the school was allowed to use it during the school year during the school day. In return, the Township would be allowed to use the field after school, nights, and weekends.

This field has become an incredible resource for many programs, including girls and boys lacrosse as well as soccer and youth football. This became such a nice field even our local high school, James Caldwell High School, asked to use the it for Varsity and Junior Varsity girls and boys soccer and lacrosse games. Our youth recreation basketball programs also use the gymnasium on a

A FOUND FIELD

Sometimes it takes a little hard work to allow a lot of play. A West Caldwell-based company, Corporate Communications Group (CCG), let West Caldwell utilize a large, unused side yard along its main building for soccer and lacrosse fields. The town developed and maintained the property at its own expense and held CCG harmless through its liability insurance carrier. The fields were used 12 years before CCG built an addition to its existing warehouse and offices.

Here, the empty field is converted into usable recreation space.





regular basis and occasionally the gym is used for special events, too.

The takeaway here is: never underestimate the resources that exist today in many of our towns. You would be surprised how many companies are willing to help and want to be good neighbors. This is good public relations for them; not only through positive press, but it also showcases their location and properties for prospective employees now and perhaps in the future.

After all, someday these young ball players will become young adults looking for employment. ♣

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Revitalizing Retail Spaces

Brick Township creates incentive program to fill vacant shops

By John G. Ducey, Mayor, Brick Township



Brick's plan will incentivize business owners opting for an existing retail location.

Whenever a new business or strip mall is being constructed in our Township, without fail we hear from residents frustrated that new construction is going on while there are so many vacant stores and plazas available in Town. Those residents want to know why the Township would allow new construction as opposed to making those businesses opening in existing storefronts.

The answer to that question is of course, we can't. Property owners have the right to develop their properties and small businesses have the right to operate where they feel it is most financially advantageous. Local governments and elected officials cannot dictate to business owners where they can or cannot operate as long as their business is operating within the bounds of the law and zoning regulations.

A NEW INITIATIVE That's not to say that the residents' concerns are without merit. It is frustrating to drive past empty strip malls and storefronts only to see bulldozers and work crews nearby working on new plazas. This is why I introduced the Brick Township Storefront Revitalization Program, the first of its kind in the State of New Jersey. The initiative is designed to encourage prospective small business owners to move into

vacant storefronts in Brick Township instead of constructing a new building or strip mall, or choosing to locate in a neighboring town or region. The municipality is waiving all permit and inspection fees for businesses that agree to take a 5,000 square foot or less storefront that has been empty for at least one year. I see this as a financial motivation to get existing storefronts filled with vibrant small businesses.

While new construction can sometimes be seen as an imposition, especially in a town like Brick where so little undeveloped property remains, a new business joining an existing plaza can be a source of excitement and even pride for the people in and around the area.

BUILDING SUPPORT, BUILDING BUSINESS This initiative is another way we are working to support our small businesses in Brick Township. Last year, we launched the “Buy In Brick” Program, which is the Township’s property tax rewards card program. The “Buy In

The initiative is designed to encourage prospective small business owners to move into vacant storefronts in Brick Township instead of constructing a new building or strip mall, or choosing to locate in a neighboring town or region.

Small businesses are the backbones of our communities—they are owned and operated by our neighbors and provide jobs to residents of all ages and backgrounds. They are the first to give back to the community and we count on the support they provide to local quality-of-life initiatives including sports teams, schools, civic groups, Township-based programs, and more. For individuals considering the important decision of whether or not to open a small business, the old adage “location, location, location” still rings true. That being said, there is so much to take into account when deciding just where to locate. There are so many variables associated with choosing a location and even the smallest impediment can be the difference between a grand opening and a missed opportunity.

There is also a clear environmental benefit to encouraging proprietors into the already established malls and plazas.

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Revitalizing Retail Space

Brick” card, which is free to obtain, provides property tax rebates to residents for shopping at participating, township based businesses. All of the nearly 50 businesses in the one year old program are small, locally owned and operated eateries, retail shops and service providers. (For the story of Glassboro’s success with a similar shop-local card, see page 36.)

Small businesses are the backbones of our communities—they are owned and operated by our neighbors and provide jobs to residents of all ages and backgrounds.

Together with the Storefront Revitalization Program, we are providing incentive for entrepreneurs to open up shop in Brick and incentive for residents to shop here in town.

Small, locally owned and operated



Filling open shops in strip malls can bring a fresh new feeling to an existing space.

businesses need the support of the communities they reside in to thrive and compete. Because of its location in bustling Northern Ocean County, Brick Township has always been a magnet for large, nationally recognized businesses. So-called big box stores and nationally known restaurant franchises are valued members of our community and can serve as a keystone of support for businesses of all sizes. Unlike small businesses, however, these large enterprises have the considerable support of their parent companies and the significant supply of

built in marketing and promotions that are provided to help them succeed. That is why I am proud of the new and innovative ways we are coming up with to build, maintain and grow the small business presence in our towns.

I am proud of the small businesses that call Brick Township home and I strongly encourage our residents and guests to support them and help them succeed. ♣



The Brick Township Storefront Revitalization Program encourages prospective small business owners to move into vacant storefronts in Brick.



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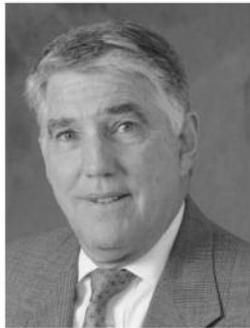
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Saving Suburban Spaces

Opportunities Abound for Repurposing Stranded Real Estate Assets

By Timothy McDonough, Mayor, Hope Township; NJLM Past President
& Timothy J. Touhey, Senior Vice President, Investors Bank; Former
Chairman, State Planning Commission



Before and after illustrations of an abandoned suburban space that has been repurposed for a new lease on life

There was a time when New Jersey, with its educated workforce, excellent school system, proximity to financial markets, and world-class transportation system, was considered to be one of the nation's prime locations for companies to call home. Until the mid-20th century employment centers were located in the Garden State's urban areas such as Newark, Jersey City, Hoboken, Trenton, and Camden.

With shifting public policy and investment in the nation's highway system during the post-World War II development boom, companies began abandoning the high rise office buildings in cities in favor of gated, self-contained, highly specialized, and entirely auto-dependent suburban office campuses surrounded by undeveloped land. As early as the 1940's companies such as Bell Labs, RCA, and Merck lead the exodus from urban areas to suburban office campuses. Other businesses soon followed suit in New Jersey and across the nation.

CHANGING TASTES The low-density, single-use land use model that has dominated our land use patterns for over a half-century is increasingly understood to be unsustainable and undesirable for the 21st century global economy. Interestingly, the pioneers of suburban office development—Bell Labs, RCA, and Merck—were among the first to abandon their once prestigious suburban sites.

Increasingly, New Jersey corporations are abandoning their suburban office parks in favor of locations that are appealing to today's workforce, leaving suburban communities with

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Super Storm Sandy Claims Resolved

Three years ago, the most destructive storm in the state's history struck New Jersey costing 37 lives and causing \$30 billion in property damage. 110 members of the Municipal Excess Liability Joint Insurance Fund (MEL) suffered flood related damage.

All of these claims are now resolved, years ahead of other states that experienced similar mega disasters.

This achievement was the result of a massive effort involving tens of thousands of hours spent by local officials and staff to restore services and document their claims. Their efforts were supported by the Department of Banking and Insurance and the Department of Community Affairs that approved the MEL proposal to create a special committee with unique powers to speed settlements. The Zurich American, the insurance company that insured MEL members for property and flood damage, also agreed to this procedure.

The special committee was chaired by Paul Shives of Toms River, and included Charles Cuccia of Maywood, Richard Hirsch of Longport, Bob Landolfi of Woodbridge, John Mahon of Bayonne Housing Authority, Tom Nolan of Brielle, Tom Rogers of Rumson, and Jon Rheinhardt of Wharton. They deserve our deepest gratitude and appreciation.

The MEL Commissioners also wish to thank the risk managers and especially those from the most impacted areas, —Mike Avalone and Chuck Casagrande. We also thank retired Superior Court Judge Alexander Carver who heard the appeals and rendered the final decisions. The other professionals involved in this effort are simply too numerous to list.

Each MEL member received a reconciliation of its final share of the policy limit. This reconciliation along with complete documentation was also sent to FEMA to make it easier for members to maximize their claims for Public Assistance. This will enable the completion of hundreds of millions in new facilities and storm resistant infrastructure.

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Saving Suburban Spaces

underutilized or abandoned assets. These commercial office parks were once a significant part of the ratable base and prestige, but are quickly becoming obsolete, vacant, and difficult to market.

Likewise, shopping centers that have rising vacancy rates and lack of maintenance contribute to a sense of community decline and blight. The loss of ratables is putting a strain on county and municipal budgets, further hindering the state's ability to rebound from the recession.

According to the National Association of Realtors, research shows that only 52% of Americans currently want detached homes, while 59% want public transportation, and 60% favor mixed-use neighborhoods. A study conducted by the U.S. Department of Transportation and the University of Michigan found that only 47% of 17-year-olds had a driver's license in 2010 compared to 66% in 1980. Millennials and baby boomers are looking for pedestrian-friendly communities with a variety of housing types, a mix of commercial and retail, and access to

public transportation. Employers in the "new economy" and creative sectors similarly demand work space that is close to housing, less auto-dependent, and better integrated with other community functions and amenities.

PUTTING THE PIECES TOGETHER In spring 2015, PlanSmart NJ launched its Repurposing Stranded Assets Project to

better understand the challenges and opportunities these underutilized assets present to their communities and the State. The project is analyzing demographic and real estate data and evaluating best practices and case studies to write and publish *Suburbs That Work: Changing Economy, Changing Land Use Guidebook*.

The guidebook will describe the fiscal impacts stranded assets have on communities and make recommendations for ways to repurpose sites to correct the multitude of problems associated with underperforming corporate campuses and retail sites while at the same time helping to achieve other local and regional planning objectives.

PlanSmart NJ has defined stranded assets as commercial buildings of 100,000 square feet or greater with a vacancy rate higher than 14% for five years or more. Preliminary data collection focused on the North Jersey market which includes: Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Morris, Monmouth, Ocean, Passaic, Somerset, Sussex, Union, and Warren counties.

The analysis found that vacancy rates in that market are greater than those in the rest of the country. In North Jersey alone there are 128 of these 100,000-square-foot buildings that have a vacancy rate greater than 14% and there are 45



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buildings that are completely vacant.

The vacant space is equivalent to seven Empire State buildings and it is estimated that it will take 36 years to fill that space at current rates. Only 12% of stranded assets are in urban areas, while 88% of the sites are in the suburbs.

TAPPING THE POTENTIAL These staggering numbers are cause for concern for the entire state. In this day and age of stretched budgets and doing more with less, towns must seize the opportunity to capitalize on past public investment and

are and reduces dependency on cars.

Higher densities also offer efficiencies in scale and provide opportunities to incorporate alternative energy, making sites more resilient. The impact of higher densities can be offset with site plans that include passive and active open space and trails to integrate the site with the greater community.

With proactive planning, New Jersey can once again lead the nation in creating the next generation of communities. PlanSmart NJ is committed to working with all stakeholders on critical planning issues and stranded assets in particular.

@ For more information about the project, contact plansmartnj.org.

In this day and age of stretched budgets and doing more with less, towns must seize the opportunity to capitalize on past public investment and breathe new life into their communities.

breathe new life into their communities. Underused suburban office parks and retail centers have untapped potential with millions of dollars of design and infrastructure investment.

The underutilized sites in North Jersey are sitting on approximately 6,000 acres (the equivalent of six Central Parks). In most cases, this land has infrastructure such as roads, sewer, and water in place, making it ideal for redevelopment. Galina Tachieva, managing partner of DPZ and author of the Sprawl Repair Manual, recommends capitalizing on the investments made to the sites by redeveloping and using the existing infrastructure.

Communities that want to reposition their stranded assets to restore the local ratable base and achieve multiple planning goals may consider revising zoning to promote high-density, mixed land uses that include housing, retail, and commercial. A mix of uses allows housing to be located close to where the jobs

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New Jersey Stands by its Farming Heritage

By Adam J. Taliaferro, State Assemblyman

Rapid technological innovation and economic pressure on New Jersey farmers pose great challenges to the long-standing tradition of agriculture in our state. Our agricultural heritage often collides with our interest for development and expansion; however, New Jersey remains strongly committed to preserving its natural heritage through landmark legislation and programs like the Farmland Assessment Act and Farmland Preservation.

The Farmland Assessment Act provides protections for local family-owned farms, that often compete in an increasingly corporate industry. As a state whose farms are largely family owned, the Farmland Assessment Act provides incentives for farmers to actively farm their land as opposed to selling to a developer or seeking a residential rezoning. The measure has allowed generations of farmers to continue their family legacy and reduce their financial burden.

New Jersey's rapid development spurred the creation of Farmland Preservation. This program allows farmers to sell their development easements to the state. Landowners who sell their easements still own their land, but their properties are restricted to agricultural use. The program preserves thousands of acres of New Jersey farmland and provides our farmers with the security of knowing that their land will always be preserved and farmed without the fear of future development.

In order for New Jersey to sustain its agricultural prestige and build on our legislative landmarks, the industry and our Legislature must stand ready to pursue new ideas that pair our agricultural successes with our infrastructure needs.

Preserved land limits the expansion of urban sprawl and protects the water and soil of the nation's most densely populated state. Farmland Preservation balances our economy between industrial urban hubs of technology and our booming agricultural heartland. New Jersey's diverse industries often find themselves strengthened through partnerships as they push products into international markets and work to develop technologies

that increase farming and manufacturing efficiency.

In order for New Jersey to sustain its agricultural prestige and build on our legislative landmarks, the industry and our Legislature must stand ready to pursue new ideas that pair our agricultural successes with our infrastructure needs.

This can be achieved through a variety of ways: exposing local farms to the vast market of ecommerce, reducing regulation that may be outdated or harmful in an effort to ensure farms have the tools they need to operate as efficiently and economically as possible, and partnering with farmers to institute new policies and programs that protect our soil and contribute to a greater crop yield.

As we make advances in solar and wind energy, farms can also encourage the development of untapped energies that augment their businesses and boost local infrastructure. To encourage innovation in our diverse agricultural industry, I sponsored legislation that would cut down on regulation for our rapidly growing wineries and create viticulture trail directional signs for the region's wine trails and tourist industry.

Finally, the Legislature and consumers must continue to promote New Jersey's vast selection of locally grown food in our supermarkets and at our roadside stands. In an effort to promote these products, I introduced legislation that would encourage the sale of canned goods and frozen foods made in New Jersey. Pride in our products, our farms, and our state keeps New Jersey competitive on the world stage.

I am proud to live in a state that actively seeks to preserve its identity as an agricultural powerhouse while developing infrastructure that serves as the backbone of the thriving cities of our region. I have no doubt that the resolve of our farmers will continue to impact international markets as our consumers, communities, and state stand united behind the New Jersey farmer. ♣

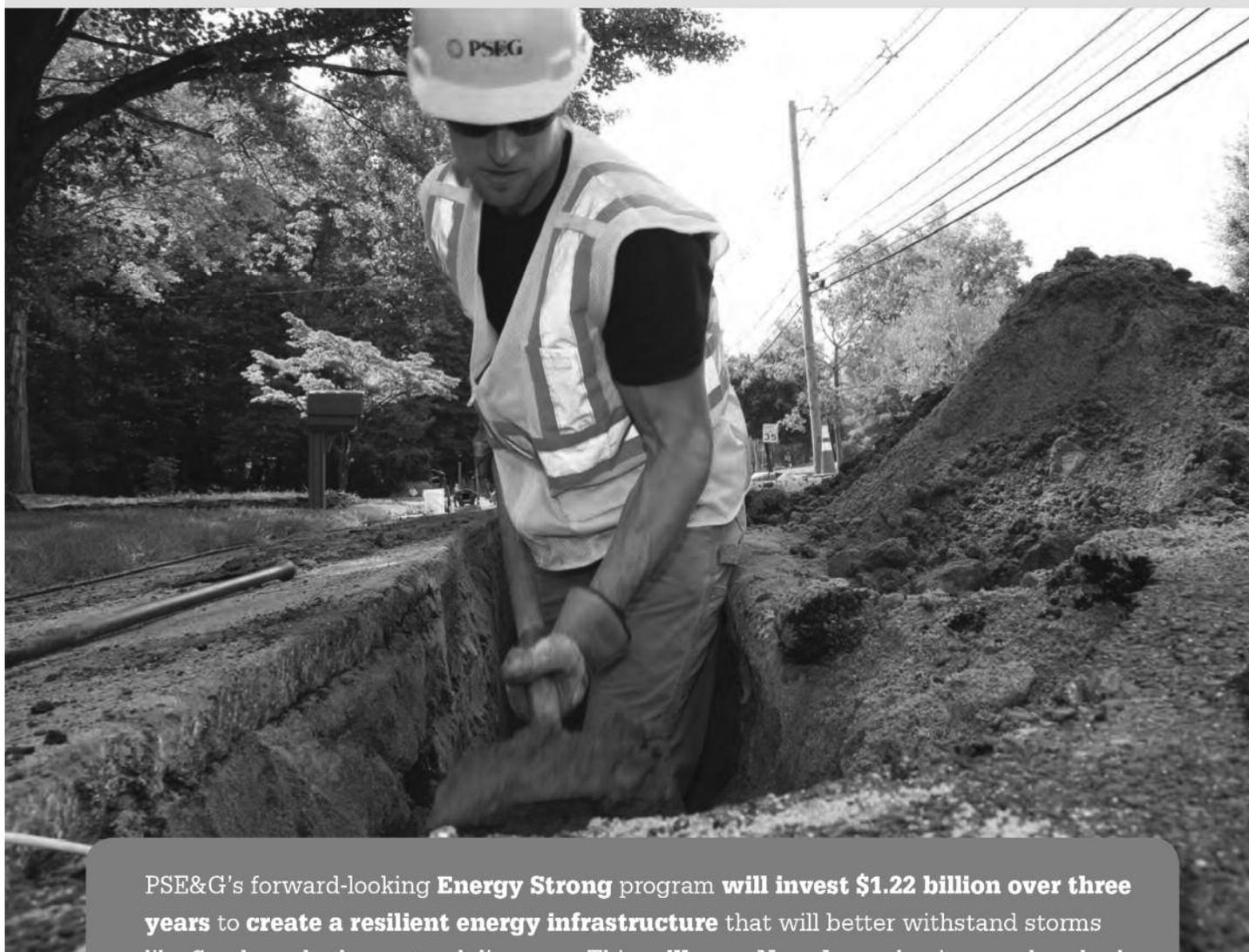
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Crowdfunding:

An Alternative Funding Source for New Jersey Governments

By BettyLou DeCroce, Assemblywoman,
District 26

When dog owners in Fort Lauderdale wanted a dog park built, they didn't wait for the city council to find the money to pay for one.

In Denver, the design of a mile-long protected bike lane was financed without taxpayer assistance.

Residents in the small town in of Central Falls, RI, which struggled with bankruptcy, created a proposal to beautify and clean up its landmark park. The residents knew the city couldn't finance it, so they did.

In each of these cases and many more, citizens have opted to raise funds for civic projects by crowdfunding, not the use of public money. Crowdfunding is the practice of funding a project or venture by raising contributions from people who have an interest in a project. Donations are usually done via the internet with several companies, such as Kickstarter IOBY, Neighbor.ly, and CitizInvestor, leading the way by offering platforms specializing in raising funds for public projects and taking a small fee for their efforts.

Crowdfunding or something akin to it has been a successful tool for private ventures for years, but more recently has emerged in a number of states and in Europe as a way to raise capital for public sector projects. New Jersey has yet to catch on to potential of crowdfunding, but there is legislation in Trenton—the Government Crowdfunding Act (A3378)—that would allow all levels of governments, including boards of education to conduct fundraising efforts for government projects. I am the prime sponsor of that legislation because I believe it gives small governments an option they need to do public good without heaping more pressure on taxpayers.

BEYOND BASIC SERVICES Municipal governments, commissions, and agencies have been struggling to meet the cost of basic services that residents expect, such as policing, trash

pickup, and snow removal. Add to those services the demands of constituents who want better recreational facilities, more parks, art centers, or new public libraries, and it's easy to understand why local government officials are overwhelmed by the effort to meet residents' demands, yet still keep a lid on property taxes.

In some cases, municipalities are divided over the cost of new turf athletic fields, bike paths, and pocket parks. The smaller projects are being put off and the bigger projects, such as turf fields, often wind up going through an arduous, costly, and divisive public referendum process.

By allowing governments to use crowdfunding as an alternate way to raise project-specific revenue, we can open a door to public investment that does not burden our taxpayers. Under the legislation I have proposed, there would be both donor-based and investor-based crowdfunding. Donors receive no remuneration for their contributions, whereas investors would receive payment or interest once the project is completed. Going either route allows citizens to take charge of the projects they most want to see completed.

One of the added benefits of crowdfunding is that it lessens the acrimony over disputed projects that some people feel are

essential and others feel are a waste of money. At its core, crowdfunding is a referendum on public support for a project without the expense of going through a governmental referendum

succeeds, it's a demonstrable measure of public support.

SMALL SUCCESSES Admittedly, the success of civic crowdfunding is found mostly in small projects. According to information taken from several websites, crowdfunding for public purposes averages about \$8,000 in donations. The Rhode Island park crowdfunding effort raised just over \$10,044. But many projects have exceeded that number. The dog park effort in Fort Lauderdale raised over \$81,000 and the bike lane in Denver raised \$150,000 from businesses, investors, and private donors.

These numbers show that there is potential in New Jersey to fund non-essential improvements without adding to the property tax levy or turning town halls into battlegrounds between special interests that want to spend taxpayer money and those who want to hold the line on government spending. There is

evidence to show that larger public projects may be funded with a combination of crowdfunding and philanthropic and government grants as they are trying to do in Kansas City to fund a nonprofit bike-share program.

The potential of crowdfunding to not only finance small community projects, but also to serve as the catalyst for leveraging public and private funds to undertake bigger civic projects is exciting for a state like New Jersey, where we have a large, online population that can be tapped for donations for special interest projects.

New Jersey should climb on the crowdfunding train and allow local governments to use technology that can lead to civic improvements without adding to our property tax burden. ♣

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By allowing governments to use crowdfunding as an alternate way to raise project-specific revenue, we can open a door to public investment that does not burden our taxpayers.

process. If the fundraising effort fails, it fails for lack of public interest; if it

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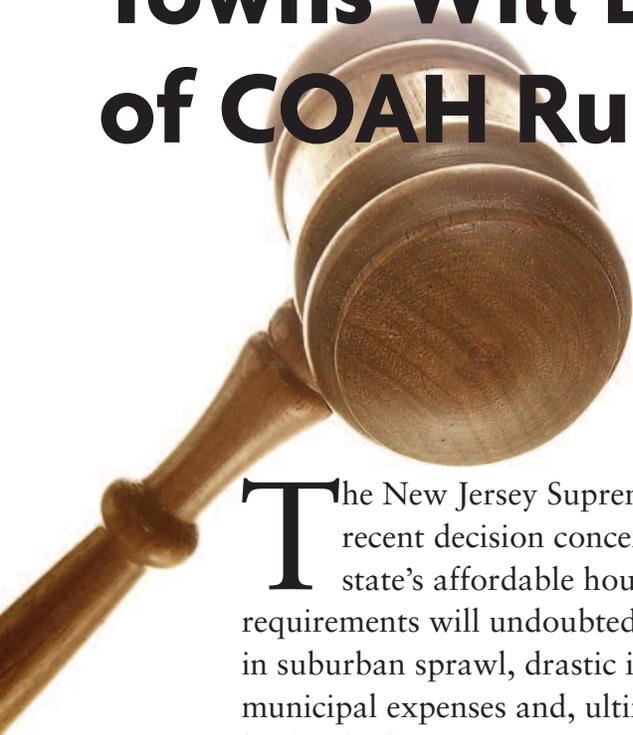
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Towns Will Bear Crippling Costs of COAH Ruling

Sean T. Kean, Assemblyman, District 30



The New Jersey Supreme Court's recent decision concerning the state's affordable housing requirements will undoubtedly result in suburban sprawl, drastic increases in municipal expenses and, ultimately, lead to higher property taxes.

In March 2015, the New Jersey Supreme Court decided that trial courts will determine how many affordable housing units a town must provide. In addition, the Supreme Court ruling gave municipalities five months to prepare and file affordable housing plans with a trial judge. As a result of this court decision, towns must now prove to a trial court that they have complied with adequate affordable housing unit mandates.

This ruling is problematic for many reasons, including that towns do not even know how many units of affordable housing they must provide. As a result, it will be very difficult for towns to create a reasonable, workable master plan to satisfy housing quotas that do not exist. In addition, the process will trigger costly builder's remedy lawsuits which will expose towns to sprawl and overcrowding.

The Supreme Court ruling could leave certain municipalities on the hook for hundreds of thousands of dollars in professional fees that result from legal battles with developers. For example, in 2008 Wall Township was told they had to provide 667 units of affordable housing. However, in 2010 the Court overruled this and invalidated that number. Wall Township has not had a definitive number since 2008. In 2008, Howell

Township was obligated to provide 847 units, but again, that number was invalidated and now the township does not know how many affordable units they must provide.

While I am strongly opposed to the entire Council on Affordable Housing (COAH) system, we need to give towns some certainty in complying with these affordable housing requirements. That is why I have introduced bills to address this predicament:

Now is the time for the Legislature to develop a bill that is fair and takes the decision-making on housing growth out of the judicial system.

- Assembly Bill A-4447 would establish an affirmative defense to exclusionary zoning litigation seeking a builder's

remedy. This would give municipalities protection from lawsuits that could force them to build hundreds of units of affordable housing.

- Assembly Bill A-4657 would save municipalities money and provide direction by refining the procedure established by the New Jersey Supreme Court in its March 2015 opinion concerning the role of the courts and COAH in overseeing exclusionary zoning disputes. The five-month period established by the Court commences when the trial judge establishes the town's affordable housing obligation.

I introduced these measures to deal with the immediate problems resulting from the March 2015 ruling. However, we must still develop legislation that will fix the overall problems with COAH. Now is the time for the Legislature to develop a bill that is fair and takes the decision-making on housing growth out of the judicial system.

Affordable housing zealots believe that taxpayers are not paying enough in property taxes and should also be stuck paying for thousands of affordable housing units. Further, many towns do not want to grow bigger, especially at an exponential rate, and suffer from overcrowding.

All New Jersey residents would benefit from legislation that clarifies municipal housing responsibilities and prevents sky-high legal bills. It is imperative that the Legislature address the Court's shortsighted decision in order to maintain the state's high quality of life. ♣

Assemblyman Kean proudly represents the residents of New Jersey's 30th Legislative District (Monmouth & Ocean Counties) and is a practicing attorney.

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WASHINGTON



An Approach That's Paying Off

By Frank Pallone, Jr., U.S. Representative, District 6

Over the last several years, Congress has been rendered stagnant by deep partisan divisions. As a result, municipalities have often been left without the federal support they need to protect public health, safety, and the environment, and to provide more secure infrastructure and economic stability.

So, when I was chosen by my colleagues in the House of Representatives to serve as the top Democrat, or Ranking Member, of the House Energy and Commerce Committee at the beginning of the year, I set out to do something that has been increasingly hard to achieve in today's polarized Congress: get substantive work done by bringing Democrats and Republicans together. Given the vast jurisdiction of the Committee, I knew that with the right approach there would be opportunities to find common ground and advance legislation that could benefit our state.

Nearly a year into my tenure as Ranking Member—with the Committee's oversight responsibility of telecommunications, health care, consumer protection, food and drug safety, the environment, and energy—our approach is beginning to pay off.

We have advanced bills with near unanimous bipartisan support that have subsequently passed the House. Take, for example, the 21st Century Cures Act, a health bill that aims to facilitate the advancement of cutting-edge science and foster more efficient discovery, development, and delivery of new treatments. Among other provisions, it provides a National Institutes of Health funding boost, which stands to benefit New Jersey, not just from a public health standpoint, but also as a leader in drug manufacturing and biomedical research. After negotiations between the Democrats and the Republicans, led by Chairman Fred Upton of Michigan, we produced and approved a bill that was able to pass the House with a 344-77 vote.

Other health care initiatives in the Committee have seen similar success, including a bill I coauthored to combat the epidemic of opioid abuse that affects so many of our towns around New Jersey. It too passed the House with overwhelming bipartisan support. After more than a decade of short-term fixes, the House also passed our bill to permanently replace the broken Medicare doctor payment system. The legislation provides nearly \$8 billion over 2 years for Community Health Centers nationwide, which serve over 475,000 residents in the state.

Also of particular importance to New Jersey is a toxic chemical reform bill, which originated in the Committee and passed

the House. Our state has one of the largest chemical industries in the country, making reform of the decades-old Toxic Substances Control Act critical to residents and towns throughout. In addition to helping remove toxic chemicals from everyday products, the legislation would encourage continued innovation, growth, and leadership by New Jersey in this vital economic sector. Late Senator Frank Lautenberg took up this issue with vigor during his esteemed career of public service, and I am especially proud to continue his legacy on this issue in the Committee. I am confident we can reach an agreement with the Senate on their version of the bill, finally bringing toxic chemical reform to New Jersey residents and industry.

It is not just legislation produced in Washington that I am working on in the Committee to benefit New Jersey. For example, the Superstorm Sandy Field Forum I held in August focused on the Committee's jurisdiction over telecommunications and broadband issues. During and immediately following Sandy there was a major breakdown of telecommunications networks in towns along our coast. Using my role as Ranking Member, I brought together industry leaders and local officials to help ensure we are better prepared for the future. The forum not only allowed us to take a critical look at lessons learned and progress made since Sandy, it helped position New Jersey at the forefront as a national leader on increased safety and disaster preparedness.

The Committee has broken from the mold of the so-called "do nothing" Congress and has made important strides. But make no mistake, there is much more that needs to be addressed. For example, the Zadroga 9/11 Health bill needs to be reauthorized so that Ground Zero first responders, many of whom live in and are treated in New Jersey, continue to receive the monitoring and care they need. And, of course, as we heed lessons from Sandy and deal with sea level rise, climate change must be at the forefront.

During my service as Ranking Member, a top priority will always be using the jurisdiction and the opportunities that come with the position to support New Jersey's health and economic wellbeing. No one knows the needs and challenges of towns and cities better than their local officials and residents. I will continue to work hand-in-hand with our municipalities as we develop and advance legislation that is productive for New Jersey. ♣

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Transforming Urban Communities

The pressing need for workforce-centered economic development planning

By Barbara George Johnson, executive director, John S. Watson Institute for Public Policy, Thomas Edison State College



Hoboken's participation in the urban-focused CEDS program includes the Rebuild by Design initiative, a multi-purpose, multi-use space to improve the lives of the city's residents.

One of the most pressing issues facing the State of New Jersey and its municipalities is limited resources both from the state and federal government. New Jersey is among the states that have not taken full advantage of federal funding; and therefore, we have not received the level of funding possible to support stabilization and advancement of our municipalities, in particular, our urban and rural local governments.

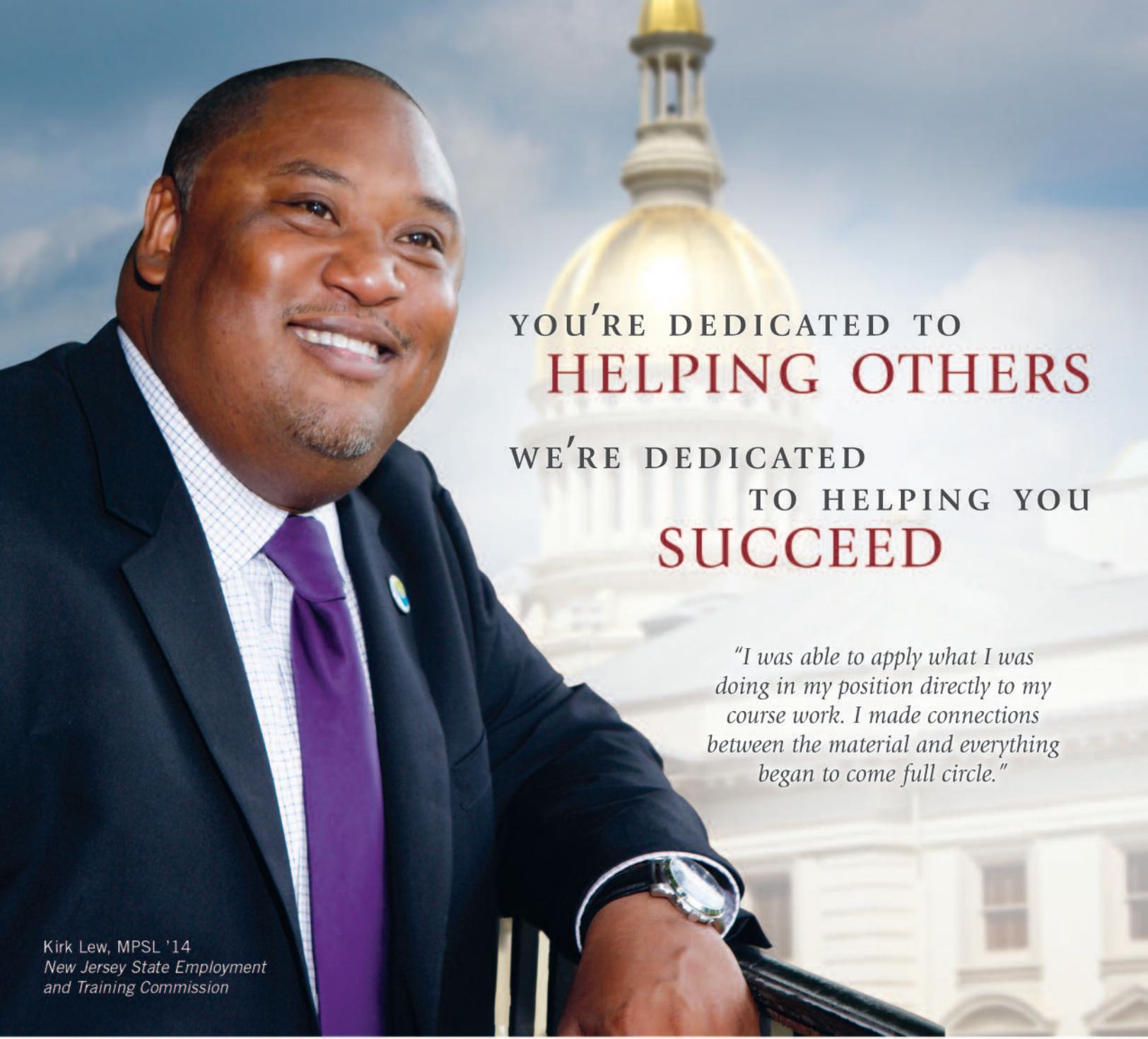
This is especially problematic for challenged urban communities; these municipalities are most in need of the resources of the state and federal governments and the private sector. To help address this specific issue, and the underlying need for economic advancement of urban centers, the John S. Watson Institute for Public Policy at Thomas Edison State College embarked on the process of completing an urban-focused Comprehensive Economic Development Strategy (CEDS) that would accomplish several goals:

- Remedy federal funding inequality.
- Connect stakeholders across the state through targeted collaborations.
- Grant urban centers a place at the regional planning table.

- Promote and support innovative strategies that embrace the connection between economic development and workforce investment.

This planning initiative was made possible by the United States Department of Commerce's Economic Development Administration (EDA) that was embarking on an ambitious and innovative effort to transform the CEDS process, taking a more regional approach to economic planning. A CEDS is typically a county-based plan, which sometimes presents a challenge for all municipalities large or small, suburban or urban to have a voice in the planning discussion.

In addition, traditional CEDS plans often focus on infrastructure development. While infrastructure investments are an integral aspect of economic development, there are many other facets



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Urban Communities

of economic development—particularly workforce investment—that need to be addressed in order for communities to flourish. Therefore, the urban-focused CEDS initiative was designed to bring county representatives together with

The goal is to provide opportunities to attract, grow, or sustain mid-skill and career ladder jobs in communities where such opportunities have been lacking.

urban municipalities, state policy makers, higher education representatives, and representatives from several industry sectors to engage in regional planning discussions and activities that would develop a

Municipal Spotlight: Hoboken

Many of the communities participating in this planning initiative were severely impacted by Hurricane Sandy, Hurricane Irene, or both. Vulnerability to natural disasters is particularly problematic for economic development. Businesses of all kinds may be unwilling to locate in areas that are prone to natural disasters. Hoboken, hard hit by Hurricane Sandy, is another one of our targeted cities under this plan. Hoboken is taking an innovative approach to addressing the issue of resiliency by using an opportunity to rebuild infrastructure to incorporate recreational, educational, and workforce development components into the design of a seawall that will protect the city from flooding.

Designed through the Rebuild by Design initiative, this multi-purpose and multi-use project is a model for innovation and integration in local government. The seawall, designed to function as a park, will provide waterside recreational activities and an open building space that will offer programming on topics such as green technology and natural disaster preparation. Integration of multiple uses within a single space, reinventing deficient resources, and improving the lives of the cities' residents are all components of the projects we are pleased to have as part of the urban-focused CEDS.

robust plan of innovative projects for the regions and the municipalities.

Nineteen communities (geographically distributed in Central and North Jersey) who are members of the New Jersey Urban Mayors Association volunteered to

participate in this first-of-its-kind effort that sought projects and ideas connected to job creation. The 19 municipalities are Asbury Park, Bayonne City, Bloomfield, East Orange, Elizabeth, Hoboken, Irvington, Jersey City, Lakewood, Neptune,

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Saturday, January 23, 2016
Hotel ML
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This orientation for municipal officials who are newly elected, re-elected, first-time experienced, or experienced is designed to quickly bring officials up-to-date on important municipal issues. The newly elected officials will get an overview of their major areas of responsibility, key contact at the State level, and important sources of information and assistance.

REGISTRATION FEE: Member \$120.00* Non-Member \$135.00

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click the QR code or
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New Brunswick, Newark, Orange, Passaic, Paterson, Perth Amboy, Plainfield, Roselle, and Woodbridge.

The goal is to provide opportunities to attract, grow, or sustain mid-skill and career ladder jobs in communities where such opportunities have been lacking.

Workforce development is directly linked to both filling current available positions in certain industries and preparing the state to attract new industries looking for skilled workers. Therefore, as counties and local governments develop economic plans, it is critical to the economic strength of the state that the current and future workforce are trained and educated in areas that will attract higher-wage employment to urban communities in need of higher earners. Building partnerships for workforce development and investment is the most important aspect of creating stable and thriving environments in areas where currently many people do not have the training or

education needed to obtain mid-skill or career ladder employment.

Studies show that an educated and trained populous leads to an economically sound community, which leads to reduced crime, fewer unoccupied buildings, and more interest in public and private investment. Through this planning initiative, relationships between post-secondary institutions, libraries, and businesses will be critical in the development of education and training programs necessary to address the workforce needs of businesses, advanced industries, and manufacturers.

While the planning and discussion phase of this urban-focused CEDS initiative is winding down and a draft plan has been developed, the work has only just begun. It is not enough that these ideas be included in a document, all the people and organizations who played a part in the development of this document must work to ensure that the

transforming ideas concretized in this document be implemented through leveraged funding and resource attraction as well as sustained partnerships and collaborations. 

Municipal Spotlight: Roselle

One of the targeted municipalities in this urban-focused planning initiative is Roselle. The municipality has developed Roselle First and works with local business partners to train and prepare its unemployed residents for current and future job opportunities. Attracting advanced industries, manufacturers, and other high-paying industries are dependent on creating a workforce that can sustain these industries and an economy that works for all.

Budgeting for the Elected Official: Everything you Need to Know to Create, Balance, and Approve Your Municipal Budgets

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The League has created a special half day program geared towards Elected Officials in understanding the Municipal Budgeting Process. The day will be broken into four parts that include:

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¥ Planning for the Future

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Shop Local— and Earn a Tax Break

The Shop Glassboro Card is attracting both shoppers and new businesses

By Dr. Leo J. McCabe,
Mayor, Borough of Glassboro



At Treasures on Broadway, owner Theresa LaMonaca said sales using the Property Tax Rebate Card totaled \$1,900 in the first nine months.

Theresa LaMonaca took a lot of things into consideration when opening her boutique on downtown Glassboro’s Rowan Boulevard last fall. The borough’s unique shop-local Property Tax Rebate Card Program, she says, was a particularly attractive enticement.

“Glassboro is very business friendly and this program is among the marketing options the town offers to merchants, helping us encourage customer loyalty,” said LaMonaca, owner of Treasures on Broadway.

According to LaMonaca, the Property Tax Rebate Card Program is simple: make a purchase at a participating Glassboro

store and present your property tax card. A percentage of the sale is credited toward your property tax bill. Out-of-town residents, renters, and Rowan University students can also participate, earning annual rebate checks in lieu of property tax credit.

At Treasures on Broadway, sales using the card topped \$1,900 in the first nine months. The shop offers a 7.5 percent discount to cardholders. “My customers are beginning to use the card more regularly. I remind them to use it and encourage others to sign up all the time,” said LaMonaca, whose shop features made-in-America clothing and accessories.

“The program is a win-win,” said Councilman Hector Cabezas, who spearheaded the initiative in July 2014. “Taxes are high in

New Jersey and if residents adjust their habits and buy locally, they can chip away at their tax burden.”

Cabezas has made that adjustment. Every day he swings by Ry’s Bagels for his morning bagel and coffee. “So every single day I take a tiny bite out of my tax bill, while at the same time patronizing a local business,” said the 12-year council member. He and his family shaved \$170 off of their property tax bill in the first year.

And Cabezas is not alone. About 7,000 residences received rebate cards in their tax bills last summer, with 1,400 families registering cards since then. Local sponsor Investors Bank maintains a cache of the cards for anyone to pick up and sign on. All told, residents saved about \$24,500 in property taxes in the first year. Nearly 400 renters and out-of-towners earned another \$2,800 in rebate checks.



Glassboro Councilman Hector Cabezas and his daughter made a purchase at a local dress shop to kick off the Property Tax Card Rebate program last July. In the first 12 months of the program, Glassboro taxpayers saved about \$24,500 by shopping local with their rebate cards.

According to FinCredit, which administers the program in Glassboro, 36 Glassboro businesses currently participate. Canal's Liquors on Delsea Drive has experienced the heaviest volume, with more than \$114,000 in total sales and 2,350 transactions in the first nine months.

and revive our downtown. More than 30 new businesses have opened in the last few years, and the shop local program helps promote these newcomers as well as veteran Glassboro businesses.”

Glassboro resident and retired Rowan University administrator Thomas Gallia is a frequent shopper at many of Glassboro's Shop Local stores, including Canals, where they offer a 7.5 percent rebate. His family earned a \$220 tax rebate just by pulling out the card. He said he supports business that offer the card over those that do not whenever possible. “It's not just about the money.

In the first 12 months of the program, Glassboro taxpayers saved about \$24,500 with their rebate cards.

“Liquor stores and restaurants tend to be the most popular establishments among participating businesses,” explained FinCredit's president and CEO Carmine de Falco.

de Falco said he started the Property Tax Rebate Card in 2012 in Marlboro. Eleven New Jersey towns now participate, with four more expected to join by the end of 2015. Earlier this year the effort was named a “Top 25” program by Harvard University's Ash Center for Democratic Governance and Innovation in the annual Innovations in Government Award.

“Glassboro is becoming more and more business-oriented,” Cabezas said. “That is so important here. We are in the midst of a \$350 million public-private partnership with Rowan University and private developers to build Rowan Boulevard

How it works

Participating merchants pay a \$10 monthly fee and 25 percent of the credits customers earn to FinCredit, in addition to the amount they give their customers in discounts. Shops choose what discount to offer.

For its part, the Borough markets the program, advertising in its newsletter and other mailings to residents, plus on the web and social media sites. The program is also touted at all downtown community events, which attract thousands of residents and visitors to Rowan Boulevard.

Investors Bank funded production of the shop local cards.

It's also an investment in the community,” he said.

The Property Tax Rebate Card Program is part of Glassboro's overall Shop Dine Local initiative, offered in conjunction with Gloucester County Economic Development and the Gloucester County Chamber of Commerce. ♣

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* Since 2014, Dennis Galvin has been the author of *Local Government Law, 4th, New Jersey Practice (Volumes 34-35 A)*, published by Thomson Reuters.



GOLD DOME

Where There Is Smoke, There May Well Be Reform

By Ben Dworkin, Assistant Professor of Political Science (Adjunct);
Director of the Rebovich Institute for NJ Politics at Rider University

As Governor Chris Christie runs for president, his schedule increasingly draws him away from Trenton. His opponents argue this is why his popularity has dropped significantly in the past year.

Governor Christie counters that he is constant contact with his staff on the campaign trail. “I can walk and chew gum at the same time,” he proclaims to those who criticize his ability to balance competing scheduling demands.

And indeed, the lights are on, services are being delivered, the tolls are operating: the state hasn’t shut down. On any given day, the average New Jerseyan has no clue whether or not the Governor is actually sitting in his office in Trenton.

While it is true that state government can function without the governor being present in the state, this chief executive is also the person who drives new legislation and sets the agenda. Ideas are funneled through the Christie front office, even if they originate in the legislature or among the administration’s 21 cabinet members.

In the Governor’s absence, policy initiatives and new legislative coalitions are being formed on their own, leading to some creative and intriguing developments. One example can be seen in the number of varied interests are rallying around a new effort to control, tax, and regulate marijuana.

Governor Christie has been adamant in his opposition to any changes in New Jersey’s current enforcement policies, and has promised that states such as Alaska, Colorado, Oregon, and Washington that have legalized pot would face more aggressive opposition if he were in the White House. To be sure, the Governor has been a forceful advocate for providing drug treatment programs to many of those arrested and incarcerated, but on marijuana laws, he has not budged.

While in previous years, those who would want to legalize pot might have been limited to civil libertarians, the new effort brings together seemingly disparate groups. Fundamentally, all of these groups have reached the same conclusion, though for different reasons: Marijuana criminalization simply doesn’t work.

Civil rights organizations like the NAACP are supportive of legalization because of the tremendous racial disparity in enforcement: a black person in New Jersey is nearly three times more likely to be arrested for marijuana possession than a

white person, despite almost identical usage rates.

Those concerned with law enforcement, including the New Jersey State Municipal Prosecutors Association, find that criminalization has overwhelmed the local courts and the focus on marijuana use—which make up about 43% of all drug arrests statewide—diverts scarce resources from combatting other crimes.

Budget watchers see a benefit to eliminating the high costs of enforcement (\$127 million annually by one estimate) and receiving new tax revenue (upwards of \$100 million per year) that can be applied to any number of pressing state needs.

Medical researchers no longer view marijuana as a “gateway drug” and cite the countless numbers of Americans who claimed to have tried marijuana but never fell into more significant drug use. Health professionals argue that alcohol is far more likely to lead to lead to addiction.

And with each passing day, New Jersey has the experience of a state like Colorado upon which to assess the potential for change in our own policy.

While health surveys are still several years away, Colorado has seen two things happen since legalization in November 2012. First, tax revenue has been higher than expected, approaching \$140 million generated from 1,200 regulated and licensed marijuana stores. Second, crime has dropped, and while falling crime rates can be attributed to a number of factors, the fact that it did not increase following the legalization of marijuana has given new ammunition to those who want a similar system here.

Senator Nicholas P. Scutari, a Democrat who represents portions of Union, Somerset, and Middlesex Counties, has introduced legislation to legalize marijuana. He maintains that pot can be restricted from use by children, just as done with alcohol. Rhetorically, he’s asked, “Why don’t we make it illegal and everyone will stop doing it? Oh yeah, we did that 100 years ago [with Prohibition] and it didn’t work.”

A growing coalition of law enforcement, civil libertarians, civil rights and prison reform advocates, and creative budget promoters might not be able to get marijuana legalized while Governor Christie is still in office, but his absence from the state scene has allowed them the space to organize and push forward. While their eye is on the post-Christie world, many believe that a 2016 ballot measure is also within reach.

In the future, where there is smoke, there may well be reform. ♣

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Art Comes to Toms River

Murals and a visiting statue collection delight residents, attract visitors and boost business

By Thomas F. Kelaher,
Mayor, Toms River Township



(L to R) Mayor Thomas F. Kelaher, Council President Jeffrey J. Carr join officials for the ribbon cutting of the sculpture exhibit at the “Monet, Our Visiting Artist” statue. (Stacy Proebstle, Toms River Twp.)

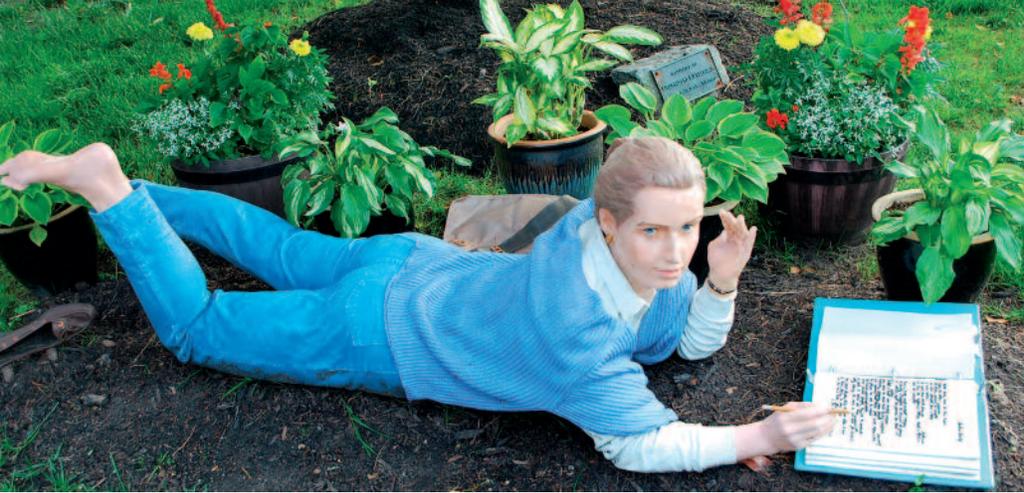
Taking a stroll through Downtown Toms River these days is like walking through a gallery. Outdoor art has arrived in a big way thanks to a loan of 20 life-size bronze statues from artist Seward Johnson and a community-driven mural program.

Titled “Celebrating the Familiar,” this extraordinary collection of Johnson’s work with its whimsical and realistic characters graced our streets this summer on public and private property. All of the statues—life-like, sculpted figures wearing clothing and accessories made entirely of bronze—have been turning heads all over town. Guided walking tours booked up quickly and residents and visitors alike stopped by Town Hall for maps of the statues.

Other activities included lectures on sculpture, essay contests, photo contests, and art and video projects for the schools, art community, and the general public.

On loan from The Seward Johnson Atelier, Inc., in Hamilton, the exhibit was made possible by donations from local foundations, businesses and families. Johnson’s life-size bronze figurative sculptures have been featured in private and public art collections and museums internationally, appearing in such diverse locations as the World Trade Center in New York City, Paris, Rome, Monte Carlo, Hong Kong, and London.

Bringing the sculptures to town cost roughly \$70,000 when factoring in shipping costs, loan fees, printed materials, paint, and repairs. Due to the overwhelming support of local donors, the township is grateful and fortunate that the sculptures didn’t



“Summer Thinking” by Seward Johnson graces the grounds of Toms River Town Hall. (Stacy Proebstle, Toms River Twp.)

cost us anything.

The Seward Johnson sculpture collection is the second major display of outdoor art in Toms River.

We hope our vibrant arts scene, murals, and visiting statues liven up our town, bring in more people, attract more businesses, and strengthen people’s connection to Toms River.

Last year, partnering with the Downtown Toms River Business Improvement District, the Toms River Artist Community, the Jay and Linda Grunin Foundation, and the local community, the first community mural project was completed. Members of the town are becoming a part of the downtown history. The 45-by-19-foot permanent mural was designed and painted by over 400 citizens of all ages and pays tribute to our town’s past, present and future with scenes of Toms River drawn from different eras.

The mural is located just off exit 81 of the Garden State Parkway on the west face of the Simply Skin building at 313 W. Water Street, Toms River.

A second mural was painted by the community. A design contest called for submissions from residents and artists. In all, a panel of judges received 42 entries. The winning design was turned

Art Comes to Toms River

into a paint-by-numbers system. Hundreds of residents stopped by the Ocean County Library to paint a portion of the mural on 5-foot panels on the outdoor wall of Nancy’s Mid Town Café on Main Street. The winning design features a bright red, yellow, and orange scene of the downtown area, complete with residents and visitors.

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Thomas F. Kelaher is serving his second term as mayor of the 8th largest municipality in New Jersey.

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(L to R) Council President Jeffrey J. Carr and Toms River Auxiliary Police Captain Daniel Mackin have fun in the Township parking garage with the “Time’s Up” sculpture. (Stacy Proebstle, Toms River Twp.)

Coming to Life...

Residents, visitors, and community leaders visited the Ocean County Library to paint a portion of the mural. Shown here is the painting of the mural in progress at the library and its installation at Nancy’s Mid Town Café on Main Street.



Above: (L to R) Artist Yvonne Yaar, Mayor Thomas Kelaher, Mural Winner Elizabeth Paseler, and Congressman Tom MacArthur paint a portion of the mural.



Left: (L to R) Councilman Maurice Hill, Councilman Al Manforti, Congressman Tom MacArthur, Mayor Thomas Kelaher sign their names on the wall before it is whitewashed.



The second community art mural in Toms River.

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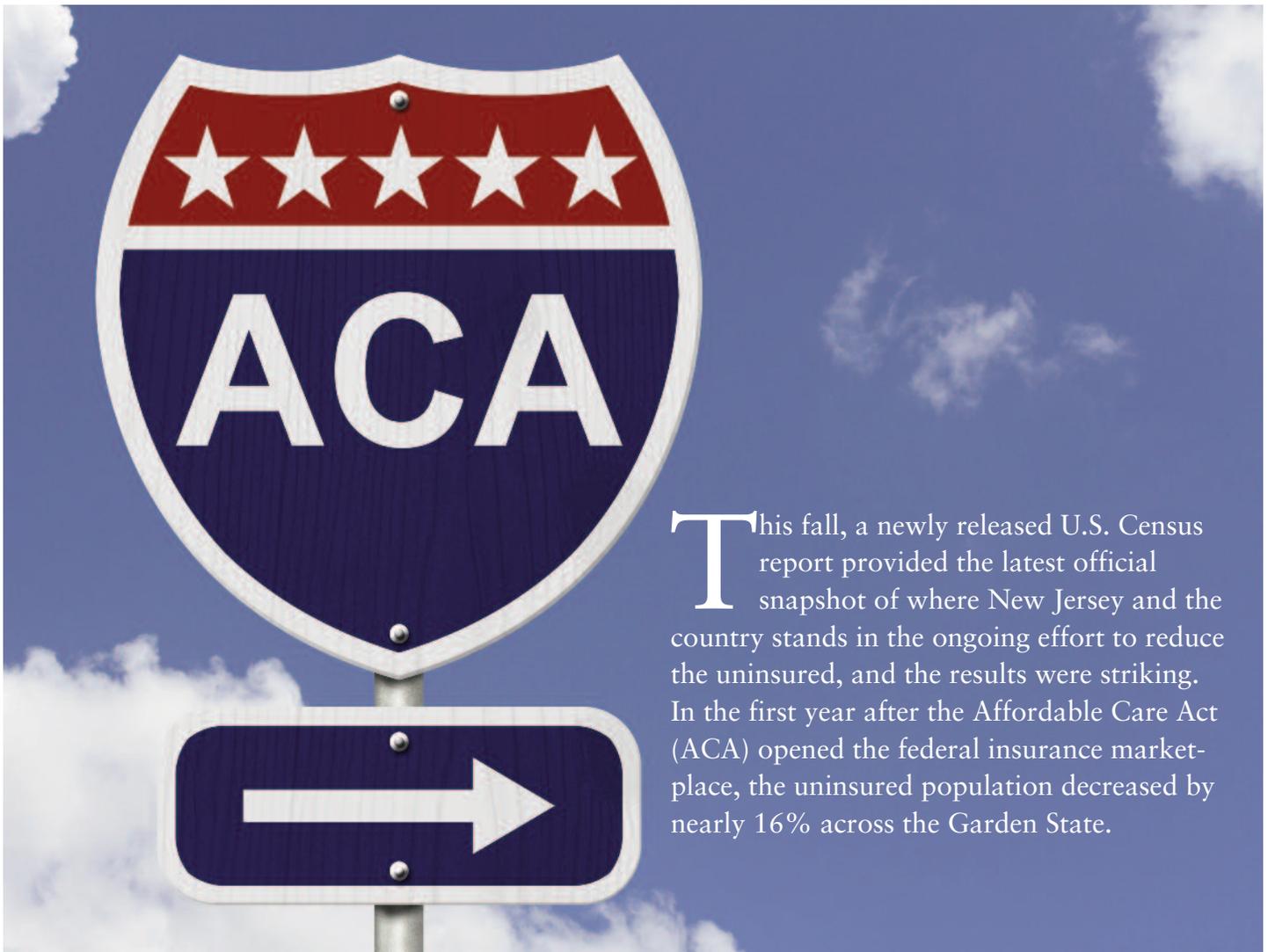
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Insuring the Uninsured

As the third Open Enrollment Period progresses, New Jersey is on a strong path to implement the ACA

By Jackie Cornell-Bechelli, Regional Director,
U.S. Department of Health and Human Services – Region II
(New York, New Jersey, Puerto Rico & Virgin Islands)



This fall, a newly released U.S. Census report provided the latest official snapshot of where New Jersey and the country stands in the ongoing effort to reduce the uninsured, and the results were striking. In the first year after the Affordable Care Act (ACA) opened the federal insurance marketplace, the uninsured population decreased by nearly 16% across the Garden State.

In the year since that data was collected, there were even greater gains—over a 30-month period, the decrease in the uninsured approaches 50%. Five counties have seen their uninsured rates drop by over one quarter. And when looking into the numbers at a county level, it is clear that areas with the strongest local coalitions committed to implementing the ACA are making the greatest gains.

These results could not come at better time, as we continue to look to local government to partner with us at the U.S. Department of Health and Human Services. The third Open Enrollment Period began on Nov. 1, and lasts until Jan. 31, 2016. For this period, Secretary Sylvia Matthews Burwell announced four target states nationwide, and New Jersey is one of them. There is still much work to be done.

A GROWING NUMBER With nearly 200,000 New Jersey residents enrolled through the ACA Marketplace, and 475,000 gaining insurance through Medicaid expansion, all in the space of just over two years, the numbers speak volumes. There is a strong and consistent demand for accessible, high-quality, and affordable coverage.

It is not hard to understand why. In 2015, New Jersey consumers could choose from an average of 45 plans per county, an increase of 19 plans from 2014. Due in part to this competition, more than 71 percent of consumers who selected a plan with tax credits could have selected a plan with a premium under \$100 per month. And over 51 percent could have selected a plan with a premium of less than \$50 per month.

Now is the time to reach those remaining in New Jersey eligible for coverage but uninsured.

For the first time, hundreds of thousands across the state are realizing the peace of mind that comes with an insurance card. Hardworking families who are getting coverage know that cancer screenings, hip replacements, and vaccinations are no longer out of reach. A trip to the emergency room can be replaced with a trip to the doctor. And an unexpected injury does not automatically mean financial disaster. At the same time, the law has helped hold the price of health care to its slowest growth in 50 years for all consumers, even those who had coverage previously.

HERE TO STAY With the second Supreme Court decision behind us, the Affordable Care Act is here to stay. Now is the time to reach those remaining in New Jersey eligible for coverage but still uninsured. They are unnecessary

What You Can Do...

There are many ways that local leadership can ensure a robust outreach effort during Open Enrollment, which runs from November 1, 2015, to January 31, 2016. Some examples of what you could do to inform your communities include the following.

- Host enrollment centers in local offices.
- Send automated robo calls and emails to promote local enrollment events.
- Include information about healthcare.gov on the post script of all constituent correspondence.
- Work with local schools and PTAs to get materials to parents digitally and via handouts.
- Place Op Eds in local papers.

ily living with the uncertainties and barriers to care that over half a million newly insured residents no longer face. Let's work together to help them get access to coverage before the Jan. 31, 2016, deadline.

It has never been more convenient to get our communities covered.

Thanks to New Jersey's strong coalitions, the uninsured population in New

Jersey is shrinking rapidly, and in its place, there are stronger middle class families who are finally able to protect their health and their financial stability. Now is the time to be a part of the effort.

Please contact my office at 212-264-4600 or email us at HHSORD2@hhs.gov and let us know how we can assist you in your community—our office is here to work with you. ♻️

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A Century of People Working together, for the League

By Suzanne Walters, Chair, NJLM 100th Anniversary Committee; NJLM Immediate Past President; Mayor, Stone Harbor

In 1915, the League began its operations in a wing of the Princeton University Library with a staff of two part-time employees. By 1917, hiring one full-time employee became necessary; and over the decades, the League staff has grown in response to the organization's growth and needs. The current staff of 18 full-time employees works daily to advance the mission of the League. These individuals are instrumental in the League's everyday operations, develop-



When calling the League, many are greeted by Suzanne DeLany, Administrator Assistant, pictured at her desk, 2015. DeLany is responsible for handling seminar registrations and overseeing the League's online classifieds ad program.

ing thoughtful insights into pending legislation, giving daily assistance to its membership, providing educational resources to local government employees through publications and programming and producing the largest municipal conference in the country.



(L to R back row) Loretta A. Buckelew, RMC, Senior Legislative Analyst, 6 years; Marie Johnson, Financial Administrator, 22 years; Jon R. Moran, Senior Legislative Analyst, 29 years; Thomas Fratticcioli, Production Manager, 18 years; Shirley Cade, Communication Specialist, 17 years; Ed Purcell, Esq., Associate Counsel & Staff Attorney, 2 years; Michael J. Darcy, CAE, Executive Director, 25 years; Michael F. Cerra, Assistant Executive Director, 19 years; Amy Spiezio, Managing Editor, *NJ Municipalities*; Suzanne DeLany, Administrator Assistant, 16 years; Donna Baltz, Communication Specialist, 10 years; Gayle Krygier, Assistant Financial Administrator, 10 years; **(L to R front row)** Taran B. Samhammer, Advertising Manager & Bureau Services and Research Coordinator, 13 years; Danielle Holland-Htut, Association Programs/Meeting Specialist, 6 years; Ciara Bradley, Legislative Administrator; Becky Wright, Executive Secretary, 15 years; Kristin Lawrence, Exhibit Manager, 9 years; Dorothy (Dee) Kotch, Administrator Assistant, 26



League staff photo from 1955. Seated in the center is Madeleine S. Frost Freeman, then Executive Director, and the League's first full-time employee. Madeleine was instrumental in building *NJ Municipalities* and putting together an advertising and exhibits program, as well as working on many legislative initiatives throughout her 40-year tenure. Also pictured in the back row is Robert H. Fust, who served as Executive Director from 1957-1979. Fust was respected statewide for his management of the League over the course of two decades.

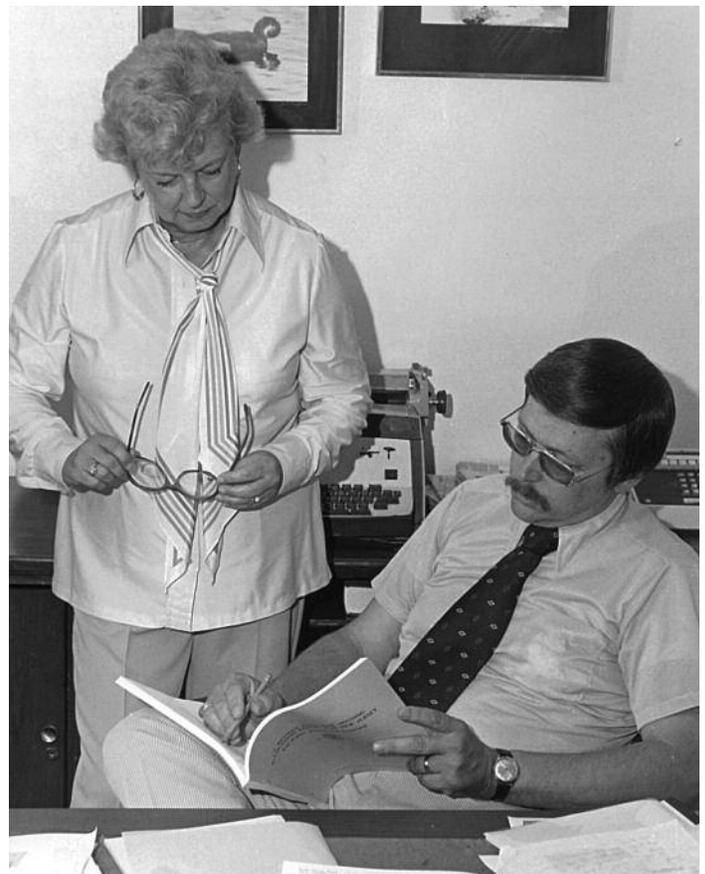


Then Assistant Executive Director Michael Darcy addresses a crowd during the NJLM Annual Conference, November 19, 2014. Following a well-tested path to the position of Executive Director, Darcy has held positions in every League program, service, and management area. Most importantly, he has helped ensure the League's capacity to address the ever-growing needs of its members.

The League is also fortunate to have a team of associate counsels, led by William J. Kearns, Jr., Esq., who has served as the League's General Counsel for 26 years.

When organized, the League's structure consisted of a President, three Vice Presidents, and an Executive Committee composed of 14 members along with an Executive Secretary who handled the daily administration.

The League's present framework is essentially the same; however, the Executive Committee is now known as the Executive Board and it consists of 26 members. Additionally, in 1949 the title of Executive Secretary was changed to Executive Director. A listing of the League's current Executive Board may be found at njslom.org/exec_board.html, a list of 100 years of League Presidents at njslom.org/100years/100presidents.html and a list of Executive Directors at njslom.org/100years/100directors.html.



John (Jack) E. Trafford, then Executive Director, with Jean Helmstetter, then Chief of the League's Bureau of Municipal Information. In addition to being the Executive Director, Trafford was one of the best writers that the League has ever employed, an avid photographer (many of his photos were featured in *NJ Municipalities* during his tenure), and a key figure in the League's growth during the 1980s and 90s.

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Kristin Lawrence, Exhibit Manager, walks the exhibit floor during the 98th Annual Conference, 2014. Lawrence assists over 700 vendors each year with exhibiting their products and services during Conference week.

Additional committees have been created over the years to assist in formulating League policy on general or special matters. These have included the Advisory Committees, Legislative Committees, several Conference Committees, and numerous others appointed on an ad hoc basis. Visit njslom.org/committees.html for a list of current committees. ♣



Helen Yeldell, then Senior Legislative Analyst at the Women In Government Breakfast, November 20, 2008. Yeldell was influential in developing a Women In Municipal Government Committee, which runs events throughout the year, including the breakfast which is held during the Annual Conference.

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Visit njslom.org/100years for information on NJLM's history. Follow the celebration using #njlm100 on Facebook and @njslom.org/100years on Twitter.



Pictured in her office is Marie Johnson, Financial Administrator, 2015. For over a decade Johnson has supervised the Registration Desk during Annual Conference week and currently oversees the League's financial accounts throughout the course of the year.



Becky Wright, Executive Secretary and Dorothy (Dee) Kotch, Administrator Assistant (not pictured). When visiting the League's Annual Conference, many are greeted by Wright and Kotch who have been assisting Conference attendees at the Information Booth for over a decade.

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Habitat for Humanity House in Highland Park

A cooperative effort helps a family displaced by Hurricane Sandy

By Gayle Brill Mittler, Mayor, Highland Park



As the Borough of Highland Park continues to expand, preparing for a possible 12% increase in our population in the next few years, we look forward to welcoming new residents to the community. In addition to our new housing developments, Highland Park is proud to welcome a family through our partnership with Habitat for Humanity of Greater Plainfield & Middlesex County as the community begins to build its first Habitat House.

Highland Park's reputation as a welcoming, friendly community is evident in our significant and vibrant multi-cultural population. Nearly 40% of our residents represent minority cultures, and our downtown ethnic restaurants and unique shops cater to our diverse community. The large number of students, musicians, and artists that live in Highland Park also make us economically diverse; and the borough has a long-standing commitment to support and represent all of our residents.

BUILDING A COOPERATIVE EFFORT Reverend Jeremy Montgomery, Executive Director of Habitat for Humanity of Greater Plainfield & Middlesex County (HFH-GPMC) worked closely with Highland Park Council President Susan Welkovits to achieve this cooperative effort. Together they applied for a grant from the Neighborhood Enhancement Program (NEP) administered by the Department of Community Affairs (DCA) to be used to serve a family displaced or affected by Hurricane

Sandy. The DCA awarded funding toward the building costs of constructing this Highland Park home, equaling \$133,919. The borough subsequently donated property at 236 South 10th Avenue to HFH-GPMC to build the house within five years.

“It’s been a goal of ours to work with an organization like Habitat for Humanity, and bring this community-wide volunteer opportunity to directly improve the lives of another family in Highland Park,” said Welkovits. “It is important to continue our borough’s long-standing commitment of affordable housing for our residents.”

“It’s been a goal of ours to work with an organization like Habitat for Humanity, and bring this community-wide volunteer opportunity to directly improve the lives of another family in Highland Park. It is important to continue our borough’s long-standing commitment of affordable housing for our residents.” –Highland Park

Council President Susan Welkovits

Habitat’s selection process requires a completed application and involves full credit and criminal background checks, extensive interviews, and home visits, after which the Habitat Family Selection Team recommends a short list of families for approval by the Board of Trustees. Habitat families are qualified based on household income as well as the greatest need for sufficient, affordable housing.

Working families must demonstrate their ability to pay the 20-year mortgage, which Habitat provides to the family with a 0% interest loan. Each applicant is also required to contribute at least 200 hours of “sweat equity” into building their home, up to a total of 400 hours per household of “sweat equity,” meaning physical construction of the house, before being permitted to move into the home. Finally, families must attend a series of courses in homeownership and financial management.

During the registration period, 35 families attended the mandatory orientation sessions, and a large percentage completed the applications for submission by the March 16 deadline.

WORKING TOGETHER Habitat Houses are a joint project with local communities. Homes are built with the support of numerous volunteers as well as some donated materials, professional services, and financial contributions.

In addition to their national partnership with several large companies such as Whirlpool and Home Depot, Habitat receives sponsorships from local businesses and corporations to help offset the cost of construction materials and appliances. For instance, Johnson & Johnson headquarters in New Brunswick contributed \$10,000 toward this home, in addition to \$1,500 from the Wells Fargo branch in Highland Park.

Construction on the Highland Park house began in July 2015, and every weekend numerous residents in Highland Park and neighboring communities have been offering their time and skills to help in the building of this home. Qualified construction staff is available to train and guide all volunteers in tasks such as pounding nails, painting, hanging doors, and installing appliances.

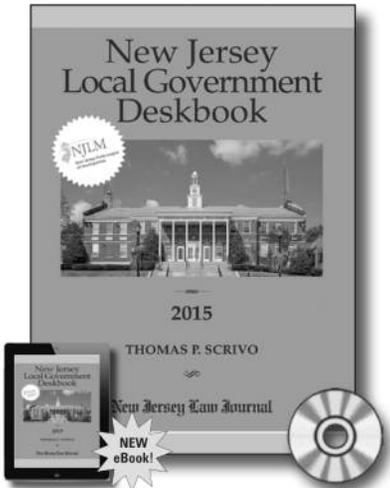
“This new home will be a testament to the generous spirit of our friends in the Highland Park community, who freely give their time and resources to eliminate poverty housing,” said Rev. Montgomery. “The end result from the commitment of our volunteers will have a life-changing impact on another family in our community, especially a family devastated by Hurricane Sandy.”

Throughout the construction process there is a continual need for volunteers to help with a variety of tasks. Construction on the Highland Park Habitat House typically occurs Sunday afternoons from noon to 5 p.m. 🪛

@ To volunteer at the Highland Park Habitat House please visit habitatgpmc.org/highland-park for more information, including filling out a “Volunteer Interest Form.”

If you wish to organize a volunteer group, check out their “Group Reservation Form,” also available on their website.

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Between Two Terms

Opportunities not to be missed before the Legislature's pending business expires

By Michael F. Cerra, NJLM Assistant Executive Director,
& Jon R. Moran, NJLM Senior Legislative Analyst



On January 12, 2016, at noon, a new two-year legislative term will begin. At that time, all currently pending business not passed by both Houses expires. Over the next six weeks, important decisions can be made in Trenton. Affirmative action on the following items would greatly benefit the people, and the municipalities, of our State.

Transportation Trust Funding The replenishment of the Transportation Trust Fund (TTF) remains a top priority for the League. We want to thank Past President and Hope Mayor Tim McDonough and Montclair Mayor Robert Jackson for joining League Immediate Past President and Piscataway Mayor Brian Wahler in advocating on behalf of the League and municipal government. The TTF has been a major source of funding for local transportation projects for almost 30 years.

This year, the New Jersey Transportation Trust Fund is living on borrowed time and State, county, and municipal transportation projects are relying on borrowed money that will only get us through the next seven months. As a result, long-term transportation planning, which is absolutely essential to our State's and your municipality's economic well-being, will have to wait.

Given the extent of the local infrastructure, and given the need for strong and steady investment in that infrastructure,

we have called for assurances that local aid will represent, at a minimum, 25% of annual transportation capital spending. And we will call for adjustments in funding to account for the effects of inflation. We appreciate the fact that Senate President Steve Sweeney and Assembly Speaker Vincent Prieto are strong advocates of increased local aid.

You know how important it is to keep your car in good working order. It's an investment that needs to be made to ensure your ability to get to work and earn a living. It's an investment in your family's safety and happiness. It's an investment that saves you money, in the long run, and time all along.

All the same benefits come back to all of us when we are willing to invest the money that is needed for the upkeep of our roads and bridges. While the majority of New Jersey's roads and bridges are maintained by local governments, only State government can enact a solution.

The long-term solution could come during the upcoming lame duck session. Please urge your representatives in Trenton to act on this. –JRM

Unfinished Business on Housing

Municipalities continue to struggle with how to comply with the State imposed affordable housing obligations. After the Council on Affordable Housing (COAH) failed to adopt regulations, over 300 municipalities were forced to seek declaratory judgments before the Court.

The ink was barely dry on the N.J. Supreme Court order that transferred oversight of the Fair Housing Act from COAH to the Courts that the Fair Share Housing Center issued what they believe municipal obligations should be going forward. The League responded by retaining two consultants who each looked at the issue from a slightly different perspective.

(See Section 5, page 18.) The report also notes the economic effect of recent shift in “locational preferences” as residents shift increasingly away from suburban and rural areas back to the State’s urban centers. (See Section 5, page 18.)

The report’s authors, “...find no credible evidence to support the conclusion that New Jersey’s economy will be able to increase its historic level of housing production to a level that will allow the inclusionary zoning strategy to come close to achieving the aspirational goals of affordable housing advocates.” (See Section 5, point 4, page 19.)

In conclusion, the report predicts that, “the inclusionary zoning strategy is capable of delivering a total of between 17,000 to 24,000 new units of low and moderate income housing during the next 10 years.” (See Section 5, page 21.)

The second report, *Review of New Jersey Affordable Housing Obligation Methodology*, is authored by the team of researchers and analysts at Econsult Solutions, Inc., which includes Dr. Richard P. Voith, Ph.D., and Dr. Peter A. Angelides, Ph.D. To summarize, the League engaged Econsult, “...to analyze Dr. David Kinsey’s 2015 calculations of statewide affordable housing obligations for the Fair Share Housing Center (FSHC.)” (See Executive Summary, page 3.)

Econsult concludes that, “The report prepared by Dr. Kinsey appears to contain a series of such decisions that result in a systematic increase in the final calculation of affordable housing obligations...[f]urther, the consequences of these choices create logical and analytical problems that further upwardly bias the final calculation.” (See Executive Summary, page 3.)

It is important to note that the report is not intended to determine or allocate municipal housing obligations. Rather, Section 2 of the report by Econsult identifies and analyzes the methodological issues identified in Dr. Kinsey’s report. (See Section 2, page 10.)

Ultimately, the report’s authors conclude that, “...these choices create a number of logical and analytical problems within the [Kinsey] methodology that undermine its appropriateness as a

basis for municipal housing obligations.” (See Executive Summary, page 23.)

We trust that municipalities will utilize these reports to assist their compliance efforts in the Courts. Further, we hope that these reports and these ongoing efforts are finally enough to convince both the State Legislature and the Administration that it is long past time to reform the Fair Housing Act in such a way that results in a rational and achievable statewide policy that is fully funded and achievable for municipalities. –MFC

The League responded by retaining two consultants who each looked at the issue from a slightly different perspective.

The first report, *Demographic and Economic Constraints on the Inclusionary Zoning Strategy Utilized for the Production of Low and Moderate Income Housing in New Jersey* is authored by Dr. Robert S. Powell, Ph.D., and Gerald Doherty, M.A., of Nassau Capital Advisors, LLC. To summarize, this report intends, “to analyze the factors that determine how effective the inclusionary zoning strategy is likely to be in delivering privately financed affordable housing units in New Jersey over the next 10 years.” (See Section 5, page 18.)

The analysis comes to the conclusion that the State economy is, “...likely to continue to struggle over the next 10 years to achieve a level of growth needed to fuel a robust housing market.”

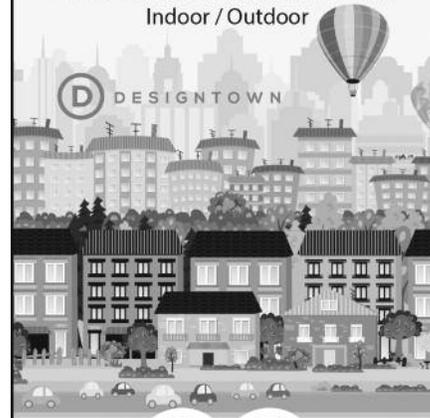
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LEGISLATIVE UPDATE

By Michael F. Cerra, NJLM Director of Government Affairs; Lori Buckelew & Jon R. Moran, NJLM Senior Legislative Analysts & Edward Purcell, Esq., Staff Attorney-NJLM Associate Counsel

A-366/S-1713

Business Personal Property Tax Revenues



Status: Assembly Telecommunications and Utilities Committee/Senate Community and Urban Affairs Committee

In 2009, Verizon claimed itself exempt from the payment of Business Personal Property Taxes (BPPT) in five municipalities. This claim was based on the corporation's own interpretation of a 1997 law. Using that interpretation, Verizon claimed the exemption after it unilaterally determined that it no longer provided dial tone access to at least 51% of the local telephone exchanges in those communities.

Hopewell Borough (one of the five) challenged Verizon's claim to the Mercer County Board of Taxation and prevailed. Verizon appealed that decision to the Tax Court. The case is still being contested today.

In 2010, 28 municipalities were added to Verizon's exemption list. In 2011, 31 more municipalities were told by Verizon that they would no longer receive their BPPT payments. An additional 55 communities were added in 2012. In 2013, they were joined by 44 more. Verizon's claimed exemption was felt in 18 municipalities for the first time last year. And 42 more were informed by Verizon that they will receive no BPPT payments beginning in 2015.

As a result, 223 municipalities entered this fiscal year knowing that they will need to balance their budgets without Verizon BPPT payments. These funds would have allowed municipalities to provide vital relief to residential taxpayers.

In 2012, the Tax Court issued a preliminary interpretation of the 1997 law in favor of Verizon. Hopewell Borough, joined by the League as amicus curiae, asked the Appellate Division to review the Tax Court's ruling. The Appellate Division denied that request. Hopewell, with the League as amicus, then asked the Supreme Court to consider the matter. That Court's refusal to get involved in this matter until all Tax Court proceedings conclude effectively denies the taxpayers in over 200 municipalities the opportunity for timely judicial relief.

In response to that decision, legislation was introduced by Assemblyman Ralph Caputo and Senator Bob Smith to provide clear direction to the courts regarding the legislature's intent to protect residential taxpayers.

Please contact your Legislators, urging them to pass A-366/S-1713, as soon as possible. Your municipality may not yet have lost this vital funding. Don't expect your luck to last, unless the Legislature acts. -JM

A-4652

Uniform rates for water and sewer services



Status: Introduced and referred to Assembly Telecommunications and Utilities Committee

A-4652 would require local public authorities that charge for water and sewer services to base residential customers' bills exclusively upon metered consumption. In addition, A-4652 would permit a tiered system of rates, through which a local unit may charge different rates based upon the total metered units of water consumed on or in connection with the real property in a billing cycle. It would also exempt residential customers with separate outdoor water or sewer accounts from charges for sewer disposal services recorded by meters tied to the outdoor account or that resulted from the disposal of water obtained from an outdoor source.

We appreciate the intent of A-4652, however, we must oppose the bill. Municipalities need the flexibility to determine the fee structure that the best meets the demands of their community. A one-size-fits-all approach has the potential of shifting the burden of cost. -LB

S-2069

Animal cruelty investigators titles



Status: Senate Law and Public Safety Committee

The League Legislative Committee has voted to oppose S-2069. This bill creates the title "municipal humane law enforcement officer." This new position would have greater police authority than is currently vested in certified animal control officers.

The League has a number of concerns regarding the new authority granted to animal control officers under S-2069. Under the provisions of the bill, animal control officers would act in spheres traditionally operated in by regular police officer, including the ability to carry firearms. We think this may be a step too far.

Accordingly, the League opposes S-2069. -EP

A-4393

Providing access to exterior security recordings



Status: Assembly Appropriations Committee

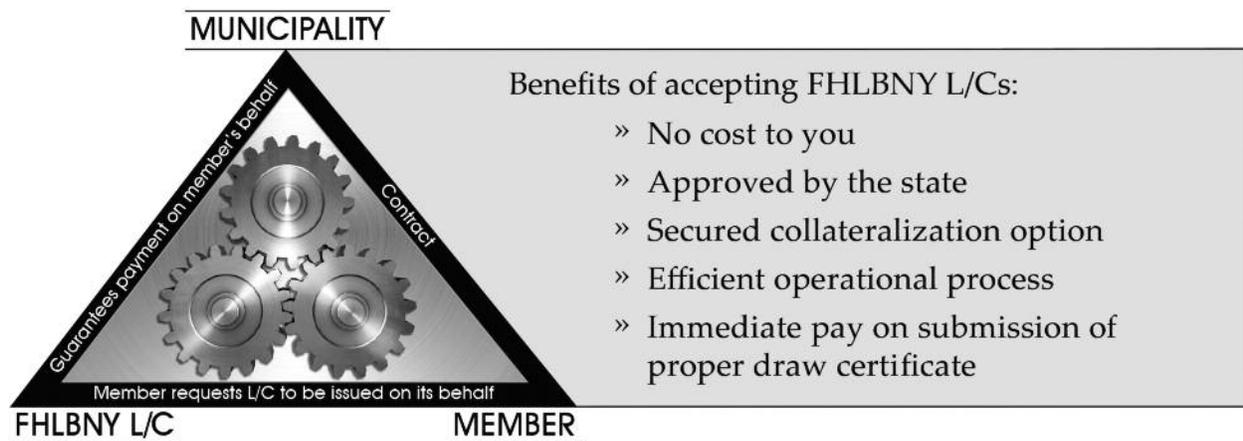
The League's Legislative Committee approves of A-4393.



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Are you familiar with the Federal Home Loan Bank of New York's (FHLBNY's) Letter of Credit (L/C) program? An FHLBNY L/C is a triple-A-rated credit instrument that offers local community banks and credit unions an attractive alternate way to secure your public deposits. The FHLBNY's L/C is accepted as eligible collateral under New Jersey law, providing a low-cost, more efficient way to collateralize municipal deposits.



Visit www.fhlbny.com/lc to learn all about L/Cs — view a sample L/C, the laws governing L/Cs, the issuance process, and related articles. Here you can also submit a request for a list of participating FHLBNY members in your area.



Legislative Update

This bill would require all State agencies and political subdivisions of the State to provide, upon request, law enforcement agencies with access to exterior security recordings of the public exteriors of the premises of the government entities to investigate crimes under certain circumstances by the close of the business day next following the request or sooner, as required by the Attorney General.

Specifically, when a law enforcement agency has a filed report regarding an alleged crime, and the law enforcement agency reasonably believes that the exterior security camera contains recording of the alleged crime or circumstances surrounding the crime, the State or political subdivisions of the State shall provide the law enforcement agency access to such recording from one hour preceding the alleged time of commission of the crime to one hour following the time of commission of the crime. Additionally, this bill would require the Attorney General to set forth mandatory

procedures to be followed by State agencies and political subdivisions of the State for the release of security recordings to law enforcement agencies.

The League supports this proposal because it makes good policy sense. –EP

A-4642/S-3014



Funding emergency preparedness and response

Status: Assembly Environment and Solid Waste Committee; Senate Environment and Energy Committee

The League of Municipalities supports A-4642/S-3014, which removes the limitations on the tax on transfers of hazardous substances, which is used to fund emergency preparedness and response to certain spills.

A-4642/S-3014 relates to current taxes imposed under the New Jersey Spill Act on owners or operators of “major facili-

ties,” defined as refineries, storage or transfer terminals, pipelines, deep water ports, or drilling platforms used to refine, produce, store, or handle hazardous substances, which under the Spill Act includes petroleum products. Currently, the tax for an individual taxpayer, which paid the tax in 1986, is limited to 125% of that taxpayer’s 1986 tax liability. The law also caps the total aggregated tax for subdivided major facilities which existed in 1986 and for successors in certain corporate sales. A-4642/S-3014 would eliminate these caps.

In addition, A-4642/S-3014 requires that an amount of \$0.0023 per barrel collected from proceeds of the tax, be used to provide training, purchase equipment, and fund emergency assistance to local units to prepare for and respond to discharges of petroleum or petroleum products.

This commonsense legislation provides appropriate funding for emergency response training. –LB

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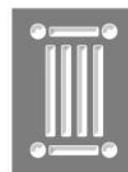
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League Officers for 2015-2016 Elected

A new slate of officers and Executive Board members were elected by Mayors at the League's Annual Business Meeting on Thursday, November 19, 2015, in Atlantic City. Nominating Committee Chair Suzanne Walters, Mayor, Stone Harbor and League Past President presented the following report, which was unanimously adopted:

A traditional and vitally important part of every League conference is the nomination and election of officers and members of the League's Executive Board. Your Nominating Committee, pursuant to its Constitutional responsibility, presents its nominations for the offices of President, 1st, 2nd, and 3rd Vice President and 21 positions on the Executive Board.

The board must include members from municipalities located in each of our state's 21 counties. Another consideration is that, because of the diversity of population, growth patterns, and other general factors, the nominating committee feels a balance of municipalities—urban, suburban, and rural—is essential.

Besides the balance, even though non-partisan in nature, we must maintain a balance between the major political parties represented on the Executive Board.

The Nominating Committee also takes into consideration whether an individual nominated has demonstrated an interest in League affairs through active participation on League committees by support of the League policies and programs.

As you see, the Nominating Committee concerns itself with many factors in making its selections. I'm pleased to say I feel the committee did consider all aspects in our endeavors to see the League continue with strong leadership.

The following are the officers and Executive Board members proposed for 2015/2016.

LEAGUE OFFICERS

- JOSEPH TEMPESTA, JR., President
Mayor, West Caldwell
- ALBERT KELLY, 1st Vice President
Mayor, Bridgeton
- JAMES L. CASSELLA, 2nd Vice President
Mayor, East Rutherford
- COLLEEN MAHR, 3rd Vice President
Mayor, Fanwood

EXECUTIVE BOARD

- RAS BARAKA
Mayor, Newark
- RANDY BROWN
Mayor, Evesham
- WILLIAM J. CHEGWIDDEN
Mayor, Wharton
- FRANK J. DRUETZLER
Mayor, Morris Plains
- JONATHAN DUNLEAVY
Mayor, Bloomingdale
- SEAN ELWELL
Mayor, Elsinboro Township
- STEVEN FULOP
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- RAYMOND S. HECK
Mayor, Millstone Borough
- SUSAN HOWARD
Mayor, Monmouth Beach
- THOMAS F. KELAHER
Mayor, Toms River
- JANICE KOVACH
Mayor, Clinton Town
- LIZ LEMPERT
Mayor, Princeton
- EDWARD J. MAHANEY, JR.
Mayor, Cape May City
- LEO McCABE
Mayor, Glassboro
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Mayor, Somerdale
- JAMES PERRY
Mayor, Hardwick
- SYLVIA PETILLO
Mayor, Hopatcong
- PAUL H. TOMASKO
Mayor, Alpine
- JANET W. TUCCI
Mayor, West Long Branch
- JESSE TWEEDLE, SR.
Mayor, Pleasantville City
- BRIAN C. WAHLER
Mayor, Piscataway

West Caldwell Mayor Joseph Tempesta, Jr., Elected League President

On Thursday, November 19, 2015, Mayor Joseph Tempesta, Jr., of West Caldwell was elected to serve as the new President of the New Jersey State League of Municipalities. Mayor Tempesta, who previously served as the League's 1st Vice President, was elected during the Annual Business Meeting at the League's Conference this year in Atlantic City.



As President of the New Jersey League of Municipalities, Mayor Tempesta will help guide the association of New Jersey's 565 municipal governments, representing the interests and needs of New Jersey's local elected officials to county, state, and federal governments.

President Tempesta is currently serving his fifth term as Mayor of the Township of West Caldwell. Prior to serving as Mayor, he also served three terms as a Councilman in West Caldwell. He began his public service in 1982 serving as a volunteer member and later as Chairman of the West Caldwell Environmental Commission. He also served as a volunteer member of the West Caldwell Planning Board and for the last 30 years has volunteered for various community athletic and recreational activities, civic organizations, and charitable events.

Mayor Tempesta also serves or has served on numerous boards and community affiliations including the Essex County Conference of Mayors, the West Essex Conference of Mayors, West Essex UNICO, the Essex County Open Space Advisory Board, and ARC of Essex County.

He has also testified before the N.J. General Assembly, N.J. State Senate, the Essex and Morris County Board of Chosen Freeholders on behalf of the

citizens of West Caldwell, Essex County, Morris County, and the State of New Jersey. He is currently a Commissioner on the Morris Joint Insurance Fund (Morris JIF) and recently served as a Commissioner of the North Jersey District Water Supply Commission (NJDWSC).

Mayor Tempesta is a graduate of Montclair State University in Upper Montclair, N.J., and he also attended

Fairleigh Dickinson University in the Graduate MBA program. In addition, he has participated in numerous professional, executive management, and technical education programs throughout his career in the private and public sectors. He is currently the Township Business Administrator for the Township of East Hanover. Married to Anne Botto Tempesta, they have a 25 year-old son, Joe. 🇺🇸

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By Edward Purcell, Esq.
Staff Attorney-NJLM Associate Counsel

One issue that raises questions for elected officials and municipal attorneys alike is the legal underpinnings of local Emergency Medical Services (EMS). Frankly, the law could be a little clearer. But, clarity aside, practice demonstrates that municipalities can acquire EMS services three ways. First, it can be provided as a department of local government. Second, a volunteer EMS squad can be designated to provide the service within a municipality by ordinance. And three, a municipality can procure EMS under the Local Public Contracts Law (LPCL).

The first method is the most straightforward. EMS is provided by a department within local government. While a stand-alone government department can exist, some municipalities have placed EMS within their existing fire departments. Employees of these departments are public employees and thus the Civil Service law and New Jersey Employer Employee Relations Act can apply. Obviously, this can be expensive and may not be feasible for smaller locales.

The second method is for a municipality to designate a volunteer squad to provide EMS. This is the most common means of providing EMS. But, unlike volunteer fire departments, there is no clear statutory language dealing with the designation of EMS squads. For Fire Departments, municipalities that do not have a paid or unpaid fire department may “by ordinance, contract with a volunteer fire company” for their services. N.J.S.A. 40A:14-68.

While EMS squads do not have similar statutory language, the law clearly demonstrates that they are within universe of municipal action. For example, one provision caps municipal “voluntary contributions” to EMS squads at \$70,000 and adds restrictions on vehicles bought for the volunteer squads. N.J.S.A. 40:5-2.

Thus, the New Jersey Practice Treatise on local government states that volunteer EMS squads should be treated the same as volunteer fire companies because, “[while] there is less

statutory material dealing with first aid squads than there is with volunteer fire companies, it is clear that the intent of the statute is that these organizations, though incorporated as separate, non-profit entities, are, when recognized by ordinance, to be considered in effect as departments of the municipal government.” 34 N.J. Prac., Local Government Law § 8:23.

That authority, at least as it applies to fire departments, has recently been reviewed. In *Newfield Fire Company v. Borough of Newfield*, the Borough passed an ordinance providing that the officers of the designated volunteer fire department were to be appointed by the Borough’s governing body. Docket No. A-0751-13T4 (N.J. App. Div. 2015). The volunteer department appealed this ordinance.

The Appellate Division ruled that, pursuant to N.J.S.A. 40A:14-68(a), “volunteer fire companies, whose members accept the role of performing the government function of fire duty, serve under the supervision and control of [the] municipality.” *Id.* at 13. This case could be viewed as applying to municipal supervision of volunteer EMS because, as the treatise points out, the general consensus is that these legal concepts apply to EMS squads, too. But, nothing is very clear. And, frankly, this area could use some legislative review and refurbishment.

Nevertheless, if your town has a volunteer EMS squad providing its services, you should see if you have an ordinance on point. And if you don’t, consider adopting one.

Richard Braslow, Esq., an experienced EMS/Fire attorney, says, “most municipalities that have a volunteer EMS provider rely historically on the fact that the EMS provider had been doing this for years and have nothing formal, no resolution or ordinance on point.” Given, uncertainties of any relationship, it is probably good housekeeping for municipalities to review their “legal” relationship with their local volunteer EMS squad.

A municipality can also procure EMS services through the LPCL. Many hospitals provide EMS services and more and more municipalities are contracting with them. While public bidding can always be used, the LPCL gives the option to use competitive contracting to procure EMS. N.J.S.A.

40A:11-4.1. Competitive contracting is more malleable than bidding and allows for the municipality to apply a methodology to evaluate and rank vendors. N.J.S.A. 40A:11-4.5. For an example of how this works, the Department of Community Affairs has created model evaluation criteria that can be found at N.J.A.C. 5:34-4.2.

If your town has a volunteer EMS squad providing its services, you should see if you have an ordinance on point. And if you don't, consider adopting one.

Two wrinkles to discuss here. First, the legislature recently passed a statute which provides that certain hospitals are to be the only provider of EMS services for the municipalities in which they are located provided that, they don't charge the municipality and the municipalities doesn't provide those services already itself. P.L. 2015, c. 70. My understanding is that, presently, this law would only apply to Camden.

Second, municipalities can enter into interlocal services agreements for EMS. Under an interlocal services agreement, a municipality would contract with another government entity and not a volunteer- or hospital-based EMS provider directly.

Many commentators state that volunteer EMS is being slowly replaced by paid EMS. If that is true, it is likely that many towns will have to grapple with the best way to provide this necessary public service. I hope that this short overview helps. ❧

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Annual Report of the Executive Director



Michael J. Darcy, CAE

As the New Jersey State League of Municipalities completes 100 years of service to our municipal members it indeed has a strong foundation and a bright future. What started in 1915 with 51 members has, again, provided such valuable benefits and services that now all 565 municipalities choose to be members of the League. That commitment is a cornerstone in the strong foundation.

It is often said that current success is built upon the shoulders of those who came before. This year the League took time to celebrate those who came before and helped shape this organization. Those shoulders came from a variety of communities all across New Jersey—from the first president in 1917 Mayor Donnelly of Trenton, to the first female president in 1989 Deputy Mayor Virginia D. Hook of Delaware Township, to our current president Mayor Brian C. Wahler of Piscataway. The League has always, and will continue to, address the needs and represent the interests of the great variety of our members. To the extent we are successful in this mission it is due in large part to the effort of local officials joining together to build that success.

This was a special year in the history of the League and an anniversary committee was established to help guide the Anniversary efforts. The committee led by Past President Suzanne Walters of Stone Harbor is listed with the other committees later in this report. In celebrating the 100th Anniversary we had a chance to look back and review our history through periodic columns in the magazine, special web page supplements, and a celebration in May along with a special “keepsake” supplement in the magazine that month. The commemoration capped off with an exhibit of artifacts at the 100th Annual League Conference.

The year was also marked by the transition of League management. Upon Bill Dressel’s retirement after 41 years, management was transitioned to Executive Director Michael J. Darcy, CAE, and Assistant Executive Director Mike Cerra. Such transitions historically are rare for the League, there having been only 12 executive directors in 100 years.

As we begin the next bright century of service to New Jersey municipalities it is a pleasure to offer the following report of the League’s activities for 2015.

LEGAL ADVOCACY The League has been very busy advocating for municipalities in the courts this past year. Our legal department participated in nine amicus interventions in 2015 at the New Jersey Appellate and Supreme Court levels. Indeed, the League even participated in a case before the Council on Local Mandates. The legal matters at issue were diverse: residential licensing for rentals; zoning for heliports; OPRA; the Local Bond Law’s impact on the Faulkner Act and, of course, Affordable Housing. The League participates in these cases because they are important and municipal interests are well served by our involvement.

As always, the League’s legal department has acted as a helpful resource to municipal attorneys. We act as a clearinghouse for ideas and practices. Attorneys must continually adapt to a changing legal landscape. Our legal department is a strong resource to help them in this task.

LEGISLATIVE ACTIVITIES It was a year of transition for the League’s legislative services. Despite the retirement of the longtime Executive Director and Chief Lobbyist, our government affairs team remains active and vigilant in being the eyes and ears for you in Trenton. Mike Cerra assumed the Assistant Executive Director title with the League, while retaining the title of Director of Government Affairs. He is joined by a talented Government Affairs team including, Senior Legislative Analysts Jon Moran and Lori Buckelew; Associate Legal Counsel Ed Purcell, and newly hired Legislative Administrator Ciara Bradley.

Meanwhile, it was another year of challenges for municipalities; the State’s budget offered too little in terms of property tax relief funding to municipalities. In addition, municipalities faced the challenges of another harsh winter and the associated costs, crumbling infrastructure, and complying with its affordable housing obligations. The League identified the replenishment of the Transportation Trust Fund, long-overdue reforms to the Fair Housing Act, as well as maintaining the fiscal integrity of the adequately funded local pension and health benefits systems as its major legislative priorities.

The League was an active voice in Trenton on many other issues important to local officials, including, but certainly not limited to the following:

- In June, partnering with other local government stakeholders, the League convinced legislators to not advance public record and public meetings (reforms) that would have increased burden on staff; this would continue to prevail attorney fees against public institutions and exclude the Legislature from many of the reforms.
- The League also convinced the Legislature to hold back on proposed legislation to prohibit municipal registration of multi-family dwellings for ongoing code enforcement.
- Helped secure passage of PL 2015, c. 95, a law that provides mandate relief and increased management flexibility for local government, which will result in costs savings.
- Released a policy neutral analysis, prepared by Raphael J. Caprio, Ph.D., Director of the Bloustein Center for Local Government Research, Rutgers University, to assist Mayors in understanding the potential cost to their municipalities for assuming part or all current and/or previously unfunded or underfunded employer contributions of the Teachers Annuity Pension Fund (TPAF), and as suggested in the Governor's "Roadmap to Resolution." A copy of the report is available at njslom.org/letters/LOM-SBA-PENSION-STUDY.pdf.
- Continued to review and develop alternatives to the Governor's "Roadmap to Resolution" report. We have been actively meeting with representatives from the Healthcare industry to discuss industry trends, cost drivers, cost saving measures, and the future of healthcare plans with them. We have conducted a survey of medical coverage for municipalities; evaluating the creation of a structure to manage the local pension funds similar to the "JIF/MEL model"; we've held numerous meetings with members of the Commission, Legislative leadership and various stakeholders. First Vice President and West Caldwell Mayor Joe Tempesta, led delegations to meet with Senate President Sweeney and Assembly Speaker Prieto to discuss the issue of pension reform and future of legislation.
- In September the League released two reports on affordable housing intended to provide a counter-balance to projections issued by certain housing advocates and to provide a "reality check" on the economic realities of the market.

Our Government Affairs staff is always eager to hear from you, so they can better serve you and your municipality. Please contact them with your questions, comments and ideas.

FEDERAL ACTIVITIES It was a busy year for our federal relations team. Any success must be attributed to the follow-up of local officials, who took the time to contact their federal representatives on local priorities. And any credit must be shared with the staff and officers of the National League of Cities—our eyes, ears, and voice in our Nation's Capital.

Federal highway funding was a key highlight of our actions on federal priorities over the past 12 months. League President Brain Wahler testified in Washington on May 5, with Federal Highway Trust Fund money slated to run out at the end of the month. Mayor Wahler appeared before the United States Senate Commerce, Science and Transportation Committee's Subcommittee on Surface Transportation and Merchant Marine Infrastructure, Safety and Security. New Jersey U.S. Senator Cory Booker, the Ranking Member on the Subcommittee, was leading the fight for a multi-year transportation policy bill.

Noting the progress and prosperity that followed the passage of the Interstate Highway Act, 60 years ago, and the negative consequences of disinvestment, Mayor Wahler stated in part:

"The economic case for investment in our long-term infrastructure is clear—we know it will grow the economy, create good jobs, and position us for long-term growth. The moral case for action is just as plain. Will we leave the costs of disinvestment to our children?"

Congress was only able to agree on a three-month stop-gap, temporary funding extension.

We thank Senator Booker for his leadership on Transportation Funding and Mayor Wahler for his advocacy.

Threats to Federal tax exemption on interest earned on municipal bonds, as well as other matters relating to local budgeting also required action. We worked with our partners at the National League of Cities to underscore three key priorities for local governments in the tax reform process: (1) maintaining the Federal tax exemption on municipal bonds to promote job creation and improve the nation's infrastructure; (2) ensuring that state and local governments retain the authority to set their own tax policy; and (3) opposing Federal pre-emptions that would grant preferential tax treatment to certain industries and threaten the fiscal health of state and local governments.

We worked with FEMA to address a key concern of New Jersey residents and municipalities, relating to damage claims necessitated by Superstorm Sandy. On May 18, FEMA opened the Hurricane Sandy Review Process and began to notify approximately 142,000 policyholders who submitted a Hurricane Sandy flood claim that they may request that their file be reviewed. The process is designed to make fairer awards to help those who continue to recover from the storm.

For action following the June 23 macroburst storm, we want to recognize Harrison Township Mayor Louis Manzo, who also serves as President of the Gloucester County Mayors Association. Mayor Manzo notified State officials of the need for help and helped focus our attention, and that of state level leaders, on that need. On July 2, the Officers of the NJLM sent a letter to the Governor, respectfully asking him to issue an Executive Order, declaring a state of emergency for municipalities in southern New Jersey counties.

On Wednesday, July 22, responding to Governor Christie's request, President Obama declared a disaster to have existed in New Jersey, due to the June 23 severe weather event, permitting federal disaster aid to flow for state and local recovery efforts.

Among other federal issues faced by the League this year, we note a six-year extension of the Terrorism Risk Insurance Act (TRIA). Terrorism risk insurance enables local governments to continue to provide critical services to residents in the event of an attack by protecting against loss or liability that could affect a municipality's personnel, property and finances.

Attention to federal policy developments and their impact on New Jersey municipalities will remain a high priority throughout the upcoming Presidential and Congressional election campaign cycle.

BUREAU OF MUNICIPAL INFORMATION One of the League's most valuable services continues to be the Bureau of Municipal Information. In 2015 the League continued the move towards converting printed publications to digital. The new digital versions include more information, valuable Excel spreadsheets that can be manipulated by purchasers, faster receiving time and allow the League to continue providing this data while keeping purchase costs down. In 2015 the League published the latest in the League's License series, with data for Planning Boards, Boards of Adjustment, Zoning Fees, Historic Preservation and Construction/Building Fees. Also published in 2015 were the first edition of a Local Public Contracts Law Primer, the bi-annual Municipal Salary Report and the annual Police and Fire Labor Data Contract Series.

In 2014 the League's online Ordinance and Shared Service Libraries were updated making them more user-friendly and easier to search. In 2015, an average of 33 new Shared Service Agreements were added to the library each month.

While the above is a sampling of what the Bureau of Municipal Information offers, in total the Bureau provides resources and information on over 20 topics. You may visit the Bureau website at njslom.org/bureau.

NEW JERSEY MUNICIPALITIES *New Jersey Municipalities*, the League's award-winning magazine, has enjoyed another successful year. The issues included a special column each month on the League's Centennial Celebration and a special eight-page section on the Celebration was featured in the June issue.

With over 7,000 readers and a vast pass-along readership, the magazine continues to be a vital source of information. Its monthly issues provide the news and information you need to govern in your local community. Members of the state and national legislatures also read the magazine to keep abreast of municipal issues.

In writing for the magazine, League members share their views and ideas with a wide range of managers and policy-makers. I'm happy to report that for the sixth year in a row a record number of New Jersey mayors submitted articles.

In addition to your articles, *NJ Municipalities* includes a mix of articles by state commissioners and other experts, as well as informative columns, opinion pieces and advertising by some of the state's leading providers of products and services.

- Nine issues of *NJ Municipalities* were published in 2015.
- The number and quality of articles submitted continues to increase. This year the average page count was 85 pages. The magazine includes articles that feature large, small, rural and urban communities in all parts of the state. Our diverse offerings and increased use of shorter articles has made the magazine even more useful to busy leaders.
- We've expanded our use of color photographs and improved both cover and interior design. The changes make the publication more accessible and enjoyable.
- The New Jersey State League of Municipalities is dedicated to environmentally and socially responsible operations. We print on Sappi McCoy Gloss 100lb Text (cover) and Sappi Flo Gloss 70lb Text, industry leading environmentally responsible papers. McCoy and Flo contain 10 percent post consumer waste and FSC chain of custody certification.
- 2015 marked the departure of long-time Managing Editor, Kyra Duran. After 20 years of editing *NJ Municipalities* and countless design upgrades, Kyra turned over editing duties to Amy Spiezio.

As always; we welcome your calls, ideas and articles for our premier publication. Contact the magazine's Managing Editor Amy Spiezio at 609-695-3481 ext. 123 or NJM@njslom.org to contribute an article or to learn more.

TRAINING AND IN-SERVICE PROGRAMS An objective of the New Jersey State League of Municipalities is to present programs that broaden, deepen, and increase knowledge and skills of municipal personnel in various professions while collaborating with Affiliate Groups. Approved continuing education programs provide municipal professionals with the opportunity to maintain their respective state licenses. The League has expanded its sponsorship agreements and works cohesively with numerous accreditation bodies representing 14 government licenses including new for 2015: Planning and Zoning Board Secretaries, Zoning Officials, and Land Use Administrators.

In addition to the Annual Conference, the League offered 25 professional development seminars and webinars, educating more than 2,000 attendees in 2014/2015. Highlights include:

- A Review of the Tax Assessment Pilot Programs
- The Heroin Addiction Epidemic: What It Is and How to Address It
- Disciplinary Actions and What Constitutes a Hostile Workplace
- New (and Old) Tools to Deal with Abandoned Properties
- Orientation for Newly Elected, Re-Elected, and Experienced Officials

- 23rd Annual Mayors Legislative Day
- Budget Audits and Updates
- A Review of the Open Public Records Act
- Mini One Day Conference
- Preparing for Your Next Steps on Affordable Housing
- Prepping For Labor Negotiations

In addition to the programs above, the League also offers Legislative Update webinars. These periodic webinars keep members abreast of the current legislative action.

For more information on the League's upcoming seminars and webinars please visit our website at njslom.org/seminars or contact Danielle Holland-Htut, Program Specialist at 609-695-3481 ext 118 or dholland@njslom.com

LABOR RELATIONS ADVISORY SERVICE The League's Labor Relations Advisory Service is conducted by the League's Labor Relations Counsel, Brian Kronick, and his colleague, Joseph Hannon of Genova Burns, LLC.

Brian Kronick and Joseph Hannon are available to respond to a broad range of public employer labor and employment law questions as a telephone or email service of the League. Inquiries to the League Labor Advisory Service over the years have included issues like the new interest arbitration reforms and the 2% cap on awards under the 45-day "rocket docket," furloughs and temporary layoffs, health benefit and pension reforms, and perennial problems municipalities face in police and fire and civilian collective negotiations, Public Employment Relations Commission unfair practices and representation matters, Shared Service Issues, Civil Service issues, FMLA and NJFLA issues, FLSA and wage and hour issues, Americans with Disabilities Act issues, and Equal Employment Opportunity and New Jersey Law Against Discrimination issues. You may contact Brian at bkronick@genovaburns.com or Joe at jhannon@genovaburns.com.

ANNUAL CONFERENCE For the past century, local officials have gathered annually in the pursuit of good local government. What started as a one-day meeting has grown to the largest municipal conference in the United States. This three-day Annual Conference remains a critical mainstay in the portfolio of services provided by the League. Currently serving 17,000 people and offering 1,000 exhibit booths showing products and services to aid municipalities, it is a central point for learning what is available to meet local governments' needs.

Pre-Registration, at just \$55, is the most affordable way for municipal officials to gain new solutions to both the perennial issues and the changing challenges. Some of the features of this year's conference will be:

- 92 League educational sessions and more than 50 additional sessions produced by affiliated municipal professional associations.
- Primers for newly elected governing body members.
- Sessions focused on ethics training.

- New technical skills and new technologies creating new efficiencies.
- Information on economic development; planning; management and leadership and understanding initiatives coming from State government.
- Insurance training sessions that result in premium reductions for attendees.
- The largest municipal exhibit hall in the country.

The conference is also a chance to acknowledge local officials' dedication to public service and the work of their colleagues in municipal government across the state.

The 2015 Annual Conference provides all these opportunities while continuing to charge the lowest registration rate of any municipal league in the country.

NJLM EDUCATIONAL FOUNDATION In 2014-2015 the League of Municipalities Educational Foundation once again held education programs, supported literacy efforts, secured grants and continued to publish its "Friends of Local Government" white paper series.

The Foundation published the following White Papers:

- "*Practical Lessons from the Front Line: An Economic Development Tool Box for Mayors and Communities*" by Jun Choi
- "*Size May Not be the Issue: An Analysis of the Cost of Local Government and Municipal Size in New Jersey*" by the Bloustein Local Government Research Center (Rutgers University)
- "*Integrating Health into Community Design and Decision-Making: Opportunities for New Jersey Municipalities*" by the Rutgers University Bloustein School of Planning and Public Policy
- "*Changing Economic and Demographic Dynamics: A New Context for New Jersey Municipalities*" by Dean James Hughes and Joseph J. Seneca, Ph.D.

The Foundation held its first webinar on December 9, 2014. The topic was "Immigrant Wage Theft." The use of webinars has grown and the Foundation is learning the best way to incorporate this into the mission of informing and educating.

For the fifth consecutive year the Mayors Book Club conducted successful pilots in partnership with Fairleigh Dickinson University Education Dept. and six Bergen County towns: Harrington Park; Englewood; River Edge; Ridgefield Park; Bergenfield; Teaneck. To capitalize on these years of experience the Foundation contracted with Dr. Vicki Cohen at Fairleigh Dickinson University to distill the experience into printed materials so others can produce such programs on their own.

In 2015 the Foundation continued the administration of the Michael A. Pane Memorial Fund. The Fund awards an honorarium to a local government professional (attorney, engineer, or planner) who personifies outstanding ability, integrity, and ethics in his or her dealings with local governments.

2015 Annual Report

The Educational Foundation continues administering grants in support of Sustainable Jersey. More than \$1 million in grants has been administered from such funders as Wal-Mart Corp, BPU, and others.

LEAGUE COMMITTEES The League's Trenton staff carries out a full agenda of activities in translating League policy objectives on many fronts, but policy itself is made by over 250 mayors, other elected officials and appointed officials who serve on numerous standing and ad hoc committees.

The committees and committee chairs are:

- **Executive Board:** BRIAN C. WAHLER, Mayor, Piscataway, President, New Jersey State League of Municipalities; Chair
- **Legislative Committee:** WILLIAM J. KEARNS, JR., ESQ., League General Counsel and KRISTINA HADINGER, ESQ., League Associate Counsel; Co-chairs
- **Conference Resolutions Committee:** JOSEPH TEMPESTA, JR., Mayor, West Caldwell Township; League First Vice President; Chair
- **Nominating Committee:** SUZANNE M. WALTERS, Mayor, Stone Harbor Borough; Immediate Past President; Chair
- **League Educational Foundation:** ARTHUR R. ONDISH, Mayor, Mount Arlington; League Past President; President
- **Emergency Management Task Force:** TIMOTHY C. MCDONOUGH, Mayor, Hope; League Past President; Chair
- **Emergency Medical Services Task Force:** CHUCK CHIARELLO, Mayor, Buena Vista Township; League Past President; Chair
- **Land Use Law Drafting Committee:** CLIFFORD GIBBONS, ESQ.; Chair
- **Mayors Committee on New Jersey Life Sciences:** JOSEPH PANNULLO, Mayor, East Hanover Township; Chair
- **League Economic Development Task Force:** M. JAMES MALEY, JR., Mayor, Collingswood; Chair
- **League Legal Committee on Affordable Housing:** EDWARD BUZAK, ESQ.; Chair
- **League School Tax Reform Committee:** GARY PASSANANTE, Mayor, Somerdale; Member, League Executive Board; Chair
- **Council on Affordable Housing Study Committee:** JANICE S. MIRONOV, Mayor, East Windsor Township; League Past President and COLLEEN MAHR, Mayor, Fanwood Borough; Member, League Executive Board; Co-Chairs
- **Telecommunications Study Committee:** BRIAN C. WAHLER, Mayor, Piscataway; League President; Chair
- **League Management Reform Committee:** WILDA DIAZ, Mayor, Perth Amboy; Chair
- **League Statutory Funding Compliance Committee:** JANICE S. MIRONOV, Mayor, East Windsor Township; League Past President; Chair
- **Community Development Block Grant Task Force:** J. CHRISTIAN BOLLWAGE, Mayor, Elizabeth; League Past President and ARTHUR R. ONDISH, Mayor, Mount Arlington; League Past President; Co-Chairs
- **Civil Service Reform Study Committee:** TIMOTHY GORDON, Business Administrator, Milburn Township; Chair

100th ANNIVERSARY PLANNING COMMITTEE

SUZANNE M. WALTERS, Mayor, Stone Harbor, NJLM Immediate Past President - Chair

CHUCK CHIARELLO, Mayor, Buena Vista Township, NJLM Past President

DANIEL N. CORANATO, Deputy Mayor, Hampton Township (Deceased)

PHYLLIS MARCHAND, NJLM Past President

PAUL MATAcera, NJLM Past President

TIMOTHY McDONOUGH, Mayor, Hope, NJLM Past President

ARTHUR R. ONDISH, Mayor, Mt. Arlington, NJLM Past President, President, NJLMEF

JAMES PERRY, Mayor, Hardwick Township, NJLM Executive Board Member

***The following individuals represented the League on state-wide committees:**

PHIL COCUZZA, Public Safety Director, Lambertville – Member, Police Training Commission

JOSEPH PANNULLO, Mayor, East Hanover Township; Mayors Committee on Life Sciences

MICHAEL J. DARCY, CAE, Executive Director, NJLM, Member, Employer Support of the National Guard; Sustainable Jersey Board of Trustees, Ex-Officio Member; DOWNTOWN NJ, Inc., Board Member

CAROLINE EHRLICH, Chief of Staff, Woodbridge – Sustainable Jersey Board of Trustees, Member

CHERYL FULLER, Former Manager, Englewood – Public Employment Relations Committee, Member

WILLIAM J. KEARNS, JR., ESQ., NJLM General Counsel – State Supreme Court's Committee on Court Security – Member, Attorney General's Municipal Prosecutors Oversight Committee – Member, Local Government Ethics Task Force

ROBERT V. KISER, Engineer, Princeton – Technical Advisory Committee for NJ Statewide Bicycle and Pedestrian Transportation Master Plan

JANICE KOVACH, Mayor, Clinton Town; Member, NJLM Executive Board – Public Works Advisory Board, Department of Community Affairs

DR. EDWARD J. MAHANEY, JR., Mayor, Cape May City – Sustainable Jersey Board of Trustees, Member

PAMELA H. MOUNT, Former Committeewoman, Lawrence Township (Mercer); Member – Clean Air Council; Sustainable Jersey Board of Trustees

L. MASON NEELY, Finance Director, East Brunswick – Department of Environmental Protection Clean Water Council

ARTHUR R. ONDISH, Mayor, Mount Arlington; NJLM Past President – Public Works Advisory Board, Department of Community Affairs; Sustainable Jersey Board of Trustees Member

JOEL SHAIN, ESQ., Attorney, Monroe Township (Middlesex) – NJLM Representative, Board of Public Utilities Committee on Development of Rules for Municipal Electric Aggregation

RAYMOND S. HECK, Mayor, Millstone Borough; NJLM Representative on State Fire Safety Commission (Pending)

222 WEST STATE STREET URBAN RENEWAL CORPORATION TRUSTEES

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- PHYLLIS MARCHAND, NJLM Past President
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- JONATHAN DUNLEAVY, Mayor, Bloomingdale, NJLM Executive Board
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- WILLIAM J. KEARNS, JR., ESQ., NJLM General Counsel

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- PAUL ANZANO, Mayor, Hopewell Borough
- JAMES BENTON, Executive Director, NJ Petroleum Council/API
- ROBERT L. BOWSER, NJLM Past President
- CHARLENE BROWN, Regional VP, AT&T External Affairs
- DANIELLE CAPOZZOLI, Corporate Attorney, United Water
- SUSAN M. COAN, Regional VP, Atlantic City Electric
- BETTYANN COWLING-CARSON, Mayor, Magnolia
- SAM DELGADO, VP of External Affairs, Verizon
- KEN GARDNER, Trustee, NJLMEF
- JAMES HUGHES, Dean, EJ Bloustein School of Planning and Public Policy, Rutgers
- MARK JONES, VP, External Affairs, JCP&L Co.
- LINDA KELLNER, Chief of Staff, NJ Resources
- PAUL MATAcera, NJLM Past President
- MONICA K. McCORMACK-CASEY, VP, Government Banking Relationship Manager, TD Bank
- GEORGE D. SOUS, Director, External Affairs, PSE&G
- JESSE TWEEDLE, SR., Mayor, Pleasantville City, NJLM Executive Board Member
- KEVIN WATSEY, Manager, Government Affairs, NJ American Water
- LOUISE WILSON, Past President, NJLM Educational Foundation
- WILLIAM J. KEARNS, JR., ESQ., NJLM General Counsel

MEMBERSHIP AND FINANCE The League is completing its 100th year of service to the municipalities of New Jersey. Our membership currently includes all 565 municipalities in the State of New Jersey.

The League's fiscal year runs from July 1 to June 30. The Budget under which the League is currently operating is set forth on this page.

General descriptive brochures covering the range of League services are available from the League office in Trenton.

2015/2016 ADOPTED BUDGET

INCOME

1 Appropriation of Prior Cash Bal	\$0
2 Membership Dues	\$643,655
3 Magazine	\$310,000
4 Annual Conference	\$2,032,589
5 Interest	\$35,251
6 Publications	\$50,000
7 Labor Data	\$6,495
8 Seminars	\$121,000
9 Miscellaneous Receipts	\$6,700
10 Internet Advertising	\$123,470
11 Sub-Leases Base Rent	\$192,672
12 Sub-Leases Expense Rent	\$114,203
13 Sub-Leases Parking Space Rental	\$41,666
14 Corporate Supporters	\$104,317
15 Grant Station Subscription	\$1,235

Total **\$3,783,253**

EXPENSE

16 Salaries	\$1,261,529
17 Social Security & Medicare	\$96,507
18 Pension Employer Portion	\$137,238
19 Disability	\$870
20 Medical Benefits	\$310,905
21 Workers Compensation Ins	\$5,803
22 UCC	\$0
23 Automobile	\$5,500
24 Magazine	\$228,600
25 Office Expense	\$27,000
26 Legislative	\$28,000
27 Conference	\$516,266
28 Meetings	\$15,000
29 Postage	\$46,000
30 Equipment Payments	\$22,000
31 Maintenance on Equip.	\$6,200
32 Printing	\$18,000
33 Books, Subscriptions	\$3,300
34 Grant Station Subscription Exp.	\$1,102
35 Seminars	\$57,000
36 Telephone	\$15,000
37 Audit	\$4,300
38 Legal	\$52,000
39 Insurance Bond Premium	\$27,572
40 Temporary Help	\$0
41 Miscellaneous Expense	\$5,000
42 Computer Expense	\$36,000
43 Internet Web Maintenance	\$22,035
44 Photocopying	\$5,000
45 Scholarships	\$3,000
46 Interlocal Service	\$4,500
47 Grant Advisory Board	\$3,500
48 222 Base Rent	\$233,404
49 222 Expense Rent	\$170,779
50 Commission Leasing	\$4,533
51 Online Ordinance Shared Services	\$2,100

Total **\$3,375,543**

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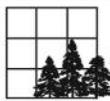
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December 10

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Your Computer

JANUARY

January 9

Orientation for Newly Elected, Re-elected, or Experienced Officials
Renaissance Meadowlands Hotel

January 23

Orientation for Newly Elected, Re-elected, or Experienced Officials
Hotel ML, Mount Laurel

FEBRUARY

February 3

24th Annual Mayors Legislative Day
Statehouse Annex, Trenton

February 20

Budgeting for the Elected Official: Everything You Need to Know to Create, Balance, and Approve Your Municipalities' Budget
Conference Center at Mercer, West Windsor

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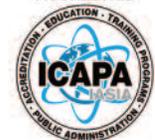


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